

# Point Nepean National Park

## Draft Master Plan



**Parks Victoria** | Taylor Cullity Lethlean +Team

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## Executive Summary

The draft master plan provides clear direction for sustainable development in accordance with the *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009*. It ensures that the park's recreation tourism potential is realised, its outstanding natural and cultural values are protected and its rich history is celebrated.

The preparation of the draft master plan has involved extensive review of the numerous plans, studies and proposals prepared for the park over recent years and consultation with stakeholders. Complemented by further analysis, this considerable body of work forms the foundation for the master plan's preparation.

Issues and opportunities arising from the analysis are summarised in eight site character statements. From these, a set of site planning guiding principles were developed to respond to the significant potential within the park. These are grouped under the headings of conservation, inspiration, sustainability and accessibility.

The site planning guiding principles are complemented by a conceptual approach which emphasises the importance of enhancing the experience of the peninsula and the proximity of the coast, the need to slow down to appreciate the many stories of the park, the unique experience of remoteness afforded by the park landscape, the potential to focus on the health, healing and wellness heritage of the park, and the potential to attract a diverse range of visitors to the park.

Until recently much of the park has remained closed to the public. The draft master plan prescribes how this special place will be made accessible, with the Quarantine Station and Fort Nepean precincts as the primary destinations. The Bay Beach Trail, Ocean

Lookout Trail and the Woodland Trail networks will provide a range of options for visitors to move between the Quarantine Station and Fort Nepean precincts. Visitors will be encouraged to explore the park by walking and cycling.

A variety of tourism, recreation, education and cultural activities have been proposed following extensive discussions with a range of sectors whose activities are considered compatible with the park. The facilities required to support these activities are identified, and in the case of building related uses, are thoroughly analysed to ascertain their suitability for specific sets of functions.

A fundamental premise of the master plan is that the unique and special qualities of the park are conserved. The range of uses and activities for the community which are proposed for the Quarantine Station should be strongly connected with the park and further the objective that Point Nepean National Park should evolve to be a flagship for the Health Parks Healthy People philosophy.

The draft master plan reinstates a jetty to provide improved access from Port Phillip Bay. A new visitor information and interpretation precinct within existing Quarantine Station buildings also provides greatly improved interpretation of the park's rich history.

The Quarantine Station has a continuous history of accommodation and the master plan will continue to provide this function. A range of accommodation types, from camping, a budget hostel to lodge/ boutique hotel rooms will be provided to support increased visitation. Fundamentally, these facilities will be based on the principle of adaptive re-use of the existing heritage buildings.

Only one new substantial building is proposed for the park. Two existing 1960s barracks will be demolished and replaced by a purposed-designed hotel building containing accommodation rooms, reception, administration, health facilities, and any ancillary uses. This building is required to make a hotel venture, and ultimately the entire Quarantine precinct, viable. Importantly, this can be achieved in a building envelope which is commensurate with the scale and form of the two barracks buildings that are to be removed.

The master plan reflects the extraordinary potential of the park to support recreation and tourism opportunities and the needs of diverse communities, balanced with a greater appreciation of the richness of its natural values and cultural heritage.

Fundamentally, the master plan provides the framework for Parks Victoria to engage with government and private sectors to provide opportunities for visitors to engage with the park in new and exciting ways. Innovative programs, projects and new partnerships are required to ensure everyone has access to the benefits of contact with nature and to strengthen Melbourne's international reputation as one of the most liveable cities.

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

The Point Nepean Draft Master Plan is released for community comment. Feedback will be received up until 23 August 2010.



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# 1.0 Introduction

The Master plan provides clear direction for sustainable development in accordance with the Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009. It ensures that the park's tourism potential is realised, its outstanding natural and cultural values are protected and its rich history is celebrated.

Visitors are welcomed to enjoy the stunning landscape of the park – a place for health, healing and wellbeing. The Quarantine Station will be established as the main destination for visitors, evoking a strong sense of activity and community.

The preparation of the master plan has involved extensive review of the numerous plans, studies and proposals prepared for the park over recent years. Complemented by further analysis, this considerable body of work forms the foundation for the master plan's preparation.

The master plan addresses the entire area of the Point Nepean National Park, a park of 560 hectares. The plan takes account of, but does not include the adjacent Police's Point Shire Park and a small 1.3 hectare parcel of land at the far eastern end of the Quarantine Station.

The master plan has been prepared concurrently with a number of other initiatives by Parks Victoria designed to facilitate the protection of the site and its progressive opening up to the community. These include:

- planning for the upgrading of essential services to the Quarantine Station
- planning for the upgrading of road access to the Quarantine Station
- minor works to allow free public access at the Park entry
- establishment of new walking and shared use paths
- the installation of new interpretive signage at the Quarantine Station

- renovation of existing buildings to provide new toilet facilities at the Quarantine Station
- the removal of buildings at the Quarantine Station which are of no heritage value and detract from the integrity of the place
- the clearing of unexploded ordnance from the Range area in conjunction with the Department of Defence
- regeneration of bushland in the Range area
- planning for the provision of access to Bay beaches at a number of locations

The master plan has taken account of and/or contributed to these initiatives.

Key tasks in the preparation of the master plan have been:

- consultation with stakeholder groups and the wider community
- the analysis of built elements, particularly those at the Quarantine Station and recommendations for their adaptive and contemporary re-use consistent with the relevant conservation management plans
- the review of existing interpretation within the Park and development of an interpretation framework which takes account of the rich and multi-layered stories which reside in the landscape and buildings of the site
- the review of current access arrangements and recommendations for new infrastructure to support private vehicle, bus, people-mover, bicycle and pedestrian movement throughout the Park
- the review of existing wayfinding signage and the development of a whole of site wayfinding strategy
- the review of current visitor experiences available

in the Park and the development of facilities which support experiences which are derived from the unique qualities of the site and the opportunities for recreation, tourism, education and community based activities which it affords

- market testing for a range of possible uses for buildings in the Quarantine Station in the sectors of:
  - accommodation (from hosted camping to a lodge/boutique hotel)
  - education
  - arts and culture
  - active education
- the establishment of capital costings for works, including those envisaged by Parks Victoria and those anticipated by commercial, institutional or community partners.

The master plan is divided into three sections and twelve chapters. The first section describes existing conditions, site planning principles and the master plan concept. The second section outlines possible future uses for the Quarantine Station buildings, an approach to site interpretation, a landscape design philosophy, the adaptive re-use of buildings, a wayfinding strategy, and the approach to site circulation.

Section three describes the four principal precincts i.e. the Quarantine Station, the First Class Buildings and Commandant House, the Park Entry and the Fort Nepean and Port Pearce area. In addition, an implementation plan identifies priorities and staging of key actions recommended by the master plan.





## 2.0 Existing Conditions

### 2.1 Landscape Character

In the last decade the site now covered by Point Nepean National Park has been the subject of extensive investigations into almost every aspect of its physical environment and history. A list of these studies is provided in Appendix A of this report.

The following description of the existing condition of the site draws on the above studies and site investigations undertaken by the master planning team.

#### Location

Point Nepean National Park is located on the tip of the Mornington Peninsula at the entry to Port Phillip Bay.

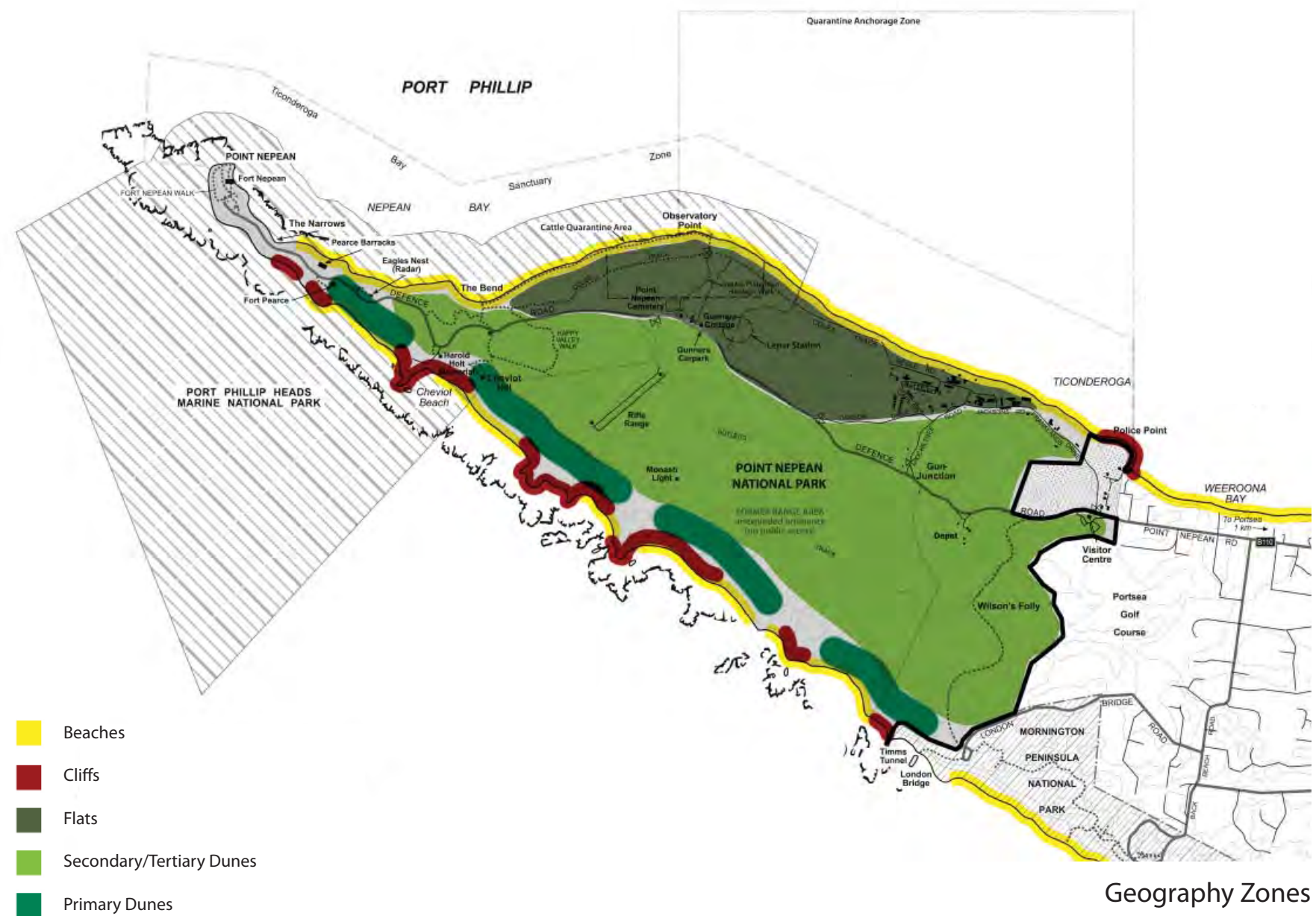
Resulting from the park's location are the following issues and opportunities:

- Potential high visitation from nearby large urban populations
- Proximity to both Bay and ocean coasts
- Proximity to The Rip at Bay entry
- Proximity to adjacent marine national park
- Sense of remoteness due to water on three sides
- At the 'end of the road', therefore requiring a conscious decision to visit.

### Geography

The geography of Point Nepean National Park reinforces the issues and opportunities which arise from its location:

- The narrow linear shape of the peninsula has a considerable impact on vehicle access options.
- The narrowness of the extreme end of the peninsula allows a rare simultaneous experience of the ocean and protected bay.
- The ocean beaches with their rugged topography of adjacent cliffs and headlands reinforce the sense of isolation and remoteness.
- The north coastlines offers an orientation with the main vista and access to north winter sun aligned.
- The rolling hummock form of the central portion of the Park allows for varied experiences of elevated views and enclosed bowls.
- The peninsula's recent geological history of mobile dunes and coastal formations result in a sensitive landscape where development and access impacts need careful assessment.



Geography Zones

Vegetation Communities

Studies by Practical Ecology P.L. et al in 2008 have identified nine Ecological Vegetation Classes within the Park. These are summarised in the following table. A total of 280 vascular plants were recorded, 165 native and 115 introduced. One species of National significance (Leafy Greenhood Orchid), 12 species of State significance, and 65 species of regional significance were recorded. Of note is the significant number and distribution of introduced weed species within the Park.

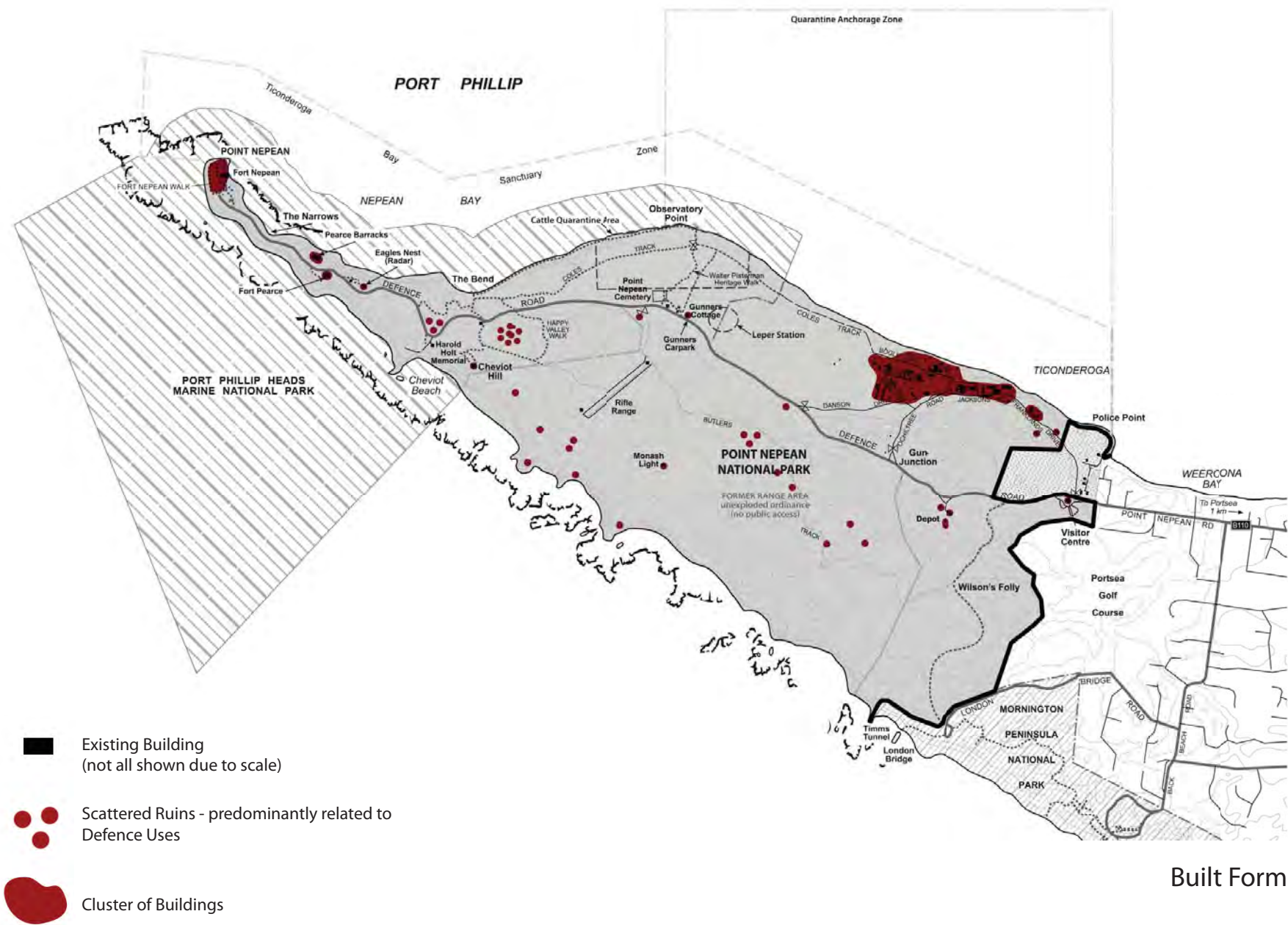
Ecological Vegetation Class (EVC)	Landscape Position
Damp-Sands Herb-rich Woodland (EVC 3)	Inland, associated with lower pH in depressions
Coastal Dune Scrub (EVC 160)	Exposed foredune and secondary dunes
Coastal Headland Scrub (EVC 161)	Steep and exposed coastal headlands exposed to strong and salt laden winds
Coastal Tussock Grassland (EVC 163)	Steep and exposed coastal ledges exposed to strong and salt laden winds.
Calcareous Swale Grassland (EVC 309)	At the lowest point in interdune hollows or swales
Coastal Alkaline Scrub (EVC 858)	Across the tertiary dune system and hinterland of study area
Coastal Dune Grassland (EVC 879)	Foredunes
Spray-zone Coastal Shrubland ( EVC 876)	Exposed and rocky wind-swept sites with a south west aspect subject to salt spray.
Berm Grassy Shrubland (EVC 311)	Restricted to sand deposits at foot of larger tertiary dunes

Built Form

There are many buildings and remnants of structures utilised for Defence, Quarantine and navigation purposes within the Park.

The two major clusters of buildings are located at the Quarantine Station and Fort Nepean. The Quarantine Station buildings represent an extraordinary opportunity to house a wide range of compatible activities otherwise not possible within a National Park. The Fort is a unique remnant of an important and unusual aspect of the nation's defence history. The form of the buildings offers a rich and unique interpretive experience through tunnels, stores and gun emplacements.

A key challenge resulting from the inheritance of these significant heritage elements is their maintenance and interpretation. In the case of the Quarantine Station, this can be achieved through the adaptive re-use of buildings. This poses the further challenge of finding uses which are appropriate for a National Park setting, are suited to the building and support the desired visitor experience and are economically viable for the users and Parks Victoria. A further requirement is that uses encourage community use and involvement in the Park.



Built Form



## Views and Vistas

There are numerous views within Point Nepean National Park which accentuate the special qualities of the place. These include:

- Views north to Port Phillip Bay, particularly from the elevated portions of the Quarantine Station area
- Views south to the Southern Ocean, particularly those which take in the rugged coastline and wild beaches
- Views along the Monash Navigation line
- Views which take in both the Bay and Ocean, such as those from The Narrows
- Views to the Bellarine Peninsula and The Rip
- Internal views within the rolling dune formations and their vegetation
- Internal views within the Quarantine Station eg. along the Cypress avenue, over the Parade Ground and down over the site from the 1st Class quarters.
- Views east along the narrow peninsula from Fort Nepean.
- Views of the peninsula, and in particular the Quarantine Station, from the Bay.
- Views back across Portsea, particularly from the Commandants House precinct.

These views and vistas are a significant part of the visitor's experience of the Park, reinforcing the sense of remoteness, isolation and history which characterises the site.



**Clockwise from Left**  
Quarantine Station,  
Monash Line, 'The Rip',  
Ocean Beach

Character Zones

The Park has five major landscape character zones shown in the adjacent figure. These are:

**Fort Nepean and Environs**  
This zone comprises the built structures and intermittent vegetation associated with Fort Nepean, Fort Pearce, Pearce Barracks and environs. This zone has high heritage conservation values with significant potential for additional interpretation. Views to the Bay, ocean, 'The Rip', Bellarine Peninsula and west back along the Nepean Peninsula are exceptional.

**Quarantine Station**  
This zone comprises the area distinguished by the ex-quarantine station/Officers Cadet School buildings, their environs and Jarman Oval. This unique grouping of predominantly heritage structures presents a significant opportunity for their adaptive re-use and the introduction of a set of appropriate community, tourism and commercial uses and activities into the Park.

Views within the building grouping and out to the Bay are of high quality.

Exotic vegetation within this zone requires assessment to determine its value for retention within the National Park setting.

**Clearings**  
Clearings for Defence, navigational or quarantine use are remnants of past activities on the site. In some cases they represent opportunities to house activities such as service infrastructure. In the case of the Monash Break clearing they present unusual vistas within the otherwise naturalistic landscape.

**Woodland**  
The woodland zone represents the largest portion of the site, covering the hinterland and central areas of the peninsula. This area is predominantly undulating tertiary dunes with a coverage of open woodland of Moonah, Tea-Tree, Casuarina and/or Acacia, or a closed scrub depending on age and disturbance. The defence range areas are contained within this zone, as are those areas with the greatest potential for fauna habitat.

The hummocks landform in this zone is very conducive to medium and short views coupled with occasional long vistas. It is excellent terrain for bush walking. Some of the zone is currently prohibited from unsupervised use due to the dangers of unexploded ordinance.

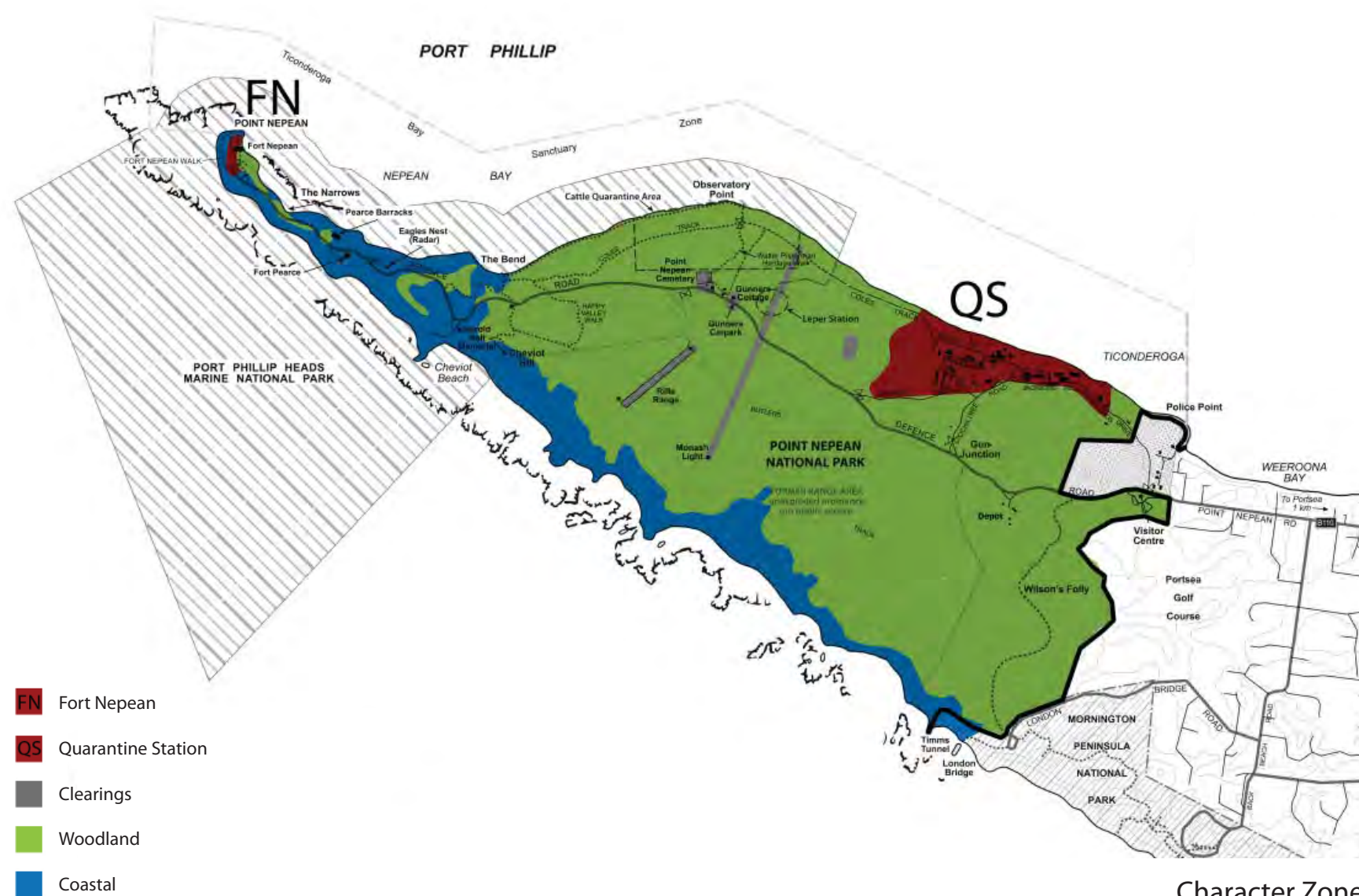


### Coastal

This zone comprises a variety of coastal vegetation communities adapted to high wind and salt conditions. Generally the landform is dominated by beaches, headlands, cliffs and primary dunes.

This zone has excellent vistas to the ocean, and at its western end, to the Bay. The sense of remoteness and isolation which characterises the Park is particularly evident in this zone.

The previous uses of the site have left much of this zone in a largely natural state which gives it high research and conservation value.

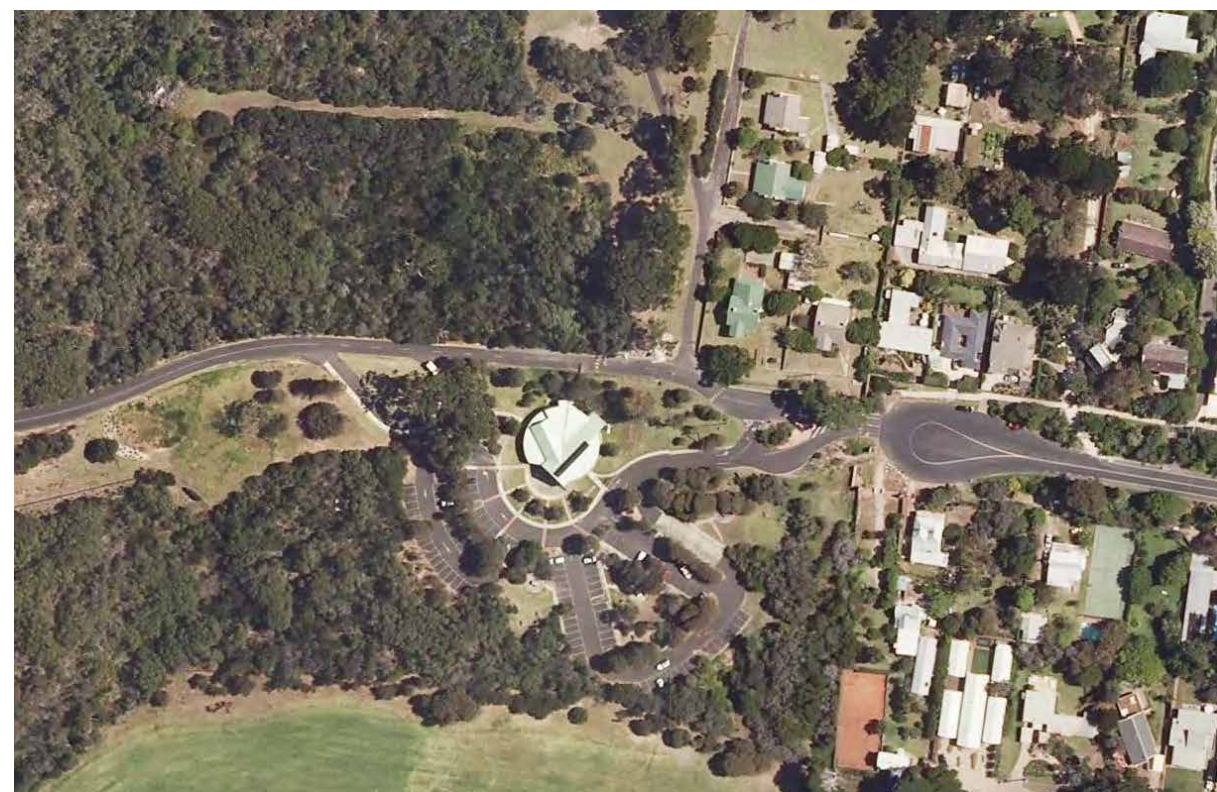


## 2.2 Key Precincts - Existing Conditions & Issues

### Park Entry

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

- Poor presentation from the main public road, with left-over gateway elements from the Army occupation and no views into the site.
- Confusing and dysfunctional road layout, with a dominance of bitumen.
- Unused BBQ and picnic facilities give a poor image of the attractions of the Park.
- Poor signage and orientation for Police Point Park users.
- The Visitors Centre, whilst of good-quality materials, does not reflect the major character of the park and is aging and under-maintained.
- The displays and other elements within the Centre are in need of updating.
- The retail and service 'offer' within the centre is of limited appeal.





### Quarantine Station

The Quarantine Station is unique group of buildings nestled between the vegetated ridge line to the south and Port Phillip Bay to the north.

The major issues are:

- Developing management strategies which acknowledge the outstanding heritage value of the precinct
- Managing the currently fenced waterfront edge
- Developing a strategy for building removal/retention based on the current conservation management plan.
- Developing a strategy for landscape management based on the current conservation management plan, weed control, and future use requirement.
- Negligible current use apart from Parks Victoria administration, Sorrento Croquet Club, Friends Groups and occasional events and functions.
- Determining appropriate and feasible future uses.
- Ensuring public access and 'ownership of the precinct'.
- Rationalizing the road layout to reduce its intrusiveness and achieve the required level of service and emergency access.
- Providing access to the site and locating a possible carpark.
- Mapping out a clear, functional and beautiful route of approach and entry.
- Developing a sustainable approach to future maintenance and management.



### Fort Nepean and Environs

This is one of the major attractions of the site, having been open to the public since the original Park was declared in the late 1980's, as well as being one of its most significant items in terms of heritage and aesthetics.

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

- Equitable and safe access.
- Entry and circulation routes that relate to the original functioning of the Forts and assist interpretation.
- Consistent and appropriate interpretation.
- Significant distances to travel to and between destinations.
- Lack of public amenities.
- A hostile environment with severe impacts on infrastructure.



**The Range**

The Range encompasses the area most recently used by the Army as a practice range for weapons.

The area contains some built artefacts from this previous use including rifle ranges. The Monash Break and a navigational markers are also within this area.

The presence of unexploded ordnance means public access is currently restricted. The clearing of vegetation and ordnance is resulting in a unique regeneration process.

The past restricted access has resulted in areas of little human disturbance with high biodiversity values.

Major issues within this precinct include:

- Management of public access to ocean beaches.
- Management of public access along the coast.
- Management of public access within the hinterland.
- Ordnance clearance.
- Vegetation and habitat protection.
- Heritage element protection policies.

**The Bushland**

This area is predominantly woodland modified by historic human use which covers dunes and flats linked with the London Bridge area to the east. The west sector includes the old defence installations at Fort Nepean, Pearce Barracks, Cheviot Hill, Happy Valley and Gunners Cottage, as well as the old Cattle Quarantine area and the Fort Nepean National Park's Cemetery. A long stretch of Bay and ocean coastline forms the north and south western edges of this precinct.

Major issues within this precinct include:

- Developing sustainable Bay beach access points.
- Management of public access to ocean beaches.
- Management of public access along the coast and hinterland.
- Management of vehicle access to Fort Nepean and conflicts with pedestrians, cyclists and transporter movement.
- Conservation and interpretation of heritage elements.
- Conservation of important vegetation and habitat zones.
- Management of coastal zones with impending sea level rise.
- Determination of precinct carrying capacity to sustainably manage conservation zones and visitor experience.





Coastal Strip

The coast beaches, vistas to the bay and ocean, and the associated dunes, headlands and cliffs constitute a major component of Point Nepean National Park.

These areas also provide habitat for fauna, particularly along the ocean coast.

Issues associated with the coastal strip include:

- unsafe swimming conditions
- unsafe clifftops and headlands
- the degree of access provided
- conservation of significant flora and fauna
- protection against sea level rise
- protection of Aboriginal heritage sites
- possible jetty reinstatement to Quarantine Station
- provision of access to the Park from the water
- protection of the adjacent Port Phillip Heads marine national park
- opportunities for interpretation of the adjacent marine park
- degree of provision of beach access along both Bay and ocean coasts
- possible walking links to the east to Police Point and Portsea Beach.

2.3 Access

Road Network Review

External Roads

*Point Nepean Road*  
Point Nepean National Park Road, the access road that leads into Point Nepean National Park, is a designated Primary State Arterial Road under the direction of VicRoads. It runs from Dromana to the entrance to the park, with the final section east of the Sorrento town centre having a narrower overall cross-section.

From Back Beach Road, Portsea to the park access, a distance of approximately 700m, the road pavement is approximately 8.5m wide, including one traffic lane in each direction of approximately 3 metres wide and 1.2 metre bike lanes in each direction marked along the sealed shoulder. The narrow road width and poor sight distance to observe vehicles entering the road, has seen a speed limit of 50 km/hr applied to this section of road (see Picture 1).

With the location of the site at the far end of the Mornington Peninsula, traffic volumes in the area are usually very low. During the summer months volumes in the Portsea area increase markedly.

At the entrance to the site, currently the environment for approaching vehicles is extremely confusing with the general public required to turn left and park at the visitor centre car park before proceeding further (see Picture 2).

Internal Roads

The road network within the Point Nepean National Park comprises one main road (Defence Road) running centrally from the park entrance through to Fort Nepean at the western end. Other roads serving the site lead off this main road. Other roads are Ochiltree Rd, Danson Drive, Franklands Drive (narrow access road within Police Point Park) and Jackson Rd (internal road connecting to Franklands Drive).

*Defence Road (Entry to Danson Drive intersection)*  
Defence Road is a two lane road connecting through to the end of Point Nepean National Park for a distance of approximately 4.5km. The cross section of the road varies along its length, from a narrow 5.2m within the site entry point, to approximately 6.6m wide i.e. two 3.3m traffic lanes at Gun Junction (Defence Road / Ochiltree Road), see Picture 3. West of Gunners Cottage the road is prohibited for public vehicles and the road width reduces to less than 5m wide.

The current width is considered too narrow for two-way traffic to pass at speed and with the road also used by the people transporter and high numbers of cyclists, the speed limit is restricted to 30 km/hr. In order to provide an improved environment for traffic to pass, widening of Defence Road on one side has been undertaken in the past (see Picture 3). The widened pavement is of poorer quality than the main road and may require replacement should it be necessary to provide for an overall greater road width or higher traffic numbers in future. High cyclist numbers were observed using the road on the site visit.

*Ochiltree Road*  
Ochiltree Road provides access to the Quarantine Station for the transporter, cyclists and pedestrians. The cross-section of Ochiltree Road is generally 5.2m wide including an approximate 1.5m wide bicycle lane running along the west side of the road (see Picture 5). This width can narrow to below 5m close to the Danson Drive intersection. Sight distance along the road is generally good with the road undulating along its length, but generally straight. As vegetation grows close to the road along its boundary there is little potential to widen significantly.



Picture 1 Point Nepean Road looking towards Portsea



Picture 2 Entry point to the park looking west



Picture 3 Defence Road looking west at Gun Junction



Picture 4 Shoulder widening of Defence Road

*Danson Drive*  
Danson Drive is the main vehicle road from the entry to the Quarantine Station. Its cross section is narrow and generally below 5m wide. The T-intersection with Defence Road at the western end is extremely acute and sight distance is poor for observing traffic approaching from the east along Defence Road (see Picture 6). The road is currently used by the transporter to travel to and from Point Nepean National Park (see Picture 7).

*Franklands Drive / Jacksons Road / Quarantine Station roads* (Note Franklands Drive is located within the Police Point Park)  
Franklands Drive is a narrow road running from the east end of the Quarantine Station to Defence Road just inside the park access point. It generally has a narrow cross section of 3.5m and therefore is unable to currently carry two-way traffic.

Jacksons Road is a continuation of Franklands Drive but with an approximate 5.8m wide cross section at the widest point, but with a narrow point of 3.5m. The narrow width is adequate for one way traffic only. A blind corner occurs close to where the married quarters building are located with substantial widening and clearing required at this corner if the road was to be widened to become two-way (See Picture 8).

Elsewhere within the Quarantine Station site, the condition of the pavement for most roads is good (see Picture 9). The Quarantine buildings are located close to the north-eastern end of the park and are serviced by several internal roads. The narrow cross section of these roads is generally inadequate for two-way traffic.

*Defence Road (Point Nepean National Park end)*  
At the Fort Nepean end of the site vehicles are generally excluded and access provided only via the people transporter. The road cross-section at the western end is narrow and undulating with potential safety risk to pedestrians and cyclists because of the poor sight distance and narrow cross section.

- Currently visitors can park at the visitor centre and choose to proceed further through the park by either:
- Transporter to and from the Quarantine Station and Fort Nepean with stops located along the route
  - Cycle through the park by either hiring bicycles or riding their own or
  - Walk through the park as pedestrians

Alternatively, they can drive to the capark at Gunners Cottage.



Picture 5 Ochiltree Road / Defence Road at Gun Junction



Picture 6 Danson Drive / Defence Road intersection



Picture 7 Transporter on Danson Drive



Picture 8 Jacksons Road (near Commandant's House)



Picture 9 Quarantine Station Internal road



Picture 10 Road cross section near Fort Nepean



### Current Pedestrian & Cyclist Provision

A pedestrian/bicycle trail has been constructed between the current visitors centre at the entrance and Gun Junction providing cyclists with a separated route between the entry point and the Ochiltree Road intersection. A pedestrian crossing west of Ochiltree Road enables cyclists to cross Defence Road and continue towards the Quarantine Station area via the separated pedestrian/bicycle lane marked on the west side of the road. With few vehicles currently permitted within the site and the transporter being the main traffic generator on the roads, the restriction of the speed limit to 30 km/hr within the site makes for a safer cycling environment.

Elsewhere through pedestrian/cyclist paths (e.g. Coles Track), visitors can traverse the park accessing different points of interest. Any upgrading of facilities would require improved internal navigational signage in order to cater for the increase in visitors.

### Public Transport

The Frankston Portsea bus (Route 788) terminates at the cul-de-sac adjacent to the National Park site access. It has a weekday frequency of 45 minutes and 75 minutes on the weekend with 22 bus services to Frankston on weekdays and 11 services on Saturdays and Sunday at the turnaround point.

Past discussions with the operator have revealed that they would be open to the opportunity to extend this service into the Quarantine Station car park subject to the agreement of the Department of Transport. Patronage data for the service indicates that it is one of the most highly patronised bus services in Melbourne. The travel time for the service between Frankston Station and the National Park access is however one hour and 40 minutes.

### Aircraft

Wombat Oval is designated as a temporary landing site for aircraft directly relating to the park, such as major events.



Picture 11 Pedestrian crossing at Defence Road / Ochiltree Road

2.4 Visitor Experience

Existing Conditions

The existing visitor experience commences before arriving at the Park. Travelling along the Mornington Peninsula and through the bustling summer towns of Sorrento and Portsea provides a marked contrast to the tranquility and sense of isolation of the National Park. As previously highlighted, the arrival experience is somewhat poor, with confusing signs at the entrance and an equally confusing road system that leads to the visitor carpark and adjacent centre.

The current visitor centre is unimpressive in appearance and layout and does not provide a particularly attractive entry to the Park. Visitors have a choice of driving into the park, walking, cycling, or travelling on a transporter for a fee. The opportunities for exploration and discovery are only poorly explained and the way-finding is inadequate (although a new brochure is helpful).

