Consultant Team

Taylor Cullity Lethlean
Principal Consultant
Landscape Architecture & Community Consultation

Tonkin Zulaikha Greer
Architecture

Sanmor Consulting
Future Use Evaluation & Strategic Planning

Peter Emmett
Cultural & Interpretive Planning

ID Lab
Way Finding

David Lancashire Design
Graphic & Interpretive Design

ARUP
Traffic & Civil Engineering

DCWC
Cost Planning

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Acknowledgements

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- Authors of the many background reports on the park, and covering the Quarantine Station in particular.
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 purpose-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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Parks Victoria | Taylor Cullity Lethlean + Team

July 2010
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 facilties 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

- Beaches
- Cliffs
- Flats
- Secondary/Tertiary Dunes
- Primary Dunes
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.

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

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 cliff tops 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.

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 Port 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 the 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.
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.
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.
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 Flinders 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 histories, 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 visitor experiences 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 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.


15. Conserve a large area of the former Range and adjacent Bass Strait coast primarily for flora and fauna conservation and research.
Point Nepean National Park Concept Diagram

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

Link to Mornington Peninsula N.P Trails
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.
- 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 statewides and on the Mornington Peninsula. (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).

<table>
<thead>
<tr>
<th>Building</th>
<th>Exterior Conservation</th>
<th>Significant Interior Elements Conserved</th>
<th>New Fit Out Project</th>
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<tbody>
<tr>
<td>Visitors Centre and/or Admin</td>
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<td>Administrative, visitors’ facilities, café, retail.</td>
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<tr>
<td>Interpretation Centre</td>
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<td>Exterior and interior conservation.</td>
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<tr>
<td>Conference and/or OCS Interpretation</td>
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<td></td>
<td>Exterior conservation.</td>
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<tr>
<td>Hostel</td>
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<td>New fit out as administrative, visitors’ facilities, café, retail.</td>
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<tr>
<td>Lodge and/or Boutique Hotel</td>
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<td>New fit out as low-cost holiday accommodation or event use.</td>
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<td>Home</td>
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<td>New fit out as low-cost holiday accommodation or event use.</td>
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<td>Badcoe Hall</td>
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<td>Commandants House</td>
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<td>Hospital 3 &amp; Kitchen</td>
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<td>Arts Ateliers/Retail and/or Active Recreation Support</td>
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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 ongoing 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 ongoing 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

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. Seals, 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. Its 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. Its rugged bush and coast have provided good training grounds for officer cadets and army medics, 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 shelf midden, shoeak 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 utilise 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.
Quarantine Station & Park Entry Environs
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

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.
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 (Coranderrk) and has a residential component.
- 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.

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.

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*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.
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 lookout 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) 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 WWI) 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 - Boonwurrung/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. Boonwurrung 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
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 changeful 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 zoanthids, 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.