

Mon Mon

Point Nepean National Park Draft Master Plan



Healthy Parks
Healthy People



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

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Arup Traffic and Civil Engineering	Tonkin Zulaikha Greer Architecture
DCWC Cost Planning	Trampoline Graphic Design
Peter Emmett Cultural and Interpretive Planning	

The project governance structure established to guide and oversee development of the master plan renewal includes:

- Parks Victoria collaboration with the Traditional Owners—Boon Wurrung Foundation and Bunurong Land Council Aboriginal Corporation.
- Project Working Group—comprised of Parks Victoria planning and regional staff, TCL, a representative from Department of Environment, Land, Water and Planning (DELWP) and two representatives from Mornington Peninsula Shire (Council).
- Project Steering Committee—comprised of Parks Victoria directors to provide direction, strategic advice and input into the master plan development.
- Shelley Penn—appointed by DELWP to provide independent advice and facilitation of the consultation and master plan renewal process, and was an Advisory Panel Member (Project Advice Forum) for the draft 2010 Master Plan.

Disclaimer

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Acknowledgements

Acknowledgement of contributors

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

- Traditional Owner group representatives
- Members of the Project Working Group and Project Steering Committee
- Parks Victoria staff from various directorates and the region who provided technical advice
- DELWP representatives
- Two Mornington Peninsula Shire officer representatives
- Shelley Penn independent advisor on the master plan renewal process
- Community, industry and stakeholder group representatives who gave their time and knowledge during the various consultation phases
- Authors of the many background reports on the park

Acknowledgement of Country

This is the traditional Country of the *Boon Wurrung/Bunurong* people and it encompasses the estate of a clan known as the *Boon Wurrung Balluk*.

The *Boon Wurrung/Bunurong* were part of a larger confederation or nation in south eastern Australia, known as the Kulin – and often referred to as the Kulin Nation.

Boon Wurrung/Bunurong Country extended from Werribee River to Wilson’s Promontory (*Wamoon*) and consisted of 5 estates – each estate being cared for by a particular clan.

Parks Victoria acknowledges the Traditional Owners of the land we now call Point Nepean and supports their opportunity to express connection to Country, and the significance and meaning of particular sites, places and events.

Traditional Owners

The Traditional Owner stories, values and aspirations represented in the master plan have been recognised through consultation with the two organisations representing the Traditional Owner groups, the Boon Wurrung Foundation Ltd and the Bunurong Land Council Aboriginal Corporation.

Parks Victoria notes there are over 60 different spellings of this Aboriginal group found in the literature, including "*Bunurong*", "*Boonerwrung*", "*Bunwurrung*" etc. Throughout this document *Boon Wurrung/Bunurong* has been used to acknowledge the preferred spelling of each organisation.

Mon Mon and language

Mon Mon, meaning women’s place, is the Aboriginal name for the Point Nepean area in the language of its Traditional Owners.


Mon Mon and other words from Traditional Owner language are used throughout the document as an introduction to their culture, names and stories. It also helps describe an inclusive sense of place and identity for this shared cultural landscape, acknowledging both its Traditional Owner place name and its historically recognised place name. Refer to Appendix A for a glossary of terms and their meanings.



PLEASE WATCH YOUR HEAD

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Appendix A. Glossary of *Boon Wurrung* Language
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Welcome to Country

Parks Victoria is working with the Traditional Owner representative organisations, Boon Wurrung Foundation Ltd and the Bunurong Land Council Aboriginal Corporation, to prepare a Welcome to Country to introduce the master plan.

***Mon Mon* and language**

Mon Mon, meaning women's place, is the Aboriginal name for the Point Nepean area in the language of its Traditional Owners.

Mon Mon and other words from *Boon Wurrung/Bunurong* language are used throughout the document as an introduction to their culture, names and stories. It also helps describes an inclusive sense of place and identity for this shared cultural landscape, acknowledging both its Traditional Owner place name and its historically recognised place name. Refer to Appendix A for a glossary of terms and their meanings.

Introduction

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

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

Mon Mon is the Aboriginal name for the Point Nepean area in the language of the *Boon Wurrung/Bunurong* people. The *Mon Mon* cultural landscape includes Point Nepean National Park, the sublime, 560-hectare landscape at the narrow tip of the Mornington Peninsula. This site has held a meaningful cultural role for over 35,000 years, as a sacred place to its Traditional Owners, a landmark and natural resource to early European settlers, and as a gateway and line of defence for Victoria and Australia.

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

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

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

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

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

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

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



Executive summary

Vision

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

'Ensure that the unique and special qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed—turbulent ocean colliding with tranquil bay, 35,000 years of history, diverse, fragile and sacred landscapes, the dynamic Quarantine Station experience.'

Master plan renewal

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

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

Approach

While the renewed master plan changes in its organisation and appearance and broadens its language and scope, its foundations from the 2010 master plan remain consistent.

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

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

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

Key initiatives

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

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

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



Executive summary

Report structure

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

Site themes

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

Master plan principles

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

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

Site themes

Master plan principles

Key initiatives



Shared cultural landscape

Revealing stories

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

Interpretation and storytelling, including digital
Traditional Owner stories and spaces
Welcome to Country
Arrival and orientation at Stables Building



Peninsula

Peninsula connections

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

Themed trails
Road infrastructure minimisation
Park entry
Car parking
Bicycle sharing
Sustainable shuttle

Implementation strategy

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

This section of the report includes:

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

Master plan implementation

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

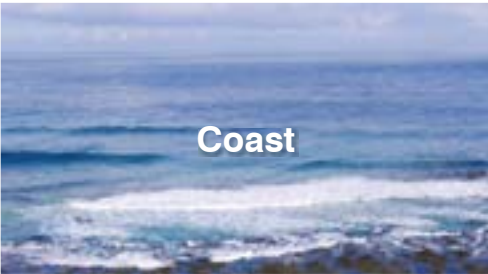


Country

Caring for Country

Restore and reveal the site's unique ecologies and interpret them through many perspectives.

- Landscape healing, regeneration and ecological protection
- Collaborative management and healing base
- Guided access to Traditional Owner sites
- Ecological stories

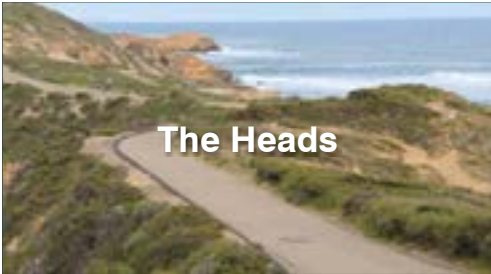


Coast

Coastal experiences

Provide more comprehensive visitor connections to the park's marine context, ecologies and stories.

- New jetty at the Quarantine Station
- Coastal lookouts and guided access
- Sea kayak trail
- Coastal stories



The Heads

The Heads

Protect, conserve and interpret the sublime experiences and rich narratives of the Heads.

- The Narrows Experience
- New circulation at the Heads
- Forts conservation
- Stories at the Heads



Quarantine

Quarantine

Protect, enrich and enliven this powerful heritage landscape as a community focused space.

- Quarantine interpretation
- Traditional Owner Spaces
- Arrival and orientation
- Heritage building conservation and adaptive reuse
- Infrastructure

Draft master plan

Revealing stories

Refer Chapter 5.0

- 1. Interpretation and story telling (including digital)
- 2. Traditional Owner stories and spaces
- 3. Welcome to Country
- 4. Arrival and orientation—introduction and gateway to the park’s stories and experiences at adapted Stables Building

Peninsula connections

Refer Chapter 6.0

- 5. *Nairm* Trail —upgrade and access improvements
- 6. Bush Trail upgrade and extension
 - Coastal lookout trails (see 16.)
 - The Narrows Experience (see 18.)
- 7. Defence Road road infrastructure minimisation
- 8. Park entry as immersive and welcoming landscape experience —upgraded signage and gate, new kiosk for visitor information and orientation, indigenous revegetation, Police Point Shire Park connection, potential repurposing of existing Visitor Centre building for park use
- 9. Car parking—centralised car parking at Quarantine Station, review other car parking sites (existing and potential) as future visitor demands change over time
- 10. Bike sharing along Defence Road and Coles Track
- 11. Sustainable shuttle

Caring for Country

Refer Chapter 7.0

- 12. Landscape healing and regeneration
- 13. Collaborative management and healing base
- 14. Guided access to Traditional Owner Sites
 - Interpretation—ecological Stories (see 1.)

Coastal experiences

Refer Chapter 8.0

- 15. Potential new jetty at the Quarantine Station
- 16. Coastal lookout trails (linked from Bush Trail) and Traditional Owner guided access to the Bass Strait Coast
- 17. Sea kayak trail—Quarantine Station beach to the Bend
 - Interpretation- Coastal stories (see 1.)

The Heads

Refer Chapter 9.0

- 18. The Narrows Experience—improved track between Fort Pearce to the Heads with shared use access
- 19. New circulation strategy at the Heads
- 20. Forts conservation
 - Interpretation—stories at the Heads (see 1.)

Quarantine Station

Refer Chapter 10.0

- 21. Quarantine interpretation
- 22. Traditional Owner spaces
 - Arrival and orientation (see 4.)
- 23. Heritage building conservation and adaptive reuse
- 24. Removal of non-significant buildings (Buildings 5, 6, 55)
- 25. Infrastructure upgrades





Coles Track

Coastal Lookout

Rifle Range

Nairn Trail

Gunners Visitor Site

Observatory Point

Moonah and the Whirlpool

Defence Road

Bush Trail

The Soak / Harrison's Bowl

Arrival + Orientation

Jetty

Ticonderoga Bay Sanctuary Zone

Police Point Shire Park

Park Entry

Bay Trail

Monash Break Light and Tower

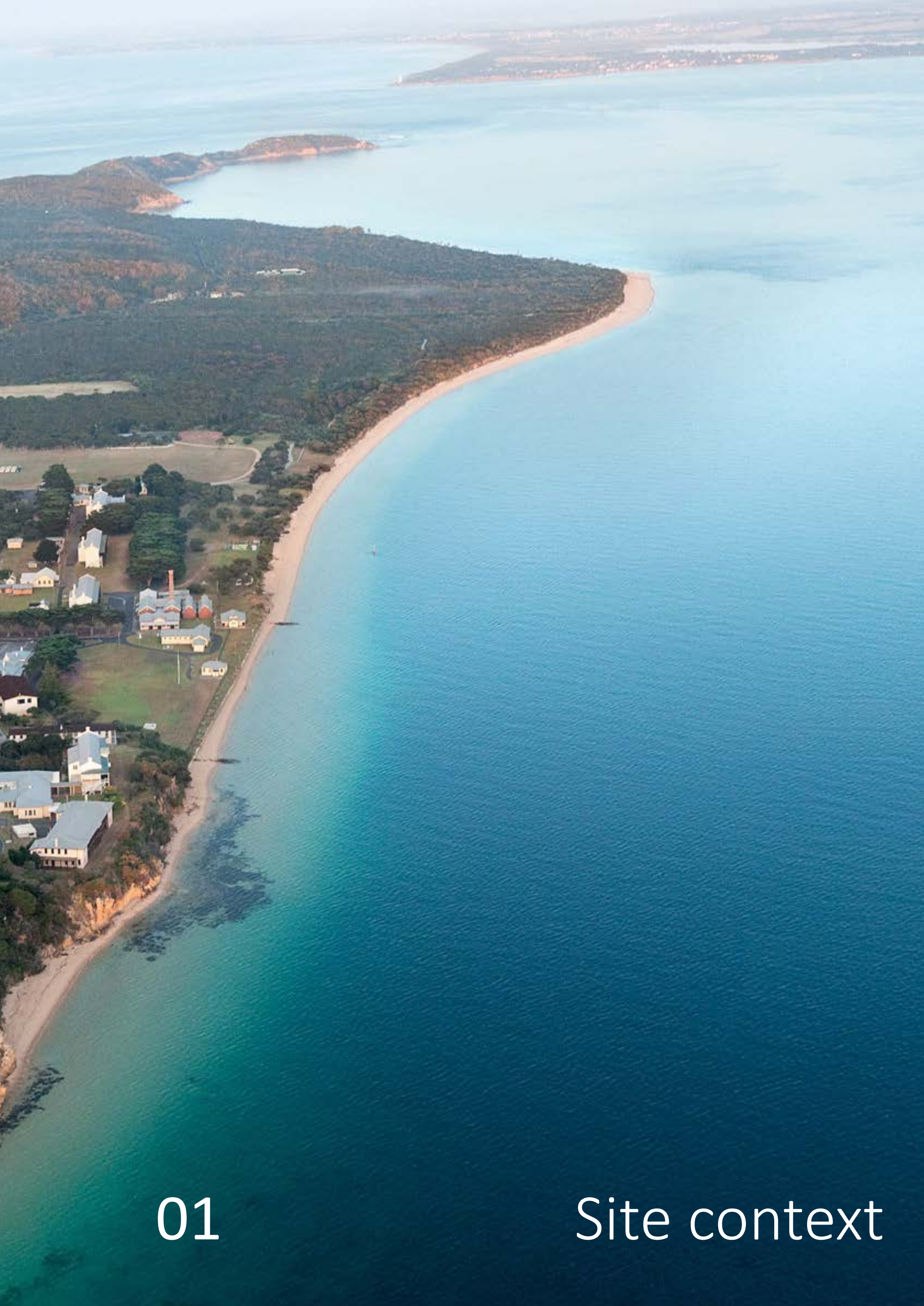
London Bridge Lookout

London Bridge

Coastal Walk (Mornington Peninsula National Park)



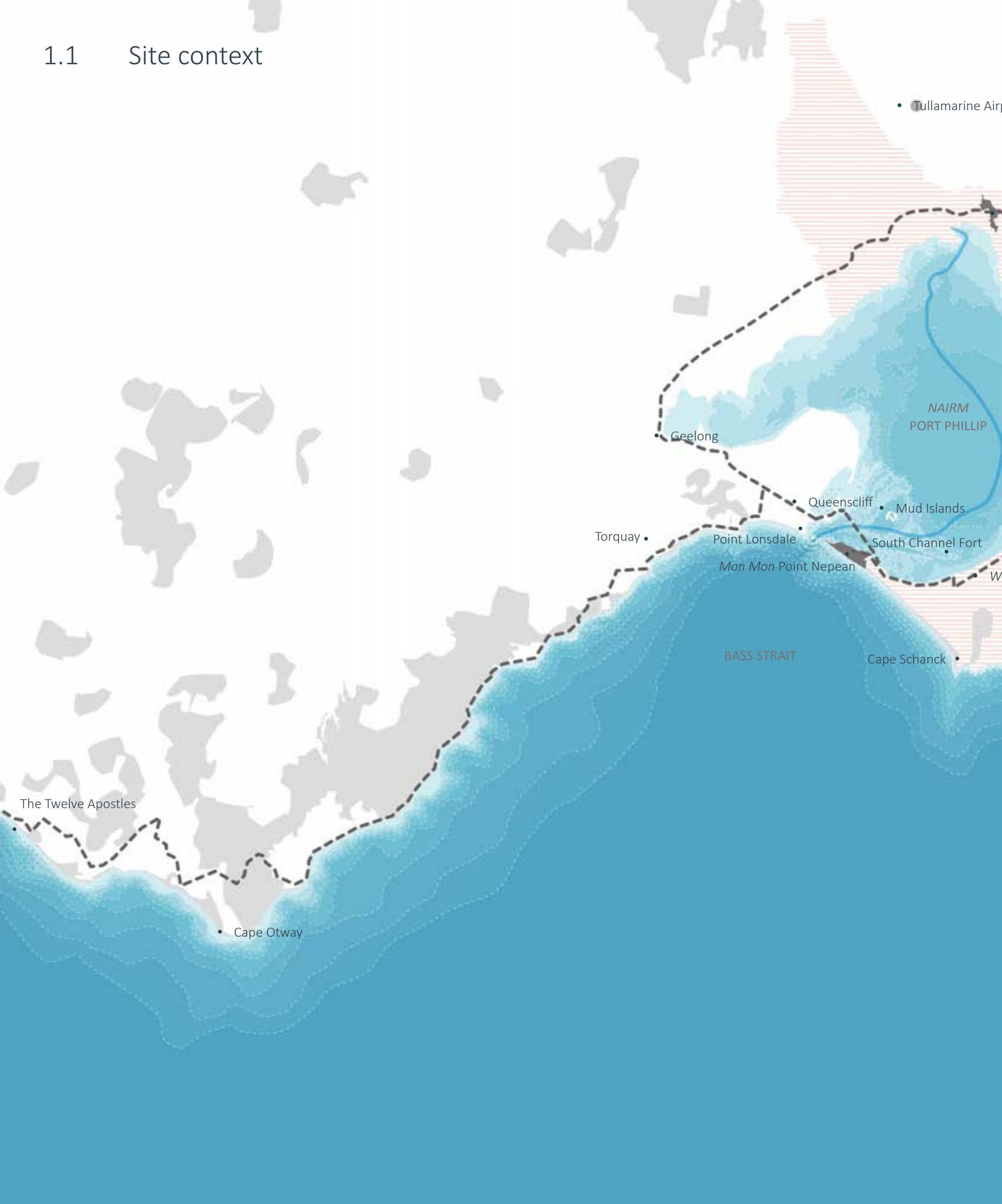
The Quarantine Station
Source: John Gollings



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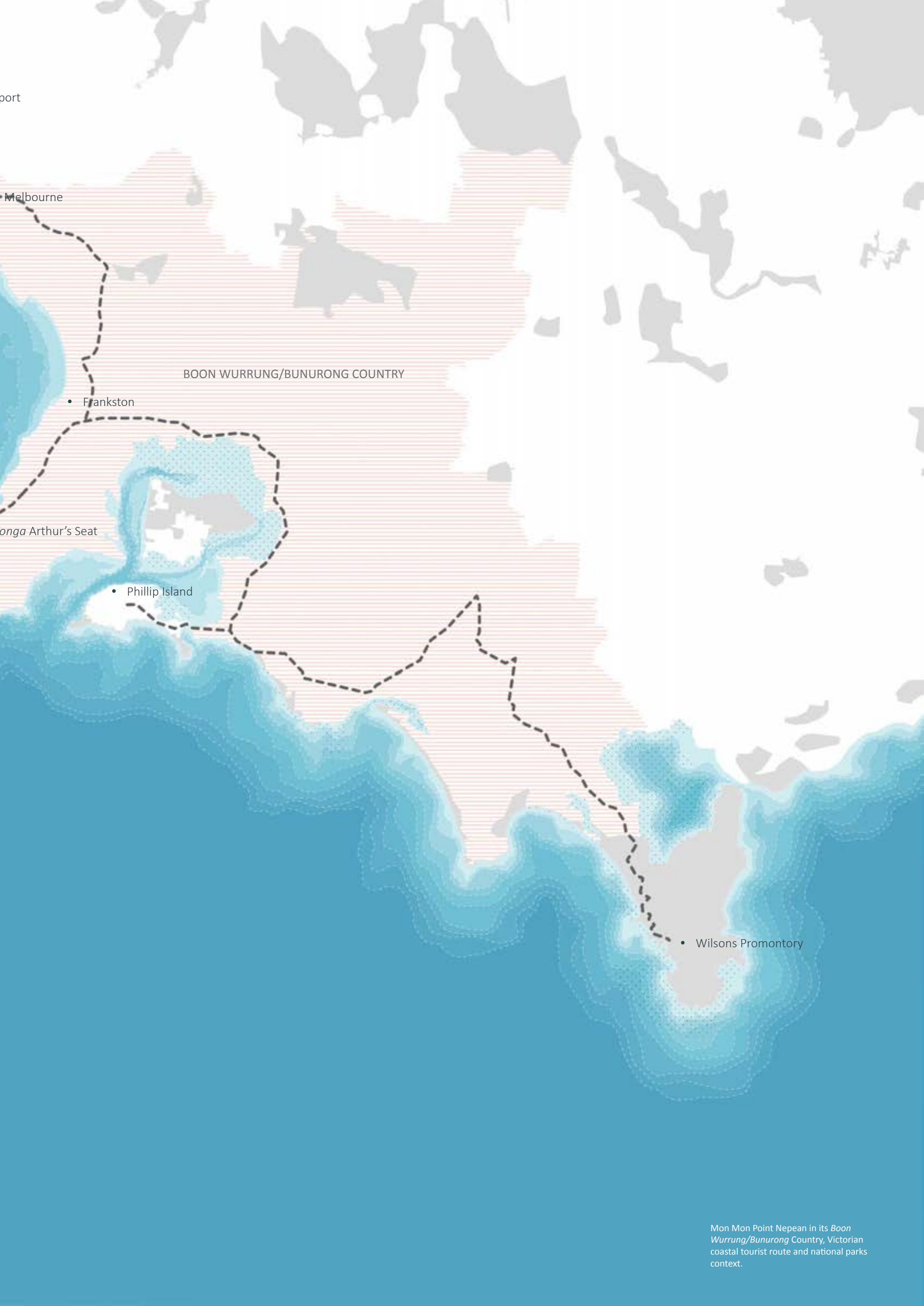
Site context

1.1 Site context



Coastal context

The 560-hectare Point Nepean National Park site is part of the *Mon Mon* cultural landscape of *Boon Wurrung/Bunurong* Country, at the westernmost tip of the Mornington Peninsula and the entry to Port Phillip Bay, 90 km from Melbourne. The site is situated between the Bay to the north and Bass Strait to the south. It is the midpoint in the arching stretch of Victoria’s coastal landscape running from Cape Otway to Wilsons Promontory.



port

Melbourne

BOON WURRUNG/BUNURONG COUNTRY

• Frankston

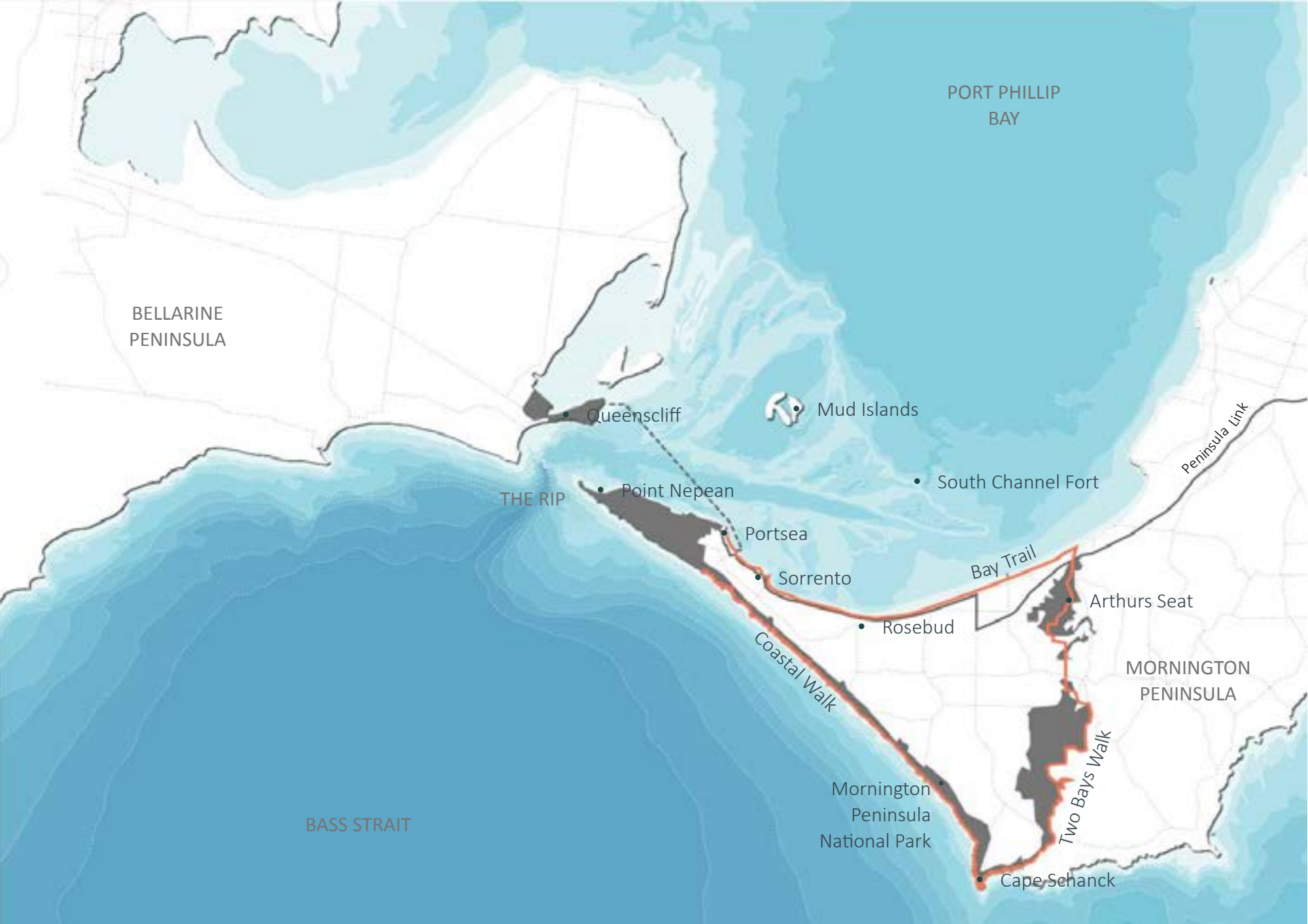
Longa Arthur's Seat

• Phillip Island

• Wilsons Promontory

Mon Mon Point Nepean in its *Boon Wurrung/Bunurong* Country, Victorian coastal tourist route and national parks context.