Currently the experience of the Quarantine Station is a relatively passive one that lacks impact, particularly with respect to the human dramas that occurred there on a regular basis. The interpretive material that has been provided conveys some of the more factual information about the site. However, there are wonderful opportunities to develop innovative interpretative techniques that would greatly enhance

the visitor experience and the understanding of the role of the Quarantine Station in the developing story of early Victoria and its subsequent uses by the Army and as a refugee centre.

To get to the forts at the far western tip of the park, visitors can either travel by the transporter to the commencement of the site, or walk from the carpark at the Gunner’s Cottage (some two-thirds of the way to the forts), or cycle. The transporter consists of carriages drawn by a tractor and there is information conveyed to passengers en route. The transporter is an important means of travelling within the Park, and will provide a means of limiting numbers particularly at the forts, where over-crowding would diminish the value of the experience. The tractor and carriages could be improved by more effective interpretive systems and the possible provision of refreshments and bicycle storage.

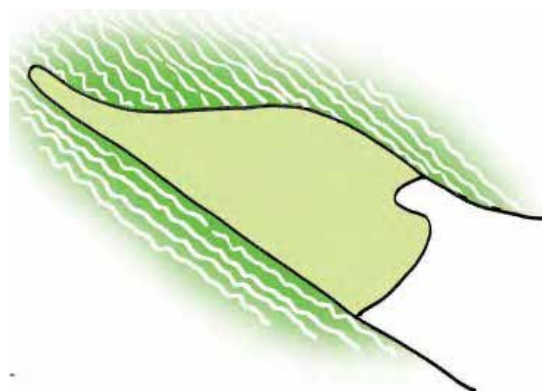
The forts site is an extremely evocative one, with commanding views of the Heads and out to sea, and the various emplacements connected by an almost bewildering array of tunnels and associated facilities. The forts provide an outstanding opportunity to explain the impact of the two world wars on the developing Australian nation, and to provide an insight into the difficult lives of those charged with operating the facility.

Site Attraction

The overwhelming experience for many will be the beauty of the Park, particularly the sense of being in a wonderful natural landscape located at the end of the urbanised developments of the Mornington Peninsula. Being at the entrance to Port Phillip Bay, the views of the bay on one side and ocean beaches on the other are spectacular, together with regular movement of ships and smaller vessels. The multi-faceted human uses of the Park provide a deep richness for the visitor to experience and explore, adding to the overall experience of being in a beautiful yet isolated park that has played such an important part in the history of Victoria and Australia.

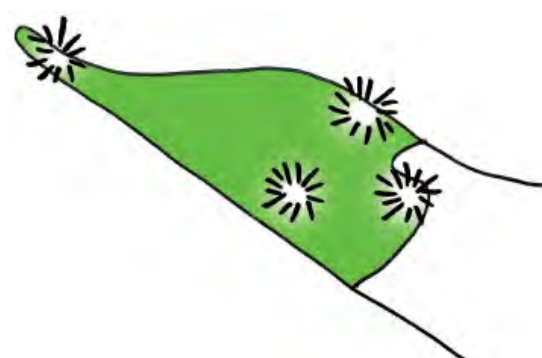
## 2.5 Existing Site Character and Opportunities

The critical existing site character and opportunities which impact on future redevelopment are summarised below in eight broad categories:



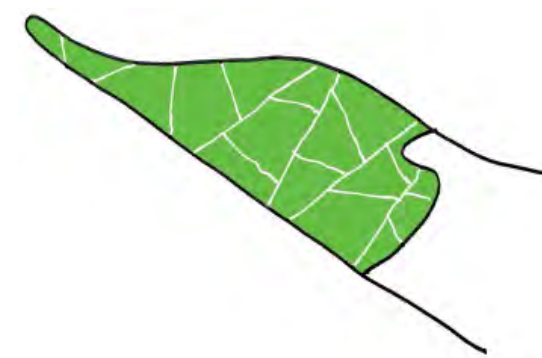
### A Remote and Special Place

The Park is perceived as being remote from the urban world, despite its proximity to the city of Melbourne, and Mornington Peninsula towns. It encompasses many unique landscape and cultural experiences.



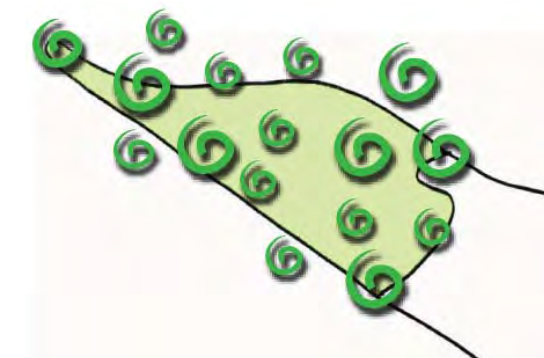
### New Possibilities

The declaration of the expanded Park and the inclusion of the Quarantine Station and defence land brings with it significant opportunities, possibilities and challenges for Parks Victoria and the wider community. Of particular importance is the challenge of balancing the site's outstanding tourism potential, visitor experience, and natural and cultural values.



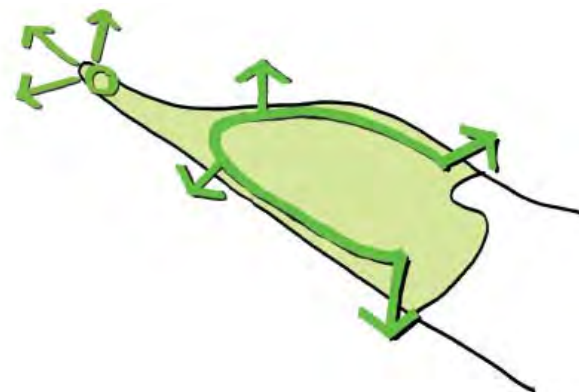
### A Cultural Landscape

Point Nepean National Park is a landscape permeated with human activity over thousands of years. It is a multi layered cultural landscape where the ecological processes which have shaped the environment have included a significant human input. The result is a landscape rich in heritage in the broadest interpretation of the term.



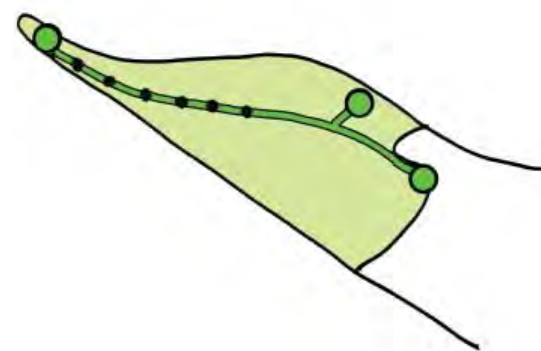
### Multiple Stories

Point Nepean National Park is the repository of many overlapping stories. A key challenge lies in bringing these stories to life for visitors in a comprehensible manner which enriches their experience of the place.



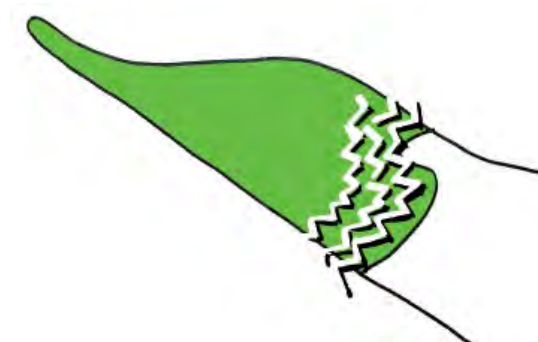
#### Views and Vistas

The location and geography of the Park creates spectacular vistas to the ocean, Bay and the Rip; and a multitude of surprising views along the Peninsula and within the hinterland.



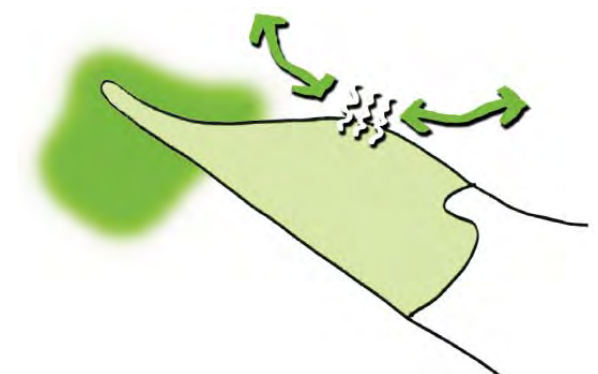
#### Limited Access to Places and Stories

The single point of entry and the requirement to stay on Defence Road has allowed only a limited experience of the site and its multi layered history. Great potential exists to 'open' the Park to further exploration of its many offerings.



#### A Confusing Entry Experience

The current entry is more a barrier than an inviting transition into the Park. Buildings, landscape, carparks and roads convey little of the mystique of the Park beyond.



#### Marine Opportunities

The Port Phillip Heads Marine National Park stretches along approximately 50% of the Park coastline. Potential exists to interpret these exceptional marine environments.

Water access was the primary means of reaching the Quarantine Station. Potential exists to tap into the significant recreational boating usage on the Bay and create a water based connection with the Park.

## 3.0 Site Planning Guiding Principles

### 3.1 Vision for the Future

#### Valuing Uniqueness

The future of Point Nepean National Park will be built on the recognition and nurturing of the site's unique qualities which define it as a cultural landscape reflective of the ongoing interactions between humans and land which have occurred over many thousands of years.

The location and geography of the Park provide proximity to both the Southern Ocean and Port Phillip Bay, while the adjacency to the mouth of the Bay and the Rip provides exceptional views across the water and of the passing shipping. The rugged coastline and sea views results in a sense of isolation and remoteness despite the relative proximity of urban areas.

Layers of human intervention and custodianship are evident throughout the Park, providing access to the many stories relating to the rich history of the site.

A dense mix of very different, easily accessible experiences are juxtaposed with each other throughout the site.

#### Telling Stories

Visitors to the Park will have memorable experiences that are exhilarating, intriguing, engaging and fun. The stories the site reveals will unfold providing glimpses that encourage return visits, and depth for those who wish to explore. These stories will have an integrity and authenticity based on the unique qualities and history of the landscape i.e. natural systems, Aboriginal culture, colonial settlement and quarantine and defence occupation. Underlying these stories will be a message concerning the core environmental values of Parks Victoria and its commitment to the 'Healthy Parks: Healthy People' concept.

#### Maximising Accessibility

The Park will be managed to encourage year round visitation. Peak periods will be managed to protect the environment and maintain quality visitor experiences. Private vehicle access to and around the Park will be carefully managed with enticing walking, bicycling, and shared vehicle mode options provided.

#### Appropriate and Sustainable Future Uses

The Quarantine Station, while an important element within the Park, will be one of a rich set of alternative destinations. It's building stock and landscape will be utilised to provide a wide range of opportunities for visitors to enjoy the Park, appreciate it's history and engage in recreation, education and cultural pursuits. Where appropriate new facilities will be carefully added to complement the heritage setting. Visitor opportunities will be carefully chosen to create a mix which produces a sustainable outcome: socially, economically and environmentally.

Partnerships with community groups, government departments and agencies, education institutions and commercial operators will deliver uses and activities, primarily within the Quarantine Station, which offer visitors a unique Park experience. This will complement the essential character of the Park, assist in revealing the site's stories, provide community access and benefit, and contribute to the long-term maintenance and sustainability of the Quarantine Station buildings.

#### Sensitive Intervention

The experience of the Park's many and diverse offerings will be made more legible through a process of sensitive addition, removal and renovation which will allow the special qualities of the place to be revealed. The outcome will be an evolving environment which is enhanced through a staged development process which takes account of both local and broader community input.

### 3.2 Planning Framework

The Master plan is based upon four pillars that work in an integrated way to reinforce the role of Parks Victoria in ensuring that Point Nepean National Park is an enduring asset for the people of Victoria and Australia. All pillars must be present to preserve the Park for the long-term. They are not in priority order; rather they are of equal priority.

#### Conservation

Conservation of the Park's natural and cultural heritage is fundamental to Parks Victoria's custodianship of the site.

#### Inspiration

Real outcomes happen in and outside the Park as a result of the visitor experience. Ensuring people are aware of the importance of Park environments, become knowledgeable about them and inspired to use them and support them is essential.

#### Sustainability

The longevity of the habitat, the long-term management of the Park, the success of businesses that are developed in support of the Park experience and the creation of an awareness of the importance of the natural and cultural environment are critical components.

#### Accessibility

Enabling people to visit, to engage and to appropriately experience the Park in its entirety is crucial.

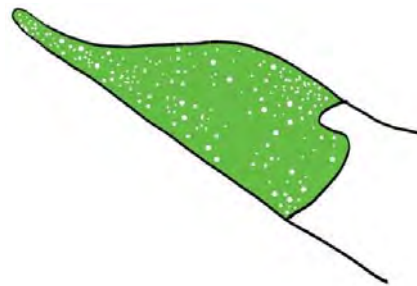
The Framework has been used to inform the Guiding Principles and is a useful tool in determining priorities and evaluating the staging of development.



### 3.3 Guiding Principles

In progressing from the Park's vision for the future to strategic directions for site development, a set of site planning guiding principles provide the framework for future actions:

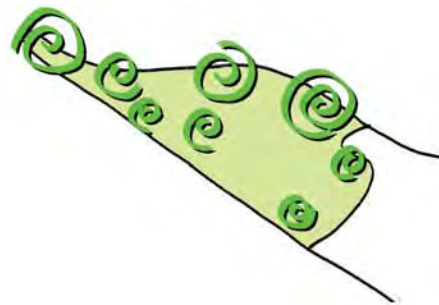
#### Conservation



##### Carrying Capacity

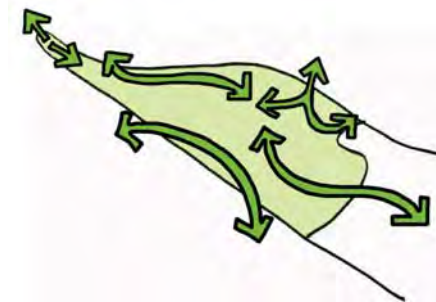
Balance environmental and cultural sensitivity, visitor experience and the desire to increase visitation to establish a Park carrying capacity which satisfies all three criteria.

#### Inspiration



##### Tell stories with meaning

Reveal the many stories of the Park in a manner that is intriguing and encourages discovery and return visits. Make this an integral part of the majority of Park visitors experience through enticing and engaging storytelling using a variety of media.



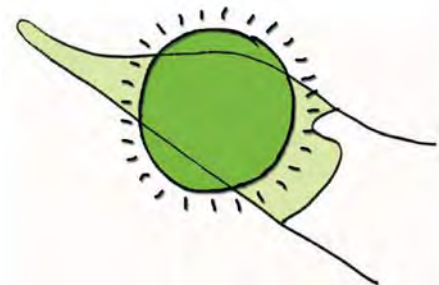
##### Accommodate a range of visitor types and opportunities

Create a Park ambiance which appeals to a wide range of visitor types as defined by the Parks Victoria Visitor Market Segmentation model. Develop the Park to support a range of visitor experiences and lengths of stay.



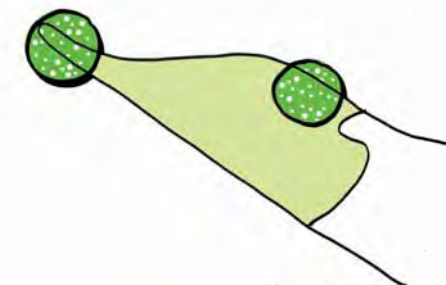
##### Develop a place for events

Assess the local and wider potential for events in the Park and the potential to create a sustainable outdoor venue which encourage visitation to the Park by a broad cross-section of the community.



##### Establish a strong and cohesive Park identity

Through physical planning, wayfinding, interpretation, promotion and management, establish a cohesive park identity which melds the disparate parts of the park into one integrated management unit and destination.

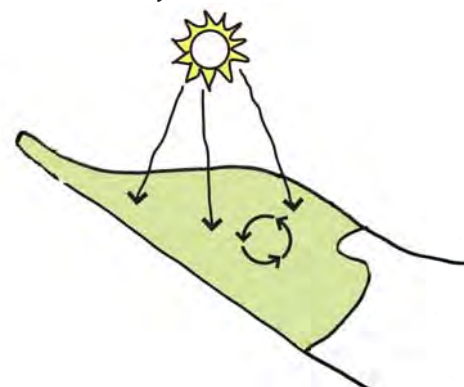


##### Develop anchor experiences

Utilise the infrastructure and rich settlement, health and defence stories inherent in the Quarantine Station and Fort Nepean to develop unique anchor experiences at each end of the Park. Encourage visitors to move out and explore the Park from these points.

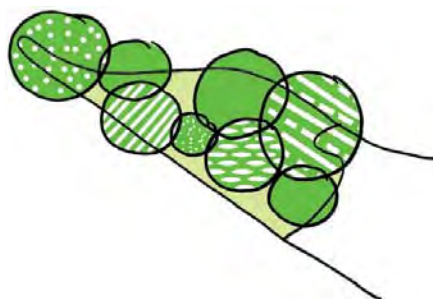


## Sustainability



### Sustainable Service Platform

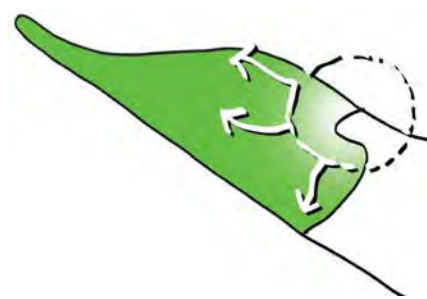
Develop services and facilities which support the desired Park activities and minimise the use of energy and non-renewable resources. Adapt a long life loose fit approach to facility design to accommodate future change. Utilise a whole of life approach to facility and service evaluation within the constraints of capital expenditure.



### Sustainable Activities

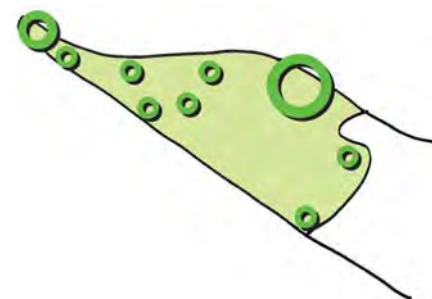
Develop a mix of activities across the Park which take advantage of the diverse environment and provide visitors with a wide range of opportunities. Choose activities which are an appropriate fit with the Park values, and take advantage of the substantial physical infrastructure available at locations such as the Quarantine Station. Support activities which are economically sustainable and contribute to the ongoing management and maintenance of the site.

## Accessibility



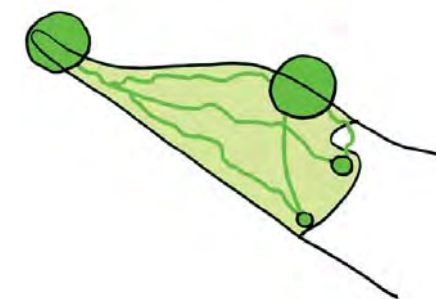
### Create a Sense of entry and orientation

Make the entry zone an inviting transition space which provides glimpses of what is to come, has a strong landscape character, is legible and provides orientation for easy movement further into the site.



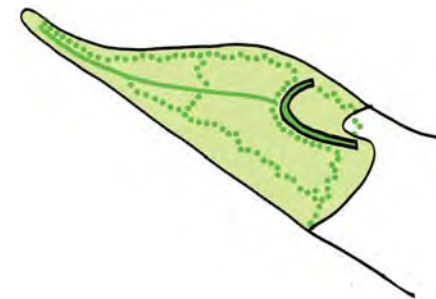
### Provide a choice of multiple destinations

Encourage visitors to move throughout the park to enjoy its full range of offerings. Avoid the temptation to direct everyone to the Quarantine Station as the primary focus.



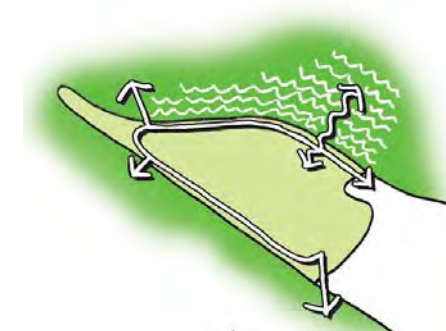
### Provide multiple connections

Develop multiple paths between Fort Nepean and the Quarantine Station to encourage people to have different experiences of the Park via the Bay, Ocean and the central woodland.



### Provide a choice of movement modes

Carefully manage private vehicle, shared transport, bicycle and pedestrian movement to enhance visitor opportunities and cater for a wide cross-section of the community. Consider environmental impacts of alternative modes.



### Make the water connection

Enhance the visual connection with the Ocean and Bay, allow beach access along the Bay and develop direct water access via a new jetty at the Quarantine Station. Consider an eastward link to Shelley Beach. Interpret the ecologically rich environment of the adjacent marine park.



## 4.0 Master Plan Concept

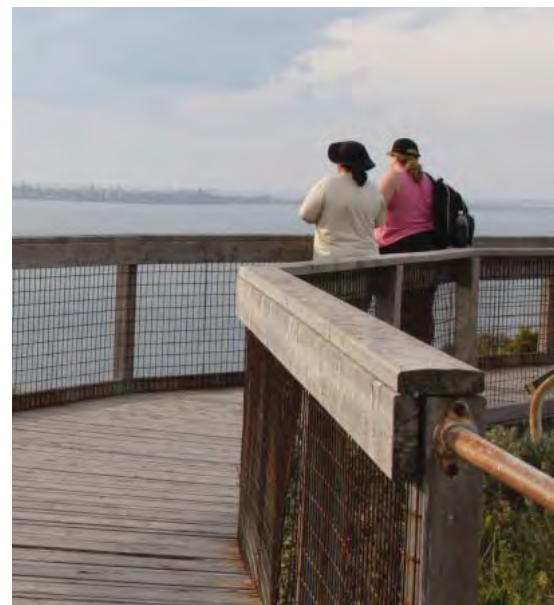
### 4.1 Concept Approach

The conceptual approach to the master planning of the Point Nepean National Park is based on the preceding planning framework and guiding principles. It is also founded on the following six premises which describe an approach to the site which seeks to build on its uniqueness and create a rich and memorable experience for visitors.



#### Experience the Peninsula

Enhance the sense of 'peninsula'; the proximity of water on both sides.



#### Slow Down

Slow people down and allow them to discover the stories latent in the landscape.



#### Reveal Stories

Enhance appreciation of the two great activities that have occupied the site since the 1800s; both peripheral or edge activities focussed on protection:

- The quarantining of infected individuals and their cleansing and healing.
- The defense of the country and the paradox of solitude, hiding and secrecy with the scarring of bombarding and clearing.



**Value Remoteness**

Value the sense of remoteness and isolation of the peninsula.



**Building on a Healing Focus**

Encourage activities and being active at the Quarantine Station which evolve from the healing focus of the park’s history eg. accommodation with a wellness focus, respite care, the arts, environmental education, bicycle and kayak hire.



**Invite Participation**

Program a diverse range of activities to attract a wide cross-section of the community to appreciate the park’s rich cultural landscape.

4.2 Concept Plan

The Concept Plan for the Point Nepean National Park Master Plan builds on the Guiding Principles established for the Park in Section 3.0.

The key planning principles expressed in the concept are:

1. Provide for major interpretation experiences at the Quarantine Station and Fort Nepean/Pearce.

2. Create a series of key destination points throughout the park at the Quarantine Station, Fort Nepean, Fort Pearce, Cheviot Hill, a new lookout on the coast near the end of the 300m range, and an elevated lookout at the southern end of the Monash Break.

3. Facilitate water access via a range of measures including a new jetty at the Quarantine Station and new moorings off-shore.

4. Upgrade the transporter. Use it as a means of distributing visitors across the park rather than just between the Quarantine Station and Fort Nepean.

5. Create three alternative walking experiences between the Quarantine Station and Fort Nepean:

6. The Bay Beach Trail

7. The Ocean Lookout Trail

8. The Woodland Trail Network

9. Restrict private vehicle and bus access to a one way loop via Defence Road and Danson Drive to a main carpark at the Quarantine Station, exiting via Ochiltree Road.
10. Create a central visitor information and services precinct utilising existing buildings at the Quarantine Station.

11. Accommodate a range of tourism, education, arts, science and recreation based activities at, or starting from, the Quarantine Station.

12. Adapt and re-use existing buildings to develop accommodation opportunities at the Quarantine Station including a lodge/boutique hotel, potentially with conferencing and spa facilities, a hostel, camping and respite facilities.

13. Develop a sea kayak trail from the Quarantine Station beach to Fort Nepean.

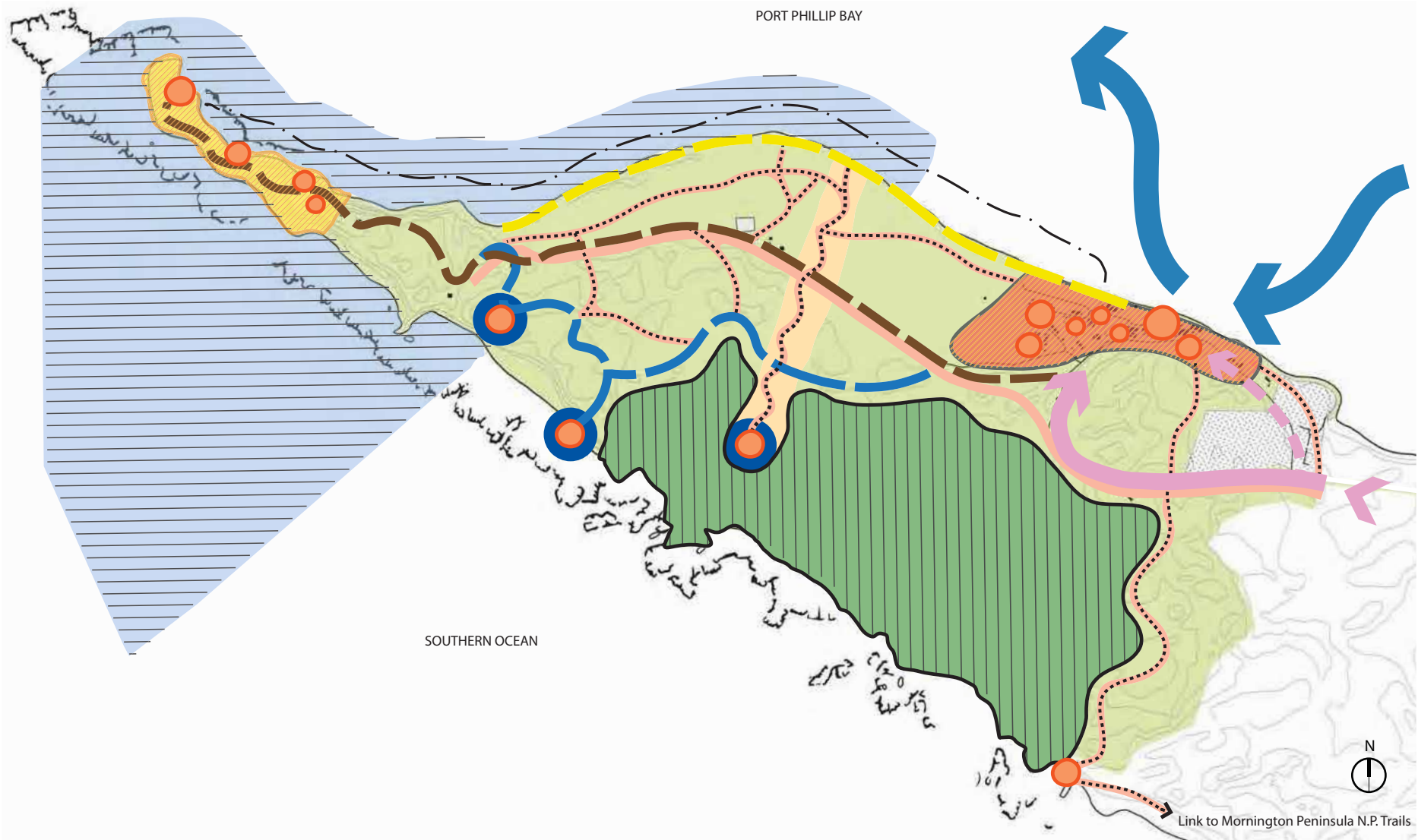
14. Interpret the adjacent Port Phillip Heads Marine National Park.

15. Conserve a large area of the former Range and adjacent Bass Strait coast primarily for flora and fauna conservation and research.



Legend

- Major Interpretation Zone
- Key Destination
- Road Access
- Water Access
- People Mover Route
- Ocean Lookout Trail
- Bay Beach Trail
- Woodland Trail Network
- Monash Interpretation Line
- Sea Kayak Route
- Sanctuary
- Marine Park



Point Nepean National Park Concept Diagram

4.3 Adaptive Re-use of Buildings

Summary

This Buildings section of the Summary of the Master Plan Report is an overview of the conservation and architectural approach to the existing and potential new buildings within the various precincts of the Park:

- Quarantine Precinct.
- Forts Precinct.
- Entry Precinct and the existing Visitors’ Centre.
- Other buildings scattered through the Park.

The basis of the planning has been to find a ‘fit’ between uses required or desired for the Park, and the constraints of the site and the existing buildings, to achieve a sound contemporary fusion of new and old, which builds on the traditional uses of the Park’s buildings and precincts.

A detailed analysis of the Adaptive Reuse and new proposals is set out in Section 8 of this Master Plan.

Basis of Planning

A series of important considerations has underpinned the planning of the sites within the Park:

- Overall logic to develop visitor experience across the Park.
- Review of Conservation Management Plan policies.
- Incorporation of industry and stakeholder feedback.

The proposed uses and the level of refurbishment and reconstruction proposed have been informed by and are in accordance with the recommendations of Sanmor Consulting following their review of the visitor and tourism market demand statewide and on the Mornington Peninsular. (See Section 5.)

The planning of the adaptive reuse has been assessed in detail in consideration of the policies of the *Former Quarantine Station, Point Nepean, Conservation*

*Management Plan for Non Indigenous Cultural Heritage* prepared by Lovell Chen in 2008. All buildings of primary significance are retained, whilst intrusive buildings and buildings of little significance are proposed to be demolished.

All other work proposed is in accordance with the CMP guidelines and will offer a ‘best practice’ example of the adaptive reuse of heritage buildings if carefully designed and constructed by suitably-qualified contractors.

Quarantine Precinct

Section 8 of the draft master plan details the intended uses for the various buildings in this precinct of the site in consideration of their heritage significance as assessed by the Conservation Management Plan. The following is a summary of the uses, with an overview of the work required to adapt the appropriate building (see Future Uses Plan in Section 5.0).

*Officers Mess, Administration Building, Duplication Room*

- Visitors Centre and/or Admin
- Exterior conservation.
  - Significant interior elements conserved where possible, impact managed.
  - New fit out as administrative, visitors’ facilities, café, retail.

*2nd Class Dining & Kitchen*

- Community Groups Building
- Exterior conservation.
  - Significant interior elements conserved.
  - New fit out.

*Hospital 1 & 2 and Class One Dining*

- Lodge and/or Boutique Hotel
- Exterior conservation.
  - Significant interior elements conserved where possible, impact managed.
  - New fit out as 4.5 star hotel with spa.
  - Landscaping.

*Bath and Wash House, Foul Luggage Store, Disinfecting Building, Shower Block, Clean Luggage Store*

- Interpretation Centre
- Exterior and interior conservation.
  - Significant interior elements conserved.
  - New interpretation fit out.

*Commandants House*

- Hotel Suites/Functions and/or Restaurant
- Exterior conservation
  - Significant interior elements conserved
  - New fit out

*Hospital 3 & Kitchen*

- Arts Ateliers/Retail and/or Active Recreation Support
- Exterior conservation.
  - Significant interior elements conserved.
  - New fit out as gallery, workshops, artists in residence accommodation, active recreation support.

*Hospital 5 & Kitchen, Isolation Hospital, Isolation Ward*

- Respite Centre
- Exterior conservation.
  - Significant interior elements conserved where possible, impact managed.
  - New fit out as individual residences.

*Badcoe Hall*

- Conference and/or OCS Interpretation
- Exterior conservation.
  - Significant interior elements conserved.
  - New fit out as meeting/function/performance hall, meeting rooms, support facilities, exhibition space.

*Influenza Huts*

- Budget Accommodation and/or Workshop
- Exterior conservation.
  - New fit out as low-cost holiday accommodation or event use.

*Hospital 4 & Kitchen*

- Hostel
- Exterior conservation.
  - Significant interior elements conserved.
  - New fit out as low-cost hostel.

**New Buildings**

Only one major new building is proposed on the site, providing the Hotel Reception, Day Spa, Administrative Offices and Guest Room accommodation on the site of former Building 5, a 1960s Cadet Dormitory south of Hospital 2. The Cadet Dormitories intrude into the view and curtilage of the highly significant former Hospital buildings and will be demolished and not replaced. The proposed new building will be at or below the ridge height of Hospital 2 and will be within the footprint east/west of the demolished Dormitories. Its exterior design will be complementary to the architecture of the Hospitals and Dining Rooms.

**Location of the Visitors Centre**

Three options for the location and layout of the Visitors Centre have been assessed:

- Additions to the existing Centre at the Park entry.
- A new building on the site of the demolished Gym.
- Adaptive re-use of the former Administration Building, Buildings 9+10.

The last option is preferred for locational, cost and access reasons, and to reinforce the activity of the Quarantine Station Precinct. A separate formal assessment of the options will form part of the Draft Master plan.

**Entry Precinct**

The existing Visitors Centre at the Park Entry can in the medium term, with little expenditure, be refurbished as an Education Centre for group reception, bag store, and introductory lectures. This requires little more than a repaint, minor works for DDA and other

access code requirements, a fire safety audit and upgrade, and signage, together with appropriate audio-visual equipment. The refurbished Centre could accommodate two coach loads of visitors, or about 120 people. Other work to the Entry Precinct is described in the Landscape Section of this Plan.

**Forts Precinct**

**Fort Nepean**  
This complex of buildings requires extensive on-going conservation work, which is defined in the Conservation Management Plan. It represents a major and successful visitor experience in its current form, but could be further enhanced in the future. Other work, which would be subject to extensive investigation, would include:

- Accessibility works.
- Circulation and Orientation.
- Interpretation.

**Fort Pearce**  
This complex of buildings requires extensive on-going conservation work, which is defined in the Conservation Management Plan. Other work, which would be subject to investigation, would include:

- Accessibility works may be required depending on the level of visitation planned.
- Interpretation.

**Pearce Barracks**  
This is possibly the western-most point in the Park where major picnic and other facilities are achievable due to access and landform constraints. Required works include:

- Augmentation of the existing picnic facilities at the Barracks would be beneficial in creating another major destination at the Park. Toilets, barbecues,

- shelters.
- Interpretation can be upgraded to reflect other new Park interpretation.

**Other Buildings**

**Fortification Structures**  
The CMP sets out guidelines for the ongoing maintenance of these structures which include the Eagles Nest, Cheviot Hill and a range of searchlight emplacements and gun emplacements that are located in several areas of the Park and complemented the main defences. As noted in the Conservation Management Plan, a decision needs to be made as to which will be preserved, and also which may be accessed by visitors and interpreted.

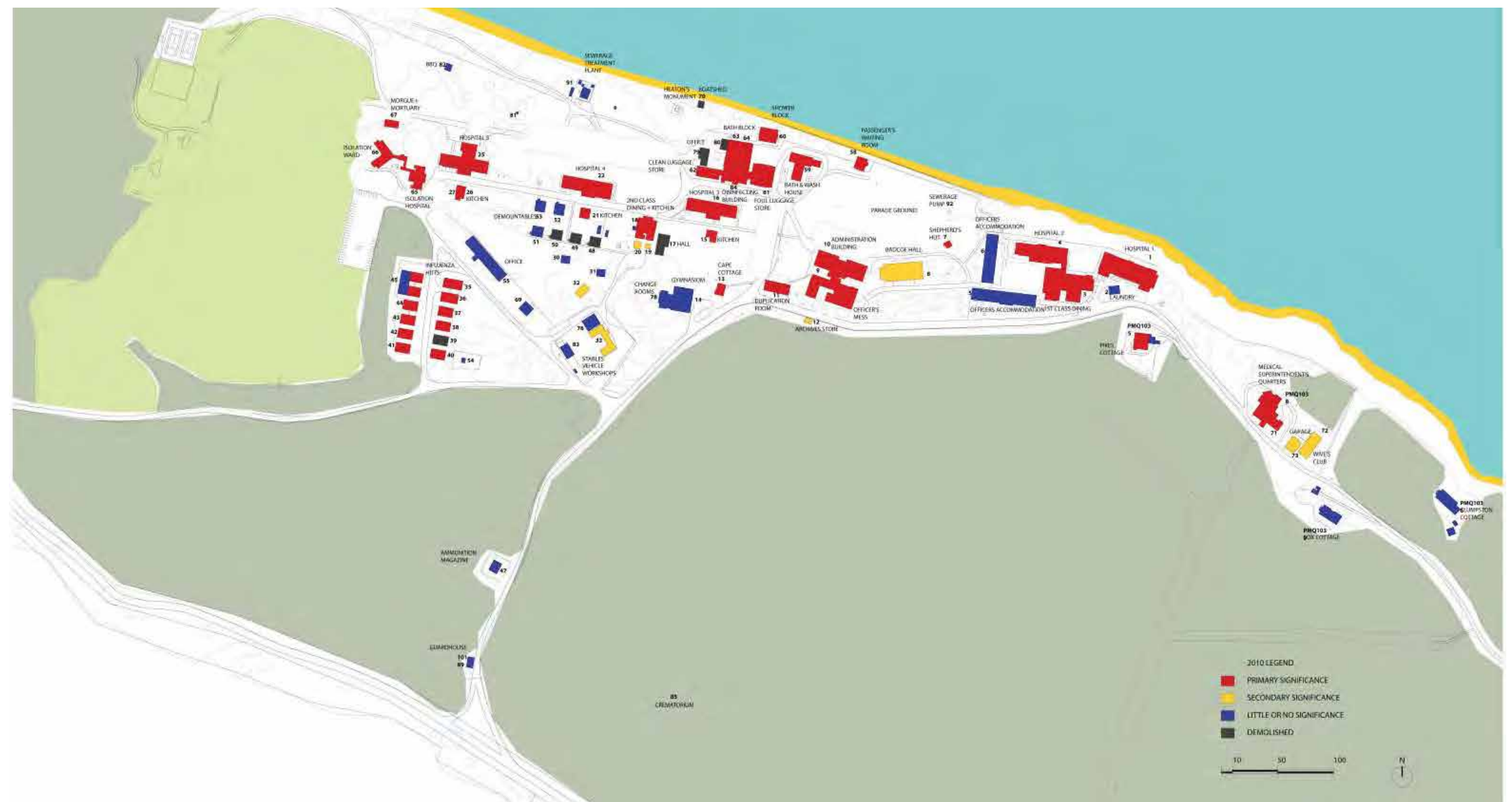
**Monash Light**  
Monash Light is proposed to be developed as a destination Lookout with stairs and cantilever viewing platforms south and north, capturing very extensive panoramas of the coast, the Bay and the City, and well as the entirety of the Park.

**Cottages**  
Cottages at Gunners Cottage, east of the Quarantine Precinct and within Police Point Park need ongoing maintenance as well as decisions as to their future use, in collaboration with Mornington Peninsula Council.

