

2.1 SITE CONTEXT

PORT
PHILLIP
BAY

BASS
STRAIT



38.3720 ° S



MELBOURNE

CLAYTON

FRANKSTON

MORNINGTON
PENINSULA

WESTERN
PORT
BAY

144.8450 ° E

2.2 POINT NEPEAN NATIONAL PARK



PORT
PHILLIP
BAY

QUARANTINE
STATION

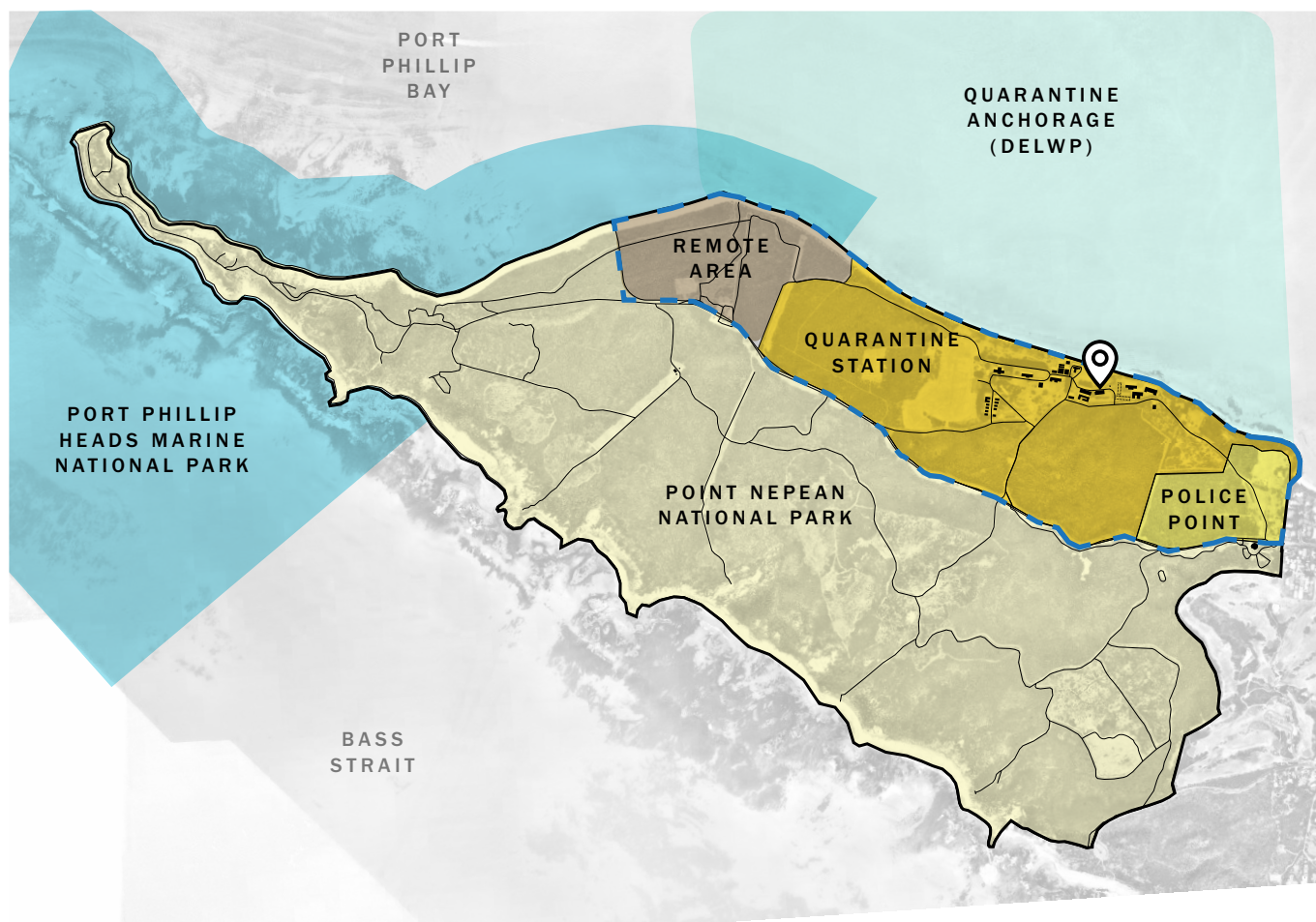


PORTSEA
FRONT
BEACH

LONDON
BRIDGE
LOOKOUT

LAND MANAGEMENT

Layers of authority within the National Park



Whilst the entire Point Nepean site is located within the National Park managed by Parks Victoria, there are a number of additional overlapping authorities. The Quarantine Station is also managed by the Point Nepean Community Trust, established in 2004.