1.1 Site context



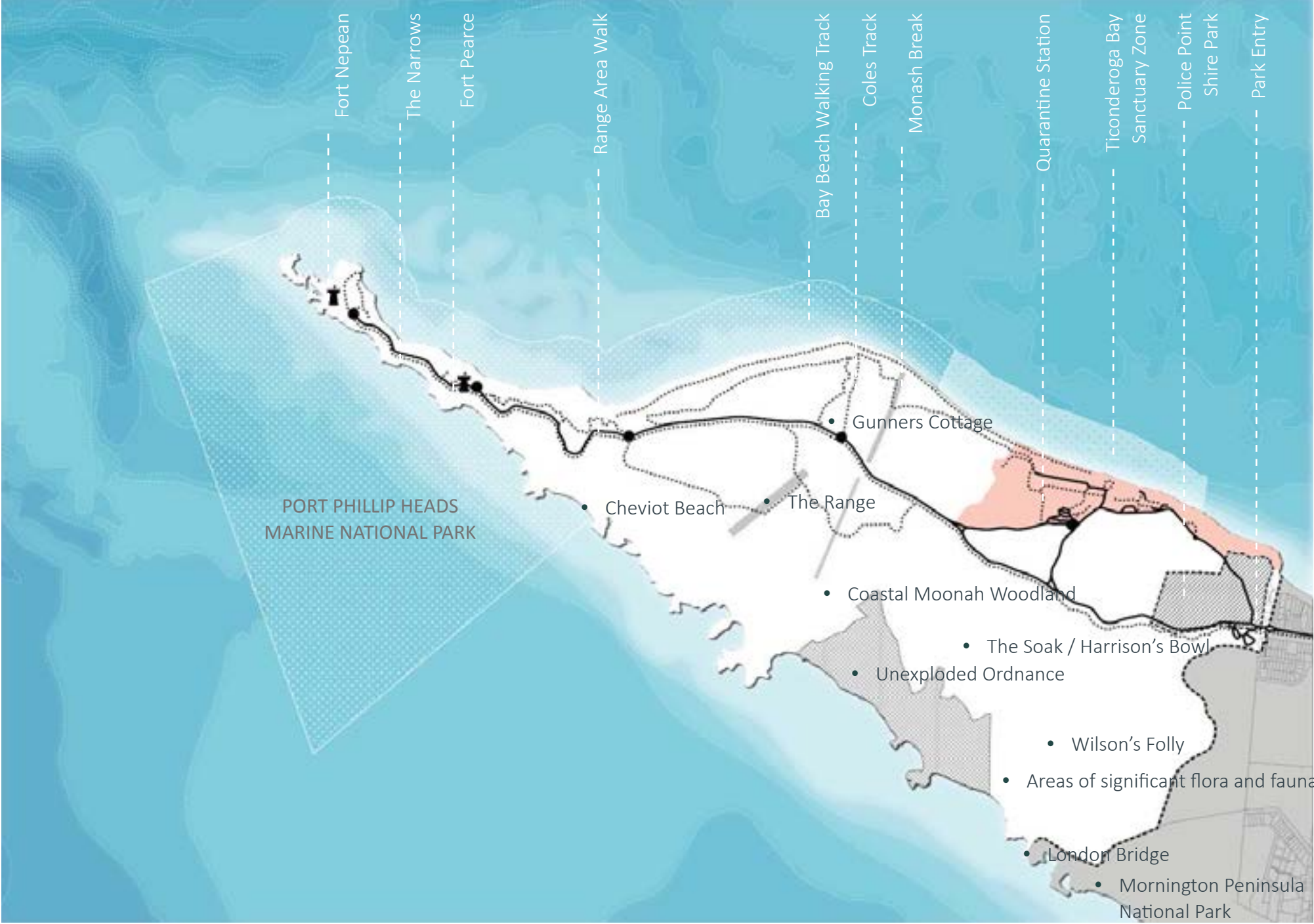
Point Nepean in the context of the Mornington Peninsula, the Heads, the Rip and the Port Phillip Forts infrastructure.

Peninsula context

Point Nepean National Park is situated at the narrow tip of the Mornington Peninsula, a coastal region of Victoria known for its wineries and beaches. The Peninsula is a significant holiday destination, especially in the summer months. Mornington Peninsula National Park is Victoria’s most visited national park, stretching along the 'back beach' from Cape Schanck to Point Nepean. The Nepean Highway links the Peninsula to Melbourne and traces the Bay’s coast via a series of seaside holiday towns. A ferry at Sorrento links the Mornington Peninsula to the Bellarine Peninsula via Queenscliff.

Point Nepean, with Point Lonsdale, forms one of the Bay’s two 'Heads,' which form a 3.5 km-wide sandstone threshold eroded over millennia by the former course of the Yarra River. The Heads are an iconic feature of Victoria and formed a line of defence to Port Phillip, reflected through a complex of fortifications at Point eNepean, Queenscliff and South Channel Island.

The Heads form the site where ocean meets bay and mark the Rip, a 90 m deep incision that generates the water circulation patterns at the southern part of Port Phillip. These currents vary in extremes from 2.5 m/second at the Rip to .1 m/second at the Great Sands tidal delta and have shaped a diverse spectrum of marine habitats, comprising reefs, dunes, shoals, intertidal platforms and the deep water column of the Rip. They have also formed an infamously treacherous waterway; there are 20 recorded shipwrecks in the site’s adjacent waters and 120 within 10 nautical miles of the Heads. The park’s adjacent waters have been protected since 1975 and were proclaimed part of Port Phillip Heads Marine National Park in 2002. The site figures within larger ecologies and wildlife corridors—the entrance of Port Phillip forms the eastern distribution limit for cold-water species from Western Victoria and the western limit for warm-water species from Eastern Victoria. Point Nepean is known for its Bottlenose Dolphin population, especially at the Ticonderoga Bay Sanctuary Zone. It is also an internationally significant roosting and feeding area for resident and migratory seabirds from August to March.



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

Site

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

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

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

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

1.2 Site through time



20,000,000–75,000 years ago	40,000–	1797–1840s	1840s–1855	1840s–1887–1949? PNHS	1852–1980	1877–1945
Ice Age and Sand Dunes	Traditional Owners	European Settlers	Lime Burning	Shipwrecks	Quarantine	Early Defence

Ice Age

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

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

Boon Wurrung

“The coastal area of the Bayside was part of the walking *barreeng* followed by the *Boon Wurrung bagurrk* for many thousands of years as they journeyed to their meeting place. The journey they made was about connection, creation and renewal—connection to *birrarung-ga*, connection to the great spirits of *Bundjil* and *Waang*, and connection with each other.”

(Carolyn Briggs)

European

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

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

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

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

“... most of the time you were outside the heads though because in those days a lot of ships didnt have VHF for talking. Now its radio telephone. And sometimes, a ship came through the heads of his own, which was dangerous.”

J.P. Fawkner, *The Argus*, 31 December 1853

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

The Argus, 26 May 1863

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

The Argus, 31 December 1853

Traditional Owners

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

Colonial contact

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

The *Boon Wurrung/Bunurong* had contact with and knowledge of Europeans since at least the 1890’s when sealers entered the Bass Strait. The engagement with the sealers, who included runaway convicts and other criminals, was often brutal. It is estimated that

there were at least 20 women and children kidnapped by these sealers prior to the 1840’s.

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

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

Defence and quarantine

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



1914–1918

World War I –
The First Shot

1932–1945

World War II

1952–1998

Officer Cadet School &
School of Army Health

1967

Harold Holt

1975

Protected Marine Context

1988

National Park

2016–Future

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

Bdr. John Purdue. RAGA. Quinton

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

Volunteer assisting with restoration works

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

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

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

The Australian, Monday December 1967

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

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

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

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

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

TCL, *Point Nepean National Park Master Plan Vision*

From 1870, defence operations had a continuous, 75-year presence on the site. The western peninsula forms a landscape of defence infrastructure—forts, gun emplacements, tunnels, ranges and former barracks. Forts began to populate Point Nepean in 1878, with Queenscliff across the Rip as the other point in Melbourne’s line of defence, in response to a series of European war scares.

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

In 1967, Australian Prime Minister Harold Holt disappeared while swimming at Cheviot Beach, sparking the largest air and sea search for an individual in Australian history. His disappearance remains a mystery.

National park

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

Following the conclusion of Army occupation, from 1998, the fate of the site was debated for a decade. In response to the Federal Government’s attempts to sell the land, Mornington Peninsula residents and environmental campaigners fought successfully to preserve the site’s status as a public landscape. In 2004, the Point Nepean Community Trust was established to manage the Quarantine Station on behalf of the Commonwealth Government before it was transferred in 2009 to the Victorian Government for its incorporation into the national park. It is now managed by Parks Victoria under the 2009 Management Plan prepared by Parks Victoria and the Point Nepean Community Trust.

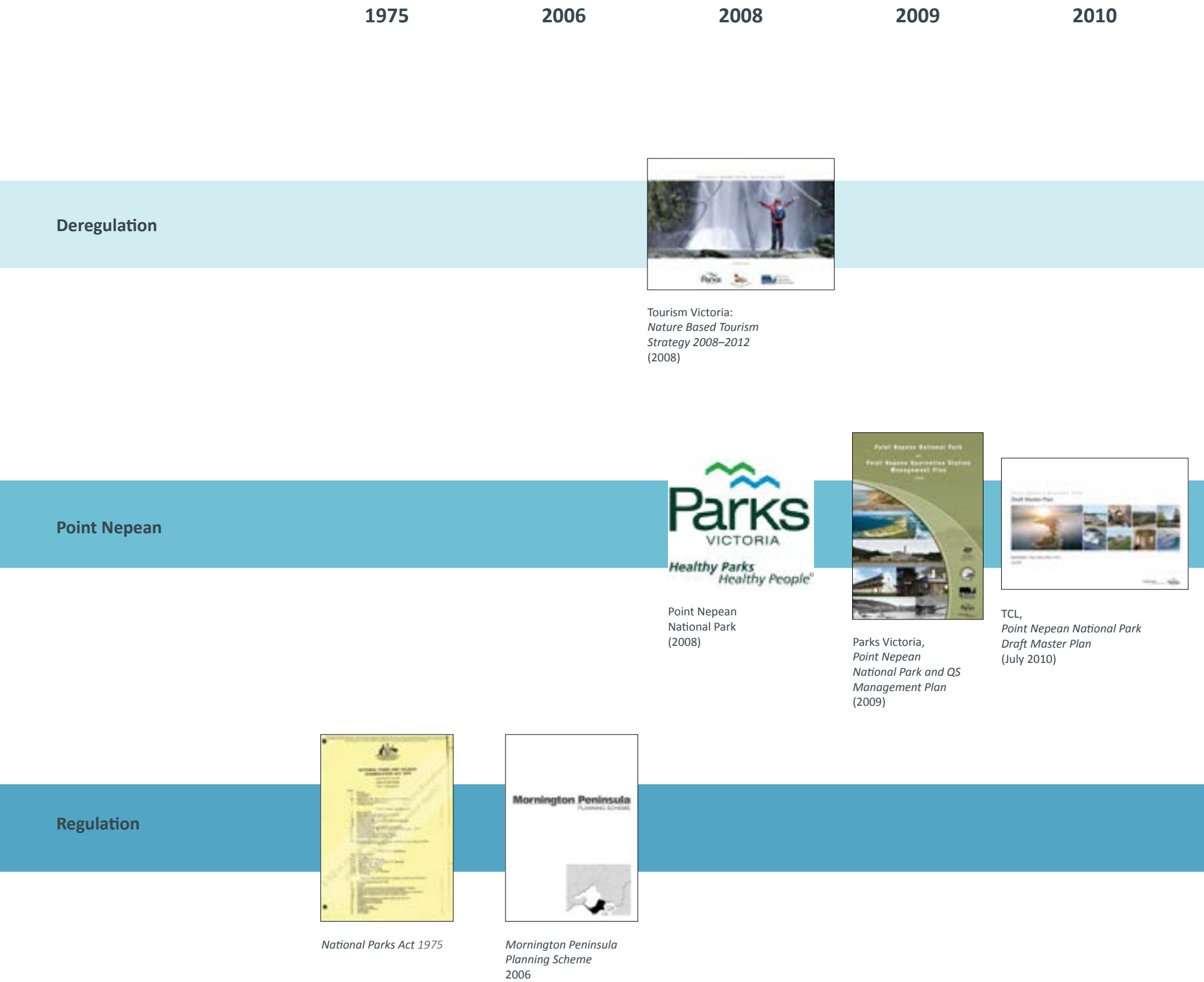
The site was the subject of a 2010 draft master plan by TCL, which was amended in 2013 to reflect updated policy promoting private investment in national parks. An EOI process following the release of this master plan sought investment within the former Quarantine Station. A lease was signed with the preferred proponent but lapsed in 2015, as it stretched beyond the recommendations of the master plan. In 2011, a series of extensive capital works were completed in the park to improve access and in anticipation of future use across the park.

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

1.3 Policy context

Relevant documents

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



Master plan considerations

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

The following considerations affect the master planning process:

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

2011

2012

2013

2014

2015

2016

2017



VCEC, *Unlocking Victorian Tourism* (June 2011)



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



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



National Parks Amendment Bill 2013 (May 2013)



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



Point Leisure Group EOI (July 2014)



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



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



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



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

1.3 Policy context

National Parks Act - 2014 – present

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

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

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

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

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

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

National park management plan

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

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

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

The Management Plan also requires that the Master Plan undertake the following key projects:

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

Conservation management plans

The site is listed on the Victorian Heritage Register and the National Heritage List.

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

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

Marine national park management plan

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

Mornington Peninsula Planning Scheme

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

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

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

Initiatives not reflected in the park management plans

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

- Access to Port Phillip Heads Marine National Park from the land at The Bend for snorkelling and diving and from the water to the beach for sea kayakers. This proposal seeks to encourage access to the beauty and diversity of the marine national park environment in a manner consistent with its ongoing protection.
- Access to the site’s Former Range Area Conservation Zone through the opening of existing management tracks as public trails and through trails to key coastal lookouts. Guided walks through areas of significance and to the Bass Strait coast may be led by the site’s Traditional Owners.
- Restricted vehicle access and removal of car parking beyond the Quarantine Station. This proposal supports an aspiration to protect the peninsula’s unique qualities, ensuring these are not compromised, experientially and ecologically, by road infrastructure. Additionally, this minimisation of the park’s road infrastructure also forms a single point of arrival and orientation for all park experiences, based at the Quarantine Station.

1.5 Engagement outcomes



8 August 2010 Master Plan
Information Day.
Source: TCL.

Community and stakeholders

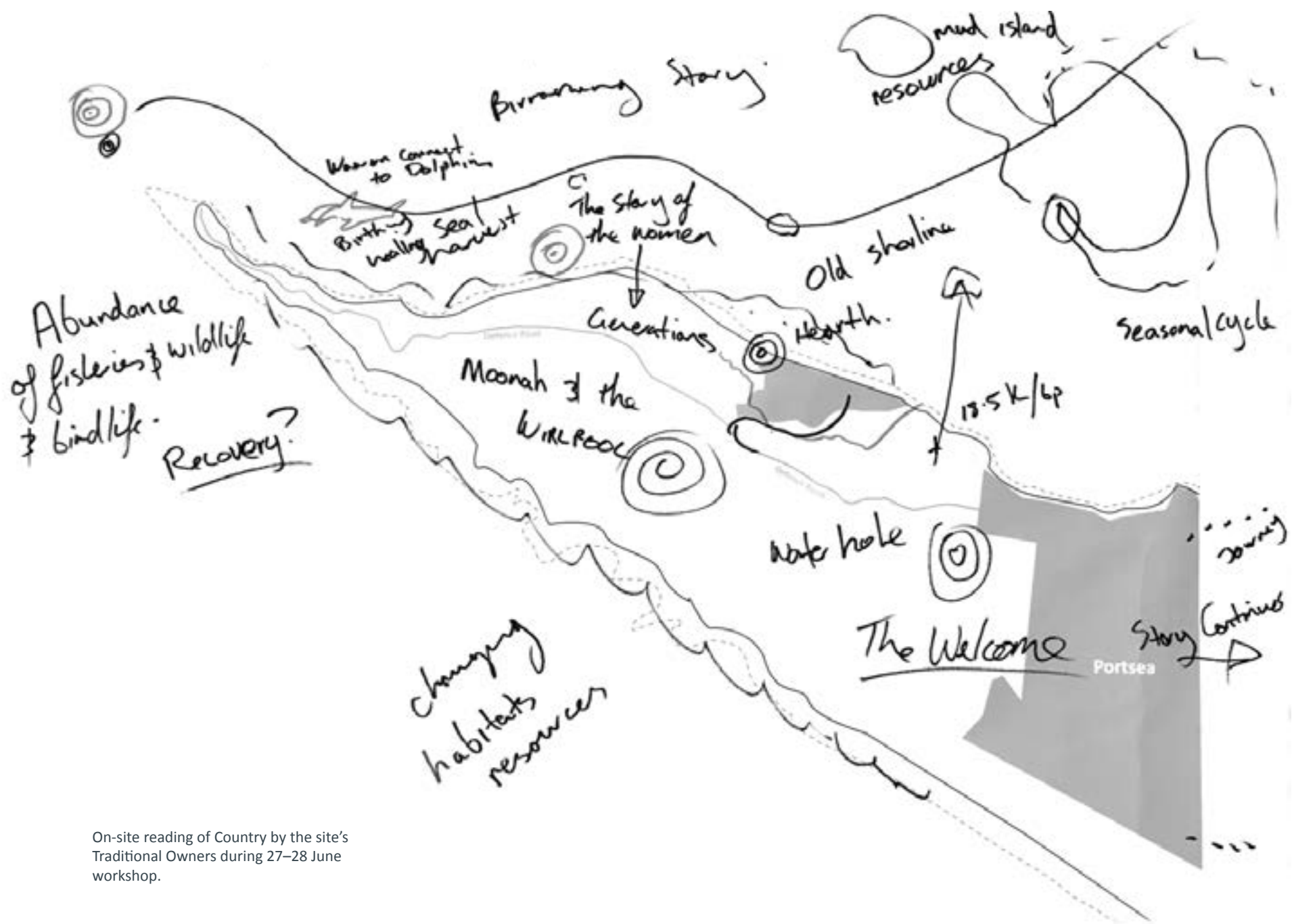
The renewed master plan document has been updated to reflect feedback from the community captured by an early 2016 consultation process. This process builds upon an extensive community engagement undertaken in 2010 for the prior Draft Master Plan.

In January–February 2016, Parks Victoria undertook Phase 1 of the Point Nepean National Park Master Plan Renewal, a community and stakeholder consultation. Prior to this engagement process, Parks Victoria prepared a discussion paper for distribution to the public, summarising the purposes of the renewal project, key elements of the 2010 master plan and the outcomes of the 2010–13 community consultation. Through online and media promotions, email and letters and information days, the community was invited to provide feedback and also identify any significant gaps in the report or changes required in regard to current policy and community views from the 2010 document.

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

Status of the Park—Current Policy Context and Budgets

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



On-site reading of Country by the site's Traditional Owners during 27–28 June workshop.