**Toilet and Other Facilities**  
A number of new and refurbished buildings on the site will be required as public toilets, picnic shelters and people mover shelters.

**Campground**  
A possible proposed campground is located west of the Quarantine Precinct. It would need facilities such as toilets, showers, a barbecue/cooking area under cover and perhaps a meeting/day room. Building 45, the joined pair of influenza huts, can provide some of these facilities.





Quarantine Station: Heritage Significance

## 4.4 Interpretation

### Place Narrative

Point Nepean National Park has played a crucial role in the shaping of Melbourne because of its unique combination of natural and human resources. The Boonwurrung/Bunurong people witnessed the drowning of this ancient river valley and have been its custodians ever since. Sealers, sailors, lime burners and timber getters exploited its resources to build Melbourne and create a new home for themselves. The new flood of immigrants seeking gold brought new skills - and diseases, that required a Quarantine Station to manage them. It's qualities of isolation and surveillance were also ideal for fortifications and lookouts to defend the city. From here was fired the first shots of both world wars. It's rugged bush and coast have provided good training grounds for officer cadets and army medicos, while its sheltered bays and groves provide sanctuary for marine and bushland species, as well as safe haven for Kosovar refugees. This unique cultural landscape with many stories to tell is now managed for the people of Victoria and their visitors.

This is the grand narrative of Point Nepean National Park based on its sequential layers of occupation and use. It is the framework for a Point Nepean National Park book that will surely be written. But we experience place by moving through it, with all our senses alive to its shifting shapes and moods - its sense of place. How then to translate this place narrative with its major historic themes into a spatial experience for visitors as they explore the place?

### Interpretation Concepts

The approach to interpretation for Point Nepean National Park has been guided by the following underlying concepts. These are not the interpretation themes to be presented to visitors but the messages that underpin them.

#### Cultural landscape

Point Nepean National Park is a unique cultural landscape, its genius loci created by the peculiar entanglements of nature and culture across time. When people inhabit an environment they create a cultural landscape. They leave traces, for days or millennia. Point Nepean National Park is strewn with such relics - of middens, abandoned camps and battlements. As people have crossed and grooved the place, it has given of itself - limpets to shell midden, sheoak to furnace, limestone to mortar, high ground for surveillance, hollows as camps, cleared and fenced to make boundaries of isolation and identity.

The idea of a cultural landscape is not about how humans have exploited the environment, as if nature is docile and static, but rather a dynamic and fluid relationship of give and take. We need to imagine that the landscape has spirit and force in the way Aboriginal landscapes breathe with the spirits of ancestors. Their presence is celebrated in story and song to conserve place, community, culture and identity. It's not a competition between nature and culture but of learning to live in nature - it's our only home!



### Health and healing

From Bobbinary, the famed Boonwurrung/Bunurong healer, to medical treatment of the quarantined to the School of Army Health and safe haven for Kosovars, Point Nepean National Park has been a place of healing. There have also been experiences that have created wounds in psyches and sites. Point Nepean National Park can be a new place of healing for the 21st century - healing country through restoration ecology and healing communities through reconciliation of peoples and place.

### Xray

Things seen and unseen - dramatic cliffs with miniscule microbes in its limestone body, vast kelp forests sheltering tiny seadragons, moonah woodland home to shy nocturnal bandicoots - and past hidden forces and threats of diseases, artillery and isolation.

### Focus and fragments

There are powerful focal points to concentrate interpretation - Quarantine Station disinfecting complex, Fort Nepean, Cheviot Hill lookout, Wilson's Folly regeneration. In between these are many fragments - middens, ruins, camps, burrows, nests - more cryptic and archaeological - like fragments that need to be gathered and clustered to reveal meanings and stories.

### Trails, clearings and gatherings

A network of trails - like threads - each a story - woven into a rich tapestry that, like the place itself, reveals itself as a palimpsest - eroded by time, weather and human interventions, built on, blasted and burned - restored and renewed with healing fire - now a place for public gathering, learning, creativity and healing.

### Spatial stories

We make place from space by telling story - the stories are in the place itself - embodied memory and matter of those who have crossed and grooved the site before.

We humans make sense of spaces by telling story.

And story makes space into place - hence 'spatial stories'. A spatial framework based on story makes sense for Point Nepean National Park, not only to convey its unique 'sense of place', but through curious engagement and entertainment to entice visitors to go out and explore the park itself. As we ramble through the site, stories seem to unfold like a conversation across time and place.

The spatial framework for the Point Nepean National Park interpretation is made clear in the Concept Diagram (4.2). The two key interpretation experiences at the Quarantine Station and Fort Nepean are connected by a series of cultural landscape trails - bay, ocean and bush - each revealing sites and stories responding to the different experiences and moods of the environment. The Monash Break, a dramatic landscape scar, bisects and connects the trails.





4.5 Circulation

The Concept Plan for Point Nepean National Park is supported by the following assumptions regarding circulation around the site:

- Private vehicles will enter via Defence Road and proceed to the main carpark at the Quarantine Station via a one-way clockwise loop along Danson Road and Ochiltree Road.
- Overflow car parks for large events and peak periods are located on the southern end of Jarman Oval.
- Tour buses (tourists and students) will enter as above. School groups may stop at a site orientation/education centre (existing visitor centre) at the entry before proceeding to the Quarantine Station carpark.
- The Grenda public bus service will enter the site as above and stop at a designated bus stop in the Quarantine Station carpark.
- Service vehicles for the Quarantine Station and greater site will enter as above.
- Service vehicles for the proposed lodge/boutique hotel will enter via Franklands Drive and exit via Ochiltree and Defence Roads.
- Lodge/boutique hotel accommodation patrons will park in the existing visitor centre carpark and enter and leave the site and hotel via a valet (or similar) service on Franklands Drive.
- Lodge/boutique hotel staff will park in the existing visitor centre carpark and enter and leave the site and hotel via an internal self drive system along Franklands Drive.
- Non lodge/boutique hotel staff will enter via Defence Road and the Danson and Ochiltree Roads one-way loop and utilise a designated carpark at the Quarantine Station.

- The people mover will continue to be a major form of transport on the site following the route along Defence Road between the Quarantine Station and Fort Nepean. Stops are proposed at:
  - Quarantine Station
  - Intersection with east end of the Ocean Lookout Trail
  - Intersection with the Monash Break
  - Gunners Cottage
  - Intersection with Coles Track
  - Cheviot Hill path
  - Fort Pearce
  - Fort Nepean
- Walking trails will link the Quarantine Station with Fort Pearce via three alternative routes:
  - Ocean Lookout Trail which provides spectacular views of the coast and Southern Ocean at designated lookouts
  - Bay Beach Trail along the Port Phillip Bay beach
  - Woodland Trail Network which provides a range of alternative routes through the hinterland of the peninsula.
  - A further walking opportunity exists along the Monash Break which utilises the Break to provide a unique perspective on the history of the site.
  - Note: Proposed walking trails along the Monash Break and the Cheviot headland are not specifically included in the park Management Plan
- A sea kayak route is proposed from the Quarantine Station beach to Fort Nepean.
- Bicycling is accommodated along Defence Road to the Quarantine Station carpark and along both Defence Road and the Coles Track to Fort Nepean. Bicycle racks are proposed at:
  - Quarantine Station
  - Intersection of Defence Road with the east end of the Ocean lookout Trail
  - Gunners Cottage

- Intersection of Defence Road with Coles Track
- Fort Pearce
- Fort Nepean
- The above bike rack and people mover stops are locations where visitors can change from bicycling to people mover or walking.
- Water access will be promoted by:
  - Provision of mooring facilities off-shore from the Quarantine Station
  - A jetty/wharf at the Quarantine Station
  - Boat landing permitted on the beach between the Quarantine Station and the west side of Jarman Oval.
  - Provision for divers and snorkelers with equipment to access bay waters at the Bend



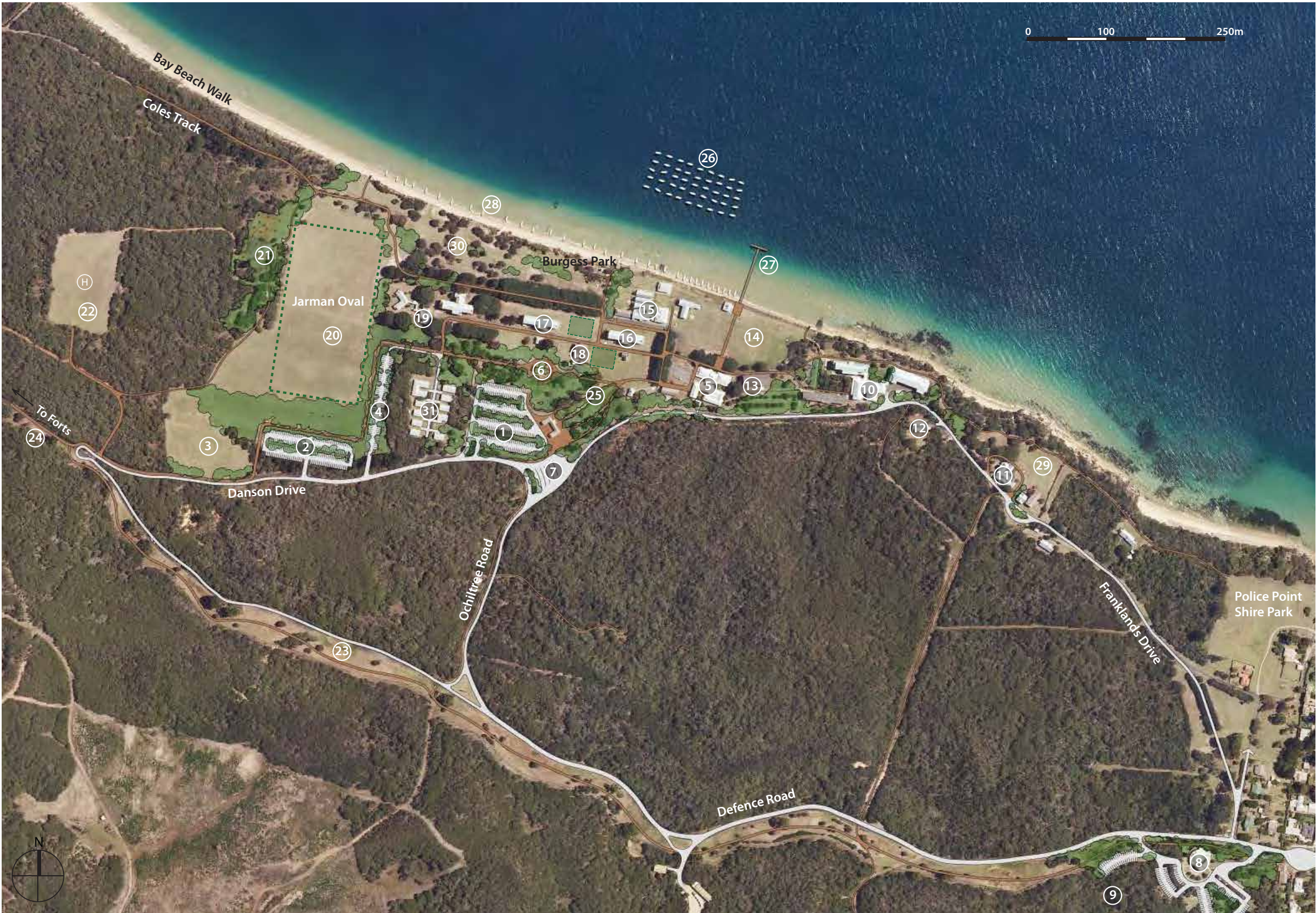


Numbers correspond to the actions in Section 4.2 Concept Plan.

## Point Nepean National Park Master Plan



- 1 Carpark for daily visitor use - 150 cars
- 2 Overflow carpark - peak use - 150 cars
- 3 Overflow carpark - event use - 200 cars
- 4 Staff carpark - Quarantine Station - 90 cars
- 5 Visitor Information Centre
- 6 People Mover Stop
- 7 Bus Park - 5 buses
- 8 School Group Orientation Centre
- 9 Hotel Patron and Staff Carpark - 120 cars
- 10 Lodge/Boutique Hotel & possible restaurant
- 11 Boutique Hotel Suites & Functions
- 12 Staff Accommodation and/or hotel ancillary functions
- 13 Conference Cntr & Officer Cadet School Interps
- 14 Event Lawns
- 15 Interpretation Centre
- 16 Artist Studios and/or active recreation support facilities
- 17 Budget Accommodation
- 18 Community Group Facilities
- 19 Respite Apartments
- 20 Jarman Oval - recreation/events/polo
- 21 Hosted Camp Sites
- 22 Occasional Helicopter Landing Site
- 23 Road Access via one way loop
- 24 People Mover, Bicycle and Pedestrian access to Park
- 25 Paths to Visitor Information Centre beneath new vegetation
- 26 Moorings for day use only
- 27 Jetty
- 28 Beach Access for recreational boats
- 29 Outdoor function space
- 30 Upgrade picnic facilities in Burgess Park
- 31 Low cost accommodation/workshops



Quarantine Station & Park Entry Environs



## 5.0 Future Uses

### 5.1 Introduction

One of the significant challenges in developing the Master plan lies in determining the future uses of the various buildings and sites that make up the former Quarantine Station.

The variety and attributes of the buildings, their location on the site and the village like quality of this precinct provide the basis for a wide range of uses. These uses might range from community-based activities to activities that are best provided by the private sector, provided they meet key criteria that support the long-term protection and conservation values and the spirit of the place.

To assist the development of a Future Uses Plan and support the creation of a viable long-term Master plan, a series of investigations were undertaken. These included:

1. A document review of all known plans in which alternative uses were proposed
2. Consultations with government, not-for-profit and private sector experts who could provide insight into future uses

The core uses suggested through this process fell clearly into 3 themes:

- Recreational uses eg sightseeing, walking, cycling, kayaking, snorkelling and diving, camping, play and picnics
- Cultural uses eg interpretation of indigenous culture, quarantine and army history, arts activities festivals, events and markets
- Educational uses eg schools, tertiary studies, University of the Third Age and Centre for Adult Education courses, conferences and seminars, community programs

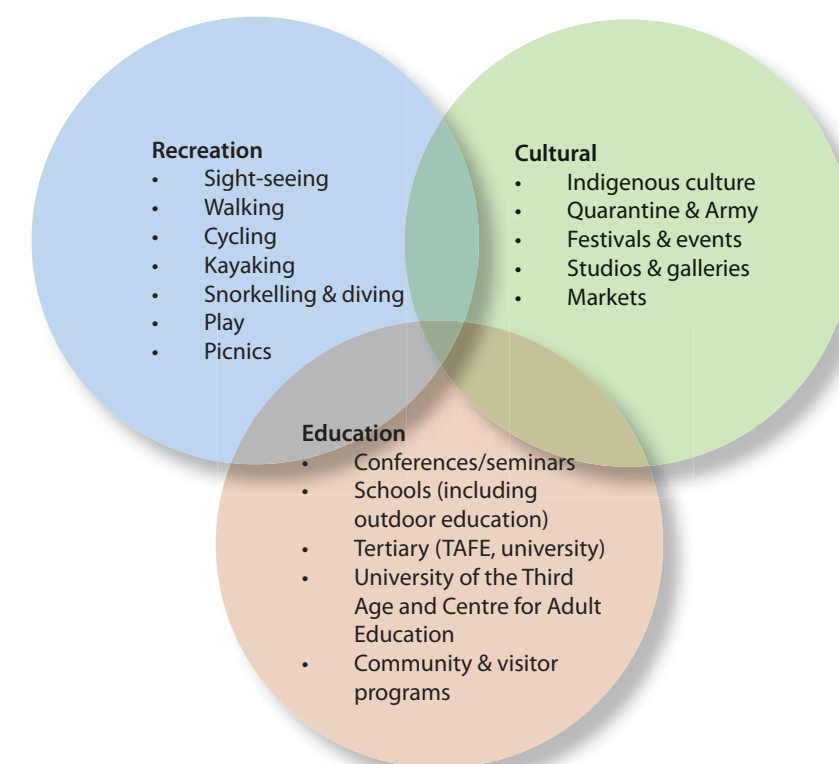
The future uses envisaged throughout the investigation are based on the heritage and natural qualities and meanings that are embedded in the site. They embrace the community ownership of the land and the need to ensure that it is accessible to the widest range of visitors. The themes are strongly integrated and mutually supportive. Together they can drive the

creation of a unique and authentic place with a diversity of activities that will have popular appeal and evolve with the needs of the community.

The proposed future uses strongly support Parks Victoria's Healthy Parks: Healthy People objectives through their emphasis on recreation, artistic pursuits, environmental education, and physical and psychological wellbeing. All uses have also been tested against their appropriateness to the available building spaces and the constraints of the relevant conservation management plan.

To support the core uses the investigation suggested that there be support uses. These were associated with arrival and access, staying on site and basic support infrastructure that underpins all uses:

- Arrivals and access uses eg roads, paths, transport infrastructure (transporter stops etc) and parking
- Staying on site uses eg accommodation, food and beverage and retail
- Support infrastructure eg lighting, signage and utilities



5.2 Proposed Core Uses

Recreational Uses

The investigation supported the premise that Point Nepean National Park was ideally placed to provide a wide range of recreational activities, both passive and active. The recreation uses are seen as diverse and plentiful. They range from a simple walk, cycling or picnic, within or near the ‘village’ to serious and specialist pursuits such as diving and kayaking. Whilst these activities might be initiated from the Quarantine Station, they span the park in terms of where they might be undertaken.

At the Quarantine Station the recreation uses are largely walking and picnicking, or games and free play. The tracks in the Master plan have been designed to ensure that these activities are enhanced by attention to their length, the linking of destinations and the optimisation of views. The open space areas are designed to attract as varied uses as possible. However, it was also envisaged that the more serious pursuits that take visitors into the more isolated areas of the Park could have a central focus at the Quarantine Station. These pursuits can be introduced to newcomers and suit experienced practitioners through the provision of orientation and information, education, training and the hiring of specialist equipment and clothing.

Cultural Uses

The consultation revealed that the Park is recognised as being strongly significant, for its history, its culture, its natural attraction and its strategic location. It offers a unique set of cultural experiences that illustrate the long and varied history of the place. These include:

- Aboriginal knowledge, history and culture
- Early European settlement, including its defence uses
- Establishment of the Quarantine Station
- Later uses for army officer training and as a temporary refugee camp

These experiences together with the rich natural history and habitat and the relative isolation of the location are also recognised as having, over a long period of time, supported a dynamic range of cultural activities which are not as evident, but which continue today. For example, the beauty of the Park is recognised as having inspired artists and musicians over a long period and it was recognised in the consultation process as a rich source of continued inspiration into the future.

The location however was recognised as both a strength and a weakness. The distance from the main centre of population, and even from local centres of population place constraints on the activities that might be successful here. The need for strongly focussed and unique attractions that have the ‘pull’ that makes the travel effort and time worthwhile is important. This is unlikely to be a single attraction; rather the place lends itself to multiple experiences that together provide critical mass. Such attractions – galleries, artists’ workshops, sculpture, interpretive exhibits and recreational activities such as guided tours – must also respect the place and be of sufficiently high quality to make a special journey worthwhile.

These activities were seen as being able to form a major opportunity to create a substantial tourism destination for the state and, together with accommodation offerings and food and beverage significantly lengthen the visitor dwell times. The consultation suggested that, since cultural activities are in themselves generally provided as not-for-profit activities they require investment by governments in the form of capital or grant funding. In order to progress these uses it was suggested that the next stage planning should take account of the range of economic and community benefits focussed on a range of policy areas across government.

Education Uses

The education uses largely spring from the cultural and recreational uses. Education uses canvassed related to both formal education opportunities – schools

and school based outdoor education, and informal opportunities – adult education and specialist services. **Formal**

The consultation revealed that Point Nepean is in a unique position to offer outdoor and environmental education opportunities for schools that are currently only available at much greater distances from Melbourne. In addition, the availability of knowledgeable rangers could facilitate interaction with the site. A number of schools have the opportunity to undertake this type of education at their own venues or at other camps around Victoria, however there are schools who are not in this position and activities close to Melbourne yet offering relative isolation would be seen as more accessible and affordable.

In particular interest was recorded in the development of facilities that would allow students to stay overnight at the Park and undertake a number of land and water based activities during their stay.

It was emphasised in the investigation that these activities must be designed such that they are directly linked to the roll-out of the National Curriculum and to the specific needs of the study areas targeted. Another area mentioned as being a potential opportunity was the education of indigenous youth and education about indigenous culture. Currently there are limited opportunities for this specialist education and, once again the special characteristics of the site provoked this response.

There is interest in developing what is known as a UNESCO Observatory. It was pointed out that:

- Point Nepean is a unique place in Victoria and has immense opportunity to offer education and arts experiences for a variety of audiences, but especially for indigenous youth.
- A model of education pioneered at Warawa Aboriginal College in Healesville offers an opportunity encompassing literacy, numeracy, science, the environment, the arts and wellbeing. This utilises the setting of the college (Coranderk) and has a residential component.

- Point Nepean would make an excellent campus for a similar initiative offering an intensive immersion program at that site.
- A partnership hosting the UNESCO Observatory could establish a cultural education centre or ‘Observatory’, partnering with traditional owners. The centre would target schools with a higher proportion of indigenous students but take both indigenous and non-Indigenous students.
- The UNESCO Observatory would bring its extensive experience with cultural education programs across Australia and internationally and establish Point Nepean as the site for a world leading alternative high school integrating Indigenous values with environmental management and cultural heritage.

Conferences and Training

Participants in conferences and corporate training programs often prefer to be in places somewhat remote from distractions (such as too close to work or urban attractions). Point Nepean is ideally located, being only around two hours from Melbourne, and presenting as a somewhat isolated place but with wonderful ancillary offerings.

Indications were that conference and training facilities would be well utilised, particularly if associated with support accommodation. Badcoe Hall is a potential site for these activities.

Informal

Informal opportunities such as those offered by the CAE and U3A are possible at Point Nepean, but the consultation suggests that these are already well catered for at other locations and that users like to undertake these regular activities close to home.

Informal education associated with recreation and culture might be more successful with a one-off ‘masterclass’ approach that would serve a visitor and conferencing market, rather than the local population.

### 5.3 Proposed Support Uses

The recreational, cultural and educational activities will not achieve their potential without services that provide support and enhancement. The proposed support infrastructure and activities provide a mix of uses that ultimately leads to a greater appreciation of the natural and cultural assets represented at the Park through longer stays and increased visitor satisfaction.

The major support uses, services and facilities are:

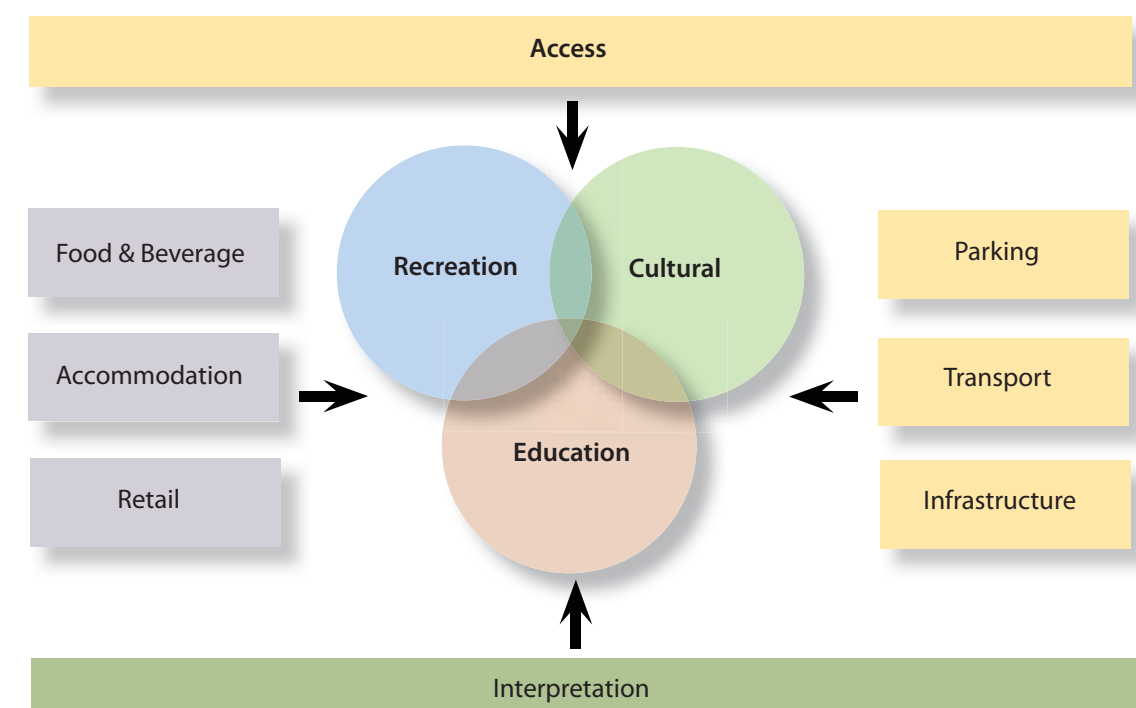
- Transport
- Accommodation
- Retail and Other Services
- Information, Orientation and Wayfinding
- Programmable event spaces
- Site utilities eg electricity, telecommunications etc.
- Marine infrastructure such as a jetty and moorings

#### Transport

Many people will choose to travel to the Park in a private vehicle and to ensure that these visitors are accommodated appropriate parking is provided close to the Quarantine Station 'village'.

**Bus Terminus:** to ensure that travellers are encouraged to use public transport, it has also been recommended that the terminus for public buses also be located at the Quarantine Station, thus bringing all visitors to a central starting point where orientation, information and other services can be provided in an efficient and effective manner.

**Transporter:** the Park is extensive and much can only really be appreciated on foot. To reach the more distant attractions a specialist transporter will continue to provide an efficient means of moving numbers of sightseers, walkers and cyclists to and from these points. The proposed stops support engagement with the recreation and cultural experiences that can be accessed from those locations.



Above Proposed support uses, services and facilities

### Accommodation

Many of the uses explored during the consultation are interdependent. Accommodation is especially important. If there are few activities, then there is little incentive to stay. If the activities are numerous, then they cannot be enjoyed fully within the day.

Importantly the site presents strong opportunities for a variety of accommodation types as there are a number of buildings on the site that were built for this purpose and, whilst change is required to suit the customer of the future, the basic structures are still suited. The consultation suggested that there are opportunities at a number of levels and to meet the needs of a variety of likely markets:

**Lodge/Boutique Hotel:** this facility would suit leisure visitors to the site as well as business guests who may wish to hold meetings and conferences at this location. This type of accommodation should ideally be capable of providing some 100-120 rooms and is currently envisaged in the former Hospital Buildings 1 and 2, and a new building generally on the footprint of one of the adjacent army dormitory buildings (see section 8.0)

Hotel business models require multiple revenue streams and visitors staying at such places also expect additional services such as dining, pools, spas and health treatments. Investors expect to be able to investigate the provision of a number of such services, working potentially in an integrated way with recreation, cultural and education users on site.



Future Uses Plan

**Budget Accommodation - Backpacker Lodges and Camps:** recreation users are frequently visitors who wish to spend less on accommodation. These facilities were seen to best be provided in the Hospital Building 4. In particular the education consultation specified a preference for overnight accommodation in low cost ‘huts’ or tents so that students could spend a number of days exploring and undertaking a variety of activities.

**Specialist:** Previous studies have suggested that there is a market for special health related or respite accommodation, for groups and individuals that would benefit from the relative seclusion that the site offers. The consultation suggests that this need appears to still exist and might be provided for at Hospital Building 5, adjacent to recreation and play areas.

This proposal is independent of the proposal to provide respite facilities at Gumpstons Cottage near Police Point Shire Park.

### Functions, Food and Beverage

Functions, dining and other food and beverage offerings are significant opportunities and work with other services across the site to enhance the visitor experience. Major functions such as weddings work with the accommodation and could be housed in the former Commandants House, providing an exclusive and private venue for such events.

Cafés, wine bars and other dining experiences are expected by visitors and will be needed to service a range of markets. These services integrate with others eg conferences and training, education and cultural uses, and could be associated with the Lodge/Boutique Hotel, the visitor information facility, the Commandants House, or in buildings along the Bay foreshore.

### Orientation, Information and Wayfinding

These uses will obviously be spread across the site, but since the Quarantine Station is a central arrival point with a number of buildings and look out points, it lends itself as a point where these services are initiated. These uses can be delivered through a range of contemporary interactive and passive exhibits, updated frequently to ensure their continued relevance. However there are also numerous service providers that can support the visitor’s curiosity and thirst for knowledge. Providers of tours could be located and have a starting point at the site. Importantly, on-line provision of podcasts, phone apps and other digital sources of information can also be developed (and sold) offsite to enhance the assets with information that allows visitors to probe deeply into detail without intrusive signage.

Section 8.0 provides a detailed analysis and description of the suitability of the above uses within the Quarantine Station buildings.

### Future Processes

The consultation with prospective users of the Quarantine Station across a range of sectors has shown considerable interest, compatibility with Parks Victoria’s objectives, and suitability to respond to the physical, social, environmental and economic constraints and opportunities of the site.

A further process of consultation and ongoing negotiations will be required to establish the appropriateness of each activity. In addition, economic viability will require testing, along with detailed analysis of building suitability and required investment for adaptive re-use.

In some cases a formal expression of interest process will be required to establish the best operator to deliver the desired services within the park.





## 6.0 Interpretation

### 6.1 Orientation

The key approach to interpretation for Point Nepean National Park is spatial, that is stories are told in the context of where material traces give evidence of past uses, whether a Quarantine Station, fort, shell midden or Plover's nest. The spatial framework for interpretation is made clear in the Concept Diagram (4.2). The two concentrated interpretation experiences at the Quarantine Station and Fort Nepean are connected by a series of cultural landscape trails - bay, ocean and bush - each revealing sites and stories responding to the different experiences and moods of the environment. The Monash Break, a dramatic landscape scar, bisects and connects the trails. The following outline of interpretive experiences follows the spatial framework of the Concept Diagram.

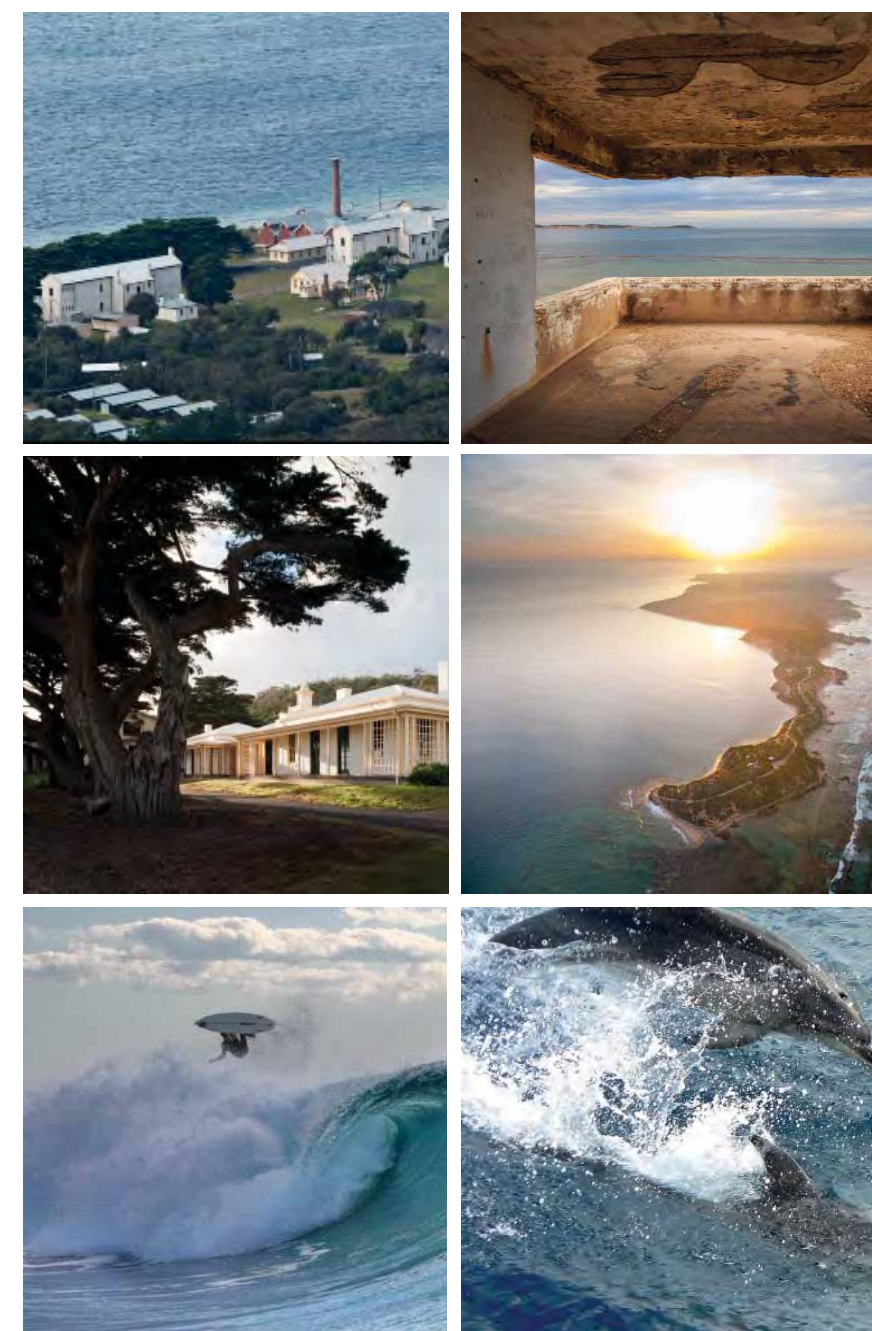
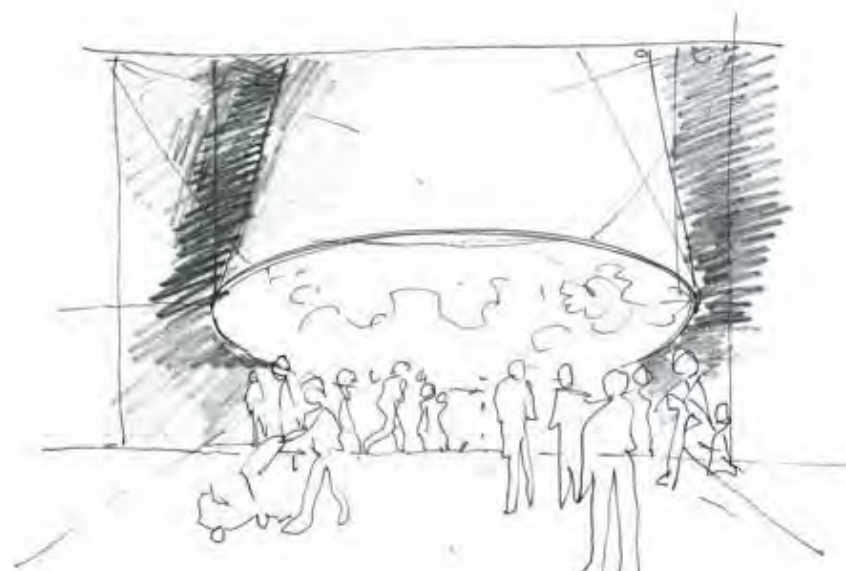
Most people will come to Point Nepean National Park through Portsea village to arrive at a new landmark entrance. From entry to car park there are glimpses of the distinctive Moonah bushland, a transition from urban sprawl to parkland sanctuary. From the car park, visitors meander through the Point Nepean National Park orientation area within the old Quarantine Station grounds, now landscaped to give a welcoming village atmosphere.

#### Visitors Information Centre

The new Visitor Information Centre, cleverly adapted in the old Administration building, is a place to orientate, get information and make choices of what and where to go in the Park. It is not a conventional 'Visitors Centre' with extensive interpretation that often substitutes for the experience of exploring the place. Rather it offers key information to help visitors explore the place according to their personal interests. As background it will outline the Place Narrative, the chronological history of the place from Boonwurrung/Bunurong to early settlement and quarantine and defence uses (see 4.4). It will provide a range of maps and trail guides for visitors to use on their spatial journey of the Park and its varied interpretive experiences. Above all, there will be a 'Flyover' experience to orientate people to the dramatic cultural landscape of the peninsula as a whole.

#### Flyover

Because all visitors to Point Nepean National Park will arrive, by road or water, at the Orientation area in the old Quarantine Station grounds, it is important to give them a brief and dramatic sense of the scale, complexity and wonders of the Park as a whole, not apparent from this first point of contact. The 'Flyover' experience, a multimedia event in the Visitor Information Centre, seeks to do this through a short and immersive filmic fly over the Park - aerial vistas of cliffs, the point, underwater wonders, fort tunnels, woodland, bay coasts, dolphins and into the Quarantine Station from the water as migrants would have before.





## 6.2 Quarantine

The Quarantine Disinfecting/Bathing complex is an evocative cluster of buildings to experience and interpret the Quarantine Station operations of 'processing' quarantined migrants. The intact configuration of 'operations' is the 1900-1950s phase and should be restored and reconstructed as fully as possible to this period. This complex is not just a shell to house a 'museum' but is a unique historic site that will provide a series of interpretive experiences, some where the building operations speak for themselves and others where contemporary exhibition techniques will be used to convey messages and stories about the people who used the place over time.

### Luggage tramway

The original luggage tramway rails will be preserved and reconstructed from the jetty throughout the Disinfecting/Bathing complex. This will allow the original trolleys to be used with luggage and labels as interpretation. The parallel rails are also ideal to guide

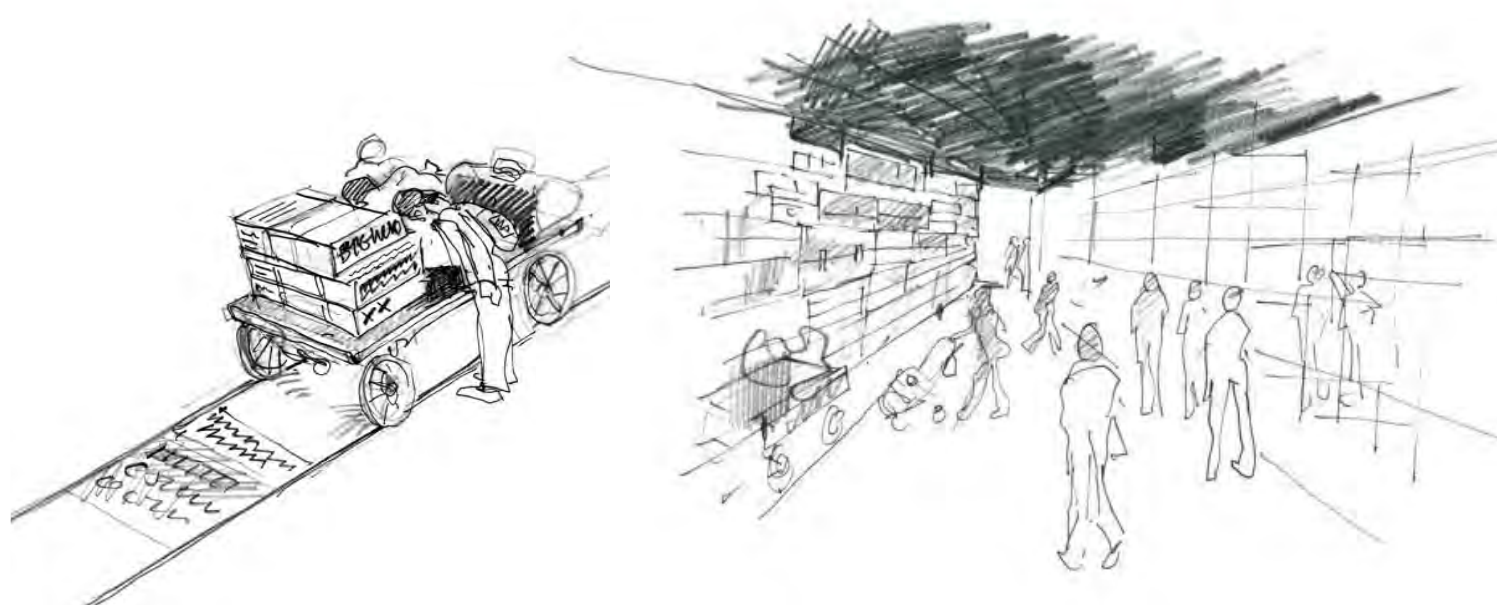
people through the complex from the jetty through the strict stages of quarantine. Paving between the rails will also carry text and image to interpret the buildings and the sequence and purpose of quarantine operations.