Police Point, located at the eastern edge and entry to the site falls under the responsibility of Mornington Peninsula Shire.

There is a section of anchorage within the bay in front of the Quarantine Station managed by DELWP.

- PARKS VICTORIA (PV) - MARINE NATIONAL PARK
- PARKS VICTORIA (PV) - NATIONAL PARK
- PARKS VICTORIA (PV) - REMOTE AREA
- POINT NEPEAN COMMUNITY TRUST (PNCT) - QUARANTINE STATION
- MORNINGTON PENINSULA SHIRE (MPS) - POLICE POINT
- ORIGINAL QUARANTINE STATION AREA - STUDY AREA OF CMP
- DELWP - QUARANTINE ANCHORAGE






SITE ACCESS

To Point Nepean National Park, existing and proposed



Car, foot, bike, shuttle

Entry to Point Nepean National Park is to the eastern side, off of Point Nepean Road which becomes Defence Road as you enter the park. There are three public car parks, one at the site entry, one at the Quarantine Station and one deeper into the site at Gunner Cottage. From there, in order to explore right to the tip of the peninsula at Fort Nepean, visitors can either walk, ride or hop on the courtesy shuttle bus. The Master Plan proposes to improve access across the park, with extended walking paths to look out points to the south, and additional shuttle bus drop off points.

- PEDESTRIANS/BIKES 
- VEHICLES 
- SHUTTLE BUS 
- AUTHORISED VEHICLES 
- PROPOSED LOOK OUT POINTS (MP) 

HERITAGE ASSESSMENT

Key findings from the Conservation Management Plan (Non-Indigenous Cultural Heritage), produced by Lovell Chen (2008)

In 2008 Lovell Chen prepared a Heritage Report for the Point Nepean Quarantine Station. This report summarises the heritage value of each building within the Quarantine Station.

Buildings are classified as having two levels of heritage relevance:

- Primary significance, C-grade or
- Secondary significance, D-grade

Buildings of primary heritage significance should be retained and conserved, with any alterations having minimal to no impact on significant elements.

Buildings of secondary significance should preferably be retained or conserved, with greater flexibility for changes, alterations or even removal or replacement in certain cases.

The report contains an assessment of the integrity and conditions of each building, particularly significant elements, and recommendations as to conservation & reuse.

The proposed site for the field station is located in an area with buildings of secondary significance built during the period of military use. The site is subject to both a Conservation Management Plan and Cultural Heritage Management Plan.



LEGEND

	Primary Heritage Significance (C)
	Secondary Heritage Significance (D)
	Little or no Heritage Significance
	Protected Indigenous Heritage Zone
	Zone requiring further archaeological investigation