Appropriate Use

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

Additional Context, Topics and Terms for Interpretation

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

Traditional Owners

The site's Traditional Owners were engaged during the preparation of the 2010 master plan. During 2016, Parks Victoria met with the Bunurong Land Council (BLCAC) and Boon Wurrung Foundation (BWFL) to gauge Traditional Owners' response to the 2010 Master Plan, their aspirations for the Point Nepean National Park Master Plan Renewal process and clarify how their values might become more central and overarching within the master plan. These discussions envisioned the renewed master plan as a bipartisan document leading towards a partnership and ongoing collaboration.

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

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

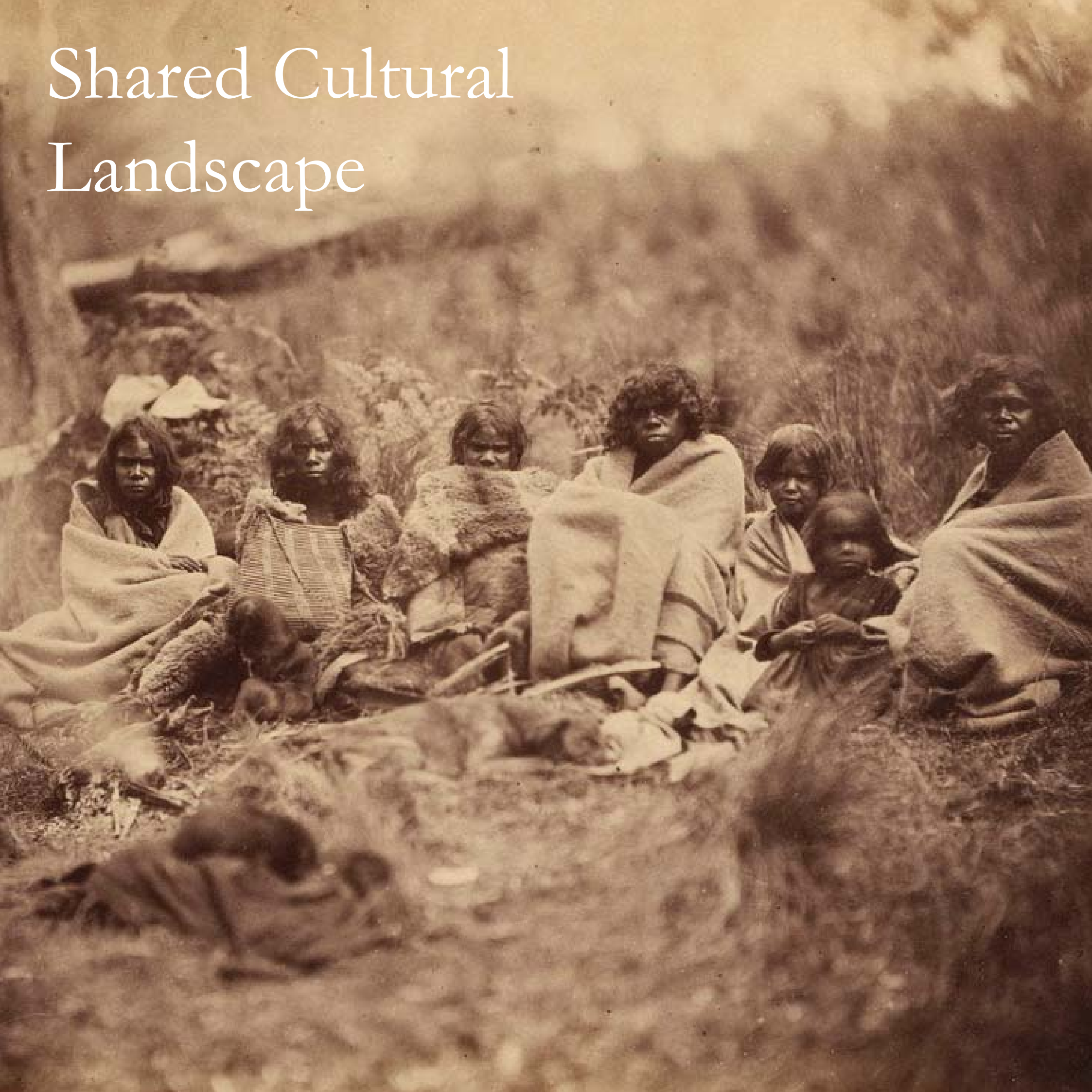




02

Site themes

Shared Cultural Landscape



Mon Mon: This is sacred ground where *Boon Wurrung/Bunurong* culture is shared, and where land and people are healed for generations to come.

Site Vision, Traditional Owner Workshop June 2016

Aboriginal women and children—possibly *Boon Wurrung/Bunurong*—from Port Phillip area. Photo by Daintree and Fauchery, 1858.
Source: State Library Victoria.



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

UNESCO World Heritage Convention 1992

Summer School at the Quarantine Station,
The Australasian, 15 January 1910.
Source: State Library Victoria.

2.1 Shared cultural landscape



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

Shared cultural landscape

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

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

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

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

Traditional Owners

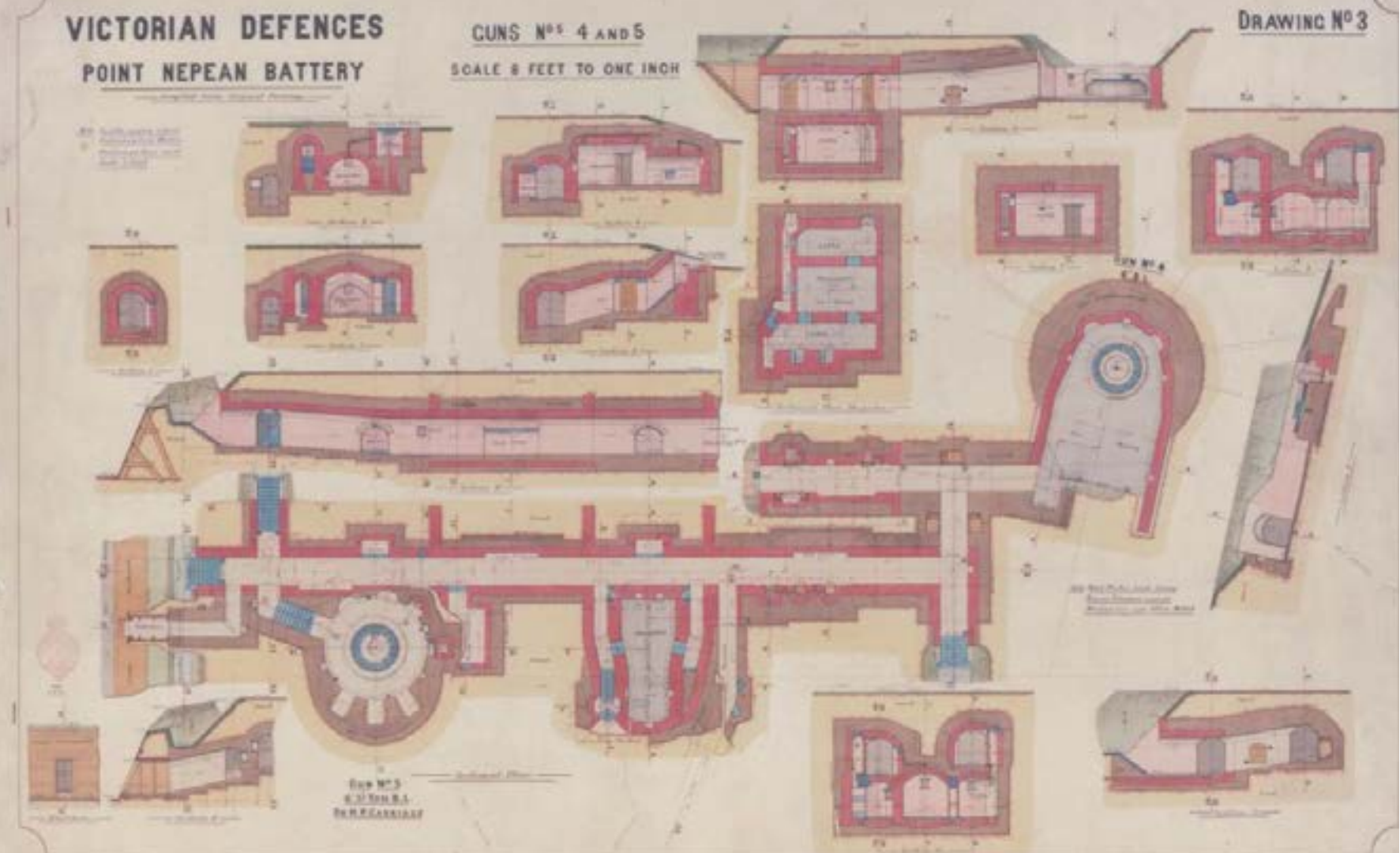
The site has been occupied for over 35,000 years by the *Boon Wurrung/Bunurong* people. Presence at *Mon Mon* occurred annually from November to February (*Bullarto Nyewiinyth* – 'Plenty of Sun') the season when activity shifted to the coast and women journeyed to the site for women’s business. These thousands of years of annual visits are indexed in extensive middens, layers of shell and bones within the sand.

The *Boon Wurrung/Bunurong* community believes that the story of the women kidnapped by sealers, makes this place especially significant and further research should be undertaken to promote the strength and resilience of *Boon Wurrung/Bunurong* women.

Colonial encounter

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

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



Tunnels at Fort Nepean.
Source: Mornington Peninsula National Park.

Point Nepean and its surrounds are significant because they were the location where approximately 20 Aboriginal women and children were kidnapped by sealers between 1790 and 1840. Some known names of those taken include: *Doog.by.er.um.bore.oke*, *Nay.nar.gor.rote*, *Kar.ding.gor.oke Bo.ro.dang.er.gor.roke*, and *Nan.der.gor.oke*, the wife of Derrimutt the *Arweet* (clan leader).

There were two notable people who had been kidnapped from this area and returned to make a significant contribution to their own community and the Victorian community.

Yonki Yonke, the son of *Big Benbow*—only a young boy—was kidnapped along with his mother and other women by sealers. *Yonki Yonke* was taken to Western Australia; however, once there, worked as a shepherd to earn enough money to buy a passage on a ship back to Melbourne. In 1840 *Yonki Yonke* shocked and surprised his family, when, as a handsome young Aboriginal man speaking English and dressed well in European clothes appeared at his family’s encampment on the south side of the Yarra. *Yonki Yonke* shed his European clothes and re-joined his clan. *Yonki Yonke* married *Bungarook*, the daughter of the *Wurundjeri* chief *Billibellary*.

In the early 1850’s a young *Boon Wurrung* woman, Louisa returned with her *Wurundjeri* Aunt, Anne, from their captivity in the Bass Strait. They were accompanied by their husband John Briggs. Louisa Briggs having survived the treacherous life in the Straits, went on to become one of Victoria’s great political activists and matriarchs. Her legacy lives on with her descendants.

Quarantine and defence

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

National park

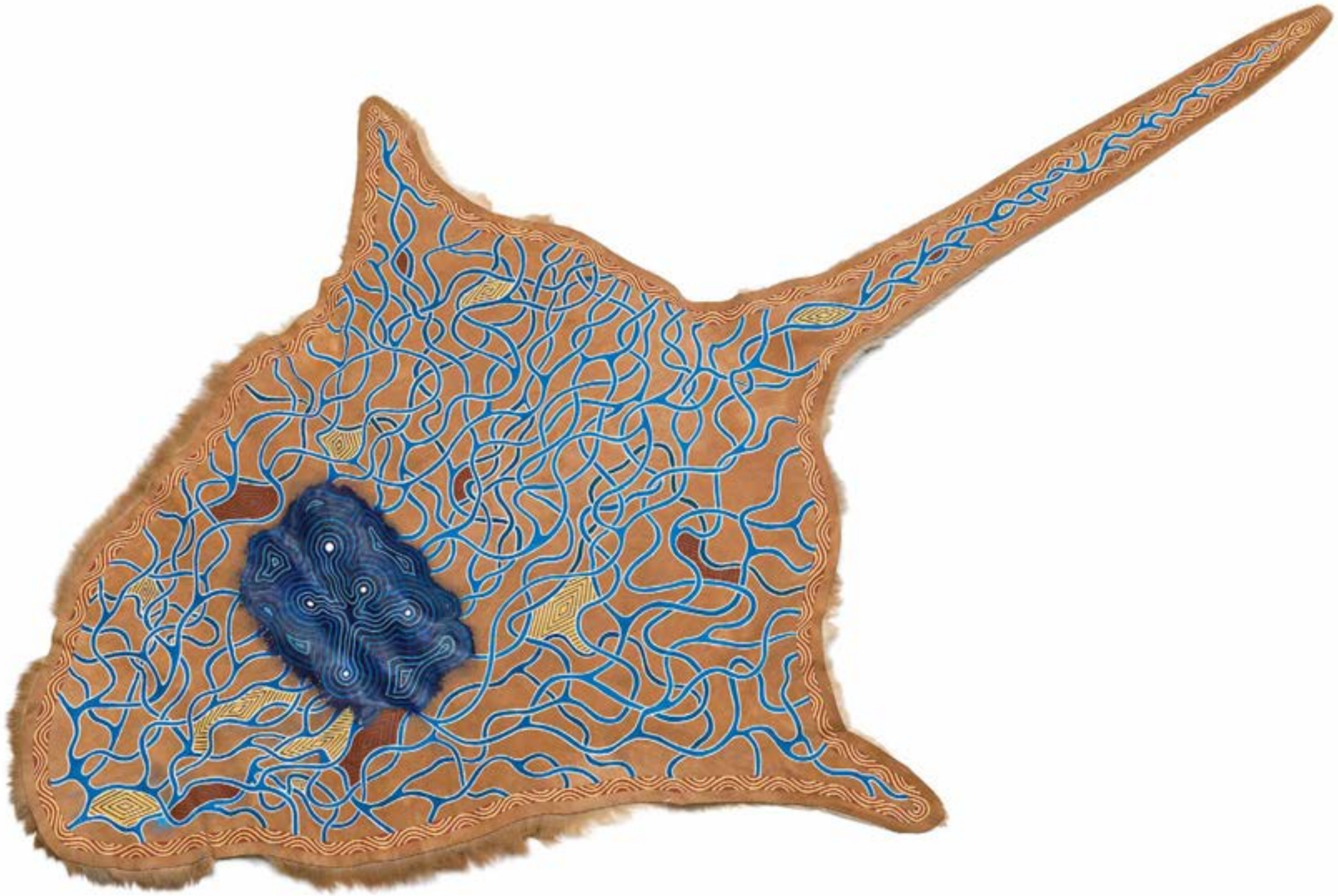
Today, the site is a national park. This status invites reflection on the site’s stories, their continuities and the future transformations, in relation to both environmental-cultural and cross-cultural entanglement.

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

Master plan considerations

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

Peninsula



Many years ago, the land that we now call greater Melbourne extended right out to the sea. Port Phillip Bay was then a large, flat, grassy plain. The *Boon Wurrung* were the custodians of their land. One day—many, many years ago—there came a time of chaos and crisis. As this chaos grew, the sea became angry and began to rise ...

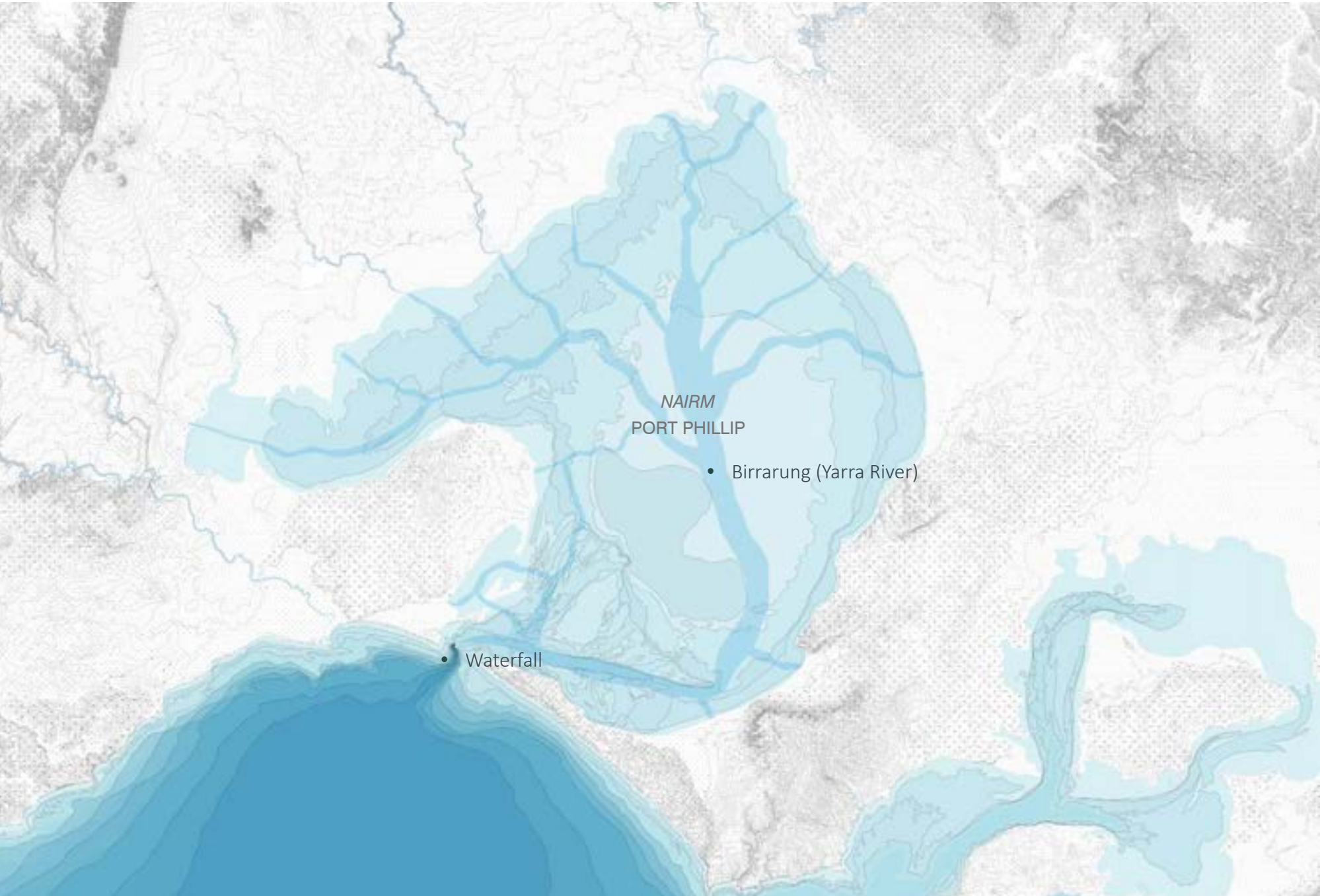


We succeeded ... in entering one of the finest bays or basins of water that we remember to have seen. Within the Bay, the water was, compared to our tossing in the boiling and foaming waters outside, as smooth as a mill pond, and our little barque floated gently along like a sleeping gull.

John Batman, 1853

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

2.2 Peninsula



Peninsula

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

Traditional Owner and geomorphological stories

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

Cultural significance

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

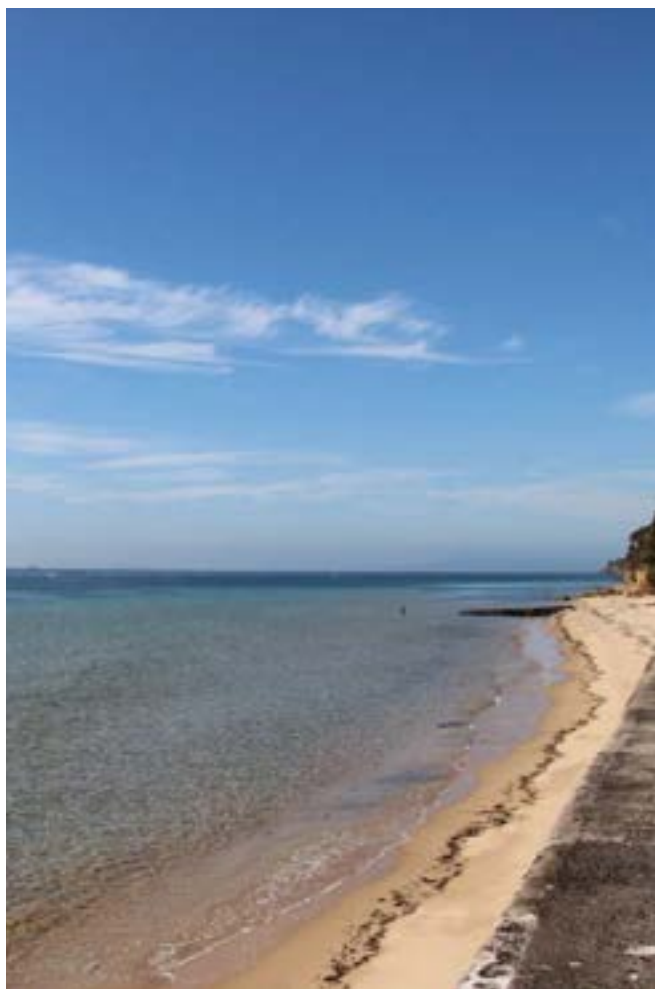
Master plan considerations

- The visitor experience of these qualities is not fully realised, due to the limitations on movement through the site, circulation infrastructure that detracts from the experience of the peninsula and limited interpretation.
- The site’s path network does not read holistically or as a series of curated or thematic experiences.
- The site comprises a range of sublime and immersive landscape types, with a rolling topography between bay and beach, but the trails provide limited access to these park’s unexploded ordnance (UXO)-populated, conservation-focused bushland and its coastal landscapes and beaches.
- The site’s road infrastructure of asphalt and roundabouts, which bookends the arrival and Heads experience, is dominant, detracting from the site’s most powerful moments, as does the large bus that dominates the site’s central road.
- The site’s forces are palpable but largely invisible given the limited scope of existing interpretation. In particular, insights into Traditional Owner readings of place and geomorphological accounts of the peninsula’s origins and diverse ecologies are yet to be integrated into a holistic and curated circulation strategy and interpretive experience.



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

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



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

Country



The coastal area of the Bayside was part of the walking *barreeng* followed by the *Boon Wurrung bagurrk* for many thousands of years as they journeyed to their meeting place. The journey they made was about connection, creation and renewal—connection to *birrarung-ga*, connection to the great spirits of *Bundjil* and *Waang*, and connection with each other.