### Foul Luggage Store exhibition

This is an ideal large open room for a contemporary exhibition 'installation' on the broad theme of quarantine, disease, migration and public health between 1850 and 2000. Many of the historic themes are of great relevance today, such as the fear of contagion and people crossing borders.

### Fumigation & Boilerhouse

This area will be restored and reconstructed to as close to operational character as possible. The evocative fumigation machinery and hot water boiler convey an eerie sense of the modern 'machine' to treat unseen contagion.





## 6.2 Quarantine continued

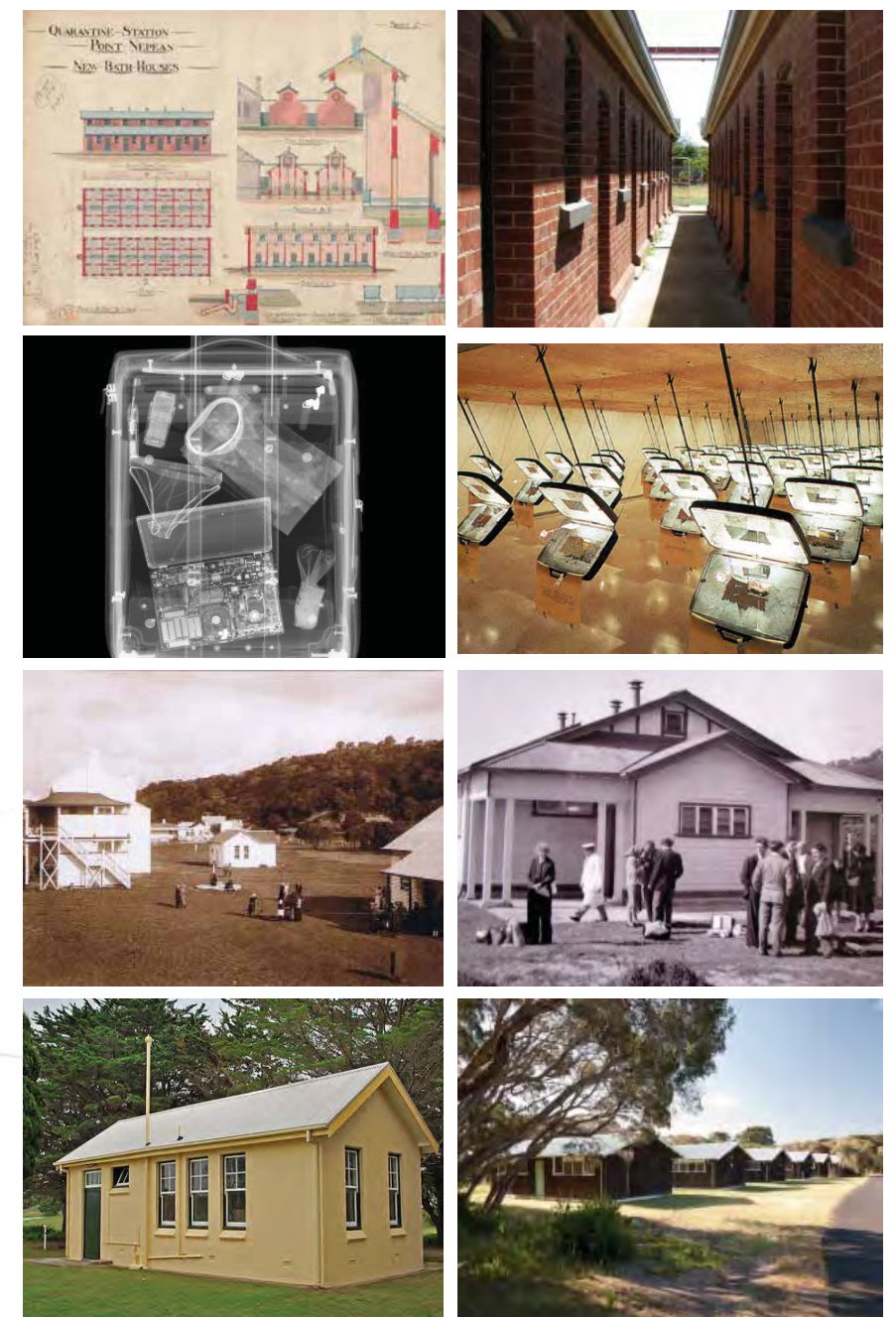
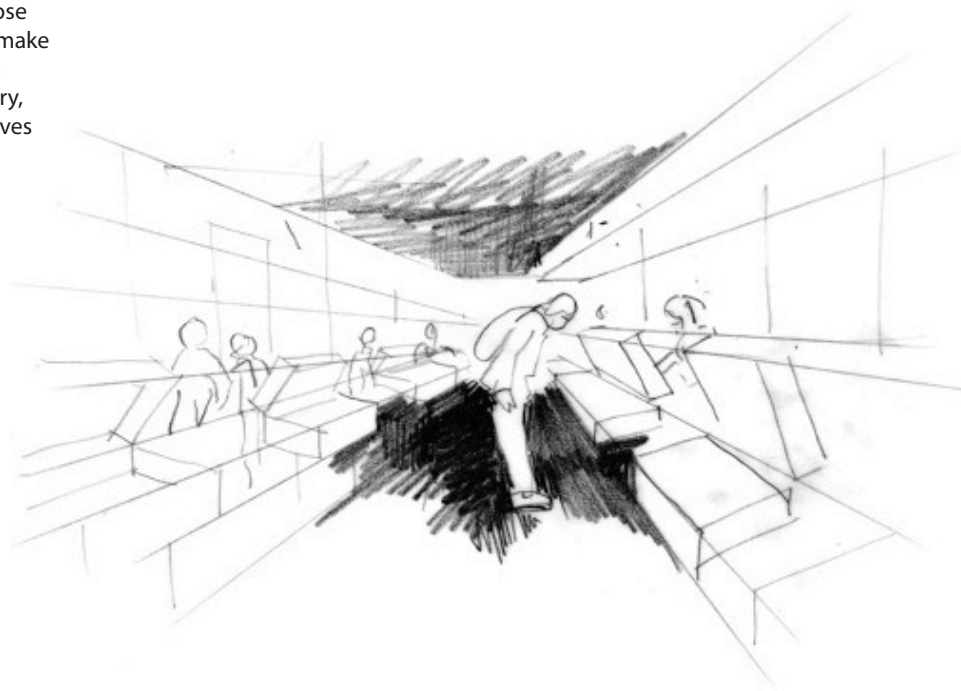
### Bathing complex

The c1900 redbrick bathing complex will be fully restored and reconstructed. The elaborate arrangement of bathing cubicles and the system of entering and leaving them allows visitors to interact with each other in strange and sometimes comical situations. This is an ideal example of an historic site providing interpretation by visitor spatial interaction and performance.

### Clean Luggage Store exhibition

This simple room at the end of the quarantine processing journey is an ideal space for a contemporary exhibition about the personal stories of those who went through quarantine at Point Nepean - from the first Ticonderoga passengers in the sanitation camp of the 1850s to the Kosovars given 'safe haven' in the 1990s. Individual case studies will be researched and interpreted through photographs and personal belongings.

When visitors leave this Quarantine interpretation centre they will have a good understanding of the Quarantine Station operations and options for those who passed through here. From here visitors will make sense of the various operations scattered through the broader site - hospitals, isolation area, cemetery, morgue, crematorium, leprosy station, consumptives camp.

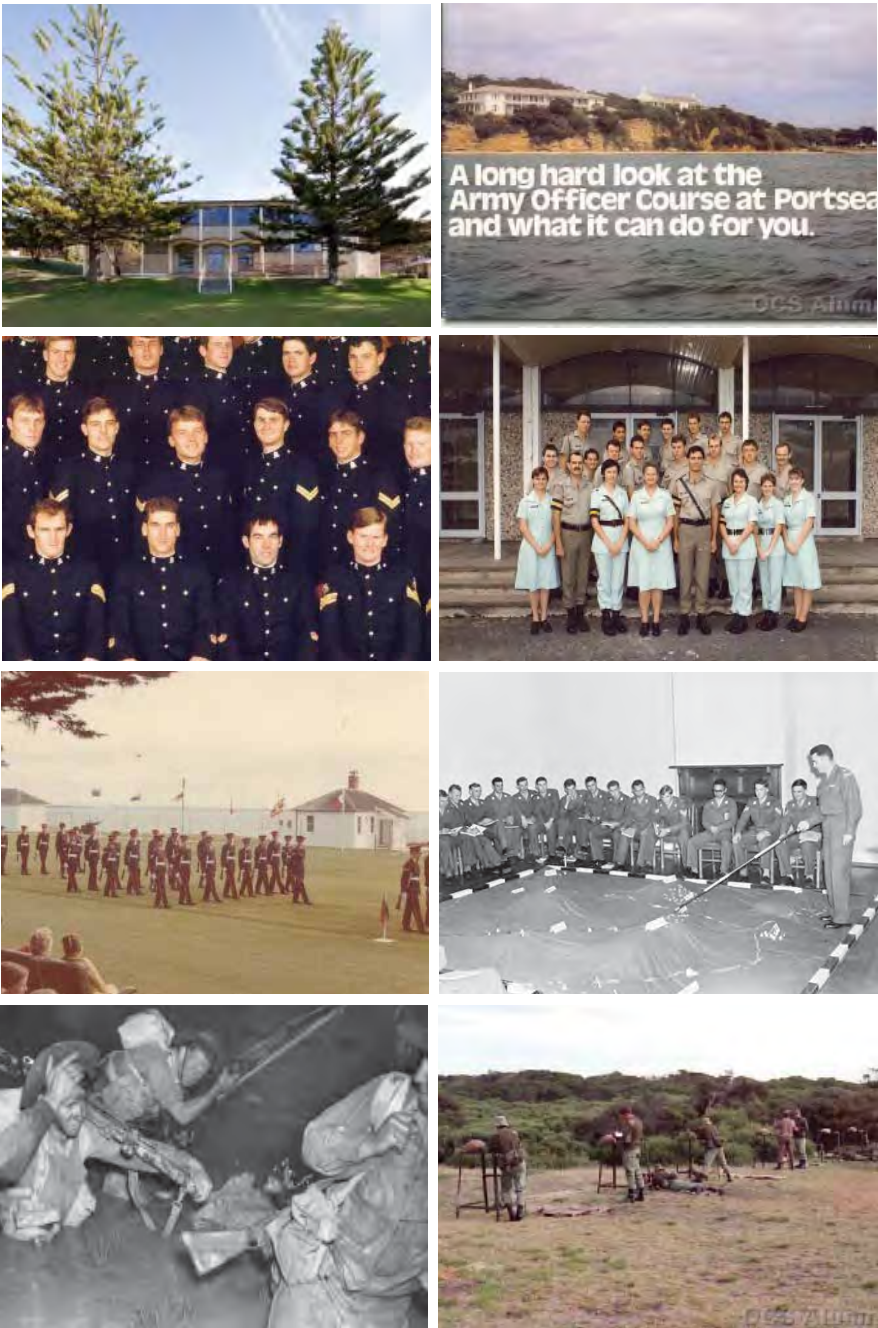




6.3 Cadets

The colourful stories of the Officer Cadet School and the School of Army Health from the 1950s to 1980s will be focussed on in Badcoe Hall. The design and fit out of a dedicated interpretation space in Badcoe Hall will be developed to take advantage of the rich sources of information from this period of use, especially the reminiscences, photographs and memorabilia of the OCS Alumni. New technologies allow stimulating methods of accessing this range of material in individual and group interactive ways, especially the use of gaming and simulation techniques. The method of displaying an interactive scrapbook of OCS memorabilia on a light box with projections is an ideal medium for this material.

Enough information should be provided in Badcoe Hall to allow visitors to make sense of the scattered sites throughout the Park that were used for training and parade - parade ground, rifle and pistol range, accommodation and recreational areas. There is a great opportunity for guided tours of sites by members of the OCS Alumni - from gentle walks with playful reminiscences to strenuous 'boot camp' workouts.

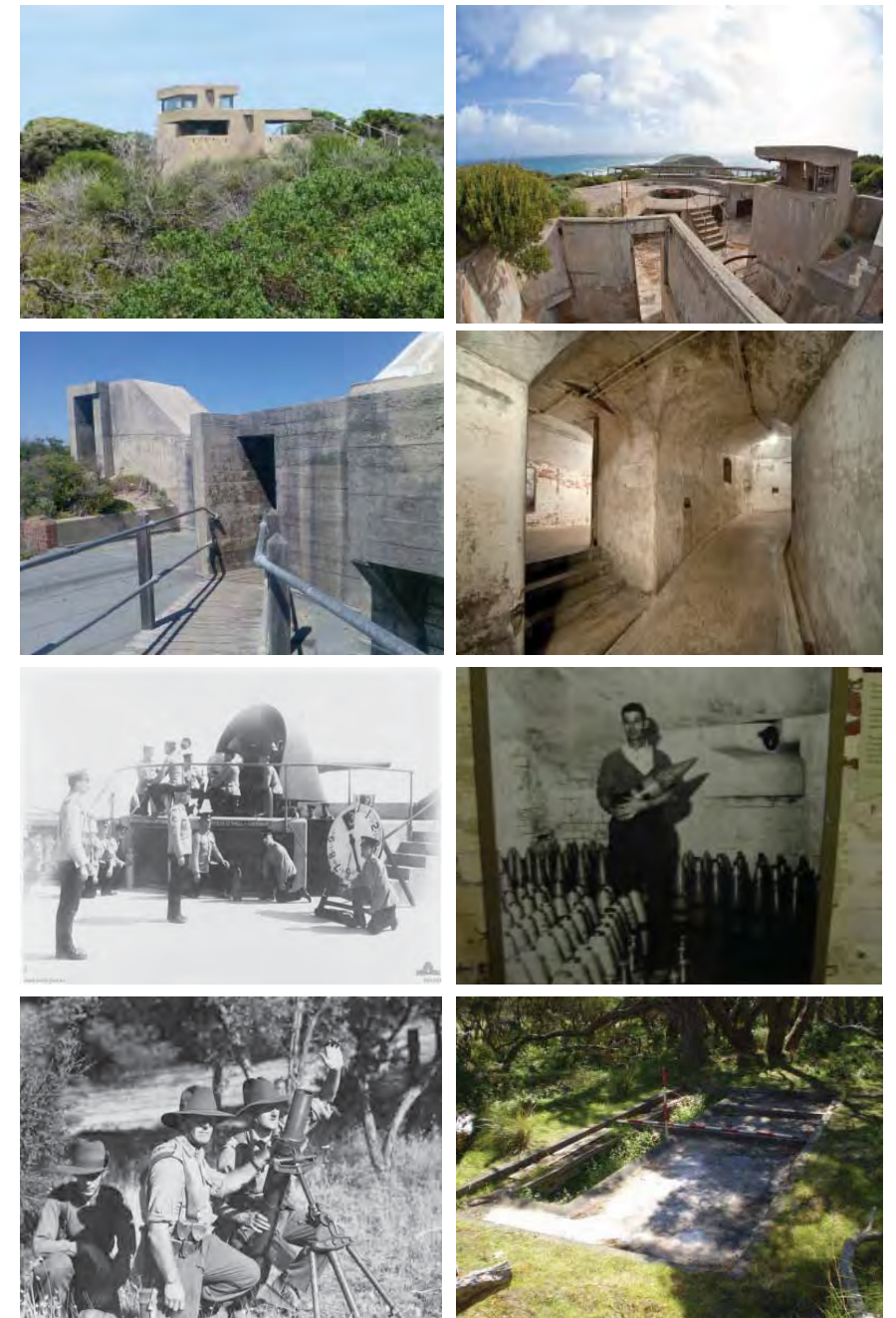




## 6.4 Defence

The primary focus of interpretation of the phases of Defence use at Point Nepean is Fort Nepean and Fort Pearce because of their key locations and evocative spaces for both intimate and dramatic visitor experiences. Point Nepean fortifications were part of a wider system for the defence of Port Phillip. This function is demonstrated by the visitor experience of using the various gun placements as lookouts across ocean and bay.

The approach to conservation and interpretation of the broader fort area should be eclectic - from careful restoration of certain areas, reconstruction of key areas such as gun 6 (first shots of WW1) to a 'leave alone' approach to allow much to continue as a ruinous landscape. Some areas could be strategically planted to create evocative hanging gardens and resting areas. Some underground spaces lend themselves to 'black-box' interpretive experiences on local environmental themes - see 6.8.

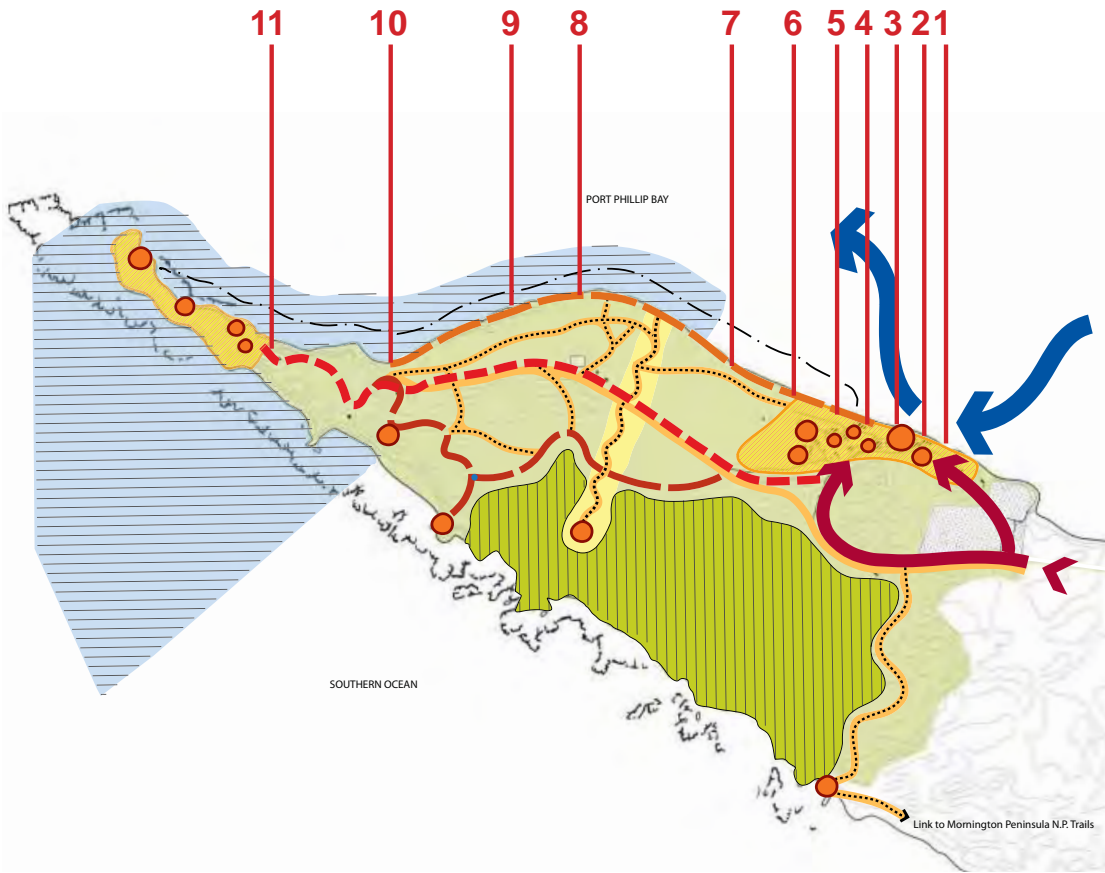


6.5 Bay Trail

A littoral zone of bay beaches, bends and points, this is a gentle and scenic walk with many relics to reveal the stories of those who have occupied the place.

The various sites along these trails will be interpreted in different ways appropriate to the site. Besides conventional signs and guide maps there could be hides, seating, lookouts, and listening posts.

- 1. Midden - Boonwurrong/Bunurong camps and ceremonies
- 2. Sheoak to tea tree - woodcutters - firewood for limekilns and Melbourne fires
- 3. Lime kiln - limestone extraction - building Melbourne
- 4. Shepherd's hut - early settlement - Sullivan's farm
- 5. Ticonderoga Bay - the Ticonderoga story
- 6. Dolphins - protected, playful
- 7. Boating - following in wake of Bay pleasure trips since the 1870s
- 8. Observatory Point - Boonwurrung/Bunurong kidnap by sealers
- 9. Hooded Plovers - threatened species, nests in sand
- 10. Boonwurrong women's cycle - waterfall and climate change story
- 11. Marine Park - snorkelling seagrass meadows and sponge gardens

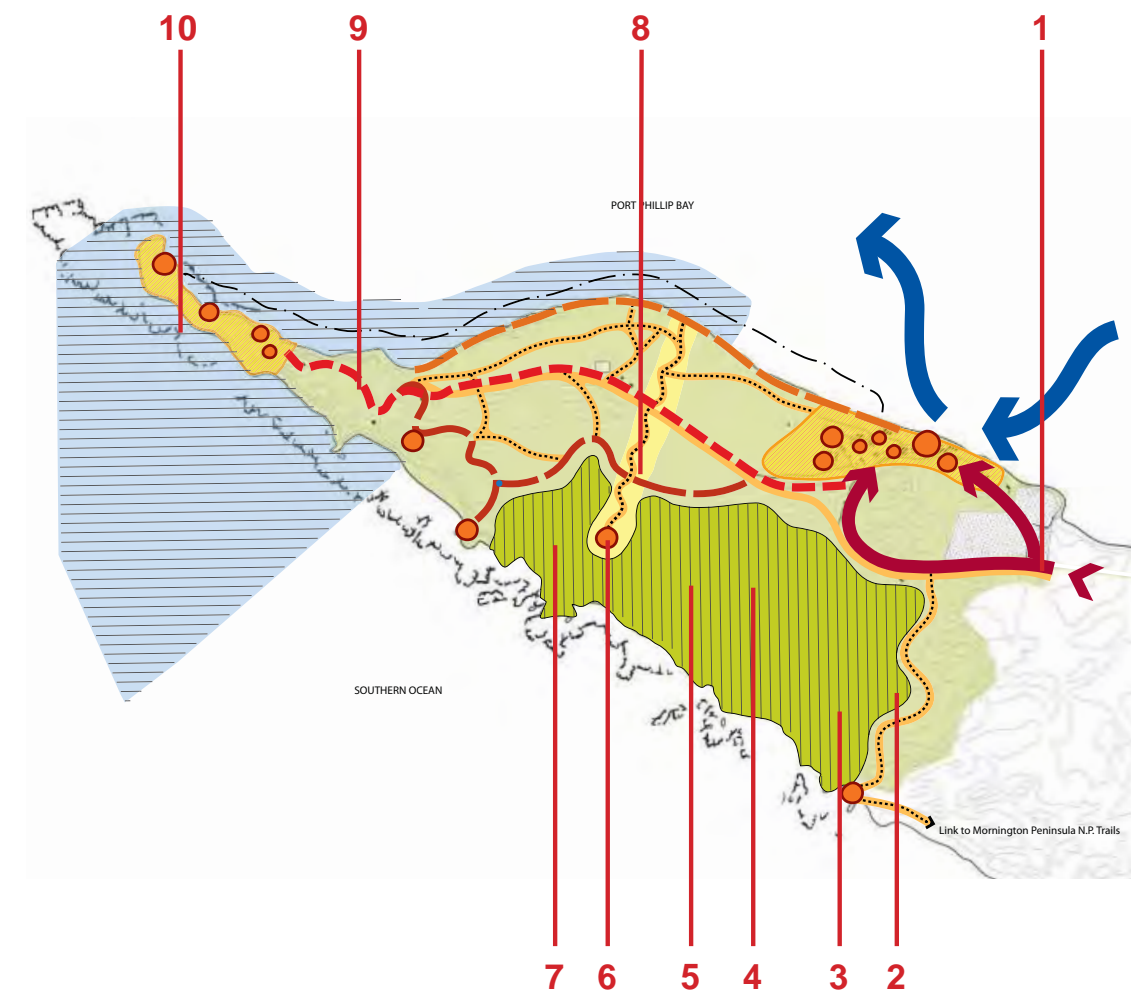




## 6.6 Bush Network Trail

A mosaic of ecologies and habitats for mammals, birds and reptiles with many traces of human use and abuse.

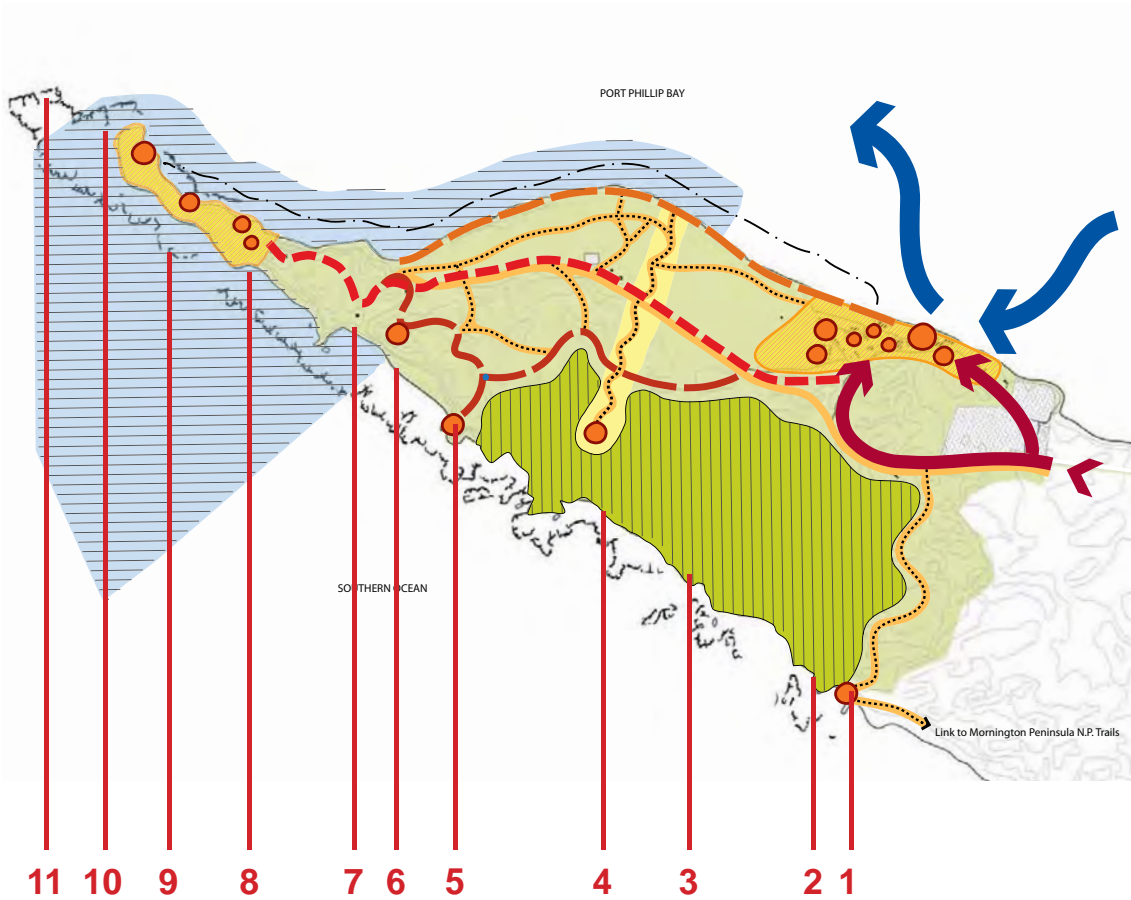
1. Picnic Point - coastal bushland to open park - police control point
2. Wilson's folly - fire and clearance - restoration ecology - grasslands
3. Burrow - Southern Brown Bandicoot
4. Sanctuary - guided tours only - Moonah woodland
5. Burn mosaic - fire regimes - indigenous and conservation
6. Monash Break - sightline and light - new interpretation
7. Range - Army training WW2 and OCS 1950s-1980s
8. Tiger snake - reptile habitat
9. Happy Valley - searchlights and POW camp
10. Forts - link to Defence interpretation



6.7 Ocean Lookout Trail

A dynamic coastal environment with changeul weather, migratory species, danger and the rush of waves and adrenaline

- 1. London Bridge - dramatic scenic rock formations
- 2. Sand dunes - habitat, Herb Elliot training
- 3. Peregrine falcons - nesting raptors
- 4. Soak - Boonwurrung/Bunurong freshwater camp
- 5. Cheviot beach, lookout & shipwreck - Harold Holt
- 6. Shy albatross - migratory sea birds
- 7. Disappearing gun - seen and unseen threats
- 8. Weather events - climate change
- 9. Marine sanctuary - underwater gorges, kelp forests, sponge gardens
- 10. The Heads - ships to and from port 1840s - 2010s
- 11. The Rip - surfing Quarra, diving shipwrecks





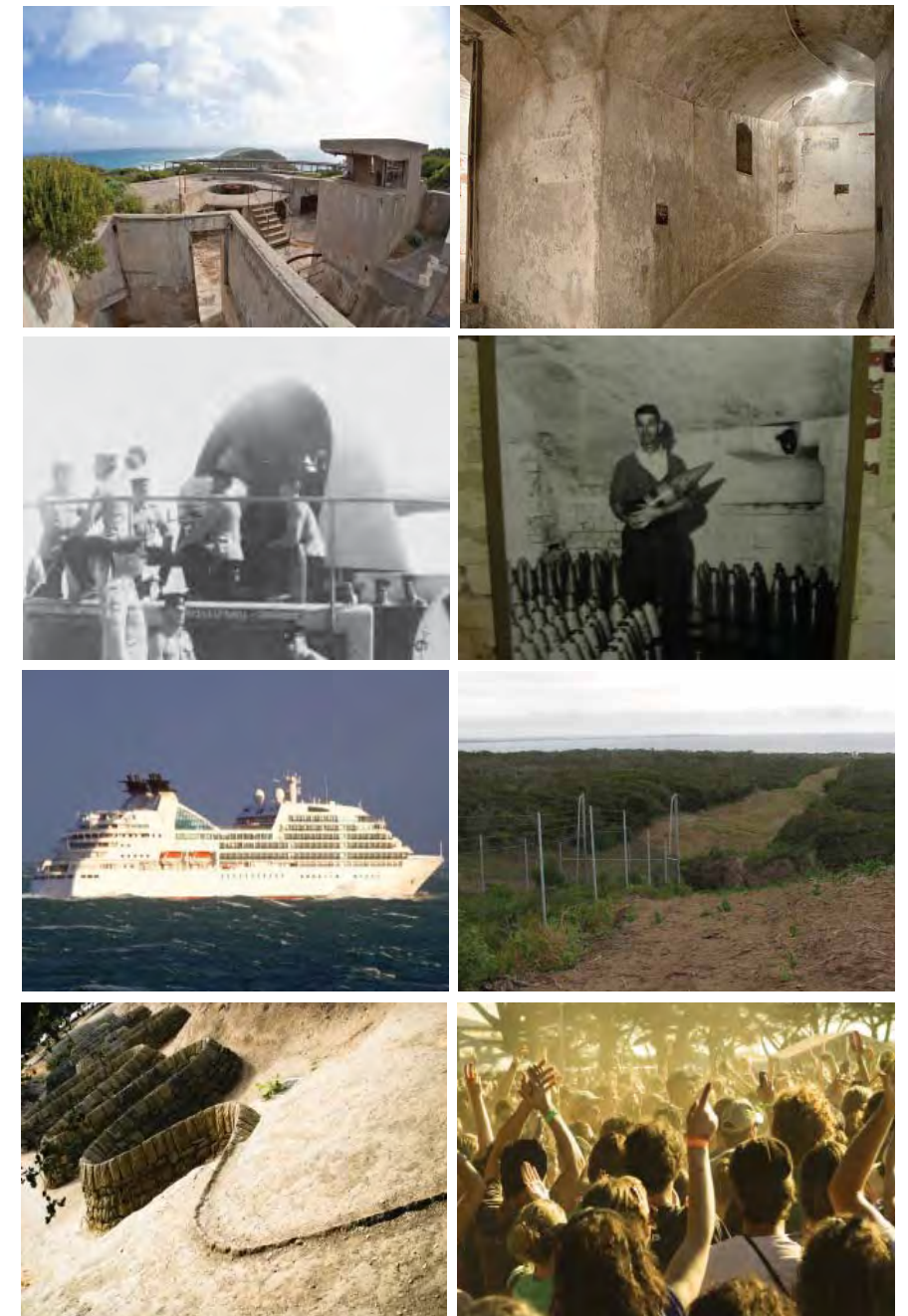
## 6.8 Marine

Beyond and surrounding the Point is a marine wonderland of deep gorges with sheer rockfaces painted with jewel anemones, bright yellow zooanthids, spectacular sponge gardens, kelp forests and ledges, seagrass meadows and temperate reefs.

No interpretation can match the experience of personally diving the deep or snorkelling the shallow waters of Point Nepean, and this will be encouraged and assisted by various water-based facilities. For those who choose not to enter the water there is remarkable film and photographic material to evoke the wonders below the surface. The underground rooms of Fort Nepean and Fort Pearce provide unique black-box conditions for an evocative multimedia presentation on this important theme.

## 6.9 Monash Break

A dramatic scar on the landscape to create an intangible sight-line. How to turn this sight-line into a new site for environmental reconciliation - a symbol of the whole place of Point Nepean National Park over time? There is great potential to curate permanent and temporary sculptural and performance events along the break as dramatic land art.





## 7.0 Landscape Elements

### 7.1 Landscape Approach

The approach taken to landscape planning and design within the park is based on minimal intervention while maximising visitor opportunities to experience the environment. All roads, car parks, trails, lookouts and other facilities are sensitively sited to minimise their visual and environmental impact. Any facilities in vegetated areas will require full assessment of vegetation and habitat impacts prior to further design. Given the extensive relics of past Aboriginal, European settler and defence and quarantine uses of the site all development will also require archaeological survey where this has not already been undertaken.

In the broader landscape beyond the Quarantine Station and forts the approach to landscape planning is to undertake the minimum development needed to appropriately fulfil the agreed functions of all infrastructure.

Within the Quarantine Station existing roads and paths are utilised where possible. Generally visitors will be encouraged to wander throughout the village-like setting of the station without needing to stay on designated paths.

Fences are kept to a minimum consistent with maintaining public safety.

Additional planting within the Quarantine Station reinforces the existing structure defined by avenues of Cypress. The majority of new planting is located along the south edge of the station where predominantly indigenous species will screen and shade the proposed roads and car parks. The line of this revegetated area will approximate that of the bush edge of the station in the 1920s. This planting will need to strike a balance between screening the carpark, and allowing filtered views across the landscape to the Quarantine Station buildings and the Bay.

Planting will provide screening and privacy to the proposed Respite Centre, approximately defining the extent of the fence which once surrounded the former Isolation Hospital. This will create a semi-private garden area for the Respite Centre occupants.

The edges of Jarman Oval will be planted to screen adjacent car parking and provide a bush setting for the proposed camping area to the north west. The planting in Burgess Park will be supplemented with indigenous tree species to provide a setting more protected from the sun and wind. Amenities such as bbqs, shelters, seats and tables will also be provided.

It is envisaged that as part of the development of accommodation facilities in the Former Hospital One and Two, and First Class Dining buildings the adjacent courtyards will be developed to provide complementary outdoor amenities. Similarly the landscape adjacent the Former Commandants House will be developed to support the proposed accommodation and function uses.

At the Park entry the landscape will be simplified through the removal of unwanted signage and other elements which currently clutter the appearance and entry experience. The road network will be simplified and vegetation increased to create a landscape more evocative of the remainder of the park.

At the Forts the landscape will be encouraged to continue to 'reclaim' these sites, consistent with the appropriate conservation of the buildings and surrounding fabric. Access will be maintained, interpretation enhanced and signage rationalised to improve opportunities for visitors to appreciate these sites, their former uses and their landscape and geographic context.

Along trails and at lookouts, decks and stairs, built infrastructure will be kept to a minimum consistent with public safety and interpretation objectives. Where required built elements will be of durable materials visually compatible with the park environment.

Existing cleared landscapes will be assessed to determine their contribution to fire management prior to any change in vegetation coverage.

### 7.2 Materials Selection Principles

Materials used in the park should generally relate to the colours and textures in the surrounding environment. For the most part these are natural, being those of nearby rock formations, soils, or vegetation.

The use of local materials is the most effective way to relate new structures to the surrounding landscape. Given the fact that many visitors come to the park to appreciate the natural environment, it is appropriate that structures assume a secondary visual role and do not unduly disrupt the harmony or continuity of the natural setting in which they are located.

A unique characteristic of the Point Nepean National Park is the large number of buildings and other structures which are located throughout the park. New facilities in close proximity to these buildings should carefully consider an appropriate response to the form and materiality of existing structures. This will vary considerably from the use of the same or similar materials to the deliberate use of modern materials and simple contemporary forms to contrast with adjacent heritage fabric.

#### Durability and Maintenance

It is critical to the long-term success of park facilities that the materials used in their construction are strong, durable and able to withstand wind and salt. Finishes should increase the life of the material with minimal maintenance requirements. To achieve this goal, it is proposed to generally leave timber to weather naturally, and to coat steel with integral finishes such as galvanising or to use stainless steel.

### 7.3 Materials Selection

(excluding the Forts and Quarantine Station)

**Local Stone**  
A common local material suitable for use in facility and infrastructure design is stone. There is evidence of its use in the Park. Appropriately used local stone responds well to the colours in the surrounding environment; it has the potential to provide a strong sense of visual continuity throughout the park; and, if correctly selected for the intended use, it is very durable and relatively maintenance free.

**Uses**  
Walls – including low walls associated with toilets, sign shelters, park entries, seats, lookouts, and pedestrian and vehicle barriers.  
Paths – local gravels should be used to stabilise sandy trails.