BUILDINGS

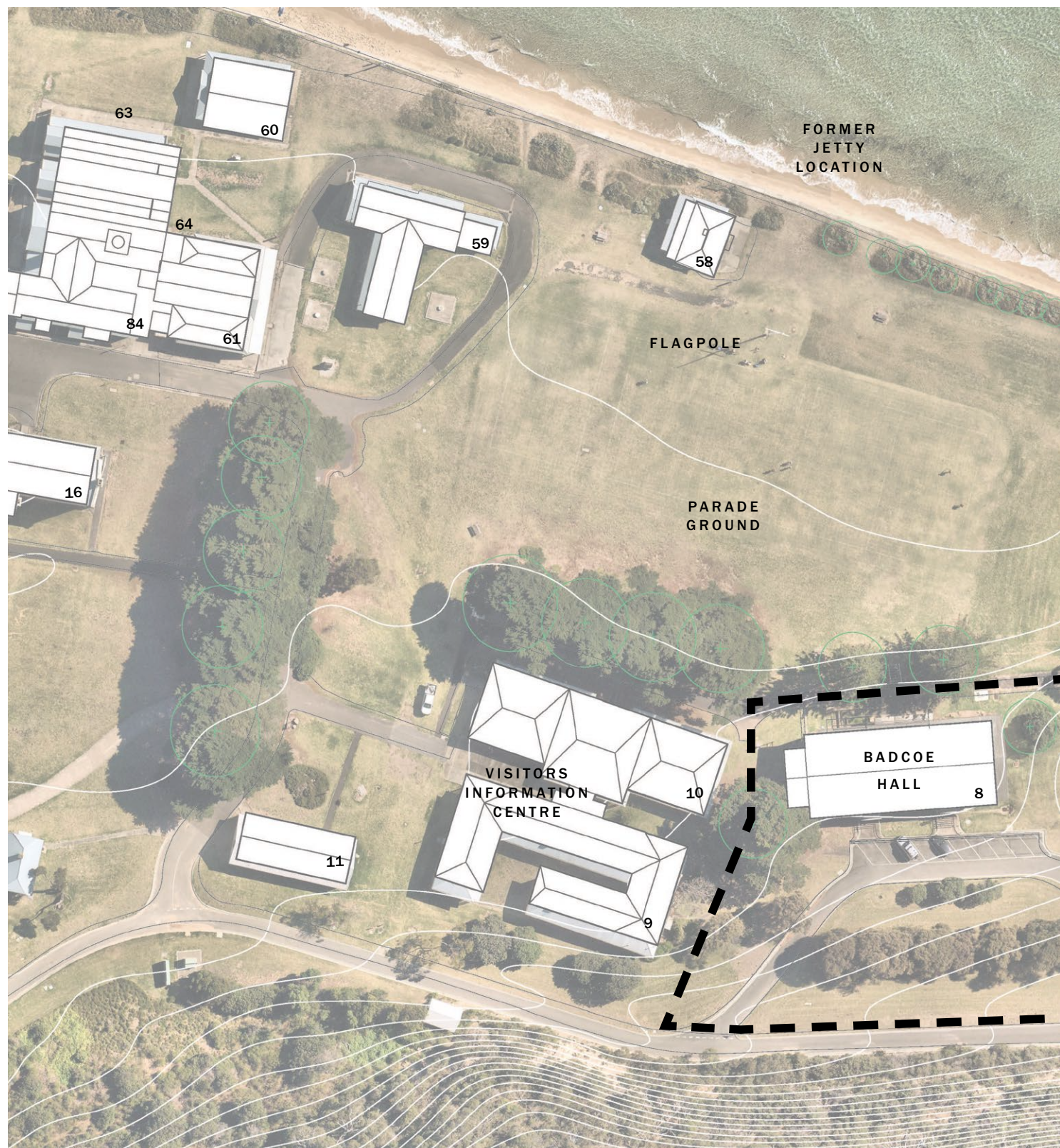
1 HOSPITAL 1	15 KITCHEN	59 BATH AND WASH HOUSE
2 LAUNDRY	16 HOSPITAL 3	60 SHOWER BLOCK
3 1ST CLASS DINING	18 2ND CLASS DINING AND KITCHEN	61-64 DISINFECTING BUILDINGS
4 HOSPITAL 2	21 KITCHEN	65 ISOLATION HOSPITAL
5 OFFICERS ACCOMMODATION	22 HOSPITAL 4	66 ISOLATION WARD
6 OFFICERS ACCOMMODATION	25 HOSPITAL 5	67 MORGUE AND MORTUARY
7 SHEPHER'D HUT	27 KITCHEN	71 MEDICAL SUPERINTENDENTS QUARTERS
8 BADCOE HALL	30	72 WIVES CLUB
9 OFFICERS MESS	33 VEHICLE WORKSHOPS	73 GARAGE
10 ADMINISTRATION BUILDING	35-44 INFLUENZA HUTS	1035 PIKES COTTAGE
11 DUPLICATION ROOM	55 OFFICE	
13 CAPE COTTAGE	58 PASSENGER WAITING ROOM	