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

Logbooks of John Murray, the Lady Nelson, 1802

2.3 Country



Moonah and Tea-tree scrub forests, managed grass and woodland, Moonah. Source: TCL.

Country

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

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

Managed ecologies

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



Dune and scrub landscapes.
Source: Peter McConchie.

Ecological significance

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

Master plan considerations

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



Coast

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

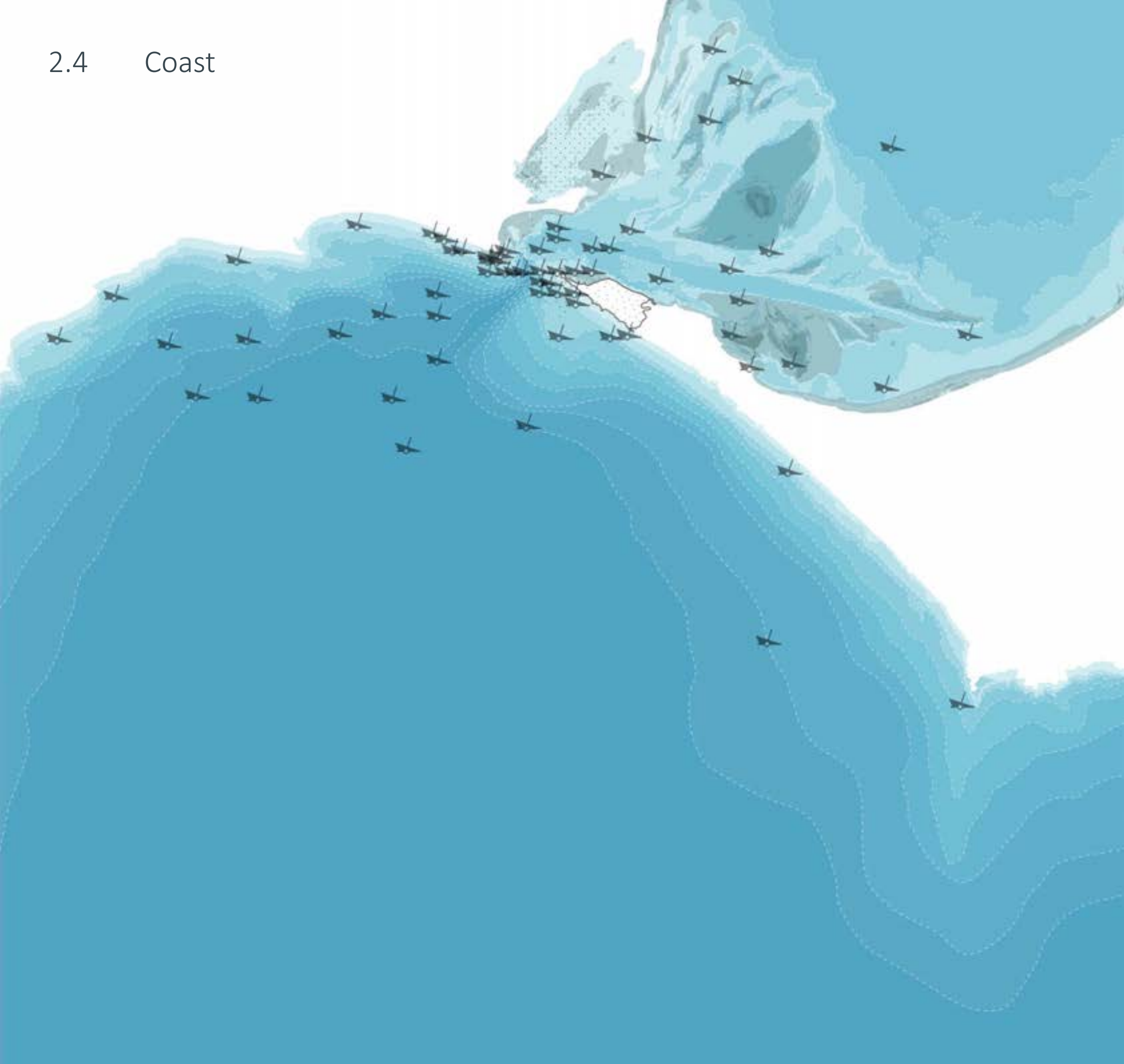
Ursula de Jong, 'Ebbs and flows: water and place identity on the Nepean Peninsula'



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

JH Tuckey, First Lieutenant of the Calcutta, 1803

The Wreck of the Cheviot, engraving by
Alfred Martin Ebsworth. 1887.
Source: State Library Victoria.



Marine landscapes

Surrounding Point Nepean is the Port Phillip Heads Marine National Park, a marine wonderland of deep gorges with sheer rock faces painted with jewel anemones, bright yellow zooanthids, spectacular sponge gardens, kelp forests and ledges, seagrass meadows and temperate reefs. Point Nepean is known for its Bottlenose Dolphin population, which frequent Ticonderoga Bay. The site is also an internationally significant roosting and feeding area for resident and migratory seabirds.

Maritime history

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

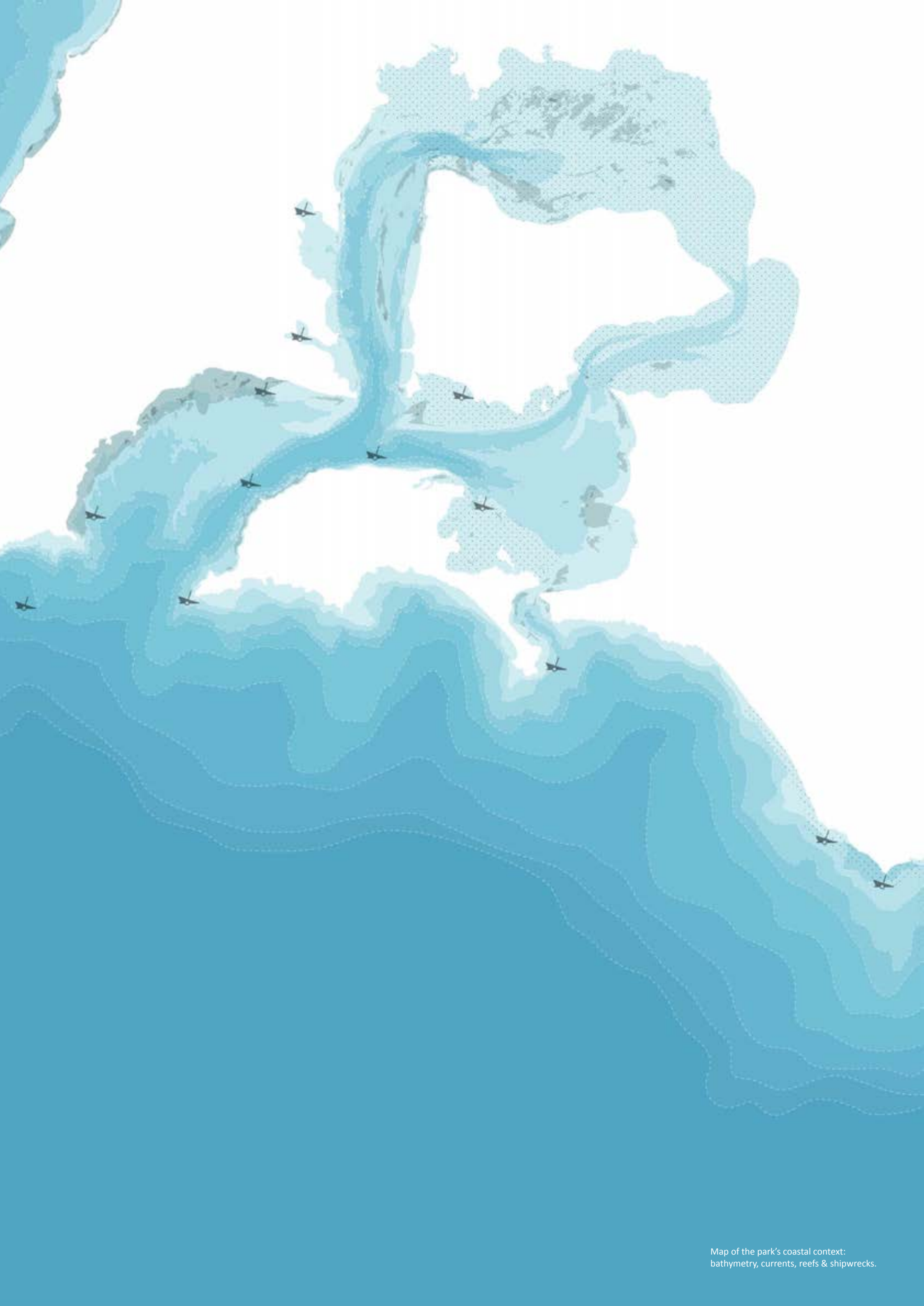


Victorian coastal journeys

Point Nepean sits within the larger Victorian coast, stretching from the Great Ocean Road to Phillip Island. The Heads form the midpoint in this cultural landscape of dramatic topography and rocky cliffs, panoramas, shipwrecks, lighthouses and heritage towns.

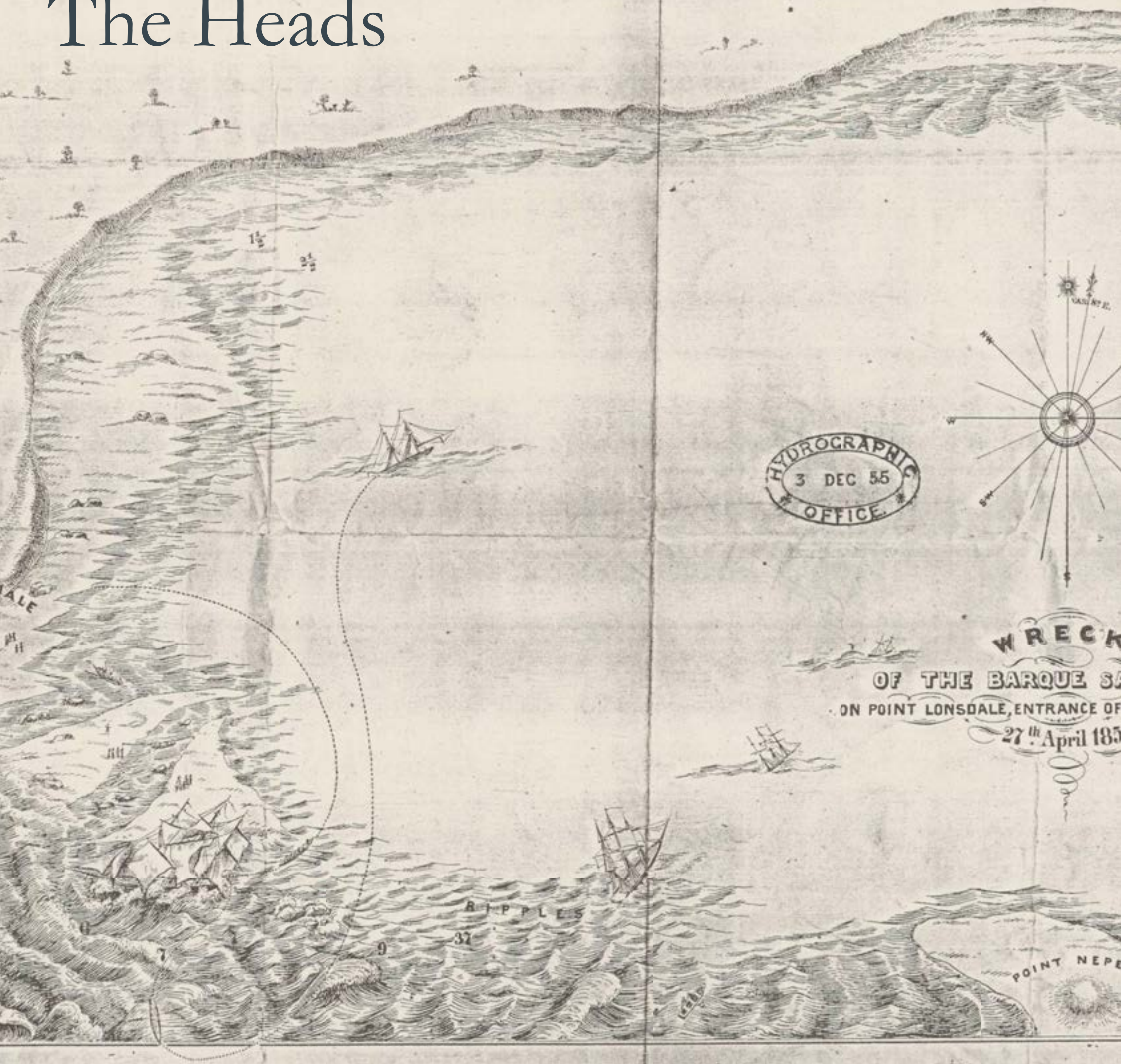
Master plan considerations

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



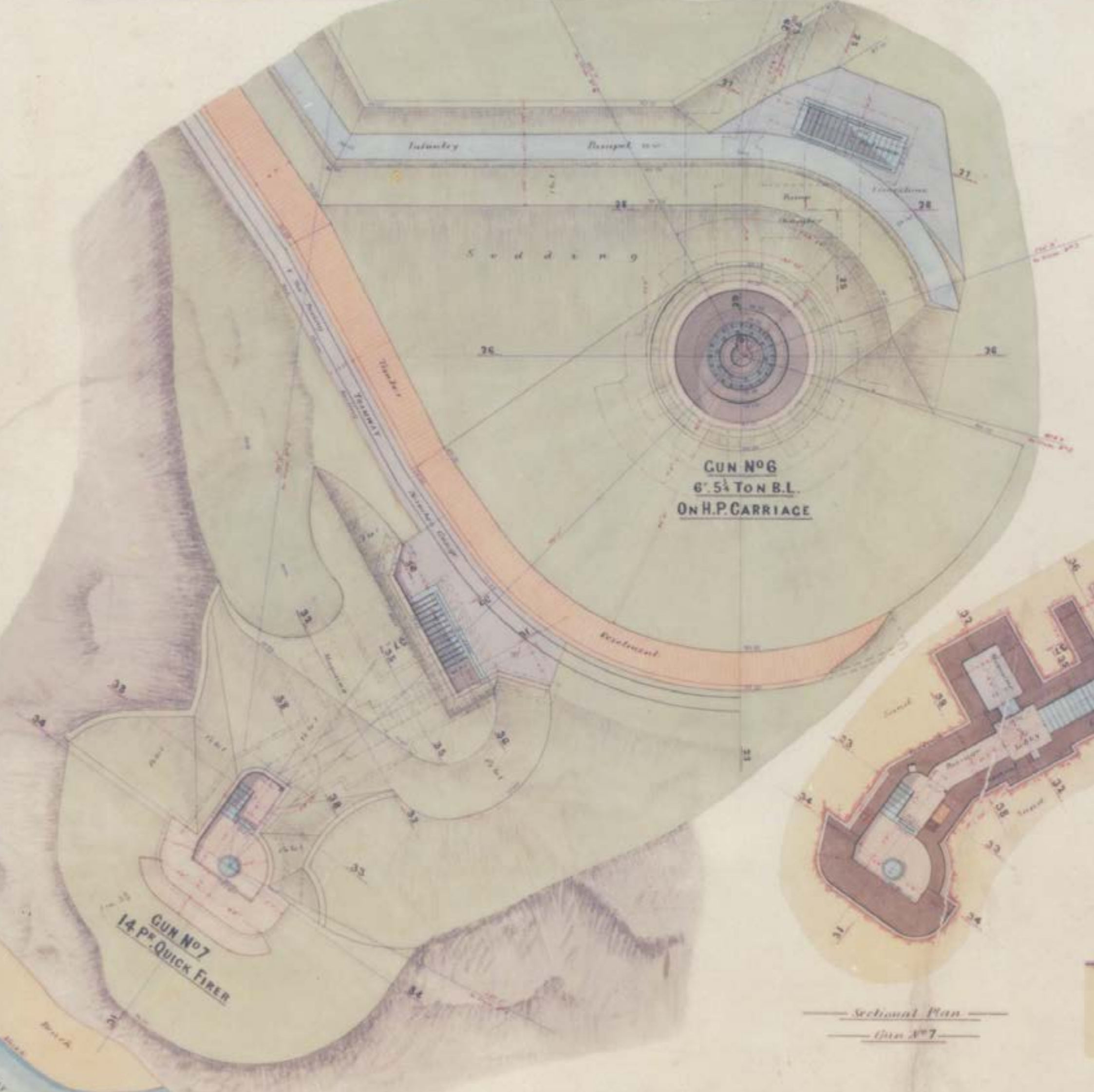
Map of the park's coastal context:
bathymetry, currents, reefs & shipwrecks.

The Heads



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

The Argus, 1931



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

Paul Asbury, Officer of Cadet School, Class of 1967

2.5 The Heads



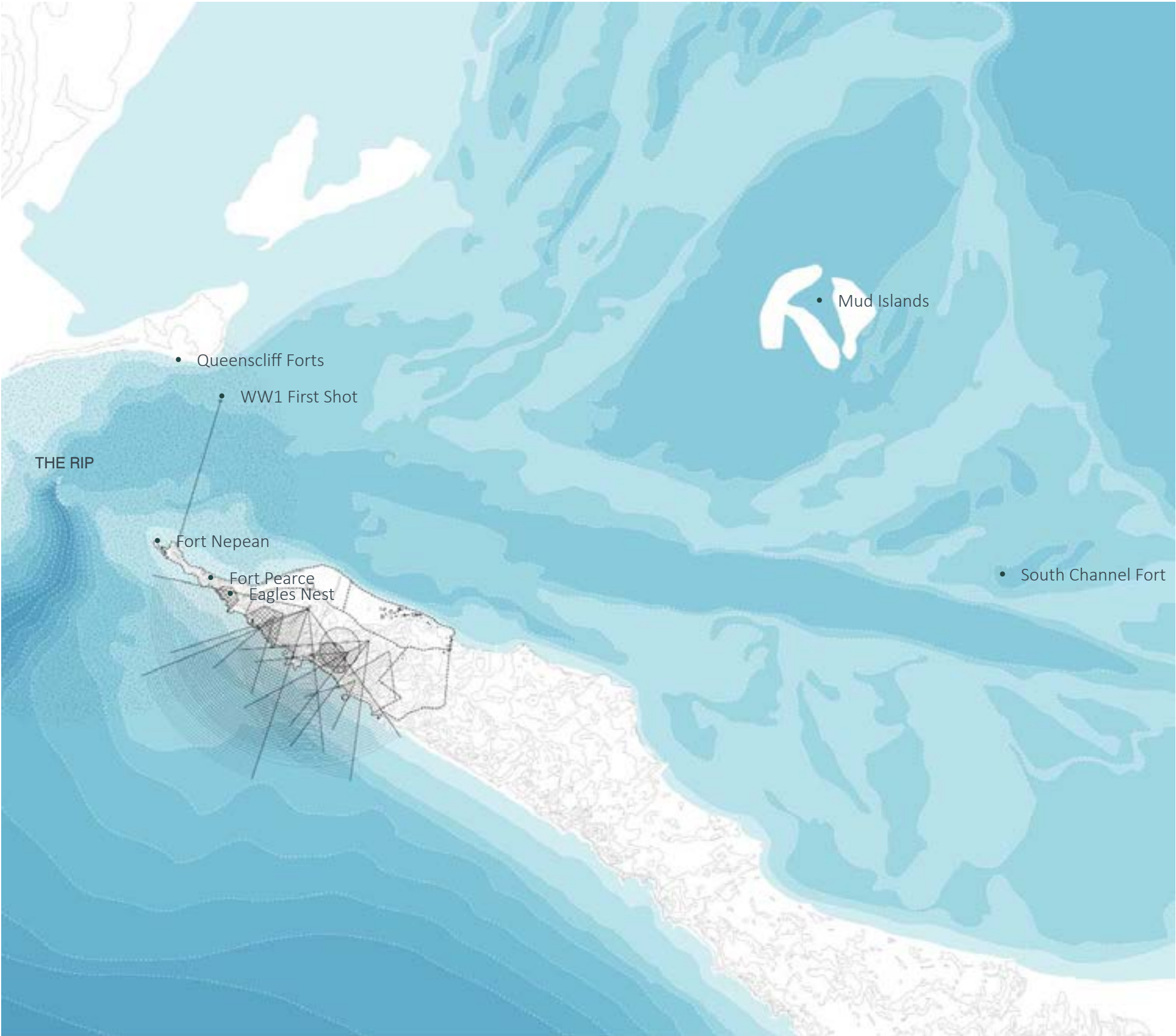
Engine House at Fort Nepean. Intertidal shelves and reefs at Cheviot Beach, tunnels at Fort Nepean, view of Queenscliff from the Eagles Nest at Fort Nepean.
Source: John Gollings and TCL.

The Heads

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

Defence

The Heads form the dramatic entry to Port Phillip Bay. The forts at Point Nepean played an important role in the defence of Melbourne; with Queenscliff, the Heads formed the bay’s line of defence. Fort Nepean’s first guns were emplaced during the Russian scare of the 1870s and were extended during World War I and II before being decommissioned in 1958. The British Empire’s first shots of both world wars were fired from Point Nepean. The site also functioned as an Officer Cadet School from 1952–1985. During this time, the park’s Range Area was used for weapons training and ordnance testing, much of which remains unexploded and has made it a landscape ‘out of bounds’.