**Timber**  
Treated Pine is currently used for all structures in the park. This species while being highly durable often appears out of character with the surrounding landscape due to its green colouration. Like stone, timber has the potential to visually harmonise with the surrounding natural environment.

A substitute for Treated Pine is White Cypress Pine, a naturally durable and white ant resistant native species milled in Western N.S.W and Queensland. This is readily available in round or cut sections. This timber weathers to a silver grey well suited to both coastal and woodland environments.

In some situations where additional strength is required, native hardwoods from sustainable sources, should be used.

**Uses**  
Structures – Toilets, shelters, seats, tables, bridges, boardwalks and pedestrian and vehicle barriers.

**Steel**  
Steel is a common material sighted throughout the park in the relics of defence activity. Galvanised, stainless, and painted finishes are available depending on the degree of exposure and level of maintenance required.

**Uses**  
Sign supports, fittings and fixtures generally, posts and handrails. Galvanised steel is suited to most situations where high strength is needed e.g. structural fixings. The slender lines possible with steel may prove less visually intrusive than other materials. In exposed coastal locations such as lookouts, marine grade stainless steel will be the most suitable material for fasteners and rails.

**Summary**  
Preliminary investigations indicate that local stone, timber, and steel, offer the most potential to harmonise with the site environment, provide visual continuity throughout the park and to be durable and low maintenance. These materials are comparable with the capital cost of alternatives, and offer significant potential maintenance and replacement cost savings.



## 8.0 Architecture

### 8.1 Introduction

This section of the Report describes the conservation and architectural approach to the existing buildings and potential new buildings within the various precincts of the Park:

- Quarantine Station Precinct.
- Forts Precinct.
- Entry Precinct and the existing Visitors' Centre.
- Other buildings scattered through the Park.

The whole of Point Nepean, including the Forts and the former Quarantine Station, was included in the National Heritage List in June 2006. The site is included in the Register of the National Estate and listed as item #2030 on the Victorian Heritage Register.

The planning of the adaptive reuse has been assessed in detail in consideration of the policies of the Conservation Management Plan prepared by Lovell Chen in 2008. All buildings of primary significance are retained, whilst intrusive buildings are proposed to be demolished. Some significant elements within Hospital 1 will require removal to allow adaptation as a Hotel, but this is believed to be within the policies of the CMP and manageable in terms of loss of original fabric.

All other work proposed is in accordance with the CMP guidelines and will offer a 'best practice' example of the adaptive reuse of heritage buildings if carefully designed and constructed by suitably-qualified contractors.

The proposed uses and the level of refurbishment and reconstruction proposed has been informed by and is in accordance with the recommendations of Sanmor Consulting following their review of the visitor and tourism market demand statewide and on the Mornington Peninsula, and consultation with major facility operators, government agencies and local businesses. This information is set out in Section 5.0 of this Master Plan.



Point Nepean National Park Precincts

## 8.2 Quarantine Precinct Buildings

### Site Layout and Precincts

The site layout and design of the buildings that form the Quarantine Station are founded on the process and administration of the site as a whole complex for health and cleansing. The intention in the Master plan is to build on this and interpret the history of use.

The layout of the Quarantine Station site has developed over more than a century of use, and will continue to adapt as community focus changes. The layout relates to the clear processes of both the changing Quarantine Station use and that of the Army, and has fundamentally informed the individual uses proposed for each precinct. The future Quarantine Station uses will both interpret the past and add a new layer of functionality to the site. New uses have been selected to be compatible with the historic uses – for example meeting rooms for the Badcoe Hall, a hotel for the First and Second Class accommodation, visitor reception and administration for the Administration Building. Future uses of individual buildings should be compatible with the original use of each building in order to successfully achieve the aims of the Master Plan and the Conservation Management Plan.

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

These Zones are illustrated in the diagram opposite.



Quarantine Station: Zoning



### 1. Hilltop Zone

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

*Suggested Compatible Uses: Accommodation, restaurant, functions and events.*

### 2. Beachfront Park Zone

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

*Suggested Compatible Uses: Park and Picnic grounds, facilities needed.*

### 3. Watergate Zone

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

*Suggested Compatible Uses: Visitor Interpretation, Food and Beverage, Tours*

### 4. Ovals Zone

Sweeps of grassland surrounded by trees.

*Suggested Compatible Use: Events, sport, campground in adjacent woodland.*

### 5 Avenue Zone

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

*Suggested Compatible Uses: Hostel, Art Ateliers, Retail Recreation Activity Centre and Respite.*

### 6. Parade Ground

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

*Suggested Compatible Uses: Central orientation zone, events, relaxation.*

### 7. Hill Edge Zone

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

*Suggested Compatible Uses: Visitor Reception and Information Centre, Tours departure, Interpretation, Administration, Retail, Food and Beverage Outlet, Meeting Spaces, Conference facilities, training areas, Army Interpretation, possible collection storage.*

### 8. Plateau Zone

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

*Suggested Compatible Uses: Lodge/Boutique Hotel, Restaurant, functions and events.*





### 9. Clearing Zone

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

*Suggested Compatible Uses: Hostel, Accommodation cabins, event indoor spaces, amenities.*

### 10. Paddock Zone

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

*Suggested Compatible Uses: Service, interpretation, education, community group spaces, meeting/training rooms.*

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



## Compatible Building Uses

### A History Of Adaptation

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

The result of this history is that many of the buildings are able to be adapted to new uses without unacceptable negative heritage impact.

### Conservation Management

The whole of Point Nepean, including the Forts and the former Quarantine Station was included in the National Heritage List in June 2006. The site is included in the Register of the National Estate and listed as item #2030 on the Victorian Heritage Register.

Generally the proposed works comply with the Conservation Management Plan and the recommendations for individual elements. A detailed assessment of each building's proposed use, required enabling works and Heritage Impact has been assessed.

The Master plan proposes adaptive reuse of significant buildings, generally in accordance with the Conservation Management Plan. Only one major new building is proposed, on the site of Building 5.

In the majority of the proposed adaptations, uses and adaptations will be in full accordance with the CMP policy recommendations. The sole exception at this planning stage is that some significant elements within Hospital 1 will require removal to allow adaptation as a Hotel, but this is believed to be within the policies of the CMP and manageable in terms of loss of original fabric.



Quarantine Station: Future Uses



### Demolition

A number of buildings are proposed to be demolished. They include those buildings identified in the CMP as being intrusive or of little or no significance. The only buildings identified as being of secondary significance proposed to be removed are the two wings of the 1960s Cadets Dormitories, Buildings 5 and 6. These are in poor condition, and other buildings from the period such as Badcoe Hall are being retained and thus will serve as examples of the Army era on the site.

### New Buildings

Only one major new building is proposed for the entire Quarantine Station site – the new Boutique Hotel block and this is confined essentially to the footprint of the removed Cadets Dormitory, building 5, and sits below the ridge height of the adjoining former Hospitals 1 and 2.

### Artefact Storage

At present the site's artefacts, of various ownership and of varying provenance, are located in Building 14, the Gymnasium, which is proposed to be demolished as recommended in the CMP. It is not a viable long-term solution for the storage and conservation of the site's movable heritage, and a range of potential options for this are:

- The upper level of Badcoe Hall, which will be airconditioned, and can supplement a possible military display in this location.
- Building 60, the 1860s Shower Block.
- Other areas in buildings of suitably solid construction with the capacity for the installation of conservation-standard air conditioning may be identified at design stages.

### Development Management

The uses proposed will require development partnerships from the private sector and various levels of government. Whilst not within the scope of this Master Plan, this process will be developed in detail at the implementation stage. It is assumed that this will require the preparation of Development Control Guidelines and financial models to ensure each development parcel is able to stand, then requests from industry for Expressions of Interest followed by tenders which would include detailed concept designs by the tenderers. This process will need to meet Parks Victoria's and other State guidelines.

### Proposed Adaptive Re-use of the Quarantine Station Buildings

#### Building and Adaptation Design

It is vitally important that the work to the Quarantine Station buildings is of the highest quality reflecting their original architectural integrity and heritage value. The plans that illustrate this Master Plan are not designs, but drawings to communicate the proposed intent for each building.

In order to test the compatibility of the proposed uses, preliminary analysis was carried out to ensure that the functions fit within the existing buildings. The purpose of these drawings is to establish the potential capacity of each building for adaptive reuse within the framework of the policies of the Conservation Management Plan. The drawings are not intended as a definitive design, rather as a function-fit analysis to guide future development.



Above Lodge/Boutique Hotel site - existing conditions



Above Lodge/Boutique Hotel site - showing removal of Buildings 5 & 6 and building envelope for new building



### Lodge/Boutique Hotel Complex - Indicative Overview

The Lodge will be a special place with a combination of unequalled views, characterful heritage buildings and contemporary facilities. A series of buildings are located around garden courtyards, linked by generous timber verandahs.

Guests would be welcomed in the Foyer in the lowest level of the new, four-storey wing at the Western end of the complex. This building should be identifiably contemporary, rather than faux Victorian, yet sympathetic to the historic Hospital buildings. It can be designed to fit below the ridge height of the adjoining Hospital 2. Behind the Reception can be the major service and administration areas of the hotel, its plant rooms and housekeeping. One or two passenger lifts should reach every level, and a service stair and lift can be located at the far end of the wing.

Above can be the health floor - a spa and pool complex opening to the north to the Pohutukawa Court facing the Bay, to the south to lovely lush enclosed gardens. The Wellness Centre has room for treatment rooms, a gym, a yoga and activity room and a 25m indoor pool with health bar and turbo spa. Above are proposed two floors with luxury contemporary suites, some with sweeping water views, some with panoramic views over the bushland hills and ridges of the Park.

At the heart of the complex, the former First Class dining rooms can open out to the West Court, and open grassy space dotted with tables and chairs facing north onto the Bay, and sheltered by the buildings behind from the cold winds. The timber-floored rooms, with their generous ceiling heights and long French windows, big open fires and fine furniture will be welcome in both summer and winter, and provide year-round dining and a function/bar room.

The two waterfront heritage hospital buildings can contain a range of special suites, many with doors opening onto the beautiful verandas, north-facing onto the tranquil Bay. Each room is generously sized and has a high quality ensuite, whilst retained heritage joinery and finishes give a unique ambience.

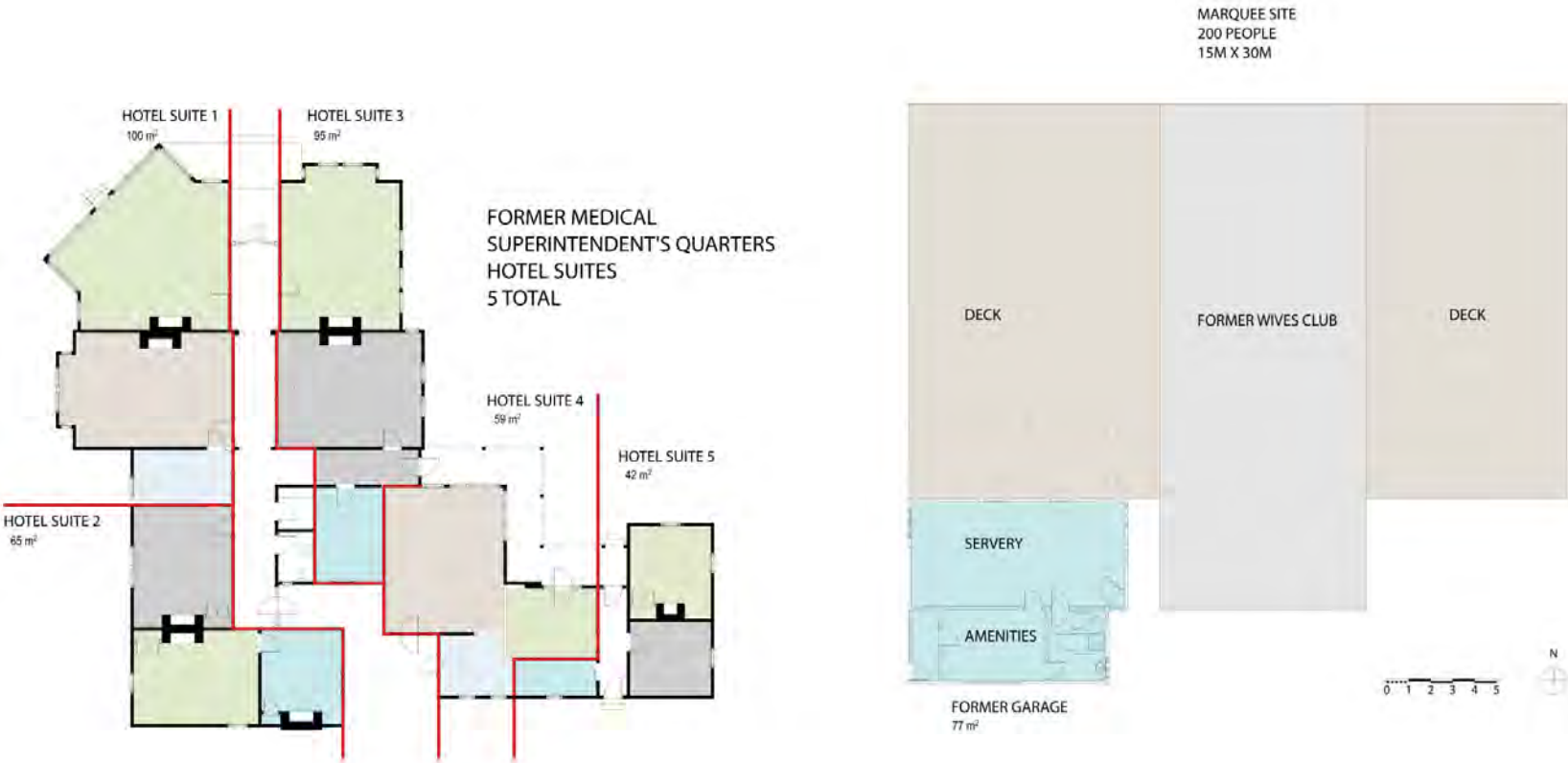


*Note: The above plan and those following are 'function fit analysis' drawings developed to test possible uses against the layout of existing buildings. They do not represent design proposals for buildings.*

Function fit analysis - Lodge/Boutique Hotel Complex

**Lodge/Boutique Hotel Suites**  
To the east, the lavishly verandahed Edwardian Superintendents House is proposed to be refurbished as a series of luxury two and three room suites, all with lovely water views, stained glass windows, lacy timberwork and high-quality finishes. It is possible that part of the house could also be developed as a restaurant, as part of the boutique hotel. Adjacent, and able to be hired as a group for weddings, is proposed to be a marquee site with permanent servery and toilet facilities. In all, the hotel represents a unique destination with a variety of special places, located in one of the most spectacular sites on the coast. The mix of new and refurbished buildings provides a variety of experiences, and has the flexibility to tailor the actual design to the needs of the operator, within the constraints of bulk and scale determined by site and heritage issues.

**Function Zone**  
Adjoining the Medical Superintendent’s House is the Army-period Wives Club and an early garage. This area is already in high demand for function use. The former could be adaptively re-used or demolished, leaving a level area suitable for the erection of temporary marquees for major functions, especially weddings. The marquee again enjoys a sheltered location with elevated water views and a bush setting. Alternatively, the Wives Club could be as a partially open deck to support functions. The garage can be adapted as permanent support facilities such as toilets and a food and beverage servery.



Function Fit Analysis - Luxury Suites, Former Commandants House



Hotel - Restaurants, Bar, Kitchen  
Former First Class Dining - Building 3



Hotel - Guest Rooms  
Former Hospital 1 - Building 1



Hotel - Guest Rooms  
Former Hospital 2 - Building 4



Hotel - Guest Suites/Weddings  
Former Medical Superintendent's Residence - Building 1038

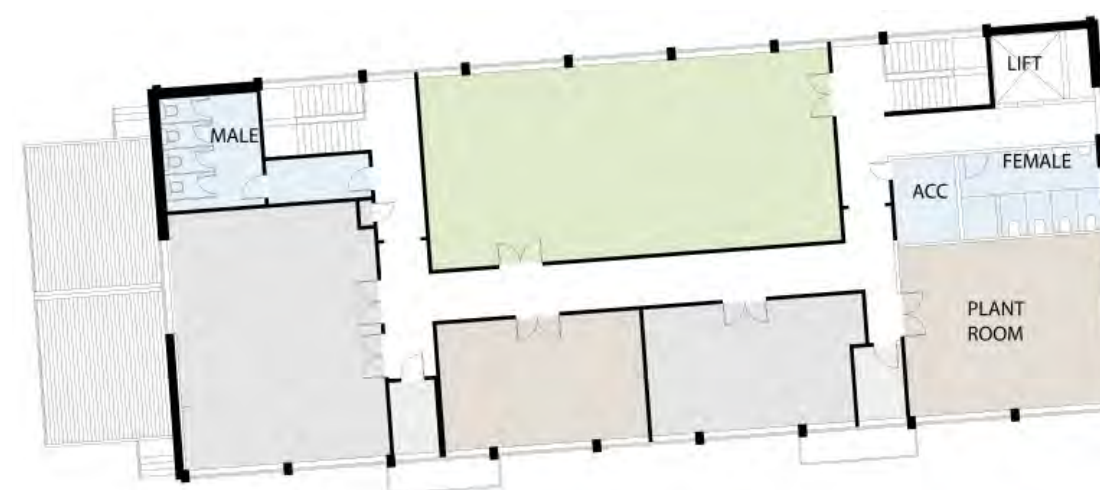


# **Badcoe Hall**

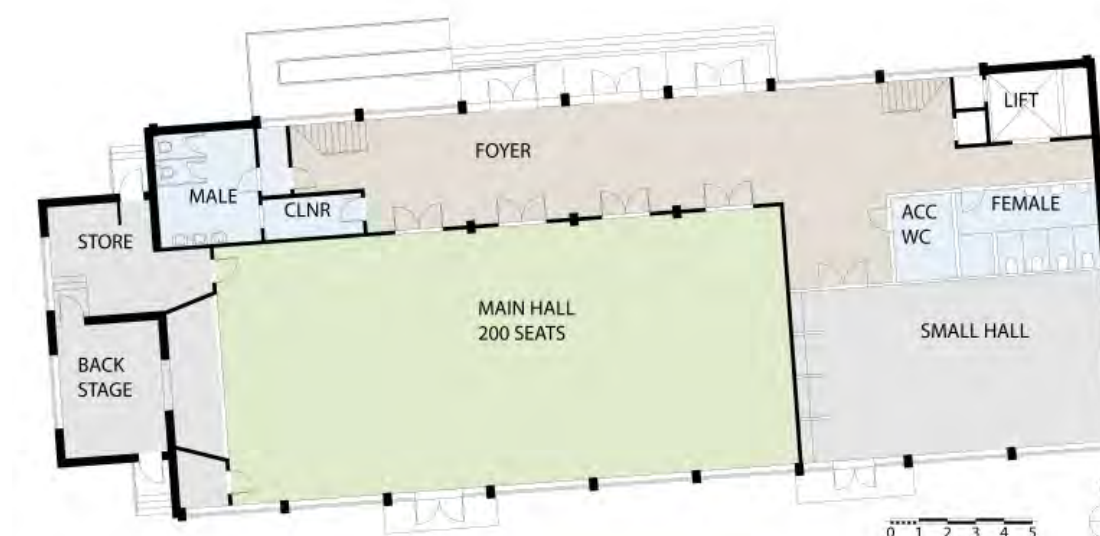
To the west, the former Badcoe Hall is proposed to be conserved as a major meeting, training and event centre, with the historic main hall refurbished as a multi-use flat-floor space for lectures, meetings, functions, balls and community events, with a capacity of 180. The adjoining small hall is reconfigured as a separate venue with a capacity of 60. The upper level, reached by a new lift and the existing stairs, would comprise 4 meeting/training rooms with associated facilities. As an option, some of this space could be dedicated to the conservation and interpretation of the Army-era, with a small interpretive area. School groups could also use the building. It is also possible that this area contain the main site artefact store.



Conference  
Former Badcoe Hall - Building 8



BADCOE HALL - FIRST  
CONFERENCE FACILITIES  
OR  
COLLECTION STORAGE



BADCOE HALL - GROUND  
CONFERENCE FACILITIES

Function fit analysis - Badcoe Hall



### Visitor Reception and Information Centre

The functions of the Visitors Centre are disaggregated into two groups of existing buildings, the first containing the Visitor Reception and Information functions, the second dedicated to the Interpretation of the Quarantine precinct and the site's European history.

Occupying the original Quarantine Station and Army Administration Buildings (9, 10 and 11), the Centre provides the first point of introduction for visitors to the site as a whole. Entry is via the newly refurbished Western Courtyard, sheltered by buildings and trees and with a wide overview of the Quarantine site. A new Interpretive Portal leads first-time visitors into the immersive experience of the introductory audio-visual which gives an overview of what Point Nepean National Park offers visitors. This space is created by the removal of interior partitions from the rear wing of Building 9, and can accommodate about 60 people for the 2 – 3 minute projection. From there, visitors can either proceed to selected ticketing or information points, continue their interpretive journey into the adjoining 'Talking Heads' A/V, or leave the centre to experience the Park. The 'Talking Heads' will give an overview of the various stories that the Park has to offer, from indigenous heritage to the Army, as explained in detail in the Interpretation section of this Plan.

Other facilities in the Centre are a medium-sized restaurant/café with full kitchen, seating 80 people and opening to the heritage water-facing verandas on four sides. The central pavilion of the complex houses the main Parks information and ticketing point, whilst the eastern pavilion can accommodate a variety of separate retail and hire tenancies.

The eastern rear wing is refurbished as the Parks Victoria administration offices.



Function Fit Analysis - Visitor Reception and Information Centre



Visitor Information Centre  
Former Administration - Building 9/10

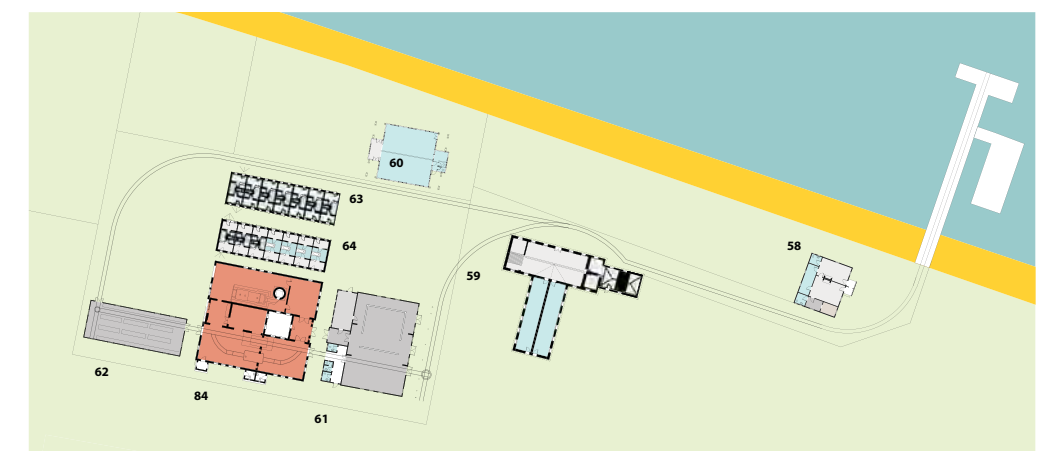
### Interpretation Centre

The cluster of unique and iconic waterfront buildings (58, 59, 60, 61, 62, 63, 64, 79, 84) is a sequence from the Jetty Waiting Room, through the Foul Luggage, Boiler House and Clean Luggage, supplemented by the three groups of bathing blocks. These will contain the major site interpretation of the Quarantine era history of the site as explained in detail in the Interpretation section of this Plan.

The buildings have had a level of conservation to date, and this will need some enhancement as to services, climate control and access for the more intensive uses proposed.

Buildings 58, 59 and 60, could be refurbished at a future stage to accommodate a cafe/wine bar and/or interpretation, taking advantage of their waterfront location and central position.

Buildings 59 and 60 can be refurbished as Artefact Storage and display.



Function fit analysis - Plan showing rail line connection to jetty



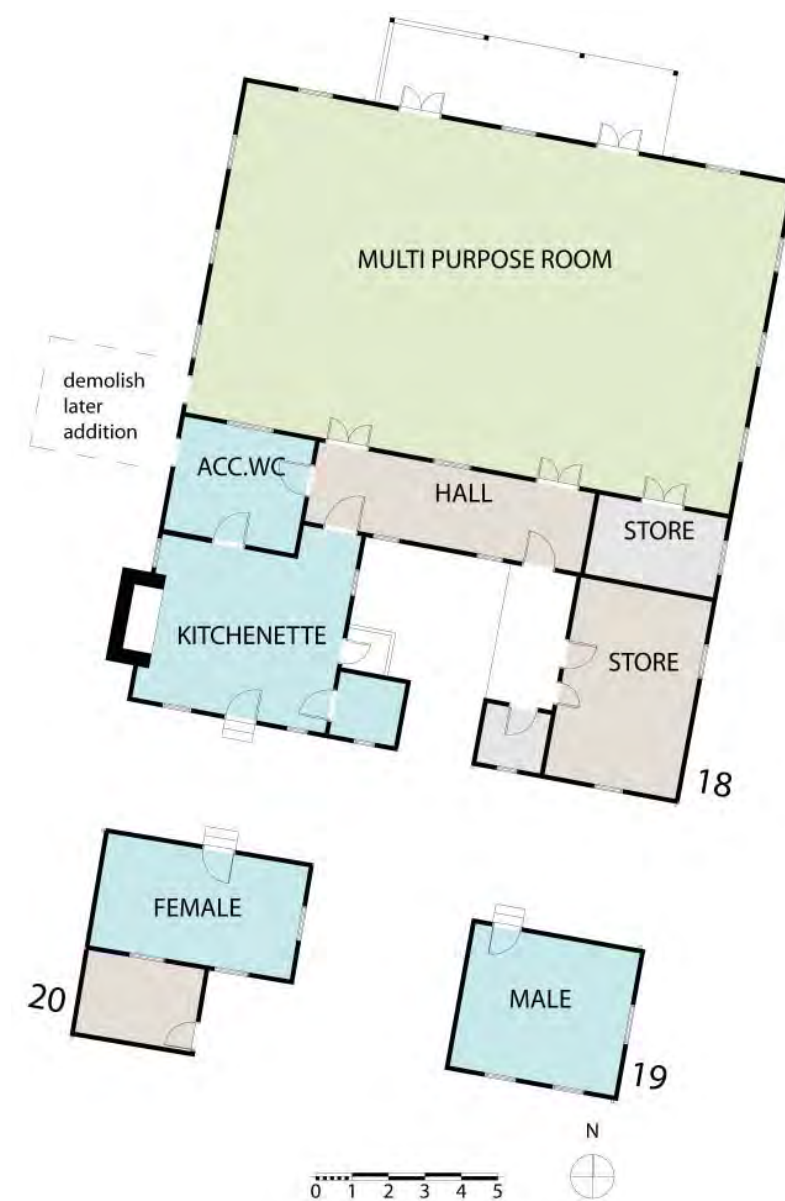
Function fit analysis - Interpretation Buildings

**Community Groups Building**

With the main school education occupying the former Visitors Centre at the Park entry, a supplementary Education/multi-purpose space for 60+ people is required in the main Quarantine Precinct for clean activities, adult education and tours, community use and so on. It is proposed to be located in Buildings 18, 28 and 29, the former Second Class Dining Rooms. Alternatively this may be dedicated to the Croquet Club, again a compatible use, in which case the Education functions should be relocated to Building 60, the Second Class Showers on the waterfront.



Education  
Former 2nd Class Dining - Building 18



Function fit analysis - Community Groups Building



### Budget Accommodation

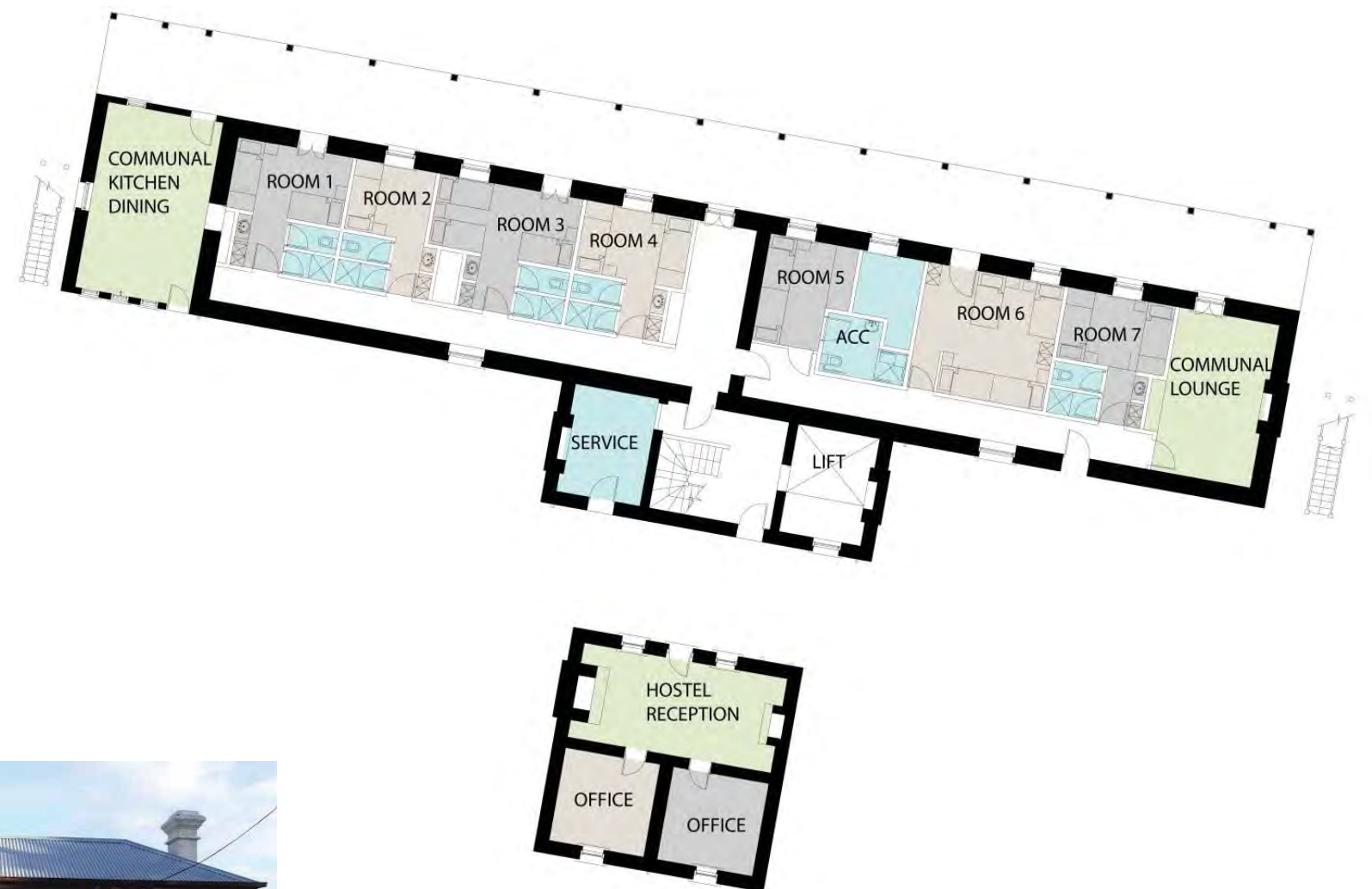
This function has been located in Hospital 4, as a small low-cost accommodation facility with 14 rooms. It can be operated as a School or camp-style with bunk beds, in which case there would be 60 beds, or as 2 bed motel-style, budget accommodation, in which case it would have 28 beds. The design does not change with the difference, and if the required beds are stored, the use can be changed depending on seasonal demand. Rooms would have water views filtered through the trees, and all would open onto the wide timber verandas facing north. A lift and other services would be required to complete the adaptation.



Hostel - Youh Hostel/Education Accommodation  
Former Hospital 4 - Building 22



Hostel - Meeting/Accommodation  
Former Hospital 4 Kitchen - Building 21



Function fit analysis - Budget Accommodation

**Ateliers/Recreation Activity Centre**

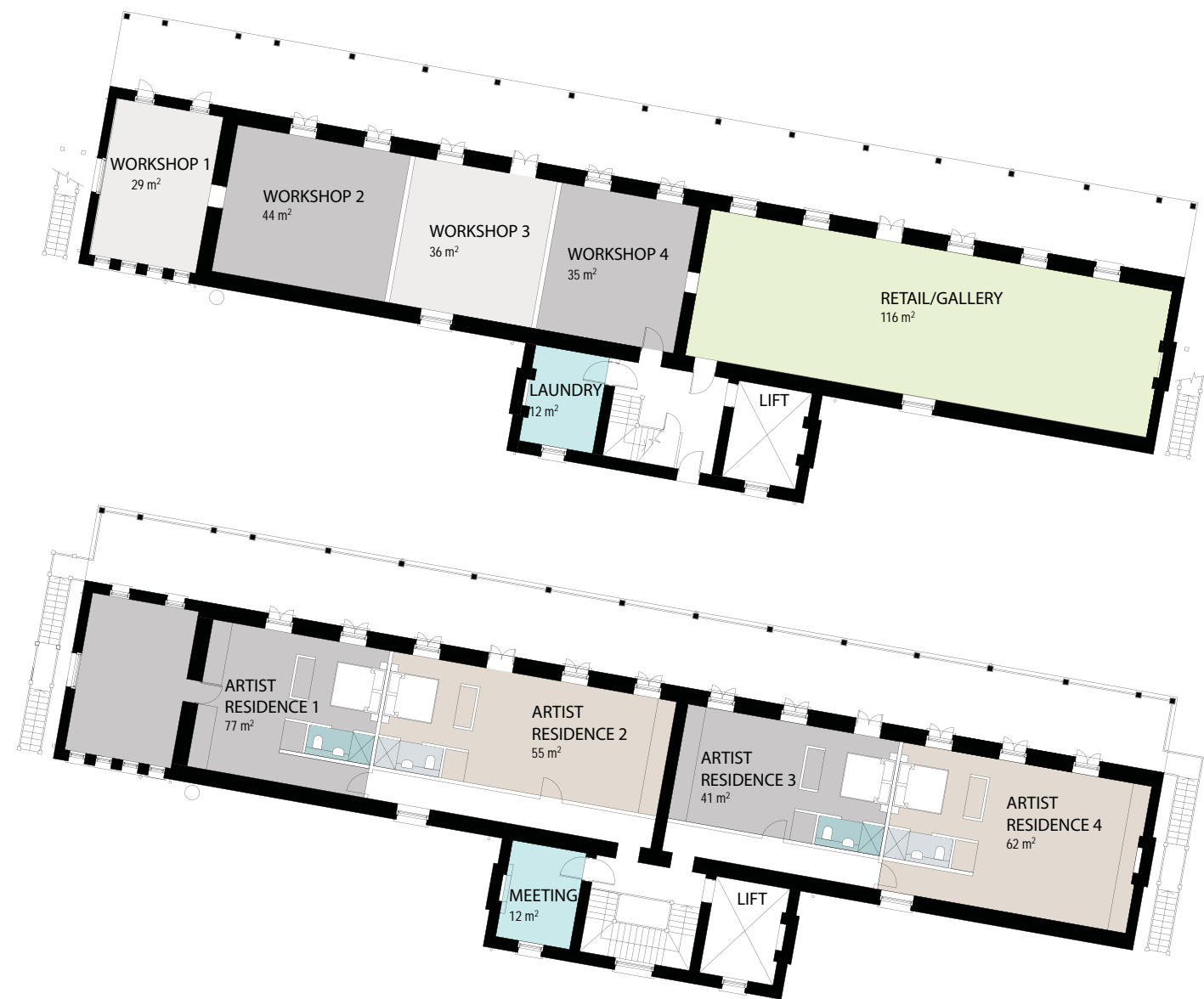
Hospital 3 ground floor could be used to house programs and hire facilities which support visitor participation in a number of activities throughout the site. Bicycle, kayak, diving and snorkelling equipment could be hired. Introductory classes in these and other activities could also occur in these spaces.

Organisations such as the Bundanon Trust successfully operate Artist-in-residence programs with small one bedroom apartments linked to working studios. This operation is an alternate use for Hospital 3, linked to a commercial Gallery. The studios would be available for long or short term occupation by creative producers of all kinds – visual artists, musicians and writers, either as rent-free under a scholarship scheme as at Bundanon, or under subsidised or fully commercial rent, or a mixture of all three. Significant Government support would be required both for the capital cost of the refurbishment and for the ongoing management.

On the upper level, four one-bed apartments of varying size are located, each opening onto the wide timber verandas facing north with water views. On the lower level is the gallery and Studio Ateliers, accessible to the public from the northern veranda. A lift and other services would be required to complete the adaptation.



Ateliers - Artist in Residence, Gallery & Workshop  
Former Hospital 3 - Buildings 15/16



Function fit analysis - Ateliers /Recreation Activity Centre

### Respite and Gardens

Over recent years, a proposal has been prepared for the establishment of respite accommodation at Point Nepean. This proposal involves a benefactor/charitable entity constructing new facilities in the vicinity of Cumpston's Cottage (adjacent to Police Point Shire Park). This proposal includes four cottages, a communal lounge building and a caretaker residence. This proposal is currently in abeyance. This draft master plan includes a suggested re-use of the isolation hospital/ Hospital 5 building for respite accommodation. This option is not directly linked to, or a direct re-cast of the original proposal.

This location has good water views and is immediately adjacent to the accessible beach, the playing fields and the bush trails. Hospital 5 (Building 25) and the former Isolation Hospital (Buildings 65 + 66) are refurbished as 7 x 2 to 4 bedroom apartments, all fully accessible and self-contained, and all with verandas and other private open space. The apartments would be contemporary standard with full services and lift access where in upper levels. A shared meeting/function room is provided.