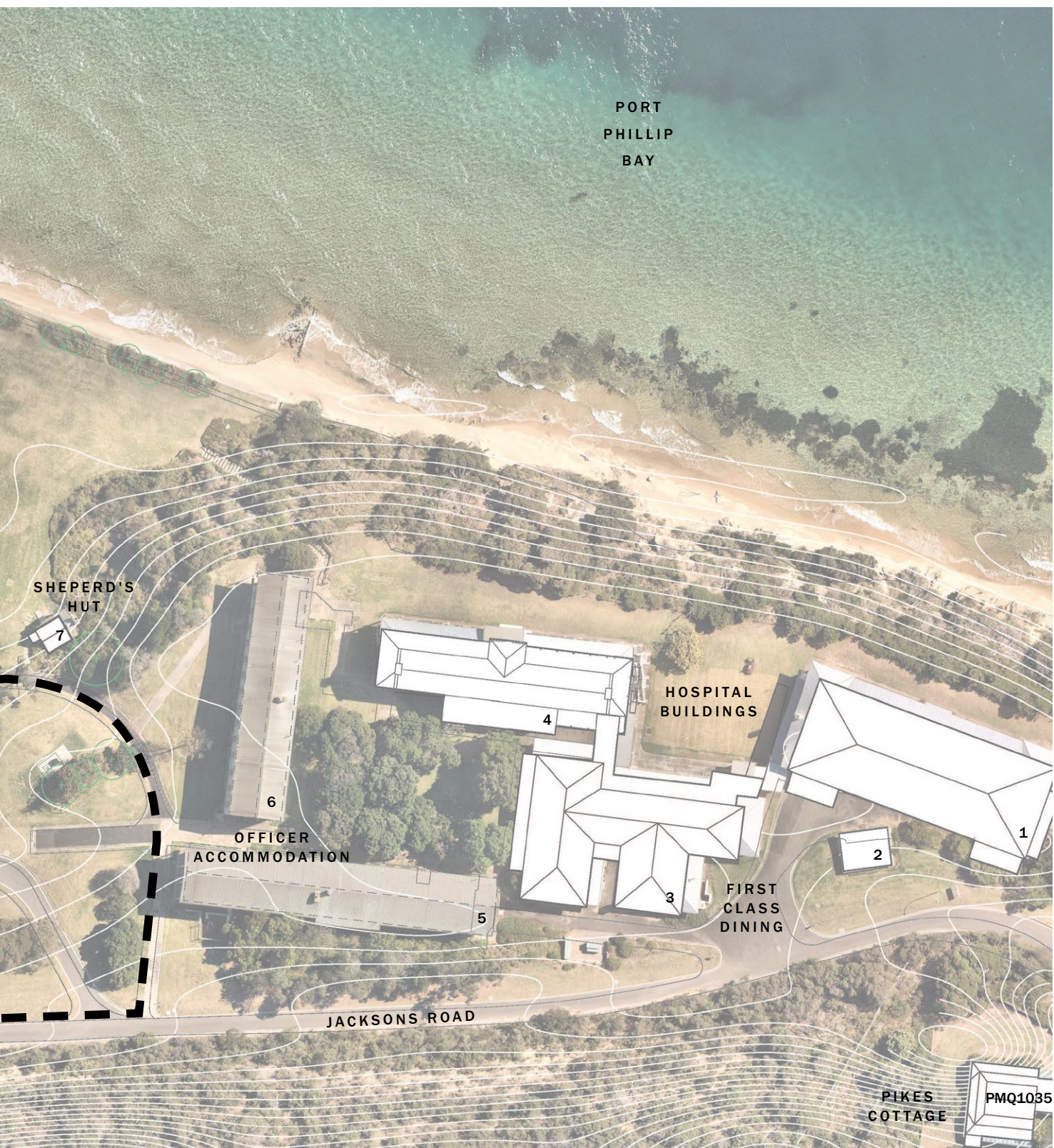


Heritage Significance based on the 2015 Lovell Chen Heritage Report

PROJECT SITE

Surrounding context





10.2 Optimum mixed use scenario

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

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

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



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

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



10.3 Quarantine Station plan

Core deliverables

33

Arrival and orientation

59 64 84

Quarantine precinct interpretation

Jetty

Supporting partnerships

Adaptive reuse of heritage building fabric

Potential demolitions

5

Cadet accommodation

6

Cadet accommodation

55

Office

Potential new building

A

Building A

B

Building B

33

Arrival and Orientation at Stables (adaptation of Building 33)

Infrastructure

Revegetation

Picnic shelters

Road

Path

Overflow car parking (and/or future additional formalised car parking if required)

PPRZ Zone Boundary—No development beyond this area or into adjoining EVCs





- | | | | |
|-------------------------|------------------------------------|--|--------------------------------------|
| 1 Hospital 1 | 10 Administration Building | 25 Hospital 5 | 67 Morgue and Mortuary |
| 3 First-Class Dining | 11 Duplication Room | 33 Stables | 1035 Pike's Cottage |
| 4 Hospital 2 | 13 Cape Cottage | 35 -45 Influenza Huts | 71 Medical Superintendent's Quarters |
| 5 6 Cadet Accommodation | 15 21 26 27 Kitchen | 55 Office | 72 Wives' Club |
| 7 Shepherd's Hut | 16 Hospital 3 | 58 Passenger Waiting Room and Former Jetty | 73 Garage |
| 8 Badcoe Hall | 18 Second-Class Dining and Kitchen | 59 -64 84 Disinfection and Bathing Complex | 1039 Cox Cottage |
| 9 Officers' Mess | 22 Hospital 4 | 65 66 Isolation Hospital | 103 Cumpston Cottage |