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

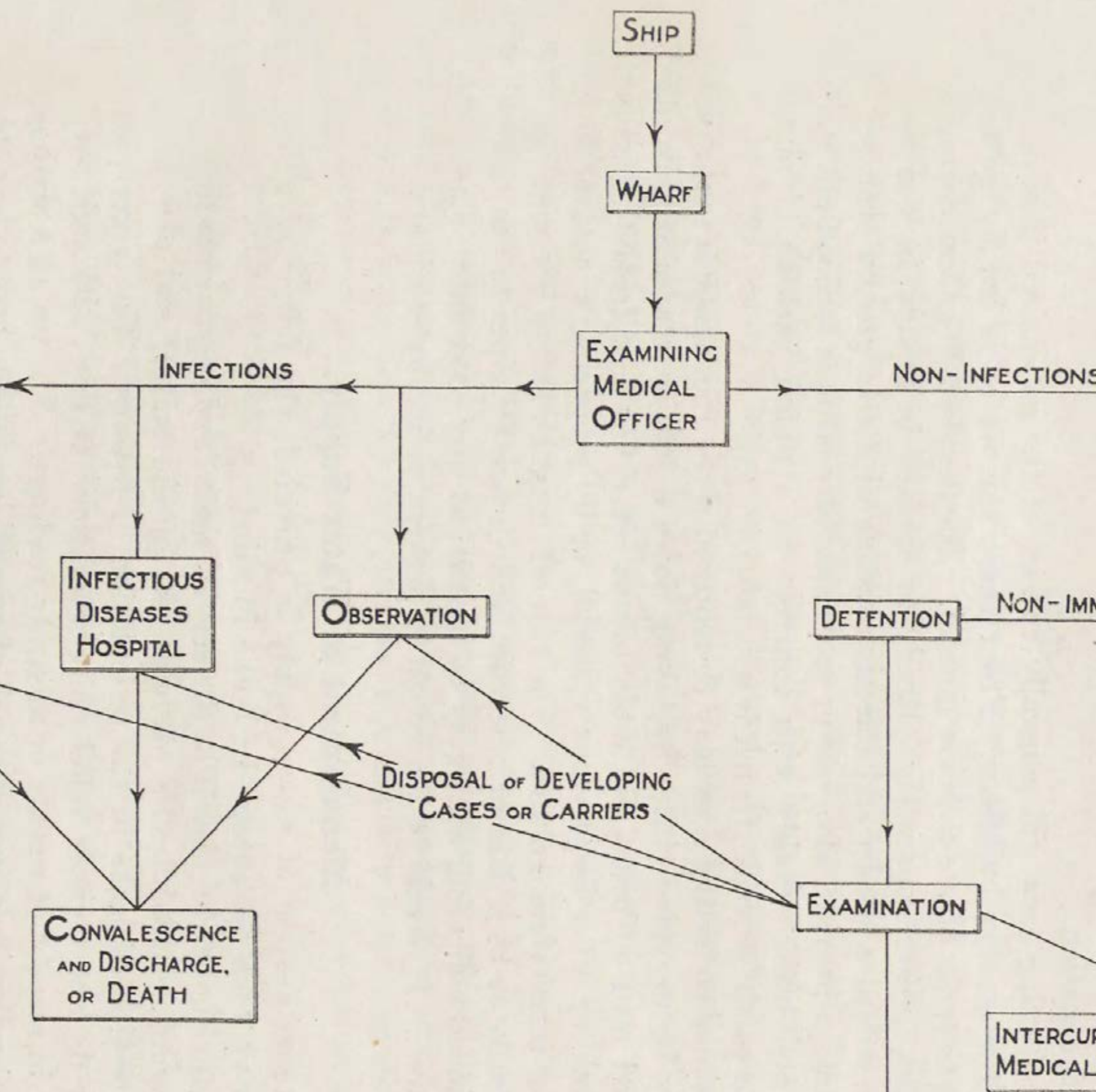
Master plan considerations

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

Quarantine



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



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

Stan Weston, Quarantine Officer (PNCT transcript)

2.6 Quarantine



1918 Sister Olive Fethers portrait with unknown patient.
Source:



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



Kosovar children at the Quarantine Station during ‘Operation Safe Haven,’ 1999.
Source: Emmanuel Santos. State Library Victoria.

Quarantine Station

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

A jetty bridged the bay to the site for arriving passengers and, among its 52 heritage-listed buildings, the precinct included a luggage tramway, a disinfecting/bathing complex, foul luggage store and fumigation machinery, influenza huts, a leper station and two cemeteries. The spatial organization of this infrastructure and architecture reveals the site’s past role as a liminal, ‘in between’ non-place and operational processing facility, with choreographed points of containment, examination and treatment in linear sequences throughout. These processions and moments of isolation give a sense of the Australian immigration experience—emotions of fear, vulnerability, frustration, boredom, loss and rebellion. By drawing a clear line between Australian soil/citizen and the potentially contaminated outside/outsider, the Quarantine Station also illustrates an Australian national attitude towards the environment and race.

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

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

Master plan considerations


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



Existing conditions plan of the Quarantine Station. The park contains 100 buildings, approximately 50 of which are heritage listed. Source: TZG Architects.

- Primary Heritage Significance
- Secondary Heritage Significance
- Little or no Heritage Significance

- 1 Hospital 1
- 3 First class dining
- 4 Hospital 2
- 5 6 Cadet accommodation
- 7 Shepherd's Hut
- 8 Badcoe Hall
- 9 Officer's mess
- 10 Administration building
- 15 21 27 Kitchen
- 16 Hospital 3
- 18 Second class dining and kitchen
- 22 Hospital 4
- 25 Hospital 5
- 30 Training shelter
- 33 Stables
- 35 44 Influenza huts
- 55 Office
- 58 Passenger waiting room and former jetty
- 59 64 Disinfection and bathing complex
- 65 66 Isolation hospital
- 67 Morgue and mortuary
- 1035 Pike's Cottage
- 71 Medical superintendent's quarters
- 72 Wives' Club
- 73 Garage
- 1039 Cox Cottage
- 103 Married quarters



Ensure that the unique and special qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed — turbulent ocean colliding with tranquil bay, 35,000 years of history, diverse, fragile and sacred landscapes and the dynamic Quarantine Station experience.



3.1 Master plan principles



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



The Narrows from Fort Nepean.
Source: John Gollings.

Revealing stories

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

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

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

Peninsula connections

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

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

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



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



Diving at Point Nepean.
Source: Parks Victoria.

Caring for Country

Rehabilitate and protect *Mon Mon*’s landscape and its diverse ecologies.

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

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

Coastal experiences

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

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

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

3.1 Master plan principles



Point Nepean.
Source: John Gollings.



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

The Heads

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

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

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

Quarantine Station

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

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

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

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



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



04

Draft master plan



Draft master plan

Revealing stories

Refer Chapter 5.0

- 1. Interpretation and story telling (including digital)
- 2. Traditional Owner stories and spaces
- 3. Welcome to Country
- 4. Arrival and orientation—introduction and gateway to the park’s stories and experiences at adapted Stables Building

Peninsula connections

Refer Chapter 6.0

- 5. *Nairm* Trail —upgrade and access improvements
- 6. Bush Trail upgrade and extension
 - Coastal lookout trails (see 16.)
 - The Narrows Experience (see 18.)
- 7. Defence Road road infrastructure minimisation
- 8. Park entry as immersive and welcoming landscape experience —upgraded signage and gate, new kiosk for visitor information and orientation, indigenous revegetation, Police Point Shire Park connection, potential repurposing of existing Visitor Centre building for park use
- 9. Car parking—centralised car parking at Quarantine Station, review other car parking sites (existing and potential) as future visitor demands change over time
- 10. Bike sharing along Defence Road and Coles Track
- 11. Sustainable shuttle

Caring for Country

Refer Chapter 7.0

- 12. Landscape healing and regeneration
- 13. Collaborative management and healing base
- 14. Guided access to Traditional Owner Sites
 - Interpretation—ecological Stories (see 1.)

Coastal experiences

Refer Chapter 8.0

- 15. Potential new jetty at the Quarantine Station
- 16. Coastal lookout trails (linked from Bush Trail) and Traditional Owner guided access to the Bass Strait Coast
- 17. Sea kayak trail—Quarantine Station beach to the Bend
 - Interpretation- Coastal stories (see 1.)

The Heads

Refer Chapter 9.0

- 18. The Narrows Experience—improved track between Fort Pearce to the Heads with shared use access
- 19. New circulation strategy at the Heads
- 20. Forts conservation
 - Interpretation—stories at the Heads (see 1.)

Quarantine Station

Refer Chapter 10.0

- 21. Quarantine interpretation
- 22. Traditional Owner spaces
 - Arrival and orientation (see 4.)
- 23. Heritage building conservation and adaptive reuse
- 24. Removal of non-significant buildings (Buildings 5, 6, 55)
- 25. Infrastructure upgrades





Coles Track

Coastal Lookout

Rifle Range

Nairn Trail

Gunners Visitor Site

Observatory Point

Moonah and the Whirlpool

Defence Road

Bush Trail

The Soak / Harrison's Bowl

Arrival + Orientation

Jetty

Ticonderoga Bay Sanctuary Zone

Police Point Shire Park

Park Entry

Bay Trail

Monash Break Light and Tower

London Bridge Lookout

London Bridge

Coastal Walk (Mornington Peninsula National Park)



05

Revealing stories



5.0 Revealing stories

5.0 Revealing stories

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

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

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

5.1 Key initiatives

Interpretation

Reveal the layered and yet untold stories of the site through a contemporary, world-class interpretation strategy. (Refer Subchapter 5.3 –Interpretation Strategy.)

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

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

Traditional Owner stories and spaces

Utilise *Boon Wurrung/Bunurong* language in all place-naming and interpretation where appropriate.

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

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

Establish a Keeping Place within the park for Traditional Owner artefacts.

Welcome to Country

Introduce the site with a Welcome to Country at the park’s entrance as wayfinding and signage are improved.

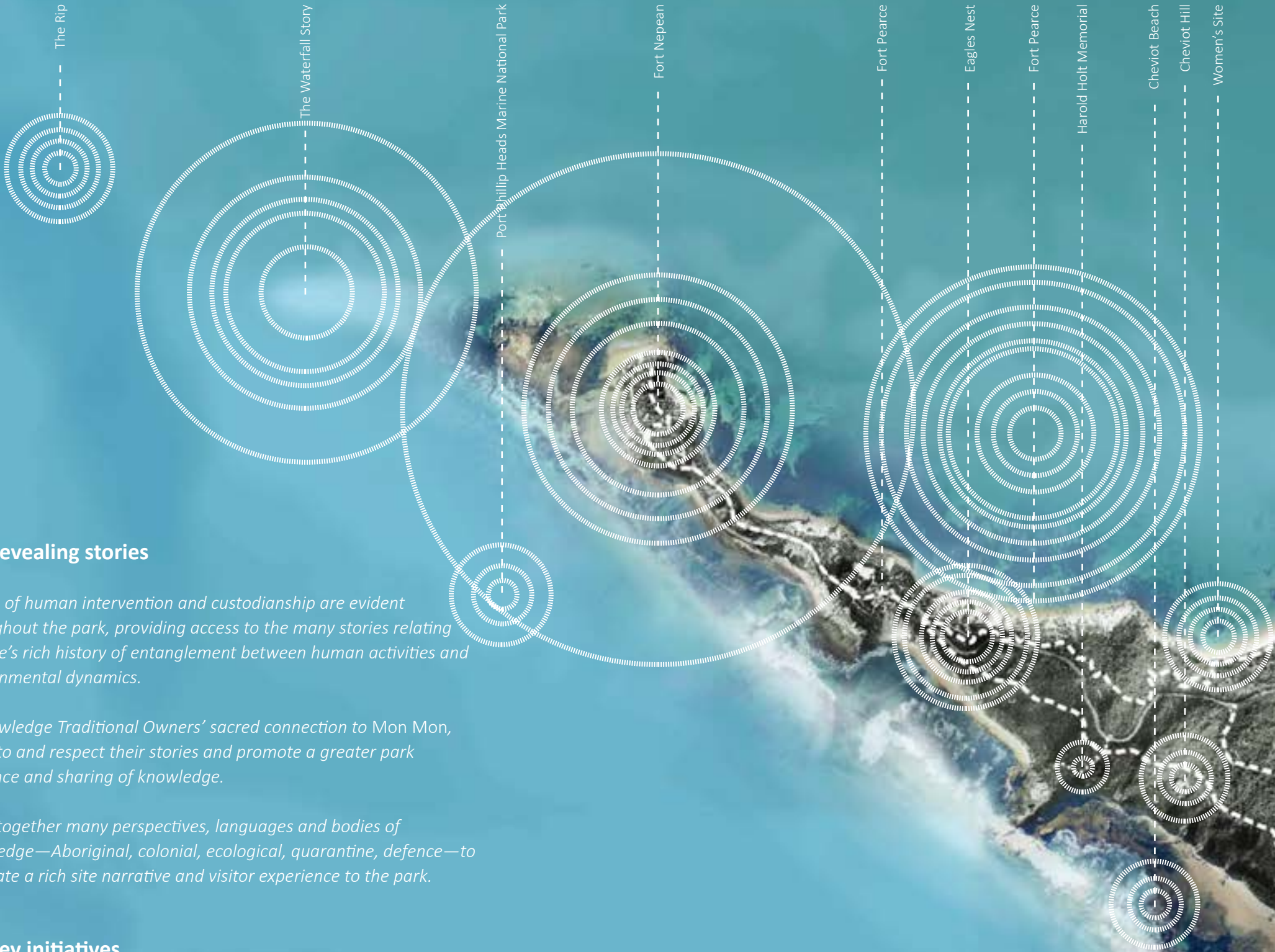
Arrival and orientation

Provide a clear and singular point of arrival and orientation at the Quarantine Station, to act as a gateway to the park’s diverse stories and experiences—the Quarantine Station, guided tours, curated park trails, thematic experiences and the new shuttle transit system. Retain former Visitor Centre building for uses suitable to the National Park.

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

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

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





Sea Eagles

The Range

Monash Break

Gunners Cottage

Observatory Point

Moonah and the Whirlpool

The Soak / Harrison's Bowl

London Bridge

Quarantine Station

Ticonderoga Bay Sanctuary Zone

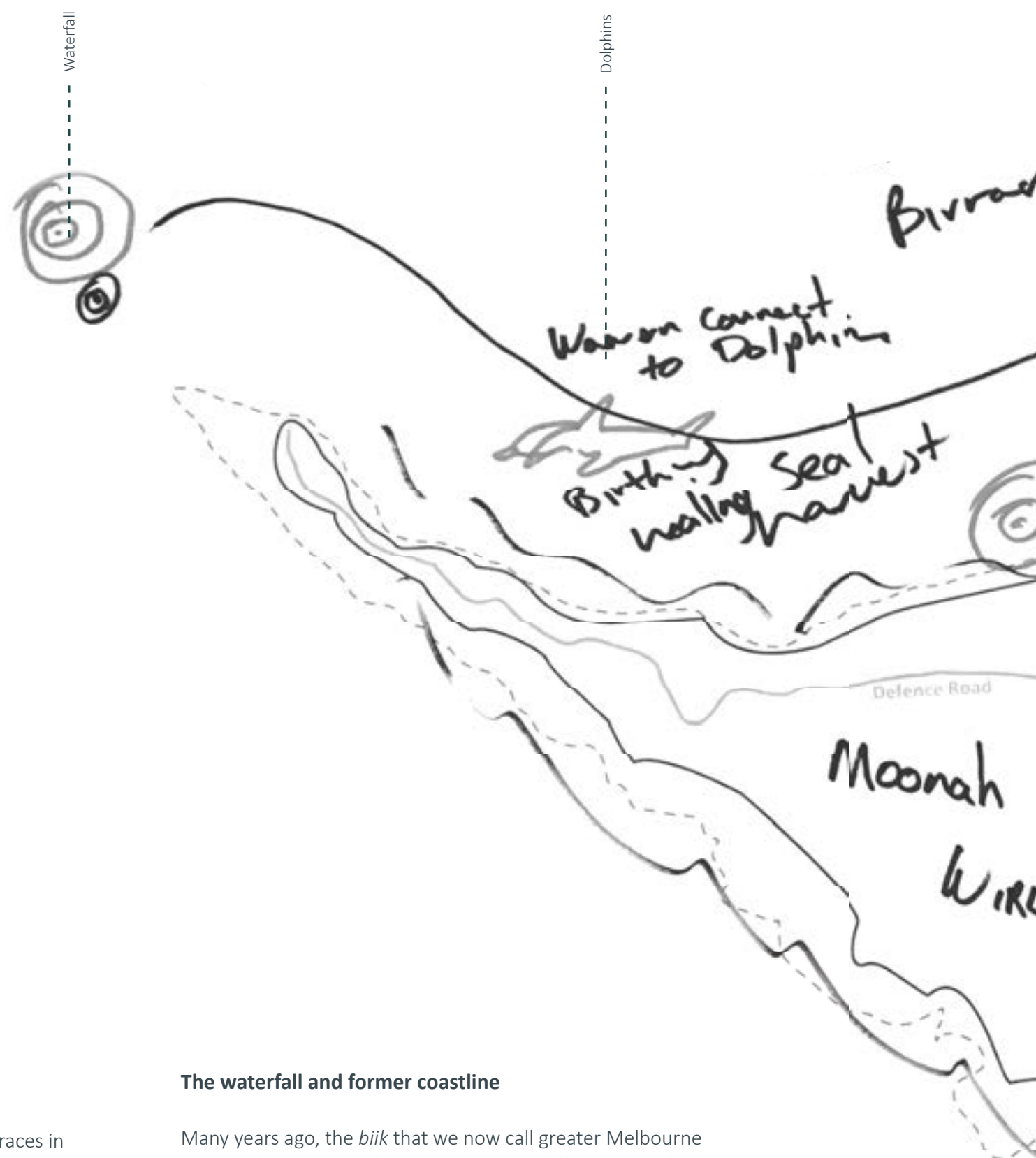
Wilson's Folly

Lime Kilns

Police Point Shire Park

Main Park Entry

5.2 Traditional Owner stories



5.2 Traditional Owner stories

The site’s Traditional Owners have left many material traces in cultural heritage sites throughout *Mon Mon*. Aboriginal landscapes breathe with the spirits of ancestors and their presence is celebrated in story and song to conserve place, community, culture and identity. This map was developed and sketched during a workshop with the Traditional Owners when discussing and sharing their stories of *Mon Mon*. A few of many stories about this significant site are shared below.

Significant sites and stories

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

The waterfall and former coastline

Many years ago, the *biik* that we now call greater Melbourne extended right out to the *warreeny*. Port Phillip Bay was then a large, flat, grassy plain. The *Boon Wurrung/Bunurong* were the custodians of their *biik*. One day—many, many years ago—there came a time of chaos and crisis. As this chaos grew, the *warreeny* became angry and began to rise. The *wurneet* became flooded and eventually the whole flat plain was covered in *baany*. It threatened to flood their whole *birrarung-ga*. The people became frightened and went to *Bundjil*, their creator and spiritual leader. *Bundjil* was angry with his people, and he told them that they would have to change their ways if they wanted to save their land. The people thought about what they had been doing and made a promise to follow *Bundjil*.

Women's journey and dolphins

For thousands of years our people have met at *Wonga* (Arthurs Seat), the men would head to Cape Schanck and the women to *Mon Mon*. This is not to say that it is strictly a women’s site, but it is now predominantly known as such. There is a special women’s place here for birthing, women’s ceremony and initiation of the younger women. Many of our community today are direct descendants of women taken against their will from the beaches of Point Nepean by Sealers. The site was a healing and teaching place for women’s law connected to the birthing area for Bottlenose Dolphins.



5.3 Interpretation strategy

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

Frank Gohlke, 1995

The broadest scope of interpretation of *Mon Mon* is the sensing of place through the experience of being there, with all our senses alive to its shifting shapes and moods—its sense of place. The refreshed master plan has sought to reveal these special qualities through its key themes—a shared cultural landscape, the unique affinity of Traditional Owners with Country, distinctive landscape qualities of peninsula and coast, and the dominant heritage precincts at each end, Quarantine and Forts, evoking many foundational stories of Melbourne.

Interpretation assists and enhances this direct experience of place by using a range of interpretive media to reveal the many stories of nature–culture entanglements that have shaped the place and been shaped by it in turn. In this way interpretation curates the relation between place, medium, message and audience.

This strategy identifies opportunities for interpretation in the context of the master plan’s key themes and the best locations to reveal this relationship between key themes and spatial experiences of place.

- ‘Removing fences’—a general approach to interpretation of the park’s shared cultural landscape
- Arrival and orientation—the introduction to the ‘whole of park’ experience at the Quarantine Station
- *Mon Mon* Country themed trails—journeys that reveal the site’s many stories
- Quarantine
- Forts

Removing fences—shared cultural landscape approach

Historian Bill Gammage has demonstrated how Aboriginal cultural landscapes were ‘farms without fences.’ Since colonial contact, *Mon Mon* has been the subject of the most extreme forms of controlled institutional landscapes—quarantine and defence operations—with fences to demarcate the site as ‘out of bounds’. Removing fences literally opens a space for healing—ecological restoration, cultural reconciliation and public access.

Removing fences is also a powerful metaphor to create a new identity for interpretation at *Mon Mon*. Removing fences allows cross-pollination between different knowledge fields—Indigenous, scientific, historic, archaeological, artistic, political. Rather than a competition between methodologies and interpretations, removing fences celebrates diversity and debate through place-based storytelling.

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

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

Arrival and orientation

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

This point of arrival and orientation will give Traditional Owners a strong presence at *Mon Mon* and opportunity to present stories and resources for guided tours of Country and sacred sites. Other guides will orientate visitors to make choices on their own itineraries and experiences throughout *Mon Mon*.

The combined knowledge from these many professional and community sources will inform a powerful digital resource where people can access and share research, stories and experiences. This is an indispensable resource for all manner of interpretations and projects.

***Mon Mon* Country—themed trails**

A series of themed interpretive trails through the cultural landscapes between the Quarantine Station and Forts provide many opportunities to reveal stories through a variety of media. New digital media should be developed as preferable to conventional site signage and graphics. Material, ephemeral and digital artworks produced through residencies and events can surprise and delight visitors on their journeys.

Traditional Owner guides and digital apps will provide an important and fresh perspective on caring for Country at *Mon Mon*, past, present and future.

The key initiative in the approach to interpretation on these trails is that it demonstrates interdisciplinary, place-based storytelling, as outlined in the removing fences concept. This means, instead of the existing conventional approach of telling history narratives or science explanations, we are delighted by intimate stories that build up a sense of a richly layered entanglement of nature and culture across time—a *Boon Wurrung/Bunurong* shell midden, a *Ticonderoga* passenger’s grave, a Hooded Plover’s nest, an Officer Cadet’s bivouac, a diver’s mask, a rockpool starfish and so on.

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 building ‘operations’ is the 1900–1925 phase and should be restored and reconstructed as fully as possible to this period. This building complex is not 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 should be used to convey messages and stories about the people who used the place over time. Many of the historic themes are of great relevance today, such as the fear of contagion and ‘border protection’.

It is imperative that visitors start the ‘quarantine experience’ from the reconstructed jetty where all quarantined people would have entered and left the Station with their luggage. The original luggage tramway rails should be preserved where intact from the Jetty throughout the Disinfecting/Bathing complex. The Foul Luggage Store 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. The Fumigation & Boilerhouse area should be restored to as close to the operational character as possible. The evocative fumigation machinery and hot water boiler convey an eerie sense of the modern ‘machine’ to treat unseen contagion. This is an ideal example of how an operational historic site can provide interpretation by visitors’ spatial interaction with it and each other.