Respite - Family Apartments  
Former Hospital 5 - Building 25



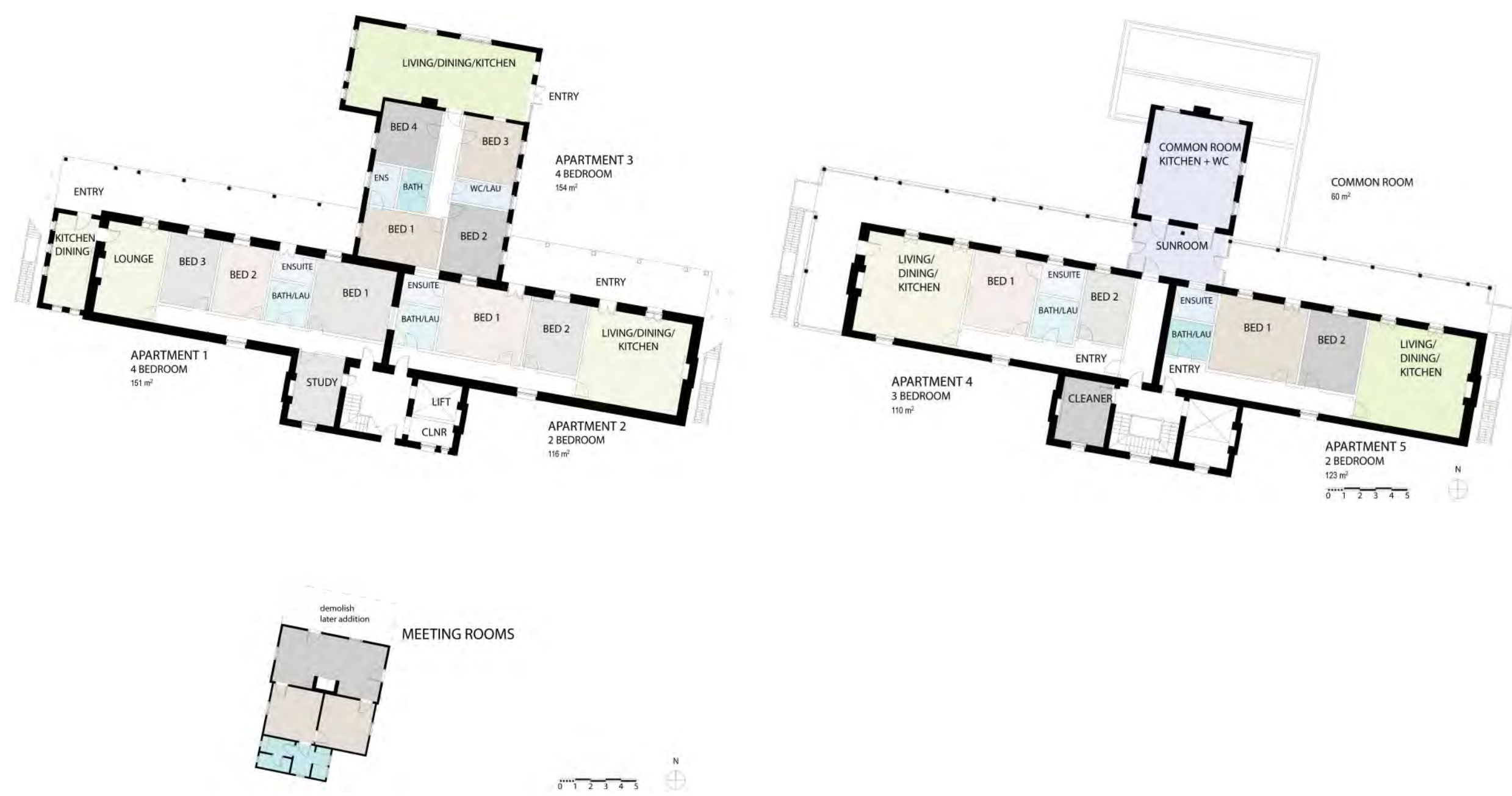
Respite - Meeting Rooms  
Former Hospital 5 - Buildings 26/27



Respite - Family Accommodation  
Former Isolation Hospital - Building 65/66

Function fit analysis - Respite and Gardens





Function fit analysis - Respite and Gardens

### Influenza Huts

This unique and cohesive group of heritage buildings is separated from the remainder of the Quarantine Station by vegetation, and offers the opportunity for a range of potential uses, depending on the demands of visitation as the Park develops, and the final uses of other buildings are determined.

One option is to refit the huts minimally, with plumbed sinks and a storage bench, allowing use as performance or workshop spaces for major events on the site, or for programmed activities such as art workshops, indoor sporting classes such as wrestling, yoga or judo, markets and retail.

An alternative is to refurbish each hut as a self-contained two bedroom cabin, sleeping 4 to 6 people, with bathroom and kitchen. This could be operated as a budget accommodation, as separate family holiday accommodation, or as school or adult group camp.

In either option, the linked pair could accommodate a large public toilet/shower block, a catering or common cooking kitchen and a meeting dining area.



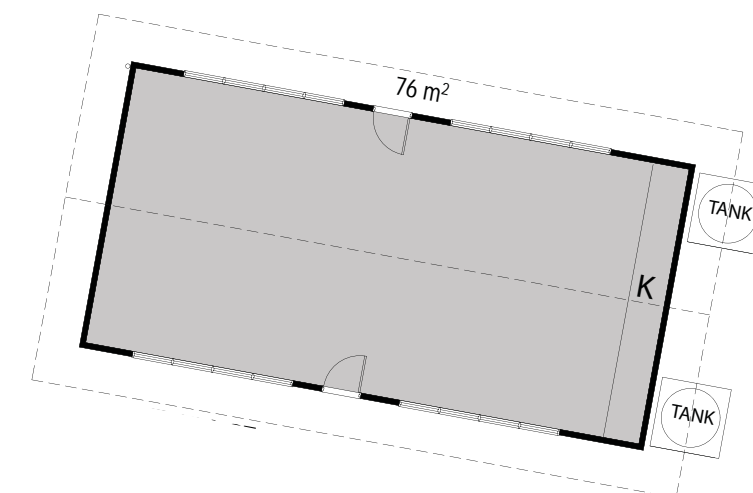
Camp Huts, Event Rooms, Workshops  
Former Influenza Huts - Buildings 35-45

### Stables

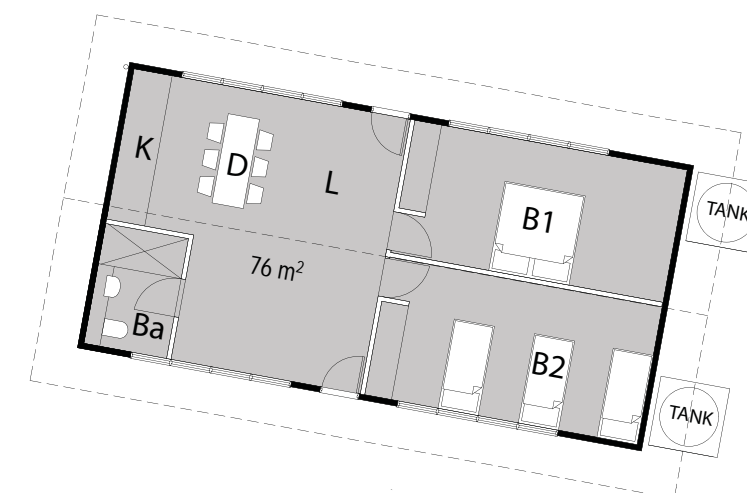
The former Stables (Building 33) is ideally located to provide initial interpretation of the site due to its proximity to the parking area. It could also be used to provide store rooms for site management and lunch and locker rooms for site staff and gardeners.

### Other Buildings

Building 13 – cape Cottage, the former Post Office, is a picturesque but small building, which could be refurbished for use by a community group, or a small retail concession. Building 32, a shed in poor condition of secondary significance could be demolished or conserved as a gardener's shed.



Function fit analysis - Event Space



Function fit analysis - Self contained cabin



8.3 The Forts

Fort Nepean

Overview

Fort Nepean comprises buildings, including above and underground structures, gun emplacements, store and barrack rooms, in a variety of construction types including in-situ concrete, brickwork and with timber and other retained elements. The Fort has recently been fully solar powered.

The *Point Nepean Forts Conservation Management Plan* outlines the history and significance of each item of Fort Nepean, establishes conservation policies and recommends conservation works, with priorities based on the condition of each item.

A degree of conservation and interpretation work was undertaken in the 1980s to enable the Forts to be opened to the public, and this work represented the first stage in the more extensive works required to conserve the Forts. The following types of works are required as a priority to ensure the longevity of the Fort:

- Ongoing monitoring and response to geomorphological changes.
- Repair works to retard deterioration
- Preventative maintenance works
- Corrosion treatment of surface metal
- Remnant timber joinery preservation
- Surface Concrete repairs
- Protection of delicate paintwork including historic signage
- Waterproofing repairs
- Maintenance of drainage systems
- Control of invasive vegetation
- Regular monitoring of structural condition to ensure public safety particularly the Engine House

Accessibility

Due to the many changes of level, stairs and steep ramps, low head heights and changes of direction on the Fort tunnels and other buildings, some of the buildings can never be fully accessible, but selected areas may be able to meet the requirements of AS1428 and the BCA, without unacceptable heritage impacts and cost.

Following the selection of areas requiring access, schematic design should be undertaken to show required works such as lifts, stair climbers, tactile indicators, signage and the like.

Circulation and Orientation

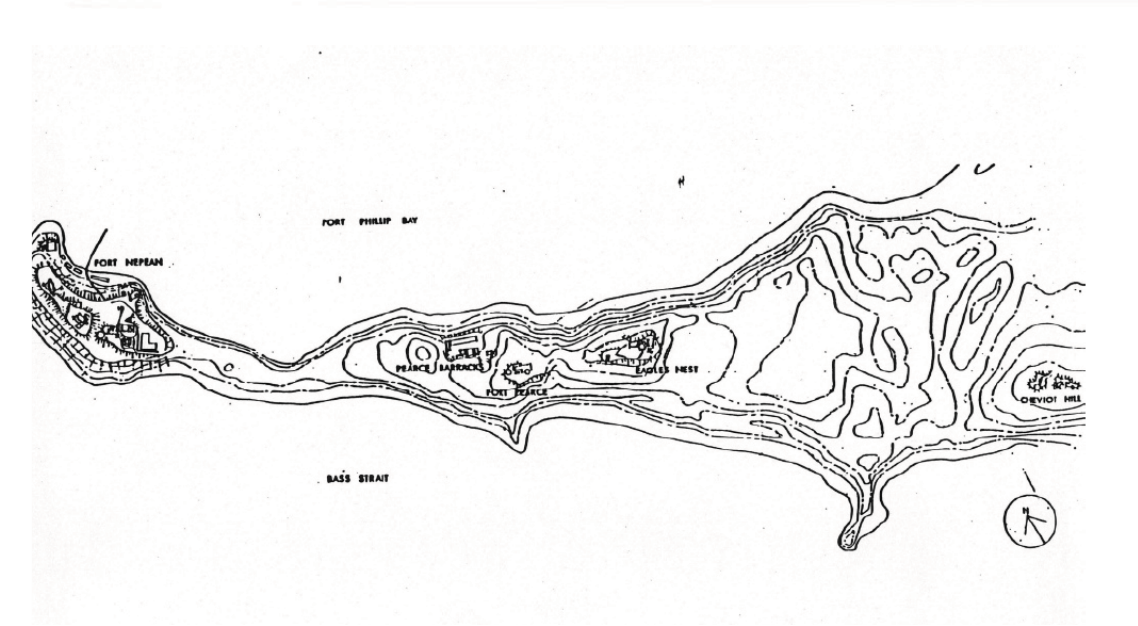
Currently a visit to Fort Nepean is one of surprise and adventure, with unexpected discoveries of views and spaces joining with a sense of ‘getting lost’ to provide a very unusual and exciting experience. Some visitors would, however, prefer a planned route or to be able to access particular features, especially the 6” Gun (Fortification Structure #10), which is of historic significance as the site of the first British shots fired in WW1. Thus a Suggested Route should be defined, and lighting and signage installed to define the route.

Interpretation Requirements

A level of building work will be required to support the planned Interpretation, described elsewhere. This will include services such as A/V, lighting and possibly access. In addition, depending on the design and requirements of the interpretation, building envelope upgrades to provide waterproofing may be required.

Gun Emplacement No. 6

There are proposals to reconstruct this Gun (Fortification Structure #10) discussed in the Interpretation Section (10 ) of this Plan. This would create a highly popular destination, especially as the 100th anniversary of its firing at the start of World War 1 is imminent. Works required apart from the actual reconstruction would be wayfinding, accessibility and public safety measures, as well as conservation of the emplacement and other local structures.





## Fort Pearce

### Conservation Review

Fort Pearce, whilst simpler in layout than Fort Nepean, nevertheless is a complex organisation of a major building, including above and underground structures, gun emplacements, again in a variety of construction types including in-situ concrete, brickwork and with timber and other retained elements. The Point Nepean Forts Conservation Management Plan outlines the history and significance of each item of Fort Pearce, establishes conservation policies and recommends conservation works, with priorities based on the condition of each item.

A degree of conservation and Interpretation work was undertaken in the 1990s to enable the Fort to be opened to the public, and this work represented the first stage in the more extensive works required to conserve the Fort.

The following types of work are required in the near future:

- Structural assessment of condition of Fort and rectification works as required.
- Monitoring and maintaining basic conservation works to protect the site including control of vegetation and sand build up.

The following types of work are required in the medium/long term:

- Concrete Gun Emplacement – FP1 – requires minor structural repairs and treatment of all exposed steelwork with approved corrosion inhibitor.
- Concrete Gun emplacement – FP2 – requires removal of spalled, loose and collapsed concrete, treatment of all exposed steelwork with approved corrosion inhibitor and maintenance of the asphalt area so that it is clear of sand and debris buildup.
- Concrete Observation Post - FP3 – stabilise and remove areas of spalled or loose concrete, treatment of all exposed steelwork with approved corrosion inhibitor.

- Artillery Store – FP4 – Assessment by a structural engineer of the condition of the slab and encased steel beams is required. Install temporary timber props as a precautionary measure until condition established. Monitor cracking and movement of walls beside entry ramp and investigate and rectify drainage problems to lower visitor access area.
- Mess Area and Shell Stores – FP5 - treat all exposed steelwork with approved corrosion inhibitor. Install supplementary timber beams on props to support roof slab of mid level chambers. Maintain barriers to exclude visitor access to the central and bottom level chambers.

### Access and Circulation

Accessibility works may be required depending on the level of visitation planned and the degree to which compliant access is possible.

### Interpretation Requirements

A level of building work will be required to support the planned Interpretation, described elsewhere. This will include services such as A/V, lighting and possibly access. In addition, depending on the design and requirements of the Interpretation, building envelope upgrades to provide waterproofing or even climate control may be required.



Above Fort Pearce and Pearce Barracks

Pearce Barracks

This is possibly the western-most point in the Park where major picnic and other facilities is achievable due to access and landform constraints. As such it has the potential to be a major destination at the Park, as an attractor in itself and as a ‘hub’ from which to access other adjoining areas.

Required works include the augmentation of the existing picnic facilities, new toilets, barbecues, and shelters.

The existing high quality Interpretation can be upgraded to reflect other new Park interpretation.

Fortification Structures

The *Point Nepean Forts Conservation Management Plan* identifies Cheviot Hill and Eagles Nest along with 51 extant fortification structures outside those at Fort Nepean and Fort Pearce. These include primary searchlight emplacements, gun emplacements, sites of former barracks and Artillery Headquarters.

Conservation Review

The *Point Nepean Forts Conservation Management Plan* outlines the history and significance of each extant fortification structure, establishes conservation policies and recommends conservation works, with priorities based on the condition of each item.

Poor foundations and concrete suffering the effects of the strong marine environment represent major challenges to the conservation of the various fortification structures in the Park.

The CMP lists urgent remedial work, but a decision needs to be formalised as to which of the structures, all of similar significance, are to be allowed to fall into further decay and which are to be conserved for the future.

Access and Circulation

Only some of the fortification structures are accessible at present, and in view of the many similar structures accessible at Fort Nepean and Fort Pearce, making them open to the public should not be a high priority for the Park.

Interpretation Requirements

Signage adjacent to those fortification structures located within sight of major Park pathways should be interpreted by signage.

## 8.4 Other Buildings in the Park

### Monash Light

#### Role In Park

Located in a central position in the network of access trails and interpretive journeys, the Monash Light is proposed to be developed as a destination Lookout. It forms the climax of the long clearing facing north to Melbourne, and is at present a brick tower dating from the mid-late 20th century, with redundant added reflectors for navigation. These can be removed. The Light Tower will capture very extensive panoramas of the coast, the Bay and the City, and well as the entirety of the Park, including the Sanctuary areas of the former range, which will remain inaccessible to the general visitor. The views of the Bass Coast in particular will allow a continuity of experience from London Bridge to Cheviot Beach, where there will be no coastal trail due to conservation requirements.

#### New Lookout

To the south and north, steel-framed cantilever viewing platforms will be added, with their own support structure, and equipment such as telescopes as well as interpretive material.



### Cottages

#### Conservation Review

Cottages at Gunners Cottage, east of the Quarantine Precinct and within Police Point Park need ongoing maintenance as well as decisions as to their future use.

#### Use

A residential use by Parks or other staff is preferred on heritage and security grounds. Gunners Cottage may continue to be used as an interpretive facility.

#### Interpretation Requirements

These are minimal, with a possible updating of the interpretive display in Gunners Cottage.



### Toilets, Campgrounds and other facilities

#### Requirements

A number of new and refurbished buildings on the site will be required as public Toilets, Picnic Shelters and People Mover Shelters.

#### Design

These should be as discrete as possible, with self-contained environmental power, water and sewage.

#### Locations

Possible locations are as set out on the Master Plan, and these will be reviewed as the Park visitation develops over time.

### Campground

#### Requirements

The proposed Campground will need toilets, showers, a barbecue/cooking area under cover and perhaps a meeting/day room. Building 45, the joined pair of Influenza Huts, can provide some of these facilities, or a new pavilion can be constructed closer to the proposed location of the Campground.

#### Design

The Campground should have non-powered sites for tents only, and not accommodate caravans or mobile homes. 20 sites are possible within the designated area with minimal visual impact, but additional sites can be created according to demand.



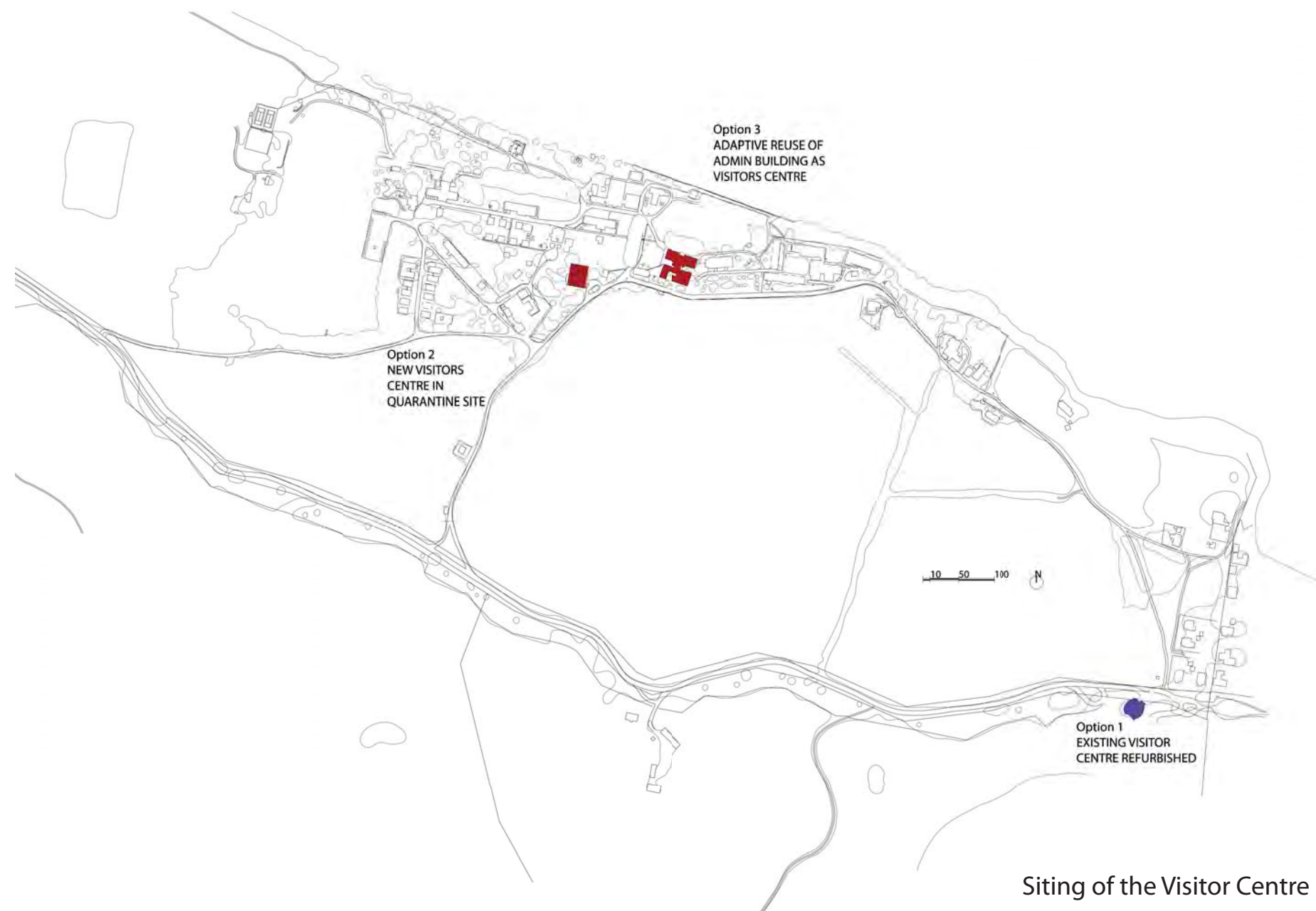
8.5 Siting of the Visitors Centre

Options

- Three options for the Visitors Centre have been assessed:
- Additions to the existing Centre at the Park entry.
  - A new building on the site of the demolished Gym.
  - Adaptive re-use of the former Administration Building numbers 9+10.

The following assessment of the locational options was undertaken early in the Master Planning process, and the recommendation made:

Location	Advantages	Disadvantages	Recommendation
Option 1 Existing Visitor Centre Refurbished	<ul style="list-style-type: none"><li>• Medium cost.</li><li>• Makes statement at entry.</li><li>• Good location for orientation for whole of park.</li></ul>	<ul style="list-style-type: none"><li>• Little potential to communicate new experiences available in Park.</li><li>• Possible adverse image for park.</li><li>• Does not present range of Visitor experiences in Park.</li><li>• Requires visitors to leave mode of transport at a place that has little other attraction, and reboard to arrive at activities elsewhere.</li></ul>	<ul style="list-style-type: none"><li>• May be good temporary option with longer term use as education or administration</li></ul>
Option 2 New Visitors Centre In Major New Building On Quarantine Site	<ul style="list-style-type: none"><li>• Maximum presence and image making potential.</li><li>• Good access and orientation.</li></ul>	<ul style="list-style-type: none"><li>• Maximum cost.</li><li>• Maximum impact on Quarantine Station heritage precinct</li></ul>	<ul style="list-style-type: none"><li>• Not recommended due to heritage impact and cost.</li></ul>
Option 3 Visitor Centre Utilising Several Existing Heritage Buildings On Quarantine Site	<ul style="list-style-type: none"><li>• Medium cost.</li><li>• Good uses for existing buildings.</li><li>• Minimal impact on Quarantine Station heritage precinct.</li><li>• “Disaggregated” Visitor Centre has good opportunities for interpretation and commercial functions.</li><li>• Excellent relationship to Quarantine Precinct.</li></ul>	<ul style="list-style-type: none"><li>• May not present other parts of the Park - needs careful focus.</li><li>• Non-centralised, may result in visitors missing elements of the park.</li><li>• Walk from carpark.</li><li>• Entry sequence needs to be reinforced with landscape, pathways.</li></ul>	<ul style="list-style-type: none"><li>• Recommended for further development.</li></ul>



Visitor Centre Functions

The following spaces are recommended as forming the basic functions of the centre, including Visitor welcome, introduction to the Park as whole, introduction to activities and destinations, sale of tickets and special tours, and other service functions, as well as the central administration of the Park:

Introductory A/V Space

A space for the first time visitor to be given a ‘whole of Park’ introduction to the varied experiences and activities in Point Nepean National Park. This could be a black-out space for about 45 people, with a 2 – 3 minute high-resolution surround projection, and adjacent smaller projections detailing aspects of the Park’s history, ecology and the like. This concept is further developed in the Interpretation section of this Master plan.

Information, Ticketing, Tours

Information counter and point of sale for various special ticketed events and activities including tickets for the People Mover.

Interpretation

More detailed information on the Park and its buildings may be located in the Visitors Centre or elsewhere on the site. The recommended proposal is for the detailed Interpretation to be located elsewhere – see below.

Bicycle and Other Hire

Concession area for the hire of bikes, canoes, snorkeling equipment, and the like.

Toilets

Cloak/Bag Store

Education Room

A space for school and other group talks, accommodating about 60 people informally, with A/V and blackout facilities.

Retail - Tourism

Could be combined with the Information/Ticketing area.

Retail - Food + Beverage

A café seating 60+ people, serving lunches, and coffee/tea and hot and cold snacks.

Administration

Staff Offices for about 12 Parks staff on site, with amenities and meeting rooms.

Staff Amenities

Change rooms and locker space for Cafe and other staff.

Event Management

Office space for the running of the Park as an event and recreational facility.

The building will need security, communications, air conditioning and other services.

Use	Area
Ticketing, Orientation, Public Programs + Education	3-400m <sup>2</sup>
Retail and Bike Hire	100m <sup>2</sup>
Café/Restaurant Dining	100-150m <sup>2</sup>
Café Kitchen	70m <sup>2</sup>
Administration	200m <sup>2</sup>
Public amenities	60m <sup>2</sup>

Some of the functions can be housed in nearby buildings if required.



## 8.6 Existing Visitors Centre and Entry Precinct

### Entry Precinct Overview

The current Entry Precinct suffers from poor wayfinding, and excess of bitumen paving, a confusing road layout with barriers, dead ends and convoluted circulation, all the way from the end of the public highway to well into the Park itself. Picnic and other facilities appear unused. The whole environment gives little sense of the delights of the Park as a whole, from its varied ocean and bay shorelines to its varied topography and heritage.

Issues regarding wayfinding, visitor experience and interpretation, road access and landscape are dealt with elsewhere in this Plan.

It is proposed that the Entry Precinct be reconstructed with general public access to the Park continuing through this zone and on to the Quarantine Precinct carpark. The existing building will be redeveloped as a major school education reception and orientation centre.



Above Existing Visitor Centre

### Proposals for the existing Visitors Centre

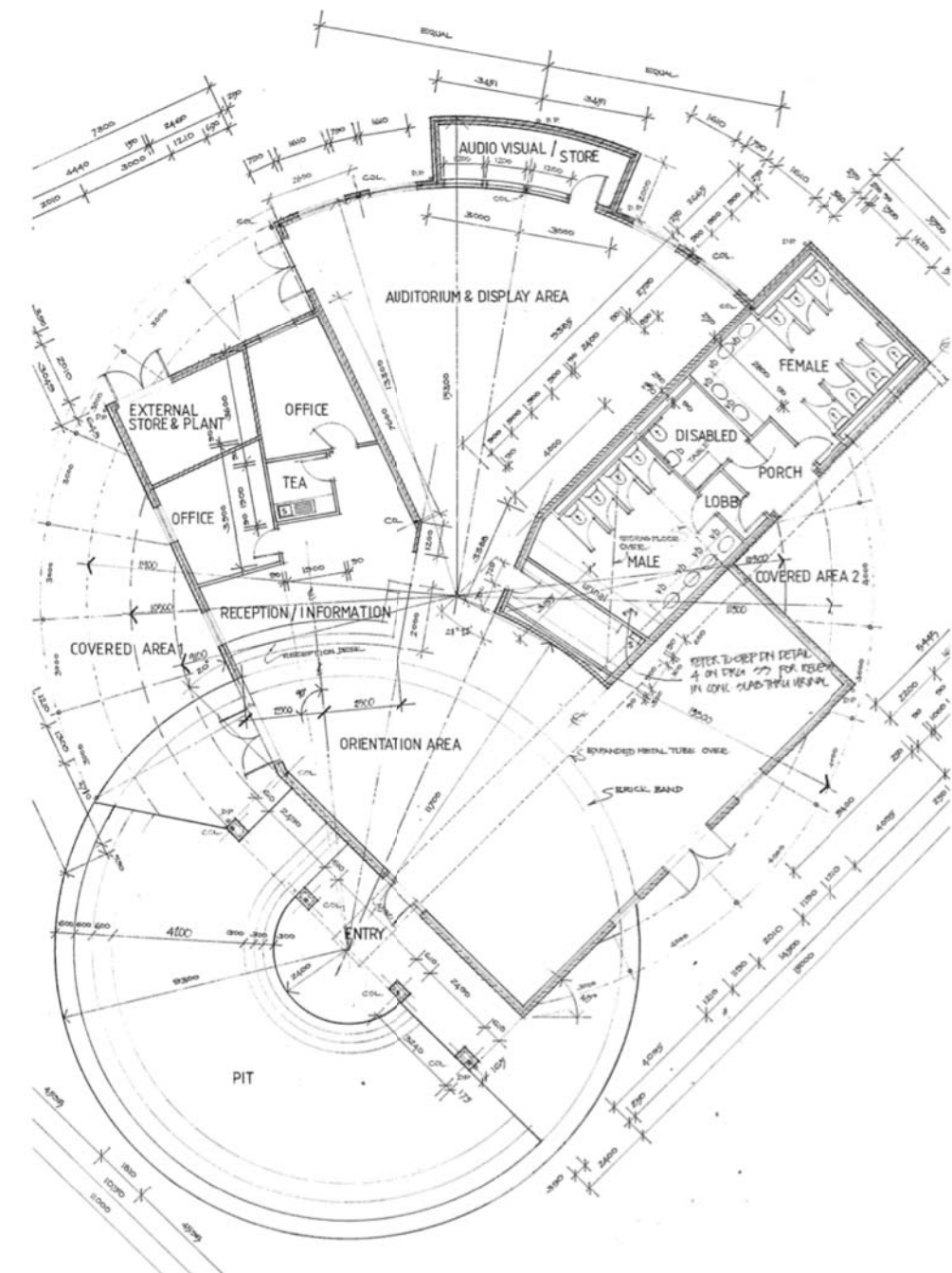
The building's plan requires little alteration as it comprises most of the areas needed for the new facility:

- Reception/orientation.
- Education displays
- Lecture A/V room of approx 170 sqm accommodating 60+ people plus activity spaces and displays.
- Toilets.
- Education staff offices.

Additional areas can be accommodated as follows:

- Bag store.
- Lunch room.

The following shows the current layout.



8.7 ESD

Parks Victoria’s policy framework ensures that sustainability should be a focus of all new work in their Parks. Underpinning this approach are a range of considerations, assessed in through cost/benefit analysis and risk management:

- Sustainability through use.
- Embedding principles of minimising energy use, recycling and generating resources on site.
- Working with operators to ensure sound ESD practices in all aspects of activity.

Two facets to this aspect of the Master Plan affect the overall design - work to individual buildings and the overall site infrastructure.

Buildings

Work to individual buildings relating to energy consumption, embodied energy, water and power use, recycling of materials.

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

- Roof water catchment and reuse.
- Solar hot water.
- Materials selection – life cycle costing and embodied energy.
- Green credits for re-use of existing structures.
- Use of natural ventilation and lighting where possible.
- Improved indoor environmental quality through reduced off-gassing, good views and natural light and fresh air.
- Thermal control for heat ingress in summer via windows, roofs and walls.
- Insulation for heat loss in winter via windows, roofs and walls.
- Low power use for air conditioning and heating.
- Stormwater catchment and reuse.

Site Infrastructure

The design of the site infrastructure has been undertaken independently of this Master Plan, however the following potential strategies can be pursued in the development of site-wide infrastructure planning:

- Power generation on site, subject to assessment of impact on the natural environment locally – solar or wind.
- Grey water separation and recycling.
- Black water treatment and recycling.
- Geothermal heat rejection and heat generation.
- Decentralised generation plants.
- Eco-power for the people mover.
- Rainwater harvesting and use.

Eco-Tourism

The published “Design Guidelines for Nature Based Tourism” offer a sound introduction to the detailed planning f the site as a whole and of the Accommodation facilities – Hotel, Hostel, Cabins, campground – in particular.

8.8 Utilities Infrastructure

Major services required on site include power, potable water, sewage, communications and stormwater disposal. A detailed study of these is all beyond the scope of this part of the Report, and is being undertaken by Parks Victoria as a separate study. However an overview of requirements is presented to inform the approach to the site as a whole.

Power

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

Potable Water

The site currently has year-round provision of potable water. Where possible the use of potable water will be replaced with harvested rainwater for uses such as toilet flushing and landscape irrigation in the future.

Sewage

Parks Victoria are in the process of investigating sewage treatment the site. The approach is to have a reticulated system that connects to South East Water infrastructure. Existing sewage infrastructure will be relocated.

Communications

Renewal of phone and data infrastructure.

Rainwater

Opportunities for rainwater catchment and reuse are important. This relates to roof water. Reuse in buildings or for landscape irrigation will be pursued.

## 9.0 Wayfinding

### 9.1 Wayfinding or Wayshowing?

The term ‘wayshowing’ was coined by Professor Per Mollerup in his book with the same title. He writes: “Wayshowing relates to wayfinding as writing relates to reading and as speaking relates to hearing. The purpose of wayshowing is to facilitate wayfinding. Wayshowing is the means. Wayfinding is the end.”

Good wayfinding means knowing where you are, knowing your destination, following the best route to your destination and recognising your destination when you arrive. A wayshowing system is therefore more than just signs; it is a mutually reinforcing group of sensory aids that form a language of visual clues that enable people to make navigational decisions.

### 9.2 Legible Environment

A wayshowing system is to help people determine where they are in relation to their destination, inform them of processes and expectations related to their journey, and direct them to their destination. Both man-made and natural environments provide a variety of clues that allow people to navigate unfamiliar places. When these clues are consistently presented, people find their way effortlessly. When they are inconsistent, people get lost.

#### Legibility at Point Nepean National Park

The architecture and landscaping at Point Nepean National Park can steer wayfinders in a certain direction and give them clues about what to expect:

The park's entrance will clearly state: 'you have arrived at the park'. This feeling of arrival will get drivers to want to find a carpark, and cyclists information about the park.

- The single road leading from the park entrance, its design, width (and visual importance) compared to other roads, will lead cars to the carpark with out needing much signage / instructions
- The carpark layout, direction of access, egress path and the visible open area will get visitors to walk

- towards the Quarantine Station visitor information
- After arrival –and parking– one will be looking for the next 'supply of information'. The path from the carpark brings the visitor to the visitor information
- The path from the visitor information leads the visitor to the pier, which is also the start of the interpretation trail.

### 9.3 Cognitive Mapping

Humans have evolved the ability to develop ‘cognitive maps’ or ‘mental models’ when exploring new environments. It simplifies the environment and the routes through it, based on available information, and enhances recall and learning of information.

This approach does not rely on previous knowledge or familiarity with similar environments. It relies on the ability of an individual to explore an environment with a series of direction changes and then extrapolate a return journey that does not require retracing the initial route.

Understanding a place does not only make navigation easier, it also increases one’s positive experience of the place. A good understanding of this unique park, with its many possible activities, will also encourage visitors to do more, for longer and more often. For this reason, we encourage (first time) visitors to go to the visitor information building first. Here is explained what is available in the park, what activities can be done, and suggestions for spending time in the park (e.g. ‘If you have an hour, you could do this, if you have 3 hours, then these options are available).

### 9.4 Paths

The more directional choices one has whilst navigating along a path, the more difficult that navigation will be. Choice in paths requires decisions, and decisions require knowledge. A simple wayshowing system is one where the number of choices is minimised. At Point Nepean National Park the walking and cycling paths are

laid out in such a way that the number of directional choices is kept to a minimum.

The path layout combined with the ease of navigation makes it difficult to get lost in the park. The distances are short, and main reference points (ocean, bay) are visible or within easy walking distance. The consequence is that the amount of signage, and the size of the information can be kept to a minimum.

Following paths, or having orientation information available, does not mean that this park is not for exploring. Especially the man made objects (the forts and the quarantine station) will encourage exploration, whilst the natural environment provides a number of unique and surprising experiences.

#### Visitor profiles

Based on the results of the visitor survey executed by Market Solutions (PARKS VICTORIA - VSM 2009/10 - POINT NEPEAN NP (REF:2397)), at present the largest groups of visitors are ‘Nature Admirers’ (52%) and ‘Passive & Other Users’ (11%).

Most came as part of a group; 54% 2 people, and 38% 3-5 people, and only a small percentage came with children (young family 7%, middle family 11%). Combined, the groups Mature Family, Older Couple and Mature Single, made up 48%, and 42% of the visitors was 50 years and over.

### 9.5 Activities

Most (60%) stayed in the park for 2-3 hours, with the next group (32%) 4-6 hours. Almost all visitors entered the visitor centre, although this most likely had to do with the fact that an entry ticket was required to visit the park.

78% of visitors indicated that the main purpose of their visit was sightseeing, 15% for ‘environment/ atmosphere’ and 10% for the historical and cultural features of the site. 28% did a walk less than an hour,

and 13% did a walk between one and four hours, but 52% indicated that physical activity was one of their main reasons to visit the park.

### 9.6 Language

The survey shows that 83% of the visitors speak English at home, but it does not record the level of proficiency. While it can be assumed that the majority of visitors will be able to read or speak English, it is acknowledged that an increasing percentage of visitors in the future will be from Asia, with limited English.



### 9.7 Target Groups

From the visitor survey, we distilled that at the moment the main user groups are:

1. Mature: Over 50 years old, in groups of 2-5
2. Intermediate: Between 35-50 years old, mostly couples
3. Younger: 20-35 years old, most without children

#### New groups

For visitors coming from the greater Melbourne Area, the user groups as described above are likely to stay the same. The new park will however attract a segment that is now not represented: the interstate or international visitors to Melbourne. This would most likely be the visitor that spends 3 or more days in Melbourne, and for whom the park now creates an experience that one can not get anywhere else in Victoria. A visit to Point Nepean National Park could even be combined with the trip to Phillip Island; Point Nepean in the morning, lunch and Phillip Island late afternoon.

#### Target information

The different groups of visitors will have different interests, knowledge, abilities and expectations. In terms of navigational behaviour, there is little difference between the target groups. They require the same directional information, to the same destinations. Where the groups do differ is the types of activities we expect them to undertake in the park. Where 'Nature Admirers' will spend more time walking along tracks, while 'Passive & Other Users' are more likely to use the People Mover, and will expect food & beverage, and places to sit and relax. Information provided to these groups needs to be targeted to provide the best visitor experience for each group (e.g. young people are less likely to know about the Kosovo refugees, but will appreciate the significance of the Quarantine Station better if this will be explained). We envision that the information in the park, including items such as maps, information

brochures, self-guided walks and interpretation will be developed with the target groups in mind. Different from the ‘whirl-wind’ visitors (groups that spend 4-5 days in Australia), the interstate or international visitor that takes longer to discover the country, normally has a basic understanding of English, and no special language provisions have to be taken in the provision of the basic wayshowing information. Specific information, such as interpretive brochures, should be provided in different languages.

### 9.8 Navigational behaviour

For the development of the wayfinding strategy, we divide the groups in the mode of transport they use to visit the site, and their mode of transport in the park. The different groups have different requirements in terms of directional, orientation and interpretation information. We anticipate four distinct groups:

1. Drivers - Car (arrival only)
2. Drivers - Bus (arrival only)
3. Riders - Bicycle (arrival and on-site)
4. Pedestrian (on-site only)

#### Drivers (arrival only):

A driver arriving at the site needs to know they have arrived, and this arrival preferably creates a sense of what to expect on the site. At the moment, the arrival experience is close to non-existing (other than finding a carpark) and we recommend that an entrance statement is developed.

A driver will be looking for a carpark, and therefore needs to be led to the new parking facilities at the Quarantine Station. Directional information can be kept small and unobtrusive, since the single road leading from the park entrance to the carpark, its design, width (and visual importance) compared to other roads, will lead cars to the carpark without needing much signage/instructions.

Once the car has been parked, the visitors will want to orientate themselves in the space they

have just arrived in. The carpark layout, direction of access, egress path and the visible open area will get visitors to walk towards the Quarantine Station visitor information. The distance from the carpark to the visitor information is only about 300 meters, and we recommend that orientation and directional information is only provided at the Visitor Information Centre.

#### Cyclists (arrival & on site):

As with the drivers, the cyclists need their arrival acknowledged. Different from drivers, cyclists will expect to be able to orientate themselves at the point of arrival. Although it is preferable that first time visitors go to the visitor information, and the information at the park entrance should suggest that, they may chose to cycle to the Fort first before going to the Quarantine Station.

Directional information for cyclist should be different from the types used for vehicles. It should show directions and distance to the destination in kilometres, with one digit decimals (e.g. 1.6km), and direct to all the main destinations described on the orientation panels from the park entrance.

#### Pedestrians (on-site):

Pedestrians are the largest group on site. We expect very few people to walk to the park, but everybody will become a pedestrian at some stage.

The path layout combined with the ease of navigation also makes it difficult to get lost in the park. The distances are short, and main reference points (ocean, bay) are visible or within easy walking distance. Therefore maps will the amount of signage, and the size of the information can be kept to a minimum.

Paths should be named, and suggested routes identified. Orientation points will be provided at a few larger nodes: the Fort, the Bend, Gunners / Cemetery, as well as at all the People Mover stops. Being able to orientate oneself, and with that increasing ones knowledge of possible destinations, and the distance / time to get there, increases the chance for further exploration.

### 9.9 Signage

Signage in a national park has contradicting requirements: it has to stand out enough for people to see it when they need, whilst not being obtrusive, and interfere with ones experience of the place. Ideally, the orientation, directional and interpretation system get combined where possible, as to minimise the amount of different hardware required.

#### Need / want to know

Different users have different needs and wants when it comes to directional or orientation information:

- Is this the park? > Entry statement
- Where do I park (vehicles)? > Keep going to Quarantine Station carpark
- What can I do here)? > Orientation: cyclists @ park entrance, pedestrians @ visitor information (repeat @ Fort)
- How do I get there? > Directional: different for vehicles / cyclists / pedestrians

#### Specific pedestrian directional signage

Pedestrian signage is the largest group on the site. Every navigational choice on the walking paths should have directional information. This information can be quite small, and does not have to be 'in full view' –people looking for directional information will recognise the medium. The use of distances to the destinations will assist visitors to create or maintain their cognitive map.

Where bicycle signage is placed, and the directions on the bicycle signage are the same as for pedestrians, a separate pedestrian sign is not required.

#### Specific bicycle directional signage

Bicycle signage will be placed in a limited number of locations: at the park entrance, at the intersection of Ochiltree and Defence Rds, Danson Dr and Defence Rd, Butlers Trak and Defence Rd, and at the East end of Fort Nepean. It will only direct to destinations that can be reached by bike.

#### Specific vehicle directional signage

There is little requirement for vehicular directional signage in the park. All vehicles need to go to the carpark after entering the park, and the road design will direct

them there. Egress may require a couple of signs: one on the intersection of Ochiltree Rd and Danson Drive and one at Ochiltree and Defence Rds.

#### Orientation signage

Wayfinding begins with understanding where you are, then knowing where you want to go, and finally knowing how to get there. Visitors understand where they are, by orientating themselves, determining their position relative to where they want to go.

Orientation helps creating a cognitive map, needed to appreciate relative size of the site and what the site has to offer. A good understanding of the site will encourage visitors to spend more time in the park, more often.

At Point Nepean National Park, we will assist building a good cognitive map, by providing orientation maps in a number of locations; larger ones at the visitor information, the park entrance and Fort Nepean, and smaller ones at the People Mover stops.

Maps may also be visible in the People Mover, with the stops identified, and referred to in the commentary (each stop has a number which is visible on the map). The orientation maps, as well as any printed maps, will show relative distances to the main destinations.

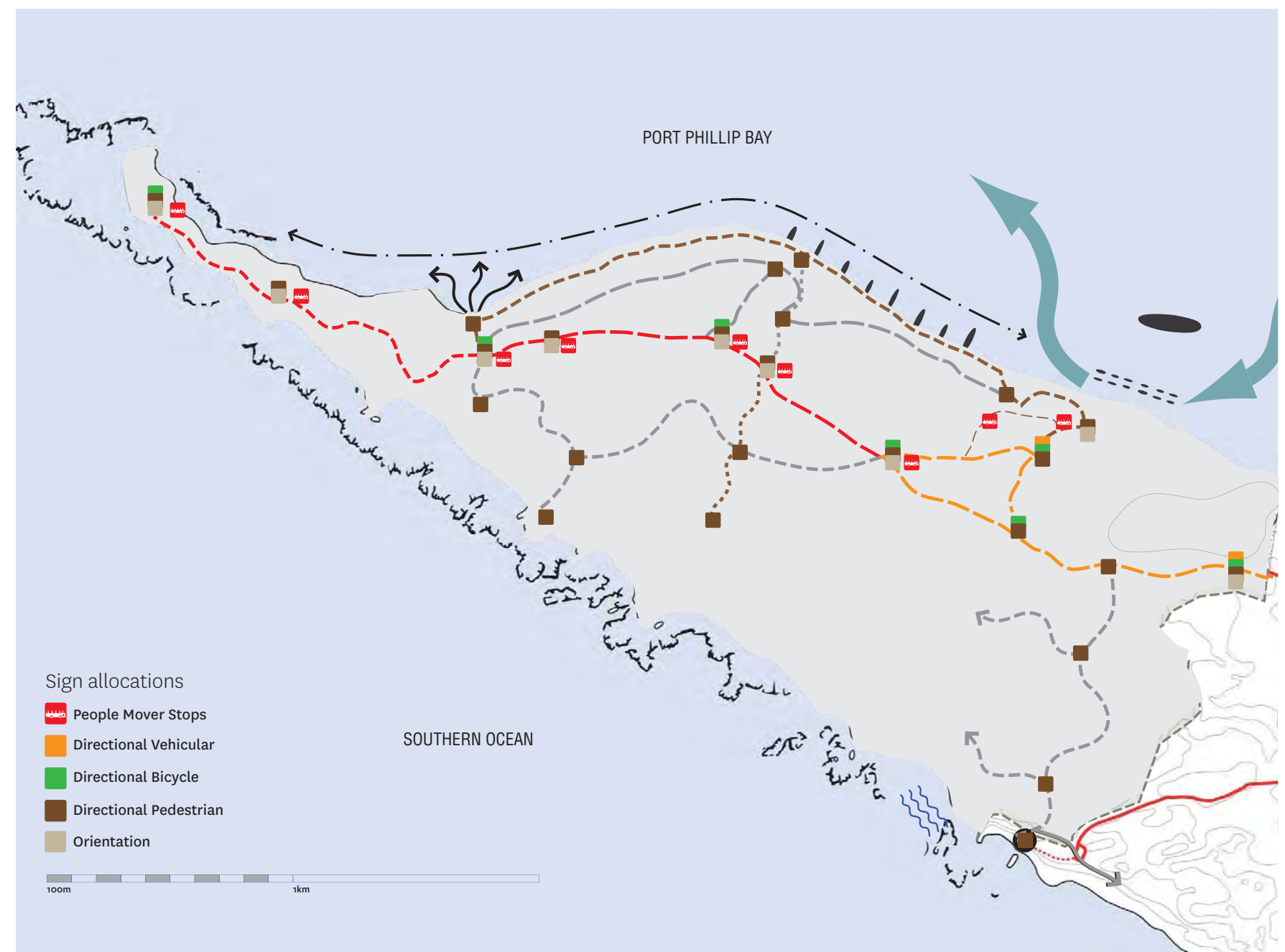
#### Interpretation signage

Interpretation signage will be designed to fit in with the systems developed for orientation and directional signage. The content is referred to in the chapter Interpretation.

#### Other mediums

Besides the information provision described above, there are other ways for the users to get information and interpretation. The most logical one is the internet, where information such as walking routes, or things to do, could be provided to the user before they leave home.

A mobile phone application could also be considered. It could provide both visitor information as well as interpretive information.



Adjacent are maps that show two different visitors, their possible journey in the park and what information is provided to them, where.

**Journey A – Cyclists: couple on holidays in Sorrento, first time to the park.**

The park entrance (1) is clearly visible from Point Nepean Road, and when entering the park, a park map (2) with visitor information is placed next to the bicycle path. It explains what there is to do in the park, and shows the different elements: the Quarantine Station, the forts, the walks, the viewpoints, and the flora and fauna.

The couple decides to cycle to, and explore Fort Nepean first. The map shows the distance to the Fort, and to the other destinations, so they know how long it will take to get there. The map also describes that a visit to the Fort, and following the interpretation trail there, can take between 1.5 and 2.5 hours.

From the map they have seen that all they have to do is follow Defence Road, which means there is little requirement for directional signage for them. The suggested start of the interpretive trail (3) is identified by a sign, and by the fact that the primary bicycle parking is there, too. When returning to their bicycles after their time at the Fort, they see another orientation park map sign (4), which they use to confirm their route to the Quarantine Station. Although their original plan was to go straight to the Quarantine Station from the Fort, the map shows that Cheviot Beach (5) is close by, and they decide to go their first. From there, and using the directional signage on Defence Road (6), they take Coles Track (7) to the Quarantine Station.

Here, they have lunch in the cafe, before exploring the Quarantine Station (8) on foot. They cycle back along the bicycle paths along Ochiltree Road and Defence Road (9) to the park's exit.





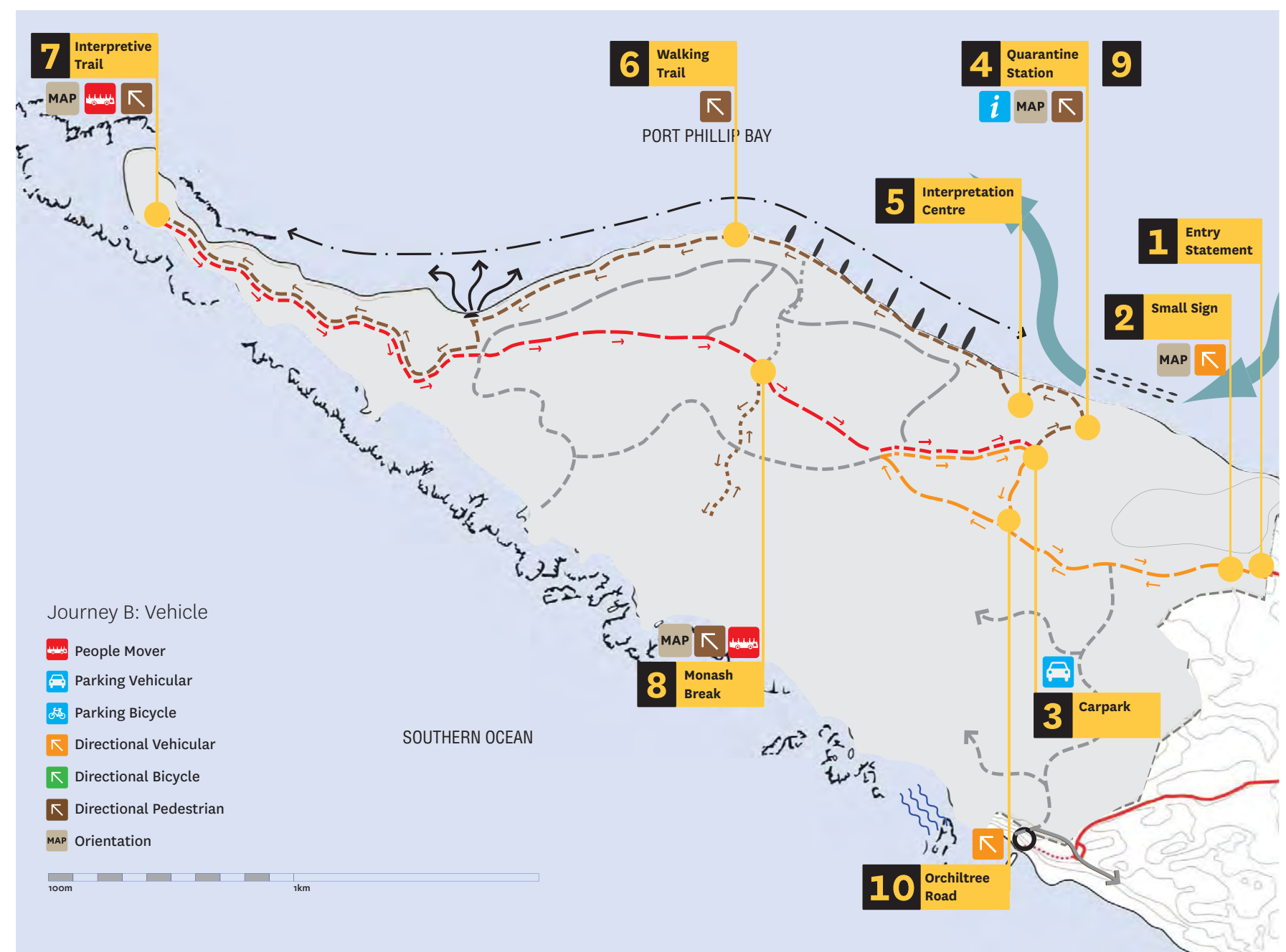
**Journey B – Vehicle: group of friends, from Melbourne, have been to the park 4 years ago.**

The park entrance (1) is clearly visible from Point Nepean Road, and when entering the park there is a small sign (2) indicating that carparking is 2km away. They follow the road, and can only go in one direction (the turn off into one-way Ochiltree is not possible, and Defence Road past Danson Drive is not accessible for other than park vehicles). Danson Drive leads them into the carpark (3). All this is done without the use of directional signage.

After parking their car, they understand that they should not go back in the direction they have come from, and the landscaping (paving and planting) invites them to walk towards the Visitor Information Centre (4).

At the Visitor Information Centre, they are shown that the park is quite different from how they remembered it; they had only ever been to the Fort, and know the park from its military history only. They now decide to go to the Interpretation Centre (5) first, and learn about the Quarantine Station, before they walk to the Fort. From the orientation map at the Visitor Information Centre they know that they can take the People Mover back from the Fort if they want, and they chose to walk along the beach (6) to the Fort (7).

When waiting for the People Mover after their visit to the Fort, they see on the orientation map that they can get off the People Mover at the Monash break stop (8), and walk to the viewing tower, after which they hop back onto the People Mover which brings them to the Quarantine Station (9). Here they have some refreshments, before they pick-up their car and drive along the one-way Ochiltree Road (10) to the park's exit.





# 10.0 Circulation

## 10.1 Car Parking Requirements

The requirement from Parks Victoria is to cater for a proposed yearly visitation of up to 250,000. Currently 50,000 people per year (on average) visit the park. Catering for these volumes can only be achieved if the road infrastructure, both internally and externally, can cater for the higher volumes.

### Existing demands

The recent Point Nepean National Park and Point Nepean National Park Quarantine Station Management Plan (Parks Victoria, 2009) noted that “there has been an average 50,000 visitors per annum since the park opened in 1989. Visitation peaks at midday with almost all visits occurring between 10am and 3pm. The average length of visits is two hours.” Visitation predominantly occurs across the period between September and May with low numbers during winter months.

Currently there are 90 spaces at the existing visitor centre car park, including two disabled spaces as well as two bus parking bays located within the car park. It is understood that this caters for parking requirements for the vast majority of the year. Discussions indicated that the current car park capacity of 90 vehicles at the Park entry and 30 vehicles at Gunners Cottage carpark is exceeded only occasionally with these times being the Christmas-New Year period; occasions during January such as weekends and at Easter. During “overflow” periods cars park on the grassed areas in the vicinity of the formal car park. The number of days during the year this occurs is likely to be fewer than 15, which equates to less than 5% of the time. The indications are therefore that the current car park capacity caters for the 95th percentile of traffic demands across the year.

### Other similar visitor attractions

It was suggested that attractions commensurate with Point Nepean National Park be investigated regarding annual visitation and parking demands. Healesville Sanctuary and the Royal Botanic Gardens, Cranbourne were suggested. Details obtained from the two facilities show that the highest visitation occurs at Healesville Sanctuary with currently in excess of 220,000 visitors per year. The parking provision at Healesville is for 450 spaces and 100 overflow spaces.

<i>Healesville Sanctuary</i>	
<b>Annual Visitation:</b>	220,000 – 250,000
<b>Peak Visitation:</b>	3,000 per day
<b>Peak Period:</b>	November – March (January is usually the peak month)
<b>Arrivals:</b>	Usually evenly spread from 9 a.m. – 12.30 p.m.
<b>Length of stay:</b>	Majority stay the full day (until 5 p.m.)
<b>Number of Car Parks:</b>	447 (Main) + 100 Overflow
<b>Overflow Area:</b>	YES, located across the road from the main car park

<i>Royal Botanic Gardens, Cranbourne</i>	
<b>Annual Visitation:</b>	100,000 (60,000 to ‘Australian Garden’)
<b>Peak Visitation:</b>	750 per day
<b>Peak Period:</b>	September/October (Have experienced a January peak recently)
<b>Arrivals:</b>	Usually evenly spread from 11 a.m. – 3 p.m. (peak visiting hours), with a small spike around 1 p.m. for lunch
<b>Length of stay:</b>	Majority stay until 3 p.m.
<b>Number of Car Parks:</b>	200 (Main) with the option of overflow being directed to Cranbourne Race Course and a shuttle bus provided back to RBG Cranbourne
<b>Overflow Area:</b>	NO, have used Cranbourne Race Course in the past

### Future Demands

The 90 space car park at the current visitors centre location plus 30 at Gunners Cottage caters for an average 50,000 visitors per year and likely caters for 95% of days across the year, based on the few days it is full.

The average stay is currently two hours between 10am and 3pm, therefore the car park generally turns over twice (or more) across this period. Detailed data on car park usage compared to visitation at the park is not available however it can be assumed that say three people would come per vehicle (more per vehicle in summer months and during school holidays). If the peak of 600 visitors was reached this would equate to some 200 vehicles, which would also correspond to a turnover of the 90 spaces twice or more across a peak day.

The development of the visitor experience overall will provide more opportunities to explore the park and generally lead to longer stays within the car park. Currently the average stay is two hours. With most visitors arriving between 10am and 3pm, parking spaces generally turn over twice or more if required at busy times. If the average stay increased then parking spaces would turn over less frequently and more would need to be provided to cater for those arriving when other visitor vehicles are still there. An increase in the length of stay would also increase the number of days that the car park is full. In designing for future demands an accepted level adopted in catering for parking demands is to satisfy the 85th percentile peak. i.e. on 15% of occasions additional parking would need to be provided elsewhere as overflow parking e.g. on the nearby oval.

The increase in expected visitor numbers to 250,000 implies directly that 450 spaces would be needed to cater for this demand. Visitation levels across the year would need to spread far more uniformly than they currently are. This is potentially difficult to achieve because of the open nature of the site, which in winter would be subject to extreme weather conditions due to its proximity to the coast All uses at the site

are likely to be lower during winter months, requiring the high increases in visitation to be spread across the remaining eight or nine months of the year. The need for car parking could also be tempered by the introduction of ways that attract visitors to the site at different times of the day. This would spread the demand profile and result in a lower peak parking demand. In addition the demands for staff parking are also expected to be significant (90 spaces) when the commercial uses across the site.

The provision of 580 formal spaces (140 visitor day-to-day, 150 visitor shoulder period, 90 staff) and 200 overflow spaces is a significant increase in the overall car parking provision at the Quarantine Centre main car park and would go a long way to catering for high visitation numbers. Note that the master plan proposes to terminate private vehicle access to the Park at the Quarantine Station, therefore eliminating access to Gunners Cottage carpark. The need for car parking could be tempered by the introduction of ways that attract visitors to the site at different times of the day. This would spread the demand profile and result in a lower peak parking demand.

### Bus parking

Current provision at the existing visitor centre car park is two buses. Discussions indicate that bus demands are currently for a maximum three buses a day during the peak (November) with numbers of one or two a day for most of the week and across most weeks between October and May. Other demands are currently for one 16 to 22 seater minibus for two or three days a week between October and May.

With the increase in demands it is recommended that provision for five buses be provided in the new facility. The footprint for bus parking is significant due to the need for buses to turn around if required to return from where they came. The proposal at Point Nepean National Park is to engage a one-way road network therefore buses would not be required to turn around within the site.



### 10.2 Road Circulation Proposals

#### Defence Road

Defence Road currently comprises a narrow road of the order of 6 to 7m wide. The circulation network proposed for visitors to the site is:

- Defence Road between the entrance and Ochiltree Road to be two way
- Defence Road between Ochiltree Road and Danson Drive to be one way clockwise
- Defence Road west of Danson Drive to be restricted to use only by the transporter; occasional service vehicles and cyclists to service Fort Nepean and Fort Pearce (see 10.5)

The need to cater for much higher traffic volumes in future means that the road will require widening between the current entrance and Ochiltree Road to enable two-way traffic to proceed safely, despite the low speed limit. West of Ochiltree Road it is recommended that the road be designated one-way as far as Danson Drive with all traffic required to undertake a U turn at the intersection continuing along Danson Drive to the visitor car parks at the Quarantine Station.

#### Ochiltree Road

Ochiltree Road to be one way clockwise between Danson Drive and Defence Road. The future use of the road will however include the current pedestrian lane within the cross section. Whilst traffic, within a low speed environment, can be accommodated within a minimum 3m traffic lane buses will also use the road so a 3.2m lane is recommended.

It is recommended to widen Ochiltree Road by a minimum 1.5 metres to cater for the higher numbers of vehicles using the road and to provide a “desirable” width for a pedestrian / bicycle path.

#### Danson Drive

Danson Drive to be one-way between Defence Road and Ochiltree Road but catering for two-way transporter and bicycle movements.

As part of the proposed road network therefore, public vehicles entering the site will be required to travel along Defence Road past Ochiltree Road and turn onto Danson Drive in order to reach the public car park. Exiting from the car park will require them to travel along Ochiltree Road to Defence Road.

The provision of both one-way traffic lane and bi-directional transporter / bicycle lane will require significant widening along the 650 metre road length of Danson Drive.

The proposal to make the road network a one-way system in this location will also require widening at the intersection to accommodate buses undertaking the hairpin turn into Danson Drive.

A review of the intersection of Danson Drive and Defence Road reveals that there is a significant level difference between Defence Road and Danson Drive. The requirements for a vehicle turning at the intersection are such that a proposed 14.5m bus would require a 6.5 to 6.7m wide pavement for the right turn when undertaking the turn at a speed of 15 to 20 km/hr, a speed that might be expected for a turning bus.

It is considered that some means e.g. a boom gate, be placed across the road at this location to prevent traffic travelling to the point beyond the Danson Drive intersection.

#### Franklands Drive / Jacksons Road

The proposal for this road is that it be used by controlled vehicles servicing the main hotel and by guests travelling to and from the hotel. (see 10.5)

It is considered that an assessment of the current sight lines, road surface condition and signage provision be undertaken as well and upgraded as required in order to accommodate vehicles using the road.

### 10.3 External Constraints

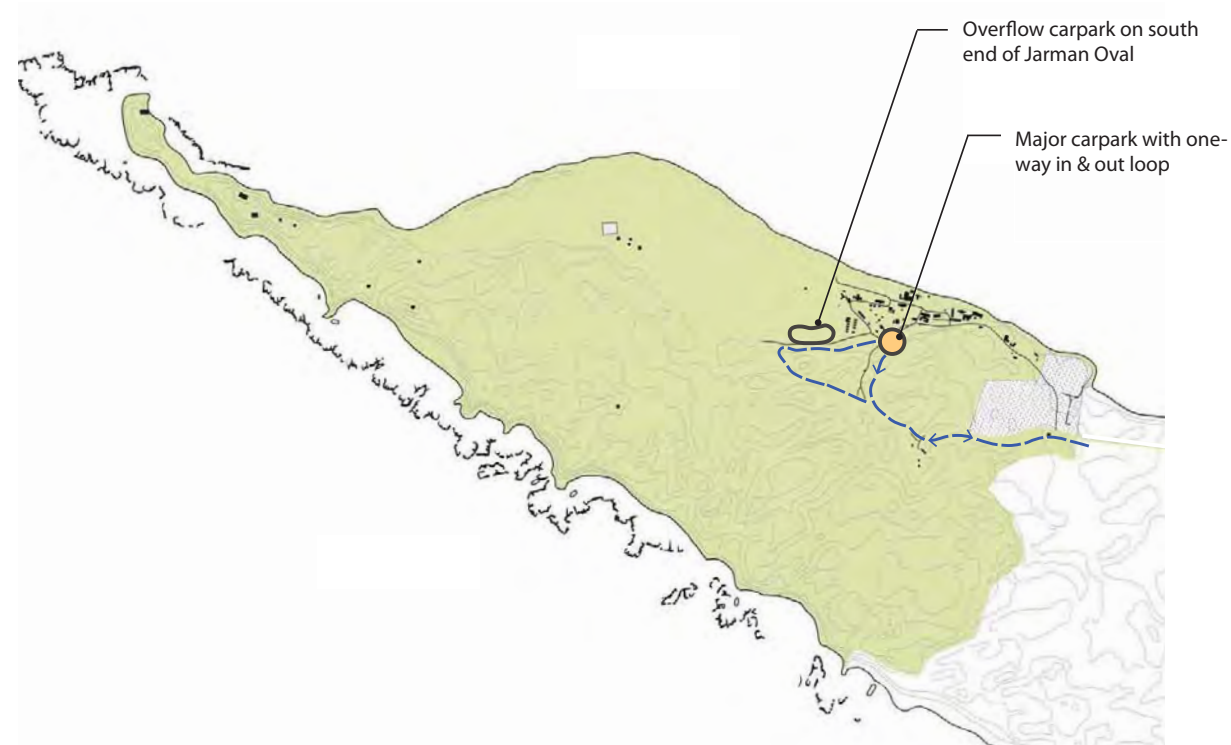
The proposed expansion of visitation to 250,000 visitors per annum (v.p.a.), from the current base of 50,000 visitors will require changes to both external and internal infrastructure in order to cater for the four-fold increase in demand.

The 250,000 visitors, equates to 5,000 visitors per week. In reality it is likely that the highest visitation would occur during the busy period between late December and early February when the Peninsula caters for large numbers of vacationers. If it was assumed that 40% visitation (100,000) occurs over summer this would equate to 7,500 visitors per week every week in summer (1,100 per day). Peak times like weekends could see this number double. During winter months, visitation would likely remain low, however there could be scope for increasing school group trips to the Quarantine Centre provided the groups could be accommodated on-site indoors.

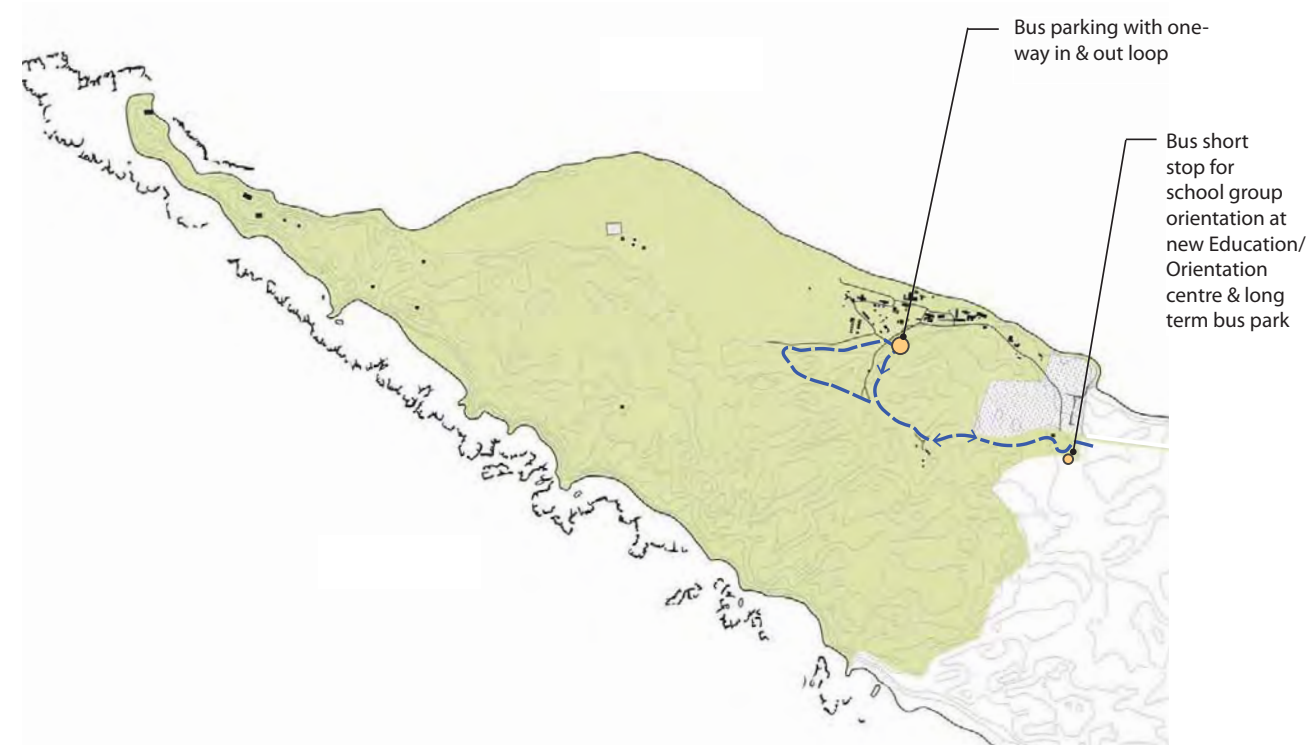
Preliminary investigations indicate that the external road system has the capacity to support increased park visitation across all periods of the year.