The Heads

A holistic approach to conservation, interpretation and landscaping will make this important section of the Park an educational, adventurous and memorable visitor experience. An eclectic approach should also be taken, responding to the different qualities of the various defence sites, depending on historic significance, relevant stories, material condition and landscape experiences. Some areas should be carefully restored, others left in their ruinous state, some with didactic interpretation, others a sensory experience of resting in a ‘hanging garden’.

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

Other fortification clusters lend themselves to evocative ‘hanging gardens’, allowing the remarkable concrete forms to blend into the surrounding landscape. They would be superb features at this more exposed end of the Park, providing welcome shade and often outstanding views. The Eagle’s Nest Battery Gun Emplacement for the disappearing gun and the Machine Gun bunker on Coles Track are ideal for this approach. Here interpretation is experiential and immersive, flowing into the more archaeological sites throughout the Park, such as Happy Valley.

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



06

Peninsula connections



6.0 Peninsula connections

6.0 Peninsula connections

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

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

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

6.1 Key initiatives

Themed journeys—trail network expansion and upgrade

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

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

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

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

Nairm Trail

Restore the *Nairm* Trail walk as an important visitor experience by providing safe access between the beach and Coles Track at the Bend. The designed outcome should ensure minimum impact on vegetation and comply with the Coastal Management Act.

Undertake investigation and design to provide structurally sound and engineered solutions to provide safe and durable stair access at the Bend from the beach to Coles Track.

The Narrows Experience

Enhance the Narrows to the highest standards, providing the elderly, young people and those with mobility requirements access to a world-class experience at this sublime and iconic landscape.

Prioritise pedestrian and bicycle access to Fort Nepean from Fort Pearce, to accentuate the drama of this unique and fragile landscape while maintaining transport access for all visitors.

Defence Road—road infrastructure minimisation

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

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

Park entry

Provide an immersive and welcoming landscape experience at the park’s entry, to contrast with the greater peninsula and signify arrival at *Mon Mon* and Point Nepean National Park. Convey this transition through a Welcome to Country, revegetation, including screening of the park entry car park, and an upgraded gate and roundabout.

Provide a new kiosk at the park entry to link Police Point Shire Park, the park’s shuttle and trail networks, and external public transport. This small shelter will provide visitor arrival/orientation information, bike hire facilities, a shuttle stop, and public toilets (if former visitor centre building is removed in future).

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

Retain the former visitor centre building for potential new uses that are intrinsic to the national park. A review of the building use will be undertaken after 5 years, to determine its ongoing funding is meeting visitor demand and dispersing visitor loads in the park. If determined not functional at that time, the building may be removed.

Car parking

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

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

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

Review car parking and infrastructure requirements over time. As sustainable transport alternatives are progressively introduced and as visitor needs and demands change, consider incorporating the master plan’s aspirational centralised parking and road infrastructure minimisation initiatives.

The visitor site at Gunners Cottage currently provides a range of important functions including accessibility and parking for the park. The site’s future function, parking and infrastructure requirements will be reviewed as visitor demands and/or transport needs change over time.

Bicycle sharing

Improve bicycle and electric bicycle hire and access along Defence Road and Coles Track as safe, family-friendly bicycle and walking journeys.

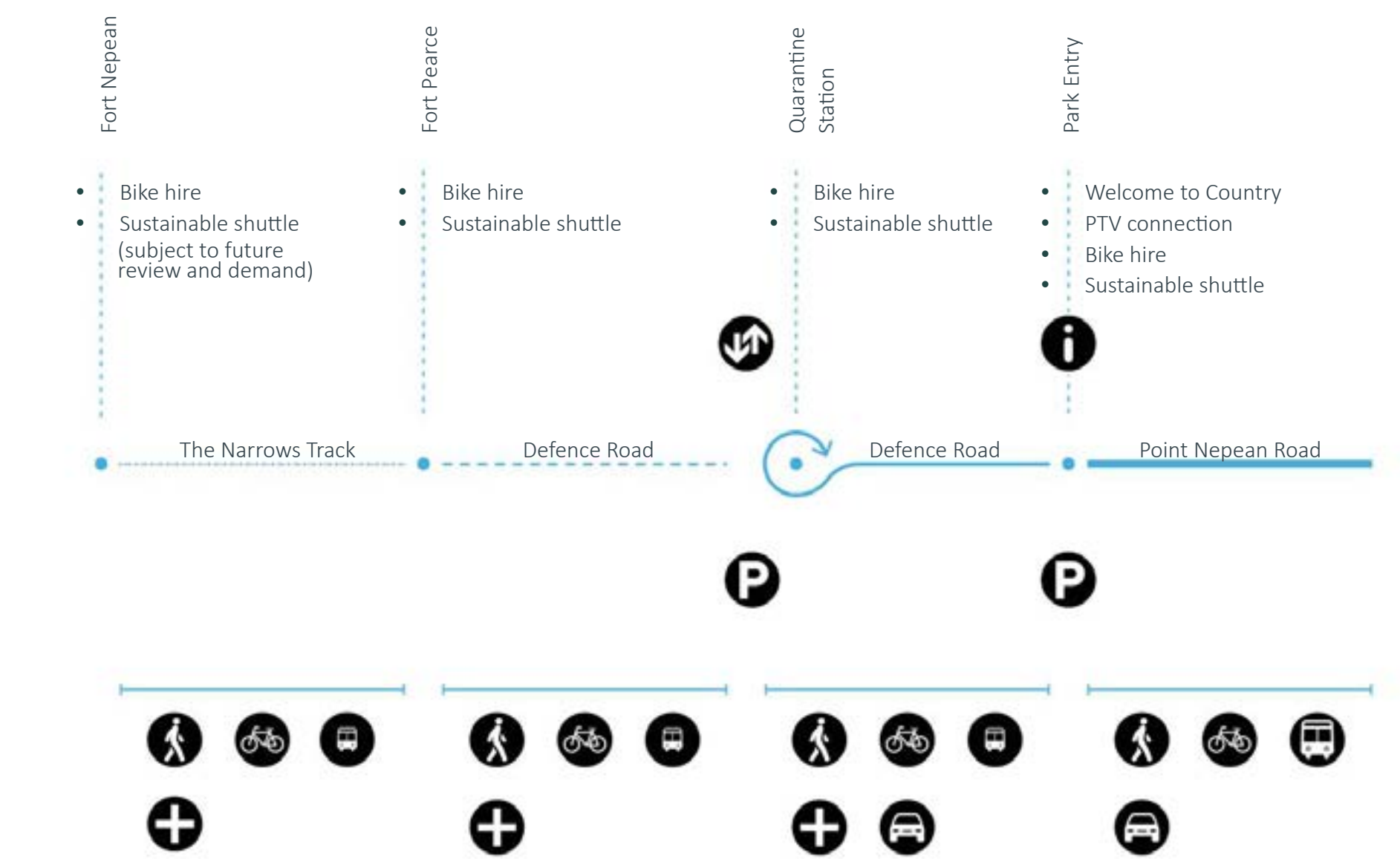
Allow for pick-up/drop-off at multiple locations, providing greater flexibility for users such as those who may not be confident in making a return trip. Provide bicycle hire facilities—to be situated at the park entry/Police Point Shire Park and at the Quarantine Station.

Sustainable shuttle

Provide open-air, hop-on/hop-off, east–west access across the park between the park entry and Fort Pearce with a low-impact, low-emissions free shuttle. The sustainable shuttle is a symbol of a new approach to access and interpretation at the park and utilises sustainable energy sources, such as solar powered electricity.

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

6.0 Peninsula connections



Long-term circulation and car parking scheme.

6.3 Traffic strategy

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

Journeys

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

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

Entry and arrival experience

The park entry will serve as a point of connection between the public bus network and the park’s shuttle, bike hire and walking trails. Additionally, the upgraded entry will articulate a connection between Point Nepean National Park and Police Point Shire Park, as part of a larger, intrinsically linked heritage landscape. The connection point will be marked by a Welcome to Country and a small kiosk shelter links both parks and provides visitor arrival and orientation information.


Road infrastructure


The long-term traffic strategy proposes a prioritisation of walking, cycling and a sustainable shuttle service as the optimum visitor experience for exploring *Mon Mon*. Private vehicle access and parking will be prioritised at the Quarantine Station and park entry. This will minimise the impacts of private vehicles through the park, reduce conflict with walkers and cyclists, and ensure that the peninsula’s remote and natural qualities are minimally compromised by traffic infrastructure.


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


- A world-class pedestrian and cycling experience from the Park Entry to Fort Nepean
- Public bus connection at the Park Entry and Police Point Shire Park from Portsea/Sorrento
- Retention of emergency and management vehicle access to all existing sites
- Vehicle access from the Park Entry to the Quarantine Station
- Vehicle access from the Quarantine Station to Gunners Visitor Site, to be reviewed over time as new transport technologies emerge and visitor demands change
- Sustainable shuttle access from the Park Entry via the Quarantine Station to Fort Nepean, with shuttle access along the Narrows Track (between Fort Pearce to Fort Nepean) to be reviewed over time as new transport technologies emerge and visitor demands change.


KEY


Arrival and orientation


Pedestrian trail


Private vehicle access


Car parking

Bicycling sharing

PTV bus link

Arrival loop

Emergency vehicle access

Sustainable shuttle

6.4 Car parking and carrying capacity

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

In order to consider the adequacy of long-term car parking supply, recent and projected visitation numbers and arrival/departure profiles have been reviewed, to determine the park’s likely peak demand, likely to be limited to a few key weekends over summer. Currently, peak demand for car parking at Point Nepean is 160 spaces. Future visitor forecasts for the next 25 years anticipate a peak demand for 240 spaces; however, should the average duration of stay increase from 1.5 hours, additional car parking would be required. For instance, if durations of stay increase to three hours, peak parking demand would increase to approximately 480 car parking spaces.

Between visitor car parking at the Quarantine Station (140 car parking spaces), the Park Entry (90 spaces) and Gunners Cottage (80 informal space), the park currently accomodates 310 cars. Thus, the current car parking supply meets future demand should the average duration of stay remain 1.5 hours but, should duration of stay increase, an additional 170 spaces will be required.

The proposed traffic strategy centralises visitor car parking at the Quarantine Station with the Park Entry car park providing overflow parking during times of peak visitation and Jarman Oval accomodating 800 cars as a temporary informal car park during larger events.

The longer term traffic strategy proposes the potential future removal of the 80 informal car parking spaces at Gunners Cottage, reducing supply to 230. If the former Visitor Centre at the Park Entry remains vacant and is determined to be removed, it would provide an additional 150–200 car park spaces, achieving, in total, a potential future capacity for 380–430 car parks.

In the case of events, the available parking capacity accommodates event attendance of approximately 1,500. The park already hosts large events for 24,000 visitors each year, with a projected 56,000 visitors in the future. During events and peak weekends, parking and traffic shall be managed.

6.3 Circulation strategy

KEY

Roads and tracks

- Defence Road
(Cars, bicycles, emergency/service vehicles, sustainable shuttle)
- Defence Road
(Pedestrians, bicycles, emergency/service vehicles)
- The Narrows Track
(Pedestrians, bicycles, sustainable shuttle subject to future review and demand)
- PTV Bus
- Coles Track

Trails

- Nairm Trail
- The Bush Trail
- Coastal lookout trails
- Coastal lookout trails (existing)
- Coastal lookout trails (proposed)
- Connecting trails (existing)

- Lookouts

Transport nodes

- Sustainable shuttle stops
- Car parking
- Bike access
- PTV bus stop

- Police Point Shire Park
- Park boundary
- Gunners visitor site





Bush Trail

Coastal Lookout Trail

Defence Road

Coles Track

Defence Road

Gunners Visitor Site

Nairn Trail

Arrival + Orientation

Quarantine Station

Jackson / Franklin Road

Police Point Shire Park

Park Entry / Existing visitor car park

PTV Bus

Bay Trail

Coastal Walk (Mornington Peninsula National Park)



07

Caring for Country



7.0 Caring for Country

KEY



EVC 858 - Coastal Alkaline Scrub



EVC 161 - Coastal Headland Scrub



EVC 160 - Coastal Dune Scrub



EVC 876 - Spray-Zone Coastal Shrubland



EVC 879 - Coastal Dune Grassland



EVC 311 - Berm Grassy Shrubland



EVC 003 - Damp Sands Herb-rich Woodland



EVC 309 - Calcerous Swale Grassland



Park boundary



Range Area conservation zone



Unexploded ordnance (UXO) risk area

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



----- Conservation Zone
Habitat for threatened
orchid species

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

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

----- Harrison's Bowl
Contains Calcerous Swale
Grasslands (EVC 309)
Habitat for small mammals,
reptiles, ground nesting birds

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

7.0 Caring for Country



7.0 Caring for Country

Rehabilitate and protect this precious landscape and its diverse ecologies.

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

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

7.1 Key initiatives

Healing and regeneration

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

Restore the composition of the landscape as it was traditionally managed. Control the spread of Coastal Tea-tree in Coastal Moonah woodlands and restore grasslands.

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

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

Collaborative management and healing base

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

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

Guided access to Traditional Owner sites

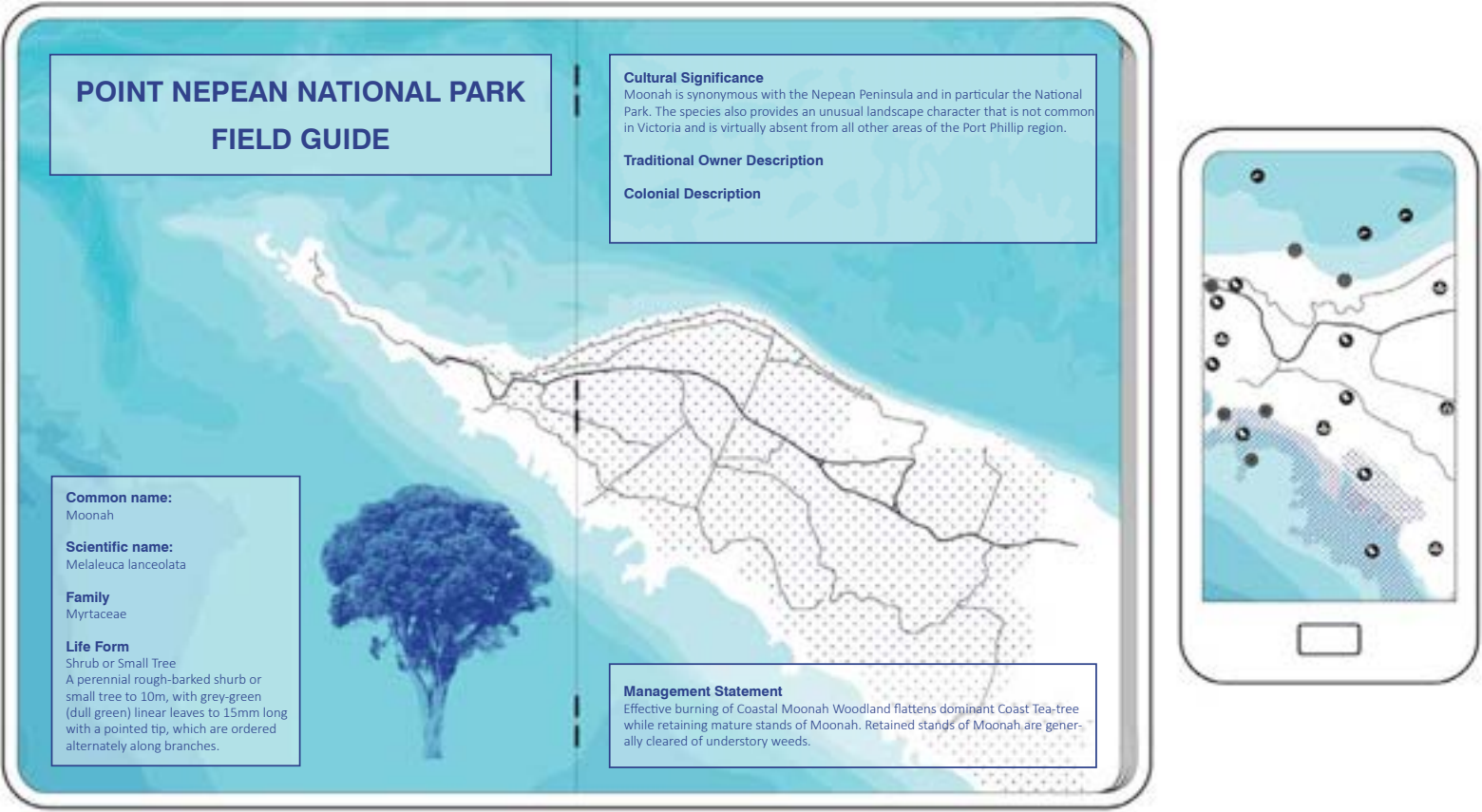
In conjunction with the site’s Traditional Owners, protect and interpret valued and sacred sites within the park. As part of the site healing process, provide Traditional Owner-guided access to these sites, as deemed appropriate, to frame an indigenous reading of Country and the park’s collaborative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

Interpretation—ecological stories

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

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

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



Indicative example of field guides to reading Country.



08

Coastal experiences



8.0 Coastal experiences

8.0 Coastal experiences

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

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

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

8.1 Key initiatives

New jetty at the Quarantine Station

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

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

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

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

Coastal lookouts and guided coastal access

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

Sea kayak trail

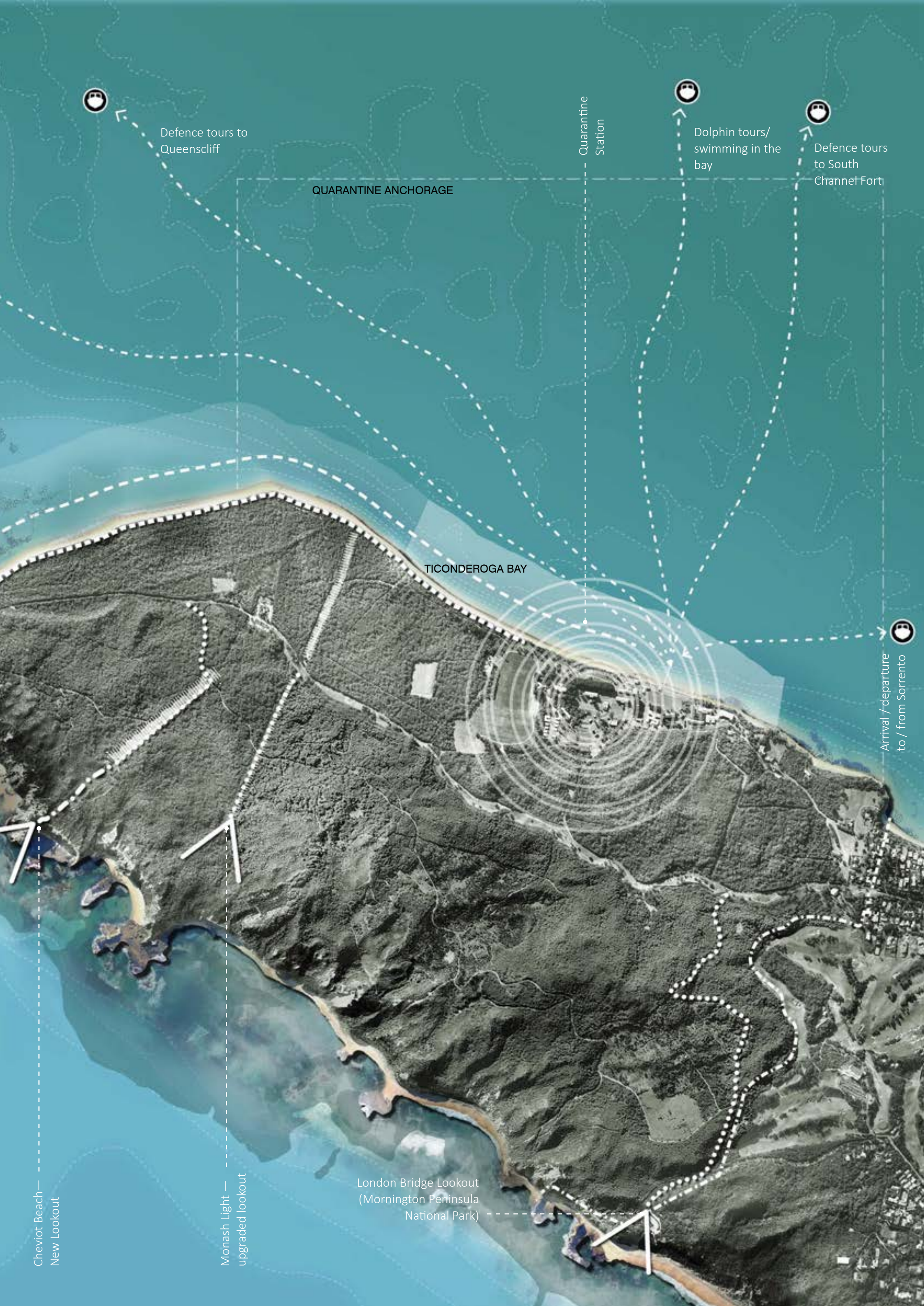
Establish a sea kayak trail from the Quarantine Station beach to the Bend.