## 10.4 Site Circulation Diagrams

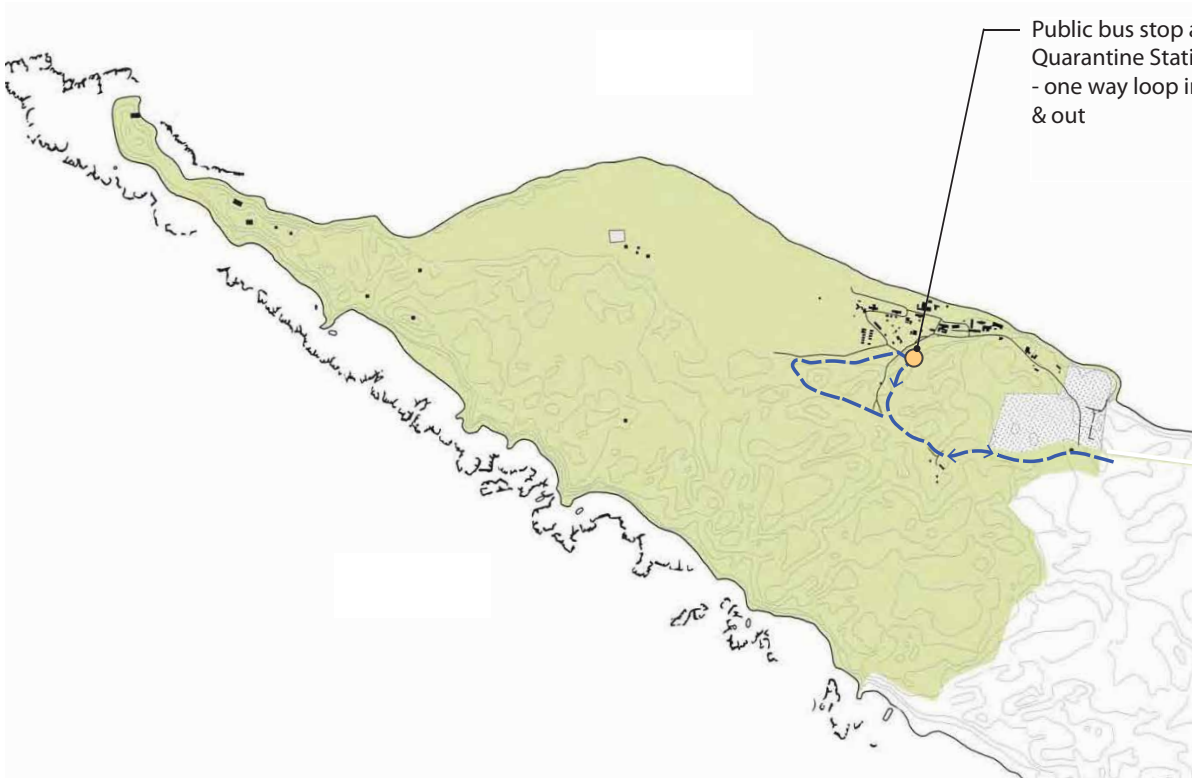
### Park Visitor Cars



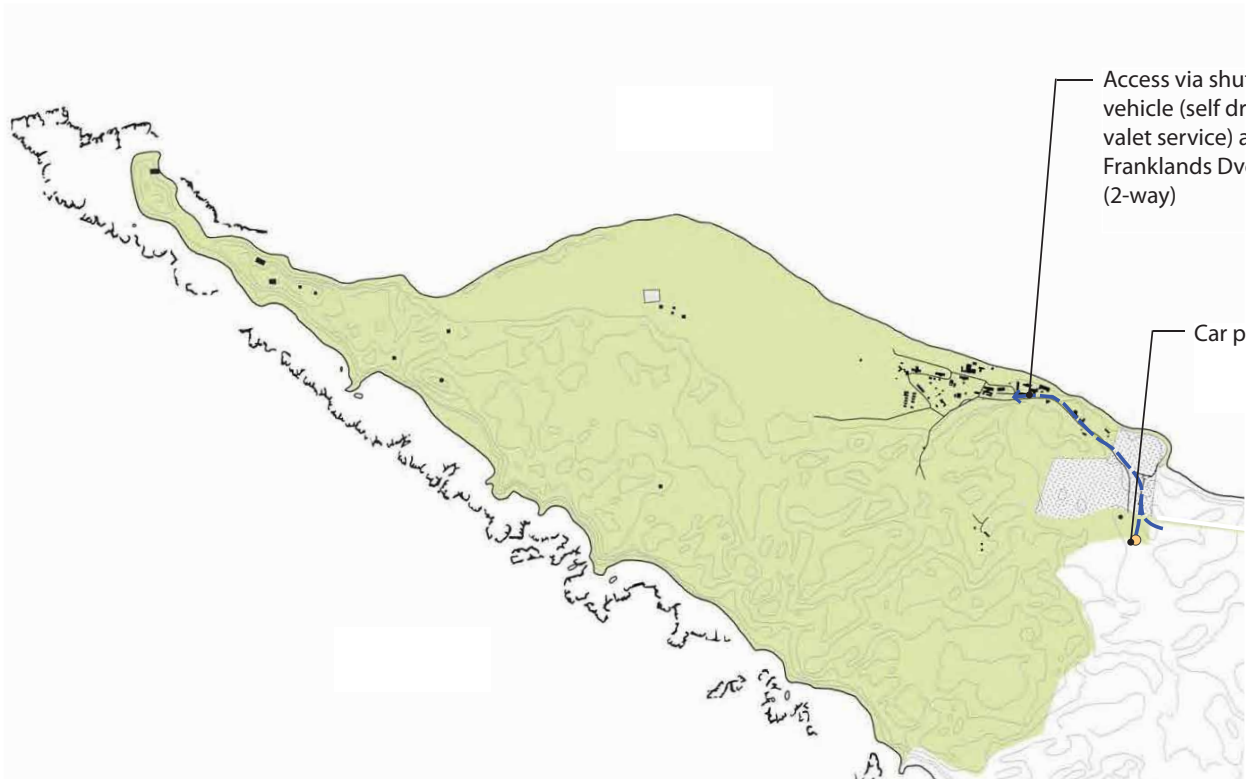
### Tour Buses



Public Bus Service

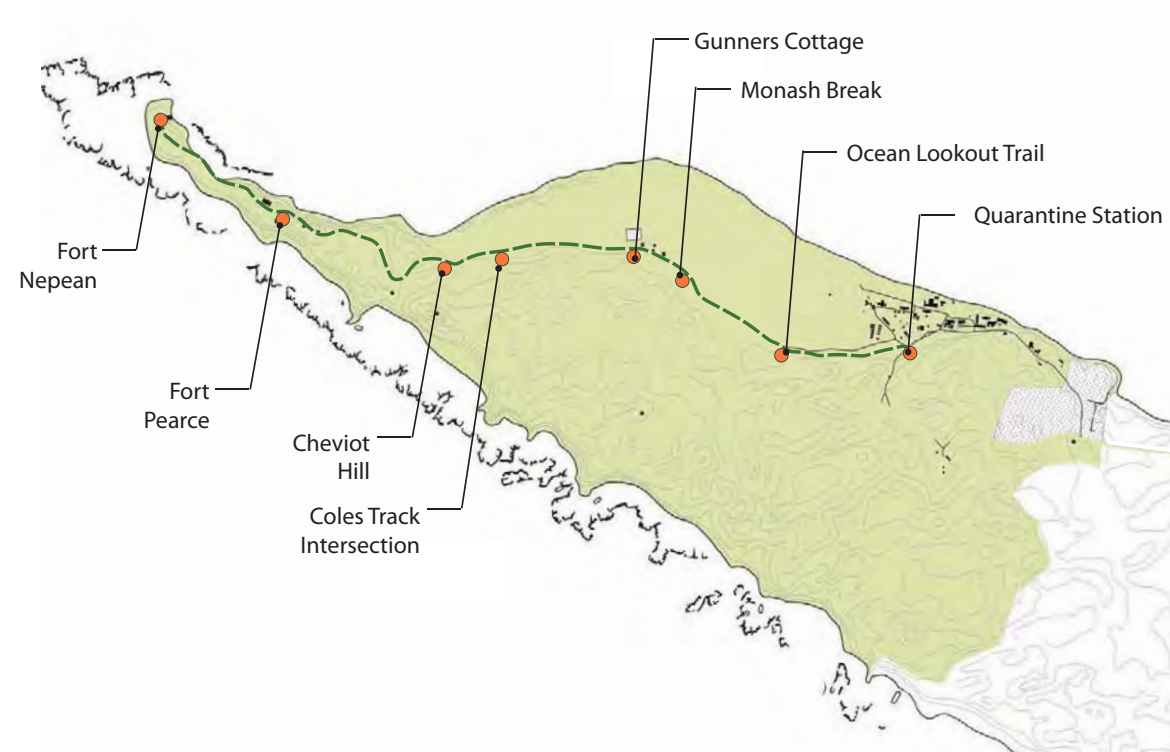


Hotel Accommodation Patrons

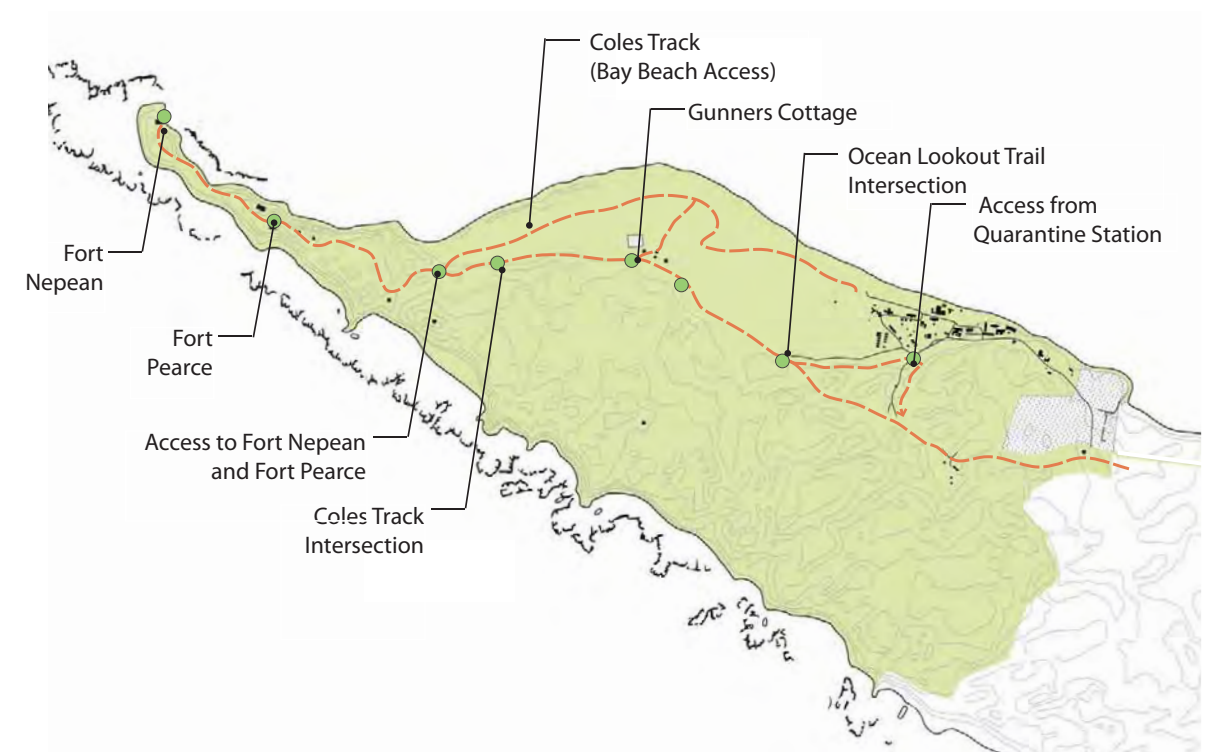




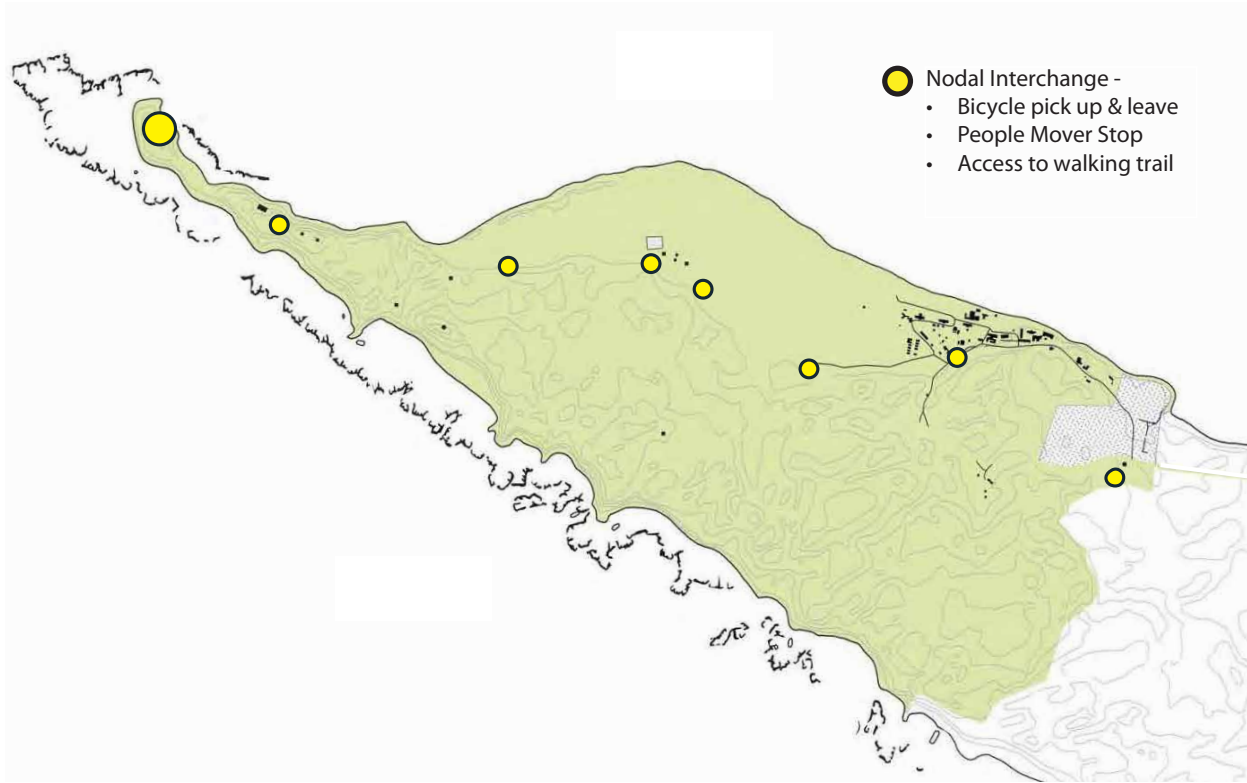
### People Mover



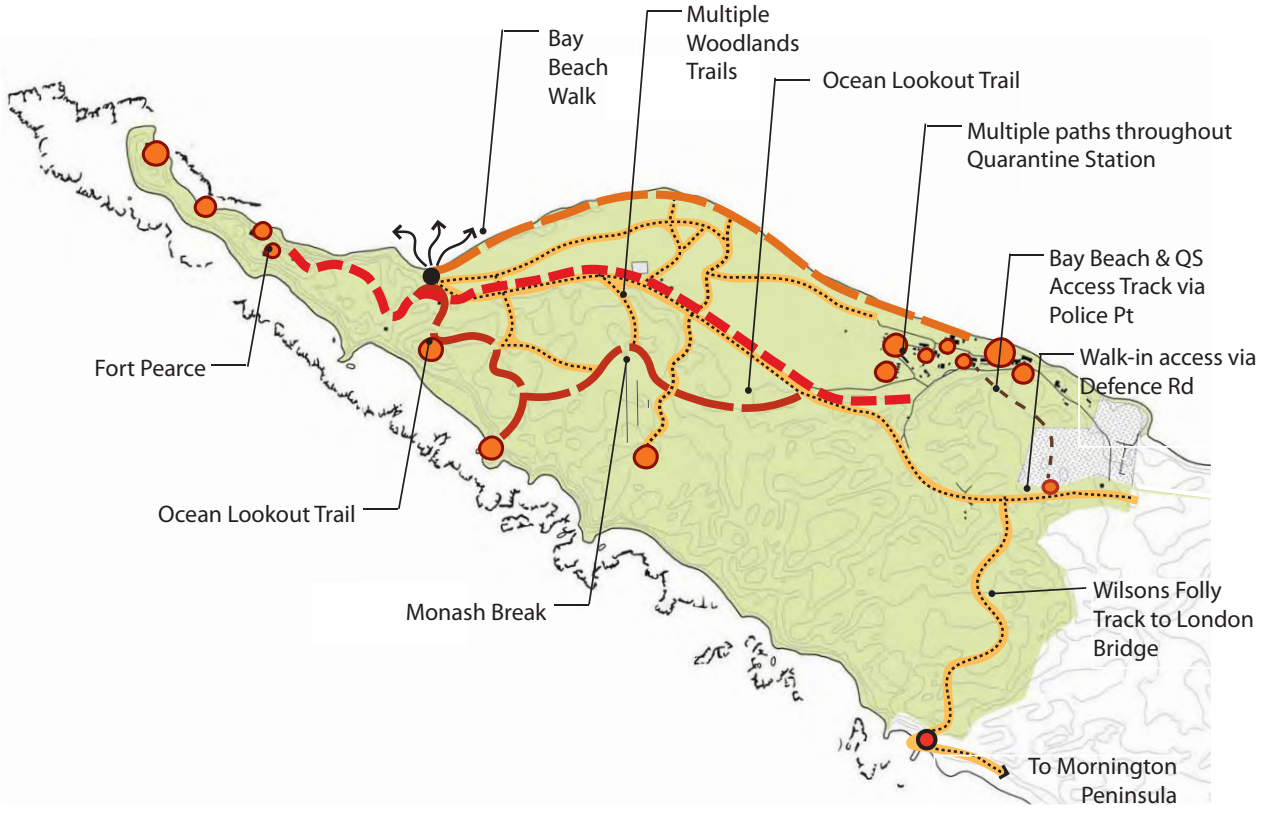
### Bicycle Tracks



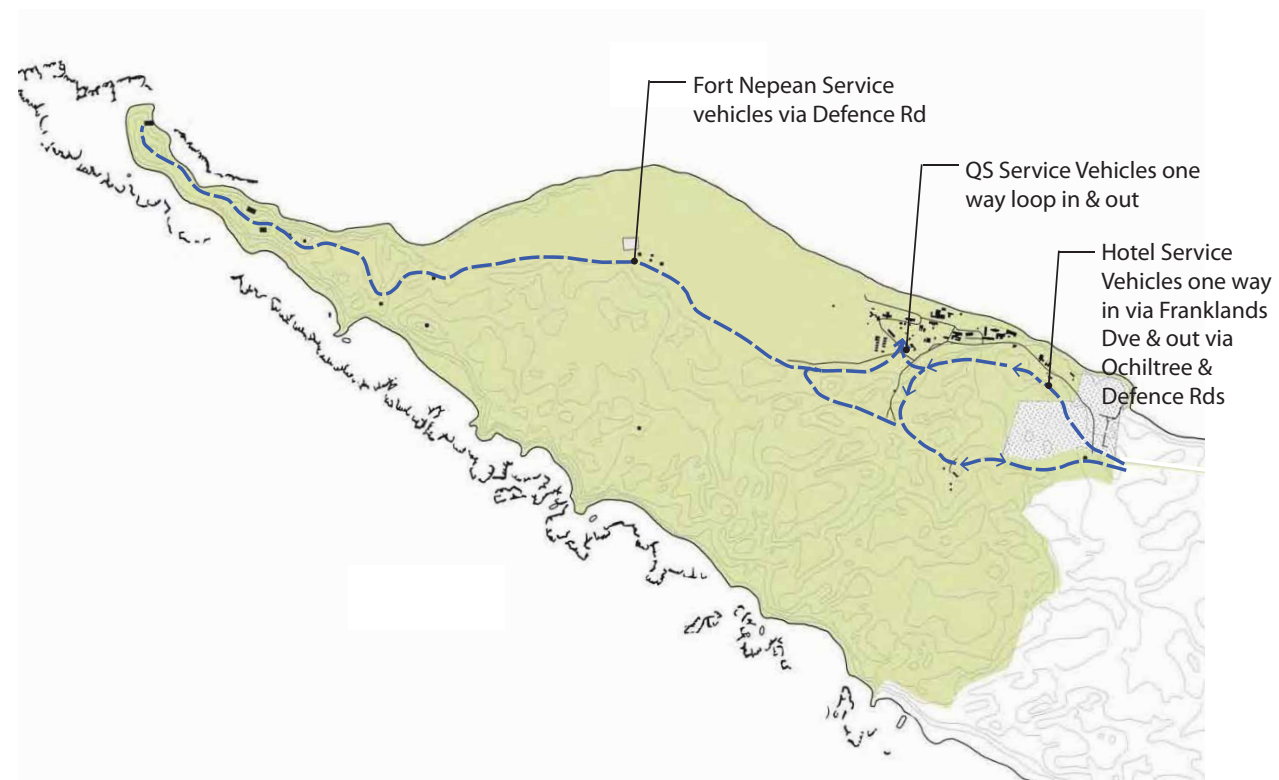
Nodal Interchanges



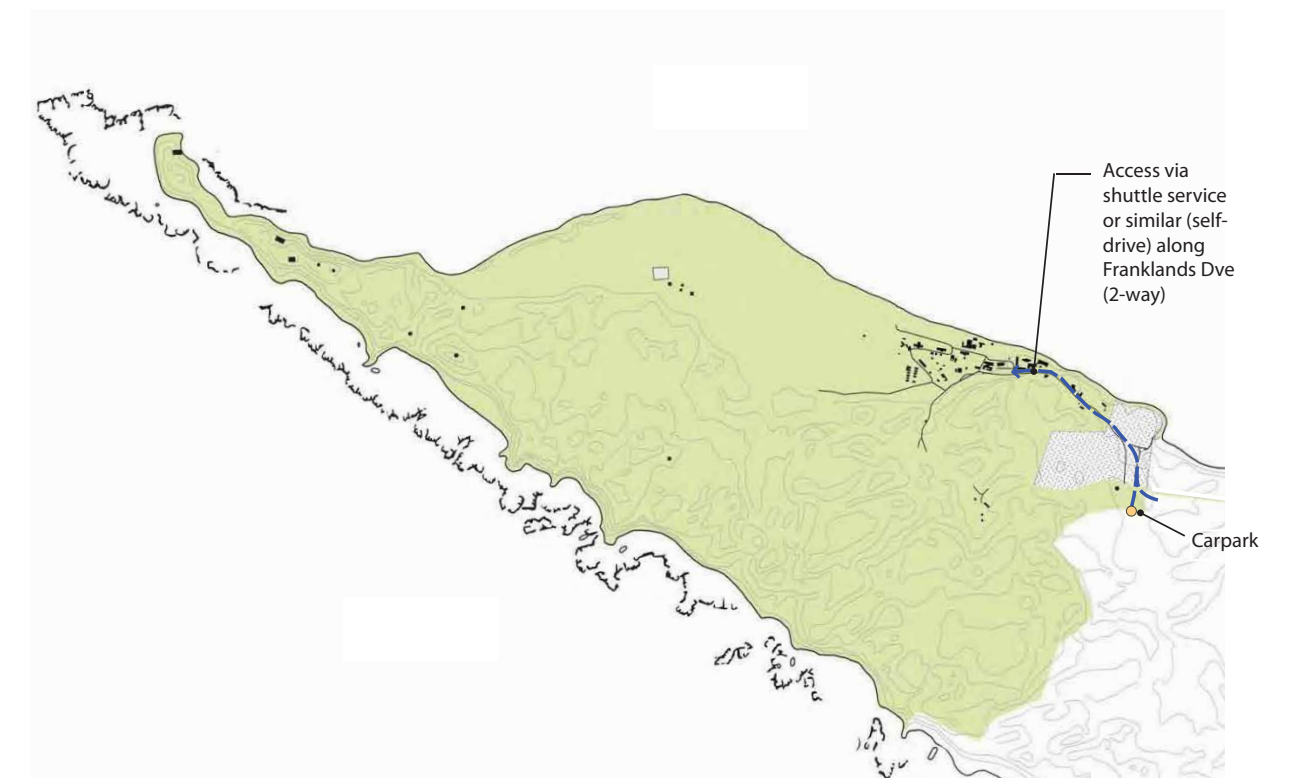
Walking Trails



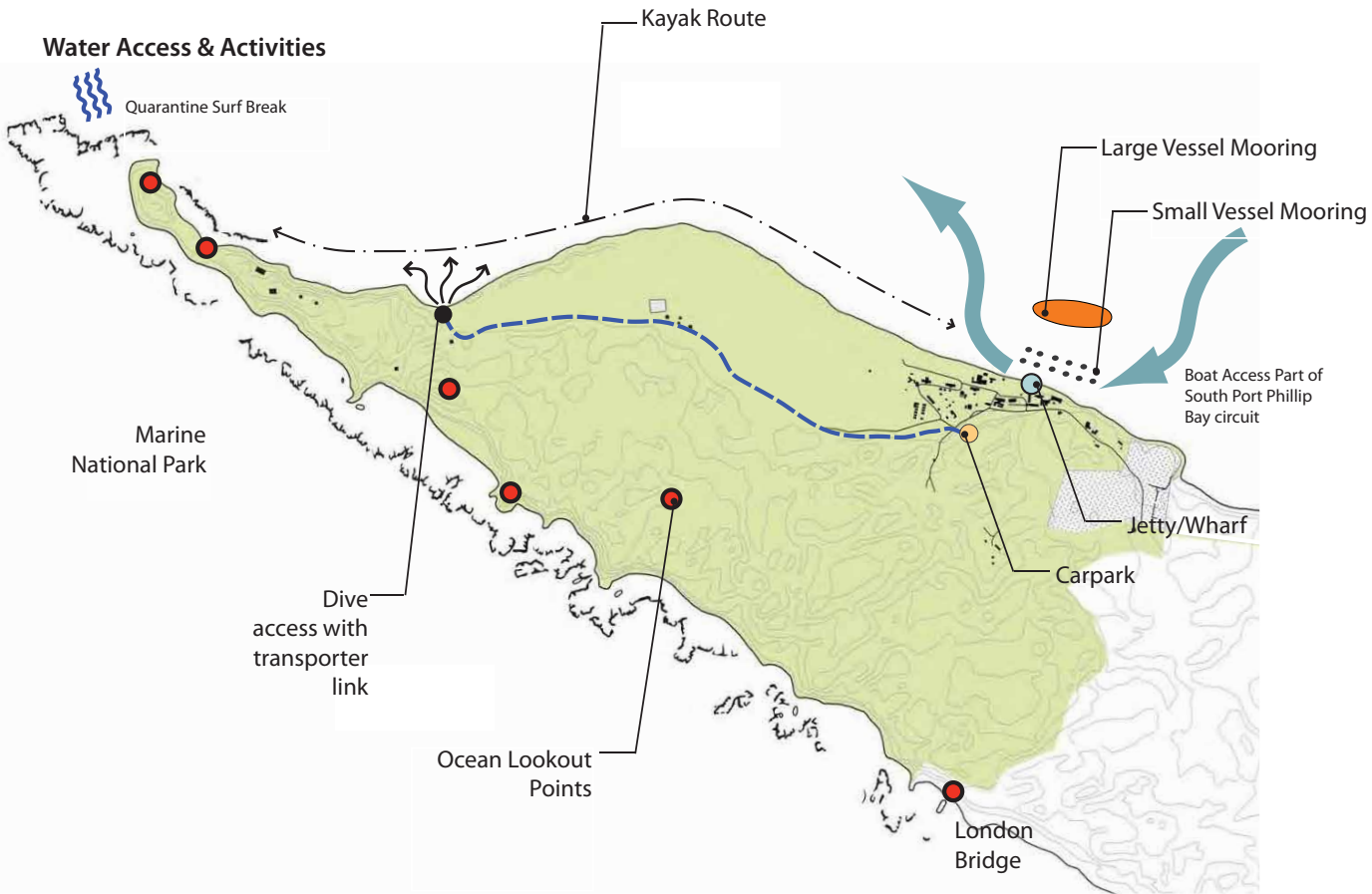
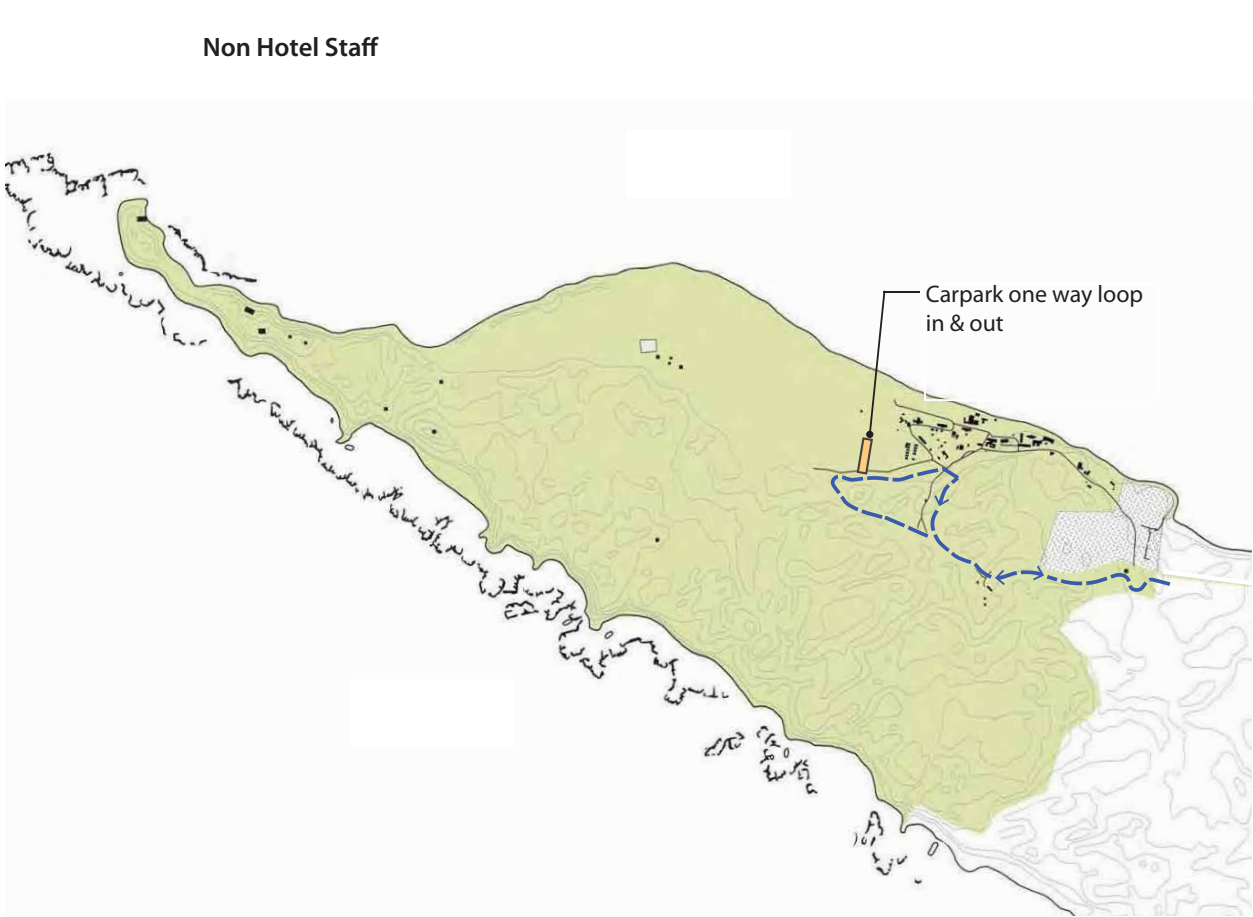
### Service Vehicles



### Hotel Staff









## 11.0 Key Precincts

### 11.1 Quarantine Station

The Quarantine Station is developed as a major focus of the Park with a suite of proposed uses for the existing heritage buildings that will support tourism, community, educational, recreational and cultural activities. It is envisioned that over time the Quarantine Station will become a lively hub of activity where visitors experience both the intriguing past of the park, and the fruits of its contemporary rebirth as a place of health, wellbeing, education and culture.

Key elements in achieving this aim are:

- ① Carpark for daily visitor use - 205 cars
- ② Overflow carpark - peak use - 150 cars
- ③ Overflow carpark - event use - 200 cars
- ④ Staff carpark - Quarantine Station - 90 cars
- ⑤ Visitor Information Centre
- ⑥ People Mover Stop
- ⑦ Bus Park - 5 buses
- ⑧ Low cost accommodation/workshops
- ⑨ Orientation
- ⑩ Conference Centre and Office Cadet School Interps
- ⑪ Event Lawns
- ⑫ Interpretation Centre
- ⑬ Artist Studios and/or active recreation support facilities
- ⑭ Budget Accommodation
- ⑮ Community Groups Facilities
- ⑯ Respite Apartments
- ⑰ Jarman Oval - recreation/events/polo
- ⑱ Hosted Campsites
- ⑲ Occasional helicopter landing site
- ⑳ People Mover, bicycle and pedestrian access to park
- ㉑ Moorings for day use only
- ㉒ Jetty
- ㉓ Beach Access for recreational boats
- ㉔ Upgrade picnic facilities in Burgess Park
- ㉕ Coles Track shared use path





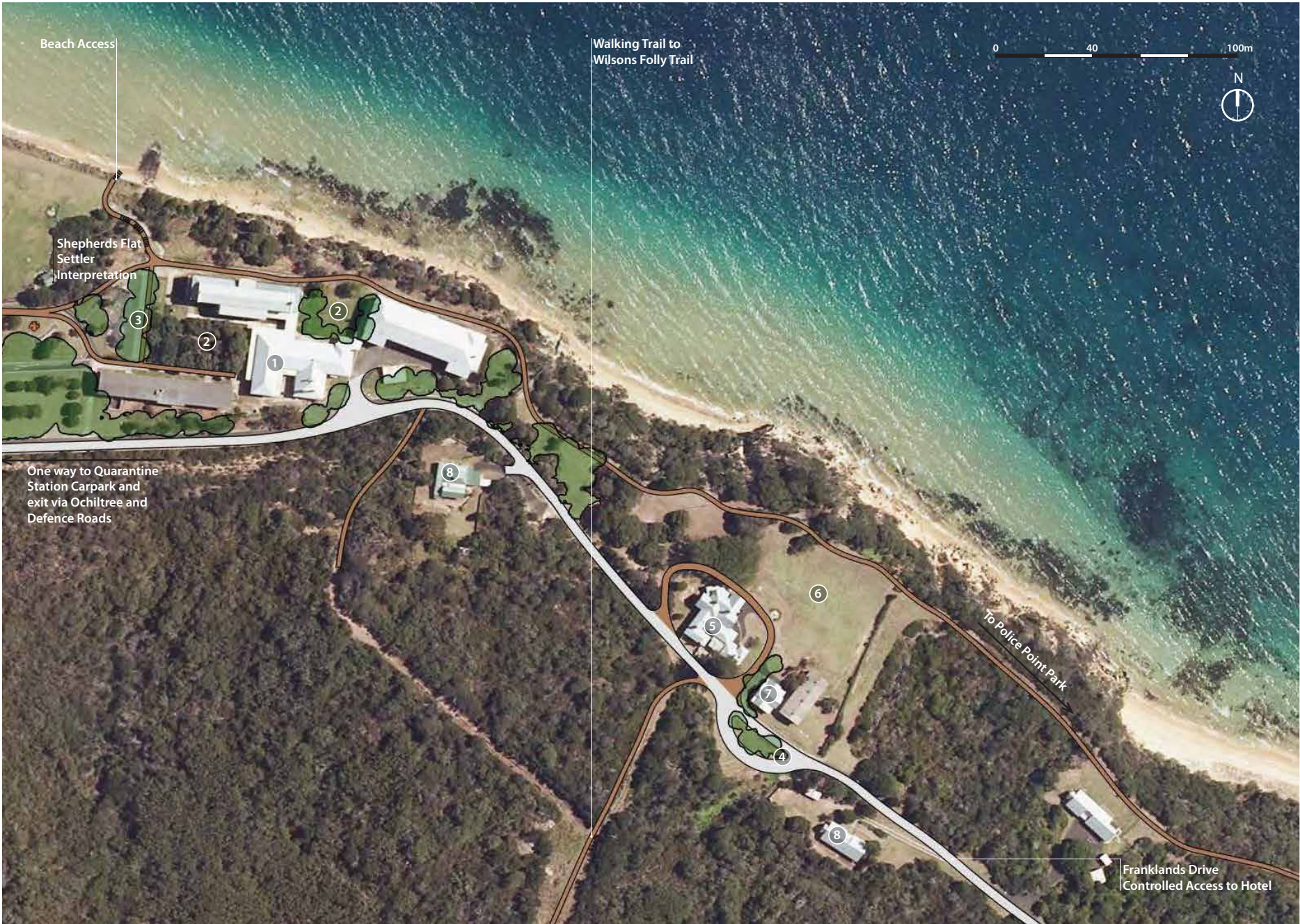
11.2 First Class Buildings and Commandants House

The groupings of buildings and their surrounds on the upper plateau of the Quarantine Station are ideally suited to accommodation, a restaurant, functions and events.

With controlled access via Franklands Drive, the lodge/boutique hotel complex is sited to gain sweeping views of the Park and the Bay.

Key elements within this precinct are:

- ① Lodge/Boutique Hotel & possible restaurant
- ② Courtyard
- ③ Lookout over Quarantine Station
- ④ Lodge/Boutique carpark - 14 cars
- ⑤ Boutique hotel Suites & Functions
- ⑥ Outdoor Function Space
- ⑦ Outdoor function support facilities
- ⑧ Staff accommodation and/or hotel ancillary functions



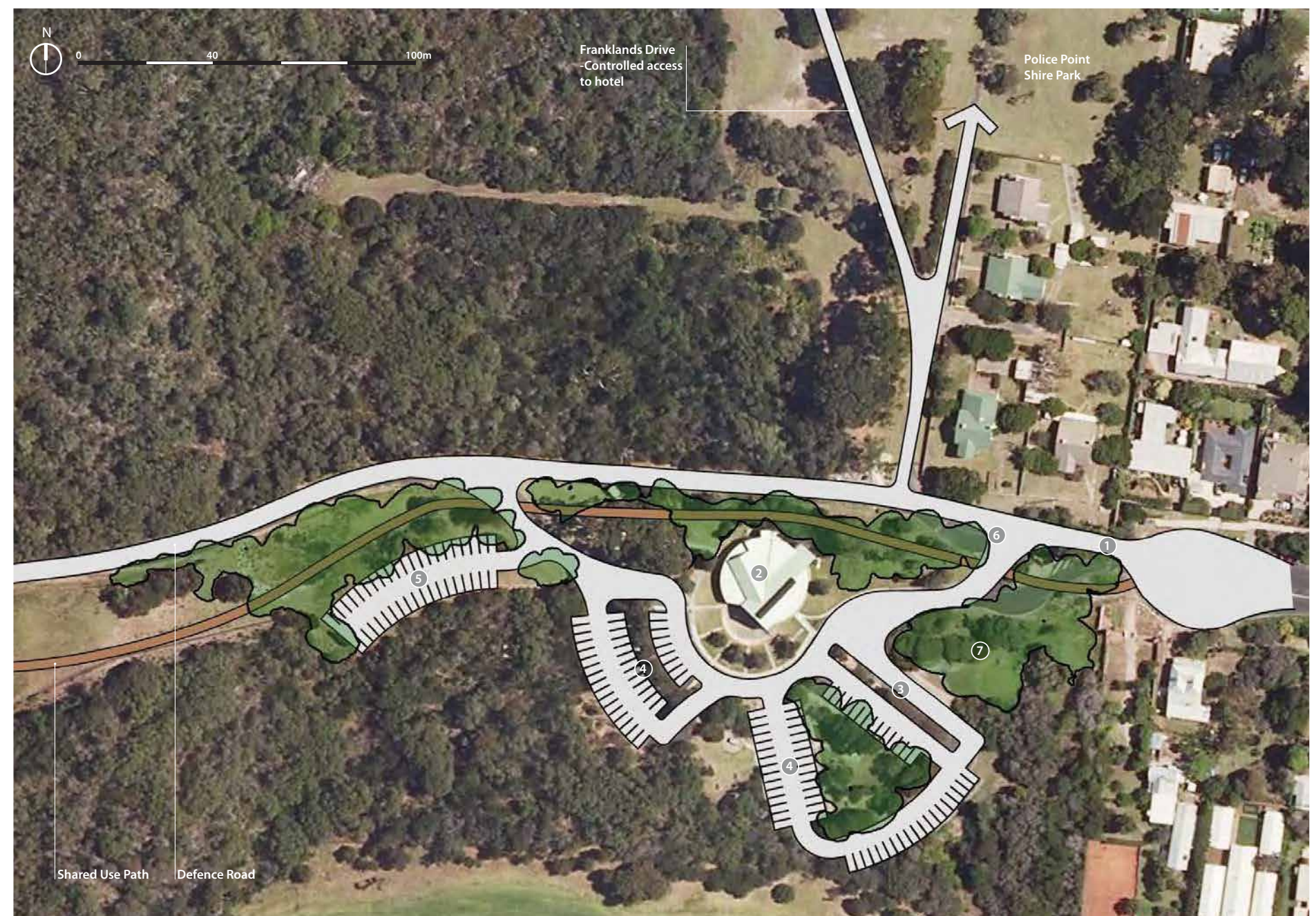


### 11.3 Park Entry

The Point Nepean National Park entry is a critical transition zone which sets the scene for visitor's experience of the park. Orientation and landscape character are important elements in achieving this aim.

Key elements within this precinct are:

- ① New entry statement with clear signage
- ② Renovated building to support school group orientation
- ③ Proposed school coach park
- ④ Hotel carpark - (138 cars)
- ⑤ Proposed additional carparking with screening vegetation
- ⑥ Simplified road system with turn off to School Orientation and Boutique Hotel carpark. Clear signage to Police Point Shire Park and controlled access to Franklands Drive.





11.4 Fort Nepean & Fort Pearce

The forts provide a unique experience which combines intriguing history with stunning views of the Bay, ocean and natural environment.

Conservation work on the fort structures, improved access throughout and significantly improved interpretation are proposed within this precinct.

The final master plan will include a more detailed plan for this area, based on the principles described in the draft.

Key elements within this precinct are:

- 1 Redevelop interpretation to improve visitor experience
- 2 Upgrade paths to meet safety standards
- 3 Gun Emplacement & Reinstatement of WW1 conditions. Remove canopy to create panoramic lookout
- 4 Provide bicycle racks at major path junctions
- 5 Provide Shelter at People Mover Terminals
- 6 Enhance interpretation at People Mover Stop at Fort Pearce
- 7 Enhance interpretation at Pearce Barracks
- 8 Accommodate kayak landing
- 9 Enhance interpretation at Eagles Nest
- 10 Enhance interpretation at Harold Halt Memorial
- 11 Enhance access from Defence Road at The Bend
- 12 Shelter seating and bicycle racks at People Mover Stop



## 12.0 Implementation Plan

The Point Nepean National Park is currently used by park visitors, volunteer groups assisting with the conservation of the natural and cultural fabric, organised events, a community-based croquet club, and the park office. These uses operate from a limited number of the existing buildings, resulting in the character of the park being a passive one with a limited amount of buildings with regular use.

The implementation of the master plan will occur progressively based on available resources, the development of partnerships, and the delivery of a comprehensive works program.

Given the current use and condition of the park, and the diverse range of outcomes described in the master plan, the development of the park will be an evolving one and may take in the order of 10-20 years to be implemented.

The final master plan will include an implementation plan which will identify priority actions to improve community access to, and appreciation of, the park.

### Planning for change

Given its natural and cultural significance, the Point Nepean National Park has a range of planning frameworks and controls that apply. The combination of the various management plans, this master plan, and the statutory control frameworks will guide and support how the park is developed.

Parks Victoria will seek and obtain planning permits where required for any development. The Point Nepean National Parks and Point Nepean Quarantine Station Management Plan 2009 comprehensively outlines the planning context for the park and its on-going development.

With the proposed new uses in the park, many buildings will be refurbished, buildings will be removed, landscapes will change, and new buildings constructed. The level of further planning for any feature will be commensurate with the scale or significance, or formal approvals where required. Parks

Victoria will continue to work with the community on the further design detail, through direct engagement or through formal approvals processes.

### Response over time

While the plan is a robust foundation of action, it is also flexible enough to respond to evolving opportunities.

This draft master plan aims to define those buildings or areas that will have particular uses, as well as identifying those that may have a wide range of potential applications.

The master plan is the application of the management strategies outlined in the park management plan. Over time, if there significant changes proposed to the use or development of the park, progressing these will be based on consultation with the community and will remain consistent with the overarching park management plan.

### Building partnerships

Many of the new services and activities proposed in the master plan will be established and delivered by the community, the private sector, or philanthropic / not-for-profit organisations.

The platform for this will be through leasing or licencing of buildings or areas. All buildings and areas will remain assets of the Crown, and through a lease or licence agreement, third parties will be offered the opportunity to use these assets to deliver tourism and other services. This will be through Expression of Interest or similar processes, or in some instances direct opportunities, such as community groups being able to licence shared spaces.

The progressive development of Point Nepean will be founded on the continued relationships and involvement of the residents, community interest groups, and businesses across the Mornington Peninsula. In particular the Mornington Peninsula Shire will have a strong role in planning for works and programs, and as the manager for the neighbouring

land and buildings that used to form part of the Quarantine Station at Police Point Shire Park.

The role of the community will be both in visiting and enjoying the opportunities that the park will offer, and ideally in actively participating in programs at the park, such as volunteering or through assisting the programs of not-for-profit / philanthropic organisations. With the range of potential uses, it is envisaged that a diversity of groups or sectors may seek to make connections with park programs, such as the health sector. The physical and mental health benefits for people being in such a setting are significant.

A specific relationship in the ongoing conservation and development of Point Nepean is with the Traditional Owner communities. Exploring opportunities for the on-going involvement of indigenous people in caring for Country, for the community to learn about the rich indigenous heritage at the park, to supporting indigenous business opportunities, are to be explored.

### Priorities

Following the transfer of the Quarantine Station in June 2009, the immediate priority pursued was towards making the site safe and accessible to the community. By December 2009, the Quarantine Station site was opened to visitors to enjoy as part of the expanded national park.

Much of the infrastructure in the park, in particular the Quarantine Station precinct, is as it was when it serviced the Portsea Officer Cadet School / School of Army Health.

A priority in implementing the master plan is upgrading the core infrastructure to support contemporary uses. This is focussed on the essential services networks, such as water, electricity, sewerage, gas, and telecommunications, as well as roads and carparks. Many existing services do not meet contemporary standards, such as elements of the electricity network, or the sewerage system being based on a non-operational sewerage treatment plant / Bay outfall. Others are non-existent, such as

carparks within the Quarantine Station, or reticulated gas networks. The Victorian government has portioned approximately \$14 million of the available \$25 million of joint Commonwealth / State funding towards establishing contemporary infrastructure.

In addition to establishing a sound infrastructure platform, the priority is to establish a range of services or opportunities to improve visitor experiences in the park. These are a combination of either works, or initiating new programs, but include the following examples:

- Refurbishment / renovation of existing buildings to generate the maximum level of community use (eg. Badcoe Hall)
- Providing quality interpretation of the sites rich stories and heritage
- Establishing new walking and shared use paths, and access to the Port Phillip Bay beach.
- Improving basic visitor amenities, such as toilets, park furniture and landscaping
- Continuing to deal with legacy environmental and building hazards
- The installation of new interpretive signage at the Quarantine Station.
- Planning for, and pursuing new tourism services and products

Further priorities include those not focussed on visitation, such as delivering pest plant and animal programs, building knowledge of the park's heritage, and conservation of cultural features.

The total investment to 'deliver' the master plan far exceeds the available resources. The production of the master plan is aimed at providing government, the private sector, and the community with framework that assists in describing how the park will involve, and the opportunities for further investment. The priority for the available resources is to invest in those things that will enable and support community activity in the park. With a level of activity, it provides a key element in developing viable services.