Interpretation - coastal stories

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

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





Defence tours to
Queenscliff

QUARANTINE ANCHORAGE

Quarantine
Station



Dolphin tours/
swimming in the
bay



Defence tours
to South
Channel Fort

TICONDEROGA BAY



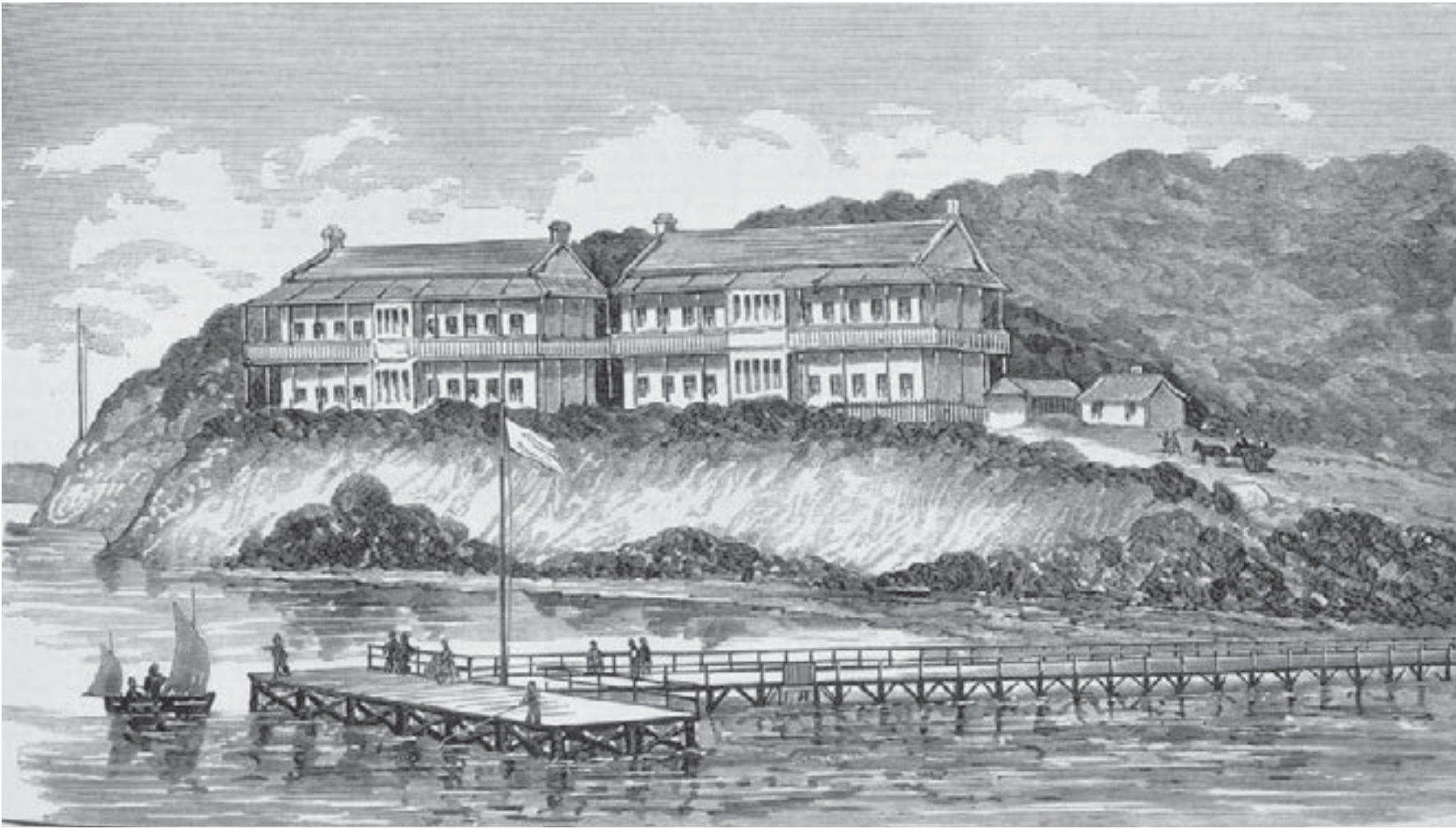
Arrival / departure
to / from Sorrento

Cheviot Beach —
New Lookout

Monash Light —
upgraded lookout

London Bridge Lookout
(Mornington Peninsula
National Park)

8.0 Coastal experiences



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

8.2 Jetty

Boat landing via a jetty was provided at the Quarantine Station from 1850–1970 for disembarking and embarking quarantine passengers. A new potential jetty would contribute to several of the master plan’s themes and supports activation of the park’s Quarantine Station. This recommendation reflects the outcomes of a comprehensive feasibility study weighing risks and benefits across a range of social, environmental and economic criteria.

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

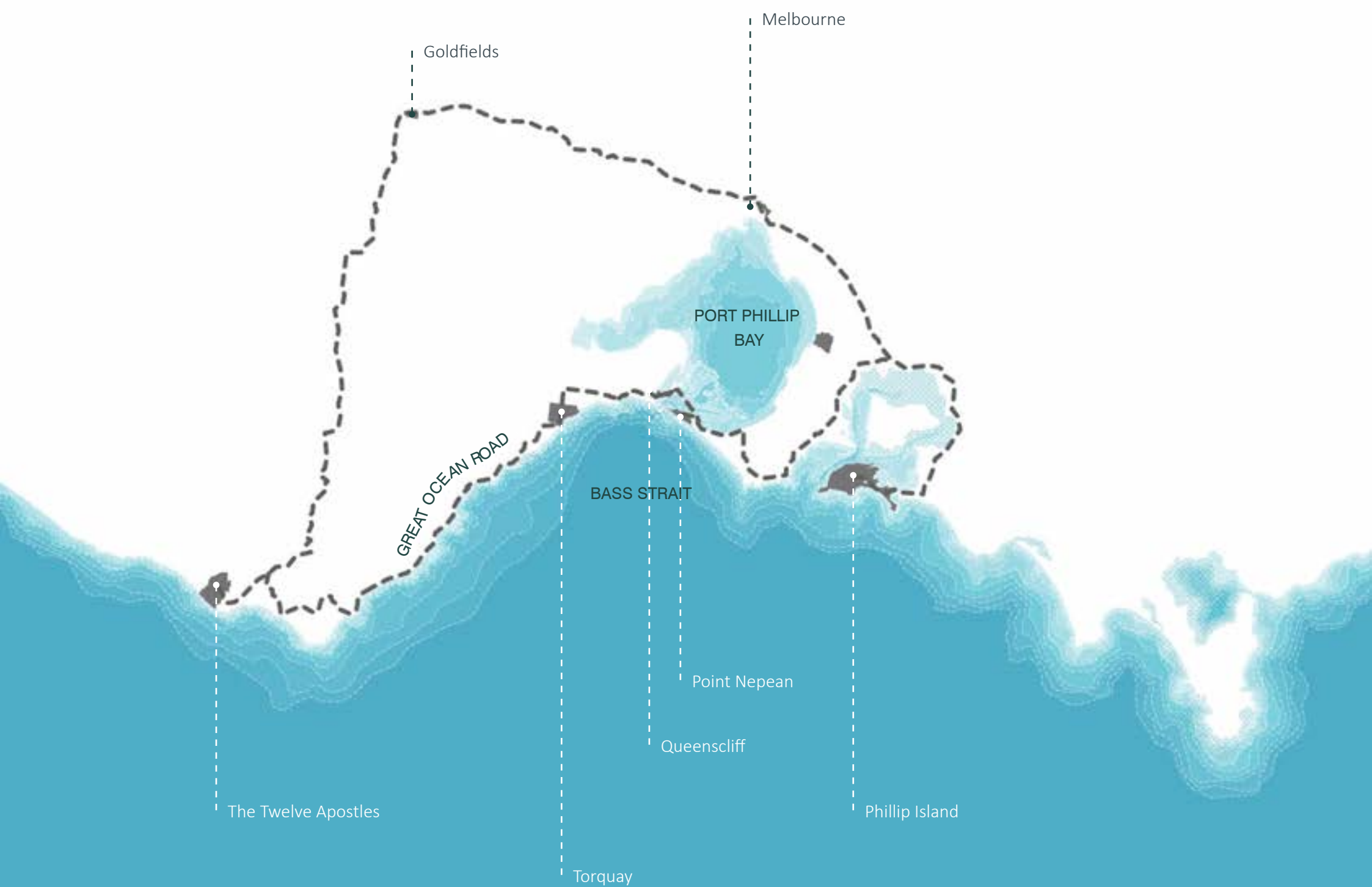
The new jetty is seen to provide a series of benefits:

- links visitors to the Port Phillip Heads Marine National Park
- provides alternative forms of arrival to the site
- contributes to the site’s interpretation strategy.

The jetty provides a departure point to the marine national park, supporting the master plan’s Coastal Experiences theme. It provides a take-off for potential recreation (snorkelling and diving between the Quarantine Station and the Bend, kayaking from the Quarantine Station to the Bend), nature and maritime heritage-based tourism (wildlife, diving and defence heritage tours) and marine education and research access.

By providing arrival to the park and its central arrival, orientation and transport point (the Quarantine Station) by water, the jetty provides alternatives to land-based access to the site, potentially offsetting some car traffic on site and car parking demands.

The jetty allows for arrival at the Quarantine Station by water, as it would have been historically experienced, redefining the heritage experience by re-establishing this historical orientation to water.



8.3 Larger coastal journeys

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

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

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





9.0 The Heads



Tunnels at Fort Nepean.
Source: John Gollings.

9.0 The Heads

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

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

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

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

9.1 Key initiatives

The Narrows Experience

Link Fort Pearce to Fort Nepean and the Heads via a precarious journey through a rejuvenated landscape.

Consider minimising road infrastructure and vehicle traffic beyond Fort Pearce, to ensure that the aesthetic qualities and ecological sensitivity of this landscape are appropriately conveyed to visitors and that safe access is provided to pedestrians and cyclists.

Retain required emergency, service and all-abilities access to the Heads to ensure that the sublime experience of the Narrows and the Heads is safe and accessible to all.

Circulation at the Heads

Develop a new Circulation Strategy for the Heads to choreograph journeys through the promontory, highlighting and revealing its many heritage and environmental qualities.

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



Gun emplacement at Fort Pearce.
Source: John Gollings.

Forts conservation

Conserve and enhance the fortifications precinct as an important part of Victoria and Australia’s defence heritage. Build upon the significant First Shot Commemoration refurbishments to Gun Emplacement 6, which provide a benchmark of quality.

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

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

Interpretation—stories at the Heads


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


Upgrade the defence fortifications’ interpretation to be commensurate with its internationally significant heritage status. Reference the quality of works recently completed to Gun Emplacement 6, through an appropriate mix of signage, light, sound and printed material. Continue to relate the layered stories of its various periods of development—its role in World War I and II and in the lives of the many soldiers that lived and worked here.

9.0 The Heads

Key

- 1 Eagles Nest
- 2 Fort Pearce
- 3 Pearce Barracks
- 4 Searchlights
- 5 Upper Barracks
- 6 Tunnels
- 7 Battery observation posts
- 8 Parade Ground
- 9 Gun Emplacement 1–4
- 10 Gun Emplacement 5
- 11 Gun Emplacement 6
- 12 Engine House

 Road

 Path





9.0 The Heads

9.2 Circulation strategy—The Heads

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

The Narrows Experience

The Narrows will be a memorable, iconic experience for visitors to *Mon Mon*. The Narrows Track will provide a more immersive landscape experience and a safer pedestrian and cycling journey, with a reduced road width from 4.5 m to 3.5 m. While capacity for the sustainable shuttle and management vehicles will be maintained between Fort Pearce and Fort Nepean to cater for people with a range of access requirements and management functions, visitors will be encouraged to walk or cycle this last section to experience the full impact of the Narrows experience. Shuttle access between Fort Pearce to Fort Nepean will be reviewed over time as new transport solutions emerge or site conditions change.

The Narrows Track terminates at the proposed Coastal Lookout of Fort Nepean, transitioning to pedestrian-only access throughout the Forts, trails and tunnels.

Journeys at the Heads

Upon arrival at Fort Nepean, visitors are presented a legible choice between two routes, the Long Circuit and Short Circuit, ensuring that the distinctive qualities of the Heads landscape—sublime panoramic views, immersive tunnel experiences, fortification experiences and lookouts—are accessible to all.

The first route, the Long Circuit, begins with a descending walk, providing a continuous, panoramic sweep from the exposed cliffs of Bass Strait, past views across the Rip to the Otways, Point Lonsdale and Queenscliff, ending at the protected Engine House and beaches of the Bay. At this point, via the internal stairs of the Engine House, a tortuous journey through the precinct’s subterranean tunnel landscape begins, linking its key fortifications and lookout points via the Parade Ground and concluding at the Upper Barracks.

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

Across the Heads precinct, materials of existing paths are upgraded. The asphalt of the existing sweeping path is upgraded to a light and minimal elevated path to accentuate the site’s fragile ecologies, the precarious nature of these walks and the sense of contrast with the architecture of the Point’s fortifications. The paths that comprise interstices between the forts are upgraded to achieve a consistent material and detail language. As with the sweeping path, these paths are minimal and light, to generate a contrast to the heavy, subterranean forts and tunnels they link.

Fort Pearce

The path and outlook at Fort Pearce is upgraded, as part of a series of coastal lookouts along the Bass Strait.

The Eagles Nest

A path at the Fort Pearce arrival point links to the dramatic circular gun emplacement of the Eagles Nest via a tunnel. Built in 1889, the Eagles Nest includes a currently inaccessible deck, which sweeps along the coastal circumference of the gun emplacement. Subject to structural coastal stability assessment, architecturally sensitive restoration of this lookout juxtaposes the subterranean, cloistered experience of the fortification with a precarious overlook.

Pearce Barracks

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

Coastal erosion

Parks Victoria has investigated the impacts of sea level rise and changing coastal processes on the sustainability of park infrastructure and public access to more susceptible areas such as the Narrows and some sections of the bay beaches. These actions have the potential to pose risks to assets and the provision of access to some areas. Management will need to assess and respond to these impacts over time, with a number of adaption measures available including infrastructure (seawalls and rock armouring) to make areas more resilient, or alternatively by modifying management provisions including access.



KEY

- 1 Arrival
- 2 Coastal lookout
- 3 Engine House
- 4 Gun Emplacement 6
- 5 Gun Emplacement 5
- 6 Parade Ground
- 7 Battery Observation Post
- 8 Gun Emplacement 1–4
- 9 Tunnel
- 10 Upper Barracks

Tracks

- The Heads Walk
- - - The Forts Walk
- Nairn Walk
- . - . Short Circuit Link





10.0 Quarantine Station

Core deliverables

33

Arrival and orientation

59-64

Quarantine precinct interpretation

Jetty

Supporting partnerships

Adaptive reuse of heritage building fabric

Demolitions

5

Cadet accommodation

5

Cadet accommodation

55

Office

Potential new building

A

Building A

B

Building B

55

Potential new building (Building 55 footprint)

33

Arrival and Orientation at Stables (adaptation of Building 33)

Infrastructure

Revegetation

Picnic shelters

Road

Path

Car parking/overflow car parking





- | | | | |
|-------------------------|------------------------------------|--|--------------------------------------|
| 1 Hospital 1 | 10 Administration Building | 35 44 Influenza Huts | 71 Medical Superintendent's Quarters |
| 3 First Class Dining | 15 21 27 Kitchen | 55 Office | 72 Wives' Club |
| 4 Hospital 2 | 16 Hospital 3 | 58 Passenger Waiting Room and Former Jetty | 73 Garage |
| 5 6 Cadet Accommodation | 18 Second Class Dining and Kitchen | 59 64 Disinfection and Bathing Complex | 1039 Cox Cottage |
| 7 Shepherd's Hut | 22 Hospital 4 | 65 66 Isolation Hospital | 103 Married Quarters |
| 8 Badcoe Hall | 25 Hospital 5 | 67 Morgue and Mortuary | |
| 9 Officer's Mess | 33 Stables | 1035 Pike's Cottage | |

10.1 Quarantine Station vision



First Shot Commemoration, 2014.
Source: Dr Ursula de Jong.

10.1 Quarantine Station vision

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



10.2 Quarantine Station activation strategy

The Quarantine Station vision is supported through a series of core deliverables (public services and facilities) provided by Parks Victoria (refer Subchapter 10.3) and through partnerships with the public and private sector (refer Subchapter 10.5), illustrated in the above diagram.

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

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

Diagram showing activation of the Quarantine Station via Parks Victoria core deliverables and supporting partnerships.

10.3 Core deliverables by Parks Victoria

10.3 Core deliverables by Parks Victoria

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

Parks Victoria, as managers of the national park, will manage and/or support the delivery of the following core publicly focused deliverables.

Quarantine interpretation

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

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

Traditional Owner spaces

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

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

Arrival and orientation

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

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

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

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

Establish a program of activities and events to bring the community into the setting and animate the landscape with seasonal cinema, music, art and/or market attractions.

Heritage building conservation

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

Removal of non-significant buildings

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

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

Sensitive architectural additions

As a heritage setting conveying building development over many periods, contemporary buildings are supported in a defined location to enrich site activation, achieve the shared vision and complement supporting activities. Allow opportunities for potential new buildings, as required. While specific outcomes are not defined at this stage, indicative scale and form for all new buildings, consistent with the character of the precinct’s existing heritage fabric, are outlined in subchapter 10.10 Design and Development Parameters.

Infrastructure—car parking, jetty, utilities connections, events

Reinforce a sense of arrival to the Park and to Country at the Quarantine Station through the proposed new traffic and car parking strategy.

Further reinforce this setting as the primary point of arrival and departure by fostering links between all modes of transport (car, shuttle, bicycles) and expanded, upgraded trails.

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

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

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

Provide infrastructure required to enable and support a range of indoor and outdoor events including temporary installations (markets, pop-ups, etc.) as well as community events.

10.4 Unsupported activities and uses

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

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

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


- Industry
- Cinema-based entertainment facility
- Saleyard
- Transport terminal
- Warehouse

10.5 Partnerships

10.5 Partnerships

Partnerships between Parks Victoria, the community and the private sector are necessary to achieve the Quarantine Station vision and to activate the precinct. These partnerships are subject to a review

process that ensures appropriate adaptive reuse of buildings and will be considered in the context of the *National Parks Act 1975*, advice from the National Parks Advisory Committee and Crown Land Leasing Policy. Below are aspirations and key criteria for potential partnership types.

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

Key criteria

<ul style="list-style-type: none">Part of a balanced variety of accommodation types, from camping to walk-in serviced camping, to budget to boutiqueAppropriately adapts heritage buildings for these usesProvides additional offers to guests as well as the public such as restaurants, wine bars, spa and wellness facilities, etc.Hosts events and functions	<p>Glamping at Cockatoo Island, Sydney. Source: Patrick Quinn-Graham.</p>	
<ul style="list-style-type: none">Responds to the unique setting of the Quarantine Station and national parkFosters collaboration between groups representing the site’s complex heritage, to convey rich stories to the publicShares this work with the public through exhibition, event and performance	<p>20th Biennale of Sydney, Cockatoo Island, Sydney. Source: Robert Montgomery.</p>	
<ul style="list-style-type: none">Part of a balanced picture of the many communities invested in the parkEngages the public to share the rich stories of the siteAppropriately adapts heritage buildings for these uses	<p>Abbotsford Convent, Abbotsford. Source: Wikipedia.</p>	
<ul style="list-style-type: none">Demonstrates conservation of the park’s aesthetic and environmental values and complies with all regulationsCaptures diverse and valuable perspectives on the site, by linking experiences to site-specific research and heritage.Generates opportunities for Traditional Owners	<p>North Head Sanctuary, Sydney Harbour Federation Trust parklands, Manly. Source: Creative Commons.</p>	
<ul style="list-style-type: none">Represents the rich variety of communities that define the site and the PeninsulaAppropriately adapts indoor and outdoor heritage spaces to these activities	<p>Figment NYC, Governors Island, New York. Source: Adnan Islam.</p>	
<ul style="list-style-type: none">Represents the Mornington Peninsula region by showcasing local products and culinary expertisePart of a variety of hospitality and retail experiences, catering for the diverse tastes and price points of park visitorsAppropriately adapts indoor and outdoor heritage spaces for these activities	<p>Food Truck, Presidio, San Francisco. Source: Wikipedia.</p>	
<p>A crossroads for specialists and the public to engage with research focused on coastal and terrestrial ecology. Traditional Owner knowledge of Country and environmental and cultural heritage. Associated education initiatives share these benefits with the public.</p> <ul style="list-style-type: none">All recreation is consistent with relevant policyProvides access and options for visitors of all ages, abilities and backgrounds.	<p>Bike Rental at Governors Island, New York. Source: Deodato Pangadoyon.</p>	
<ul style="list-style-type: none">Supports the conservation values of the national parks by demonstrating ecology and/or heritage-focused researchShares research with Parks Victoria and the public, including schools, to inform management efforts and enrich park experiencesEngages with Traditional Owner knowledge of CountryAppropriately adapts heritage buildings for these uses	<p>Australian Wildlife Conservancy, North Head Sanctuary, Manly. Source: Brian Giesen.</p>	

10.6 Quarantine Station activation scenarios

10.6 Quarantine Station activation scenarios

A range of potential activation scenarios have been examined to test the proposed activation strategy and ensure the Quarantine Station’s success as a heritage and tourism destination. These scenarios are not definitive and are instead meant to demonstrate the activation model's adaptiveness over time as part of a sustainable adaptive reuse strategy.

Scenario 1: Community focused activation

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





Abbotsford Convent, Abbotsford.
Source: Wikipedia.



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

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



- Visitor services—includes interpretation, orientation and arrival, public park and event infrastructure
- Community focused activation—includes facilities for community groups, arts, recreation
- Accommodation, health and well-being focused activation—including supporting uses such as hospitality and retail
- Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

10.6 Quarantine Station activation scenarios

Scenario 2: Education and research focused activation

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





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



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

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



- Visitor services—including interpretation, orientation and arrival, public park and event infrastructure
- Education and research focused activation—including research and public education facilities and student accommodation
- Accommodation, health and well-being focused activation—including supporting uses such as hospitality and retail
- Eco-tourism focused activation—including commercial tours, equipment rentals, infrastructure for camping

10.6 Quarantine Station activation scenarios

Scenario 3: Eco-tourism focused activation

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





Glamping at Cockatoo Island, Sydney.
Source: Patrick Quinn-Graham.



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

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



- Visitor services—includes interpretation, orientation and arrival, public park and event infrastructure
- Community focused activation—includes facilities for community groups, arts, recreation
- Accommodation, health and well-being focused activation—including supporting uses such as hospitality and retail
- Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

10.6 Quarantine Station activation scenarios

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

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





Function rental, Werribee Mansion.
Source: Creative Commons.



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

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



- Visitor services—includes interpretation, orientation and arrival, public park and event infrastructure
- Community focused activation—includes facilities for community groups, arts, recreation
- Accommodation, health and well-being focused activation—including supporting uses such as hospitality and retail
- Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

10.8 Optimum mixed use scenario

10.8 Optimum mixed use scenario

There is scope, given the number of buildings and sites available, to accommodate all four scenarios to varying degrees and in various combinations.

Based on alignment with the criteria outlined, an optimum scenario would strike a flexible balance between the options explored. While the optimum scenario is iterative and subject to varying proportions of public, private and community investment over time, a focus on accommodation, health and well-being is recommended, supplemented with education and research-focused activation, eco-tourism enterprises and community uses.



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



- Visitor services—includes interpretation, orientation and arrival, public park and event infrastructure
- Community focused activation—includes facilities for community groups, arts, recreation
- Accommodation, health and well-being focused activation—including supporting uses such as hospitality and retail
- Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping
- Education and research focused activation—includes research and public education facilities and student accommodation

10.8 Activation scenario criteria

10.8 Activation scenario criteria

Activation scenarios have been evaluated against the following criteria:

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

<div>10.0</div> <div>Quarantine Station</div>	<div>Point Nepean</div> <div>National Park Master Plan</div>	<div>Parks Victoria /</div> <div>Taylor Cullity Lethlean</div>	<div>123</div>
<div>Scenario 3:</div> <div>Eco-tourism-focused activation</div>	<div>Scenario 4:</div> <div>Accommodation, health and well-being focused activation</div>	<div>Optimum mixed use scenario:</div> <div>Focus on accommodation, health and well-being, supplemented with education and research-focused activation, eco-tourism enterprises</div>	
<div>Low—Market take-up not likely to fill the majority of buildings</div>	<div>Very high—Potential for internationally recognised tourism destination for the state</div>	<div>Very high—Potential for internationally recognised tourism destination for the state</div>	
<div>Medium—Tenants likely to cover maintenance costs and make some contribution to capital expenditures</div>	<div>High—Prospect of substantial ground rent to cross-subsidise public good elements</div>	<div>High—Prospect of substantial ground rent to cross-subsidise public good elements</div>	
<div>Low—Few resources for conservation works and maintenance</div>	<div>Very high—Significant resources for conservation works and maintenance</div>	<div>Very high—Significant resources for conservation works and maintenance</div>	
<div>High—Access by public as well as patrons of businesses</div>	<div>High—Access by public provided range of price points available</div>	<div>High—Access by public provided range of price points available</div>	
<div>Medium—Draws a moderate market from the general public.</div>	<div>High—Potential to fit into local, state, national and international tourism experience</div>	<div>High—Potential to fit into local, state, national and international tourism experience</div>	
<div>Medium</div>	<div>High—Accommodation may require significant site infrastructure and/or building upgrades</div>	<div>Medium</div>	

10.9 Policy, planning and heritage context



First Class Hospital Building at the Quarantine Station.
Source: John Gollings.



Administration Building at the Quarantine Station.
Source: John Gollings.



Małopolska Garden of Arts, Poland by Ingarden & Ewy Architects.
Source: Krzysztof Ingarden.

10.9 Policy, planning and heritage context

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

National Parks Act 1975

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

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

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

‘Any potential development will be subject to consultation requirements at an early stage and consultation will continue as required throughout consideration of any proposal so that all interested parties can have input into the process before a decision to grant a lease is made.

‘Where relevant, Traditional Owners must be consulted on a leasing proposal particularly where the area is subject to settlements under the *Native Title Act 1993* (Commonwealth) or the *Traditional Owner Settlement Act 2010*, or where the *Aboriginal Heritage Act 2006* applies.’

Mornington Peninsula Planning Scheme

Under the Mornington Peninsula Planning Scheme, the Quarantine Station is included in the Public Park and Recreation Zone (PPRZ) while the surrounding areas of the park are included in the Public Resource and Conservation Zone (PRCZ). Both zones specify permit requirements for uses and permit requirements for buildings and works. Under the PPRZ that applies to the Quarantine Station, there are opportunities subject to a permit for the broad range of uses to be undertaken by the community and private sector (as outlined in section 10.5) in recognition of the area’s recreational and open space attributes and opportunities for commercial uses where appropriate.

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

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

Aboriginal heritage

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



Lone Mountain Ranch House, New Mexico by Rick Joy Architects.
Source: Peter Ogilvie.



Checker Box Office Complex, Iran by Arsh Design Group.
Source: Luc Boegly.



The Dairy House, England by Skene Catling de la Peña.
Source: James Morris.



The Mint, Sydney by Francis-Jones Morehen Thorp Architects.
Source: John Gollings.

Heritage registers

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

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

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

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

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

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

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

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

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

Conservation management plans

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

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

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

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

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

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

10.10 Design and development parameters



10.10 Design and development parameters

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

A history of adaptation

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

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

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

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

Demolition

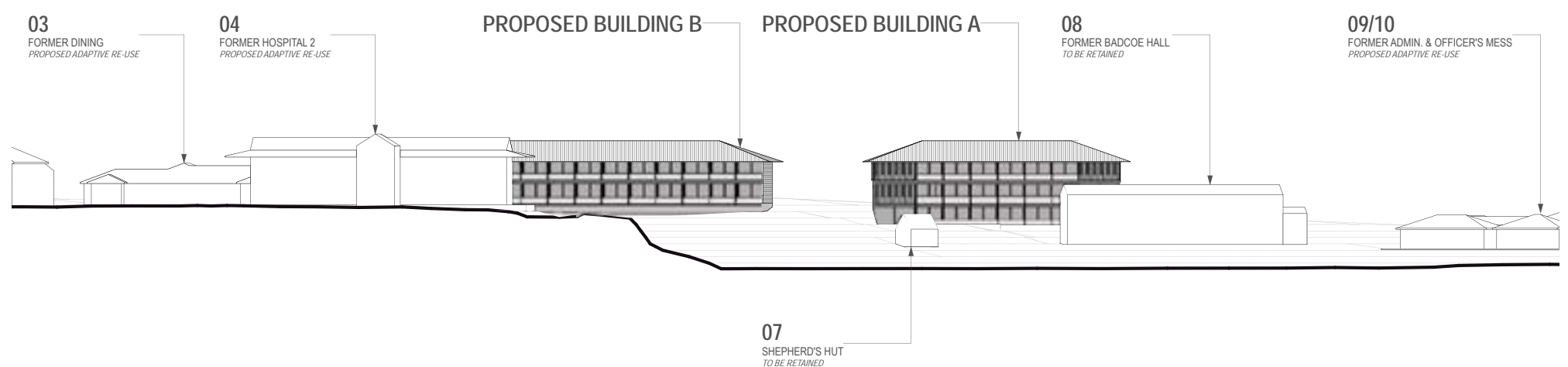
A number of buildings have been demolished since the 2010 Draft Master Plan. They include those buildings identified in the CMP as being intrusive or of little or no significance. The only buildings identified as being of secondary significance and proposed for potential removal in the future are the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

New buildings

The net footprint of new buildings should not exceed the net footprint of demolished buildings at the time of, and reflected in, the 2008 CMP, and new buildings are not permitted outside the Quarantine Station area (defined as PPRZ in the Planning Scheme).

Only three major potential building site opportunities are proposed for the entire Quarantine Station site, if required—confined essentially to the footprint of the removed Cadets Dormitory (Building 5) as well as a comparable building footprint to the west adjacent to it. In regard to scale, each would sit in close relation to the ridge height of the adjoining former Hospitals 1 and 2 (see North Elevation, above right). The third site identified is the footprint of the Building 55, a former office, if removed.

The new buildings should be contemporary in character, as encouraged by the Burra Charter and, as recommended by the CMP, should be sympathetic to the character of the existing buildings in this significant setting. As advocated by the *New Development* actions and guidelines outlined in the CMP, use of timber, iron and steel, brick, concrete and render is recommended for any proposed building. The buildings should also have a strong link to the natural landscape with an emphasis on landform, vistas, flora, natural breezes and sunlight and act as an environmentally sustainable precedent for the site.



Indicative, Illustrative North Elevation—
TZG Architects.

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

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

Building and adaptative reuse

It is vitally important that the work to the Quarantine Station buildings is of the highest quality reflecting their original architectural integrity and heritage value.

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

Contributing uses

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

Based on the CMP Guidelines and community consultation, possible contributing uses to support the Quarantine Precinct Vision include:

- Cultural and Community Uses
- Accommodation, Health and Well-being
- Eco-tourism
- Education and Research
- Environmental Research

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





11.1 Implementation strategy

11.1 Implementation strategy

The park's Quarantine Station is envisioned as a nationally significant destination, its heritage fabric and stunning setting celebrated through a mix of diverse uses and events, forming the starting point for the national park's diverse journeys and experiences.

Implementation of the master plan, to achieve this aspired vision, starts with activating the Quarantine Station as a vibrant and attractive year-round setting for programs, pop-up businesses, events and as the arrival point for visiting *Mon Mon*.

To support this, government investment in a range of catalyst projects is proposed, including a new arrival and orientation point at The Stables near the existing car park, new world-class interpretation of the quarantine disinfection precinct supported by digital interpretation for exploring the park, priority building infrastructure and services upgrades and improved access and transportation.

This early activation of the site will provide a more attractive platform for Parks Victoria to partner with community and the private sector to establish long-term functions such as accommodation and hospitality. The master plan investigates the merits of a range of different 'activation scenarios' and outlines a series of design and development parameters against which potential future uses will be assessed.

This includes a potential Expression of Interest (EOI) process run by Parks Victoria, to determine future uses and activities. The EOI will not seek a sole tenant, but a mix of visitor offerings conducive to the environment that aims to combine community, social enterprise, food and beverage, culture, arts, commercial, accommodation, education and events related visitor experiences that align with the endorsed master plan.

11.2 Financial sustainability

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

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

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

- Know costs and revenues. Monitor them regularly to evaluate effectiveness.
- Undertake financial planning. Forecast costs and revenues to ensure that the enterprise demonstrates solvency at all times.
- Deal with tenants on a business-like basis. As manager, Parks Victoria should not be called upon to cross subsidise 'sub-custodians' to the extent that funds are diverted away from core functions in the national park.

To this end the following general principles should apply in decision-making about future building uses and associated rental rates over time:

- Parks Victoria should use special purpose funds to conserve cultural heritage assets that do not have adaptive reuse potential and must be conserved in their original form to make them available for public appreciation.
- Cultural heritage assets that do not have reasonable potential to generate income are suitable for a community use. Community use tenants are required to pay a 'cost rent.'
- Cultural heritage assets suitable for occupation by 'not for profit' organisations or 'government business enterprises' have externally generated funds and should be required to pay a 'cost rent'.
- Cultural heritage assets suitable for occupation by private enterprises can make a major contribution to financial sustainability by 'picking up the tab' for the non-revenue producing cultural heritage assets. These tenants are required to pay market rent for the assets they occupy as determined by the *Leasing Policy for Crown Land in Victoria 2010* and the Valuer-General Victoria. In the event that they invest capital in the assets this is reflected in the rent payable.
- Use of the site by external parties for events and commercial operations should be subject to fees and charges.

Application of these principles will achieve the requisite level of accountability and transparency—the key element of effective governance.

11.3 Catalyst projects

The master plan identifies a number of ‘catalyst projects’ that have the potential to achieve a significant social return. These projects can:

- Increase visitation to the Quarantine Station and national park;
- Celebrate the rich heritage setting of the Quarantine Station precinct
- Provide world-class attractions and facilities to hold visitors and stimulate private sector investment in supporting services
- Provide high-quality visitor services
- Enliven the precinct by providing platforms for community participation; and
- Inspire private investment in the precinct’s heritage fabric.

Projects identified as catalyst projects include:

Quarantine Station (in order of priority)

- Visitor arrival and orientation
- Digital interpretation and storytelling (website and app) and wifi
- Quarantine disinfection precinct interpretation
- Infrastructure and services upgrades for priority hospitality leases
- Infrastructure and services upgrades for budget accommodation, walkin-in camping and glamping; and
- Program and events to support commercial activation.

National Park (in order of priority)

- New circulation at the Heads
- Forts interpretation
- Overall site interpretation
- Circulation upgrades (roads, parking, trails)
- Bike hire; and
- Sustainable shuttle.

These improvements will round out the visitor experience, hold visitors longer and promote return visits and referrals. The projects will kickstart the process of activating the site and will enhance the attractiveness of the site to other potential sub-custodians, including private sector partners.

Activation of the site will engender social enterprises and philanthropy and will add considerable value to the proposition.

A government budget allocation will be required to fund these projects.

‘Enabling initiatives’ are longer-term catalyst projects, which are subject to demand and uptake of new technologies such as transport.

- The Narrows Experience
- A new ‘restricted use’ jetty representative of the former Quarantine Station jetty; and
- Road infrastructure minimisation and review of car parking requirements.

Cost plan

11.4 Cost plan

The cost plan is organised under two broad headings, separating the Quarantine Station from the balance of the national park.

Under these two headings, items are organised under the following categories:

- Core Deliverables—Publicly focused facilities and services provided by Parks Victoria.
- Catalyst Projects, including Enabling Initiatives—Projects that can achieve significant social return, requiring funding from various government agencies through future government budget bids.
- Private Sector Investment—Private sector projects that ensure ongoing conservation and financial sustainability.

The cost plan includes capital investments only; ongoing operational and general park and environmental management costs are excluded.

Order Of Cost Summary

Description	Cost	Description	Cost
Quarantine Station		National Park	
Catalyst Projects	\$11,100,000	Catalyst Projects	\$7,540,000
Core Deliverables	\$21,210,000	National Park Expenditure	\$13,600,000
Private Sector Investment	\$59,270,000	Private Sector Investment	\$0
		Caring for Country/landscape treatment	\$1,790,000
Quarantine Station Total	\$91,590,000	National Park Total	\$22,930,000
Grand Total			\$114,520,000

11.5 Scenario financial analysis

Five private investment scenarios for the Quarantine Station have been developed for assessment, each with a different mix of potential future uses:

- Scenario 1: Community focused activation
- Scenario 2: Education and research focused activation
- Scenario 3: Eco-tourism focused activation
- Scenario 4: Accommodation, health and well-being focused activation
- Scenario 5: Optimum mixed use scenario

Estimate of income

Parks Victoria applies the principles of the *Leasing Policy for Crown Land in Victoria 2010* for leases within national parks, which establishes a variety of different rental mechanisms.

The main process for commercial and mixed-use tenants is for a rental assessment to be completed by an appropriate valuer then approved by the Valuer-General Victoria, which consider the terms, conditions and obligations of the resulting lease and use. Alternative rental models can be used in special circumstances, including:

- Revenue and profit sharing arrangements,
- Bids as part of a competitive allocation process, or
- Calculations on predetermined formulas.

Leases which are provided to tenants that are purely for community use can utilise the minimal rent.

For the purpose of modelling potential future scenarios, rent policies assume that all tenants invest in the conservation of the heritage buildings and that market rental rates are applied by use type, to provide an estimate of potential future rental income. It should be noted that these income estimates are subject to the actual rent-setting policies that are applied by government and the rate and extent of take-up of tenancies.

The results of the analysis shows that:

- For the first nine years, cash flows are dominated by capital expenditure with marginal variations between scenarios occurring due to differences in rental income.
- After year 10, all scenarios have positive cash flows due to the abovementioned differences in rents received.

The analysis shows that the difference in income for Parks Victoria between the five scenarios is small. This outcome reflects the fact that all tenants (public and private) invest in the precinct's heritage conservation costs and pay only a small proportion of the market rent in turn. Overall, the cash flows illustrate the investment model's effective sourcing of capital from the private investor.

11.6 Costs and benefits

11.6 Costs and benefits

Costs

In a cost–benefit analysis, the costs side of the equation must include all societal costs (not just Parks Victoria costs). These include:

- Capital cost of site improvements including infrastructure
- Capital cost of building improvements and fit-outs to make them ‘fit for purpose’
- Recurrent and periodic maintenance costs associated with buildings, structures and infrastructure
- Recurrent costs associated with operating and managing the site.

These costs are measured in terms of their market value, or price. While there may be some social or environmental costs, these are considered to be marginal and are therefore not included.

Benefits

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

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

Social benefits

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

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

Social benefits are measured in dollar terms by reference to the opportunity cost of devoting time and enduring the costs of travel and out-of-pocket expenses. Even without entry fees the ‘willingness to pay’ of visitors can be measured in this way. Visitor forecasting for the site anticipates an uplift in visitation up to 410,000 per annum by 2031 for the potential activation scenarios modelled, as opposed to only 91,000 per annum in a 'business as usual' scenario.

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

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

Environmental and cultural benefits

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

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

- Conservation management efforts across 470 hectares of the site leading; to a net gain in biodiversity and habitat values;
- A more sustainable circulation strategy, focused on walking, cycling and a shuttle powered by sustainable energy sources, reducing carbon emissions;
- A sustainable investment model to ensure the conservation of the Quarantine Station's heritage building fabric; and
- Improved interpretatoin of the natural and cultural environment, including information about the site's terrestrial and marine ecologies, the cultural influences that have shaped it and the relationship between culture, environment, health and sustainability.

Economic benefits

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

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

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

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

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

Estimates of uplifts in visitor spending have been made for the five scenarios, ranging from \$31.1 million to \$44.3 million per annum. The uplift for the optimum scenario is in the order of \$35.6 million per annum by 2031. The benefit-cost ratio on government investment, based on scenarios modelled, is predicted to fall between 2:1 to 4:1. This indicates a project 'well worth doing.'

Employment

The capital expenditure by Parks Victoria involved in implementing the master plan will potentially attract around \$71 million of private investment. The total investment is expected to be in the order of \$124.7 million by 2031.

It is estimated that the construction phase would create 754 jobs, directly and indirectly, approximately 360 of which would benefit Mornington Peninsula employees and businesses.

The annual spending uplift for the park will create an estimated 311 jobs, directly and indirectly, approximately 198 of which would benefit Mornington Peninsula employees and businesses.

Traditional Owner opportunities

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

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

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

11.7 Governance framework



FigmentNYC, Governor’s Island, New York.
Source: Adnan Islam.



Abbotsford Convent, Abbotsford.
Source: Wikipedia.

11.7 Governance framework

Current governance arrangements

All national parks in Victoria are managed in accordance with the *National Parks Act 1975*. Parks Victoria is appointed as the land manager for all national parks and manages Point Nepean National Park and the Point Nepean Quarantine Station within the Parks Victoria Act, current legislation and government policy.

Parks Victoria reports to its Board which in turn reports through the Department of Environment Land, Water and Planning (DELWP) to the Minister for Energy, Environment and Climate Change. Annual reporting and business planning is undertaken as an organisation with funds allocated to park management and operations on an annual basis through the State budget.

Governance precedents

A precedent study examined the successful activation of similar, significant heritage sites with important heritage buildings requiring adaptive re-use. All precedents are focused on conservation of the place, facilitating public access and integration of commercial activities to contribute to financial sustainability, though many have different management and governance constraints. The study included:

- Abbotsford Convent
- The Sydney Harbour Federation Trust (SHFT)
- Sydney Harbour Foreshore Authority (SHFA)
- Port Arthur (Tasmania)
- Albert Park
- Governors Island (New York)
- San Francisco Presidio
- Werribee Park tourism precinct
- Rottne Island

The majority of the precedents examined above have governance arrangements based on a ‘business enterprise’ model, with various arrangements including private company, statutory authority or committee of management. All of the Australian examples, except Werribee Park, have provisions for revenue to be dedicated to expenditures within the enterprise.

Future governance considerations

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

A capability-based management model with the requisite skills and expertise is critical in providing the authorising environment to effectively support implementation of the master plan and any potential Expression of Interest (EOI) process run by Parks Victoria. It is recommended that this include a combination staff directly involved on site, supported by capabilities elsewhere.



Biennale of Sydney at Cockatoo Island.
Source: Robert Montgomery.



Vivid Festival, Sydney Harbour Foreshore Authority, Sydney.
Source: Steve Collis.

Design review

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

Its purpose is to ensure the highest quality design and world-class visitor experience outcomes are achieved throughout the course of the implementing the master plan and that the design and implementation of projects realises the ambition of the master plan in order to achieve design excellence and the creation of fit for purpose world class visitor assets. Design review will be an influencing and value-adding process to extract the best possible design quality outcomes for each project – realising all the opportunities within the project limitations, including budget.

11.8 Traditional Owner involvement

The site’s two Traditional Owner groups (*Boon Wurrung* and *Bunurong*) are recognised as having traditional and familial connections to Point Nepean. While neither group has Native Title or Registered Aboriginal Party status, both groups undertake a number of business and cultural activities on behalf of their members. Both groups assert rights and interests throughout the Point Nepean National Park and seek involvement in the park’s future management and development.

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

In the interim, in the absence of formal joint management arrangements, the Traditional Owners can still play an important role in the operations of the park and may benefit from various social, cultural and economic opportunities available through their ongoing involvement in the park (refer Section 11.5 Traditional Owner Opportunities).

Aboriginal cultural heritage

Aboriginal places, objects and Aboriginal human remains

Arweet

Clan leader

Baany

Water

Baany taageek biik

Swamp

Barreeng

Track

Bagurkk

Women

Biik

Land

Birrarung

Yarra River

Buath birrarang-ga

Open grassy country

Bubup

Child (children)

Bullarto Nye-wiinyth

‘Plenty of Sun’, the season from November to February when activity shifted to the coast

Bundjil

Eagle

Country

All of nature, culture and spirituality relating to an area

Dhumbali

Promises

Indigenous people

People who are descendants of Aboriginal Australians and Torres Strait Islanders

Laang baany

Lagoon

Loern

Demi-god

Mon Mon

Women’s Place

Nairm

Port Phillip Bay

Nairm marr

Bayside

Ngargee

Dance and celebration

Practices

The traditional land management and resource use practices of Indigenous people

Tradition

The body of knowledge, belief and customs that is passed from generation to generation

Waang

Crow

Welcome to Country

A ceremony performed by Traditional Owners to welcome visitors to their traditional land

Womoon

Wilsons Promontory

Wonga

Arthurs Seat

Wurneet

Waterways

Wurrung

Language

National Parks Act 1975 and amendments

National Parks Act 1975

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

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

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

National Parks Amendment (No 99 Year Leases) Act 2015

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

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

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

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Act 1999

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

National Heritage List

Australia’s list of natural, historic and Indigenous places of outstanding significance to the nation.

Victorian tourism strategies and guidelines, 2008–2015

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

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

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

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

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

Mornington Peninsula Planning Scheme

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

Management plans

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

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

Port Phillip Heads Marine National Park Management Plan 2006

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

State legislation

Victorian Heritage Act 1995

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

Victorian Heritage Inventory

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

Aboriginal Heritage Act 2006

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

Aboriginal Heritage Regulations 2007

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

Other registers

National Trust Register

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

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

Victorian War Heritage Inventory

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

Conservation management plans

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

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

Point Nepean Forts Conservation Management Plan, 2006

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

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

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

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

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

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

