

VNPA submission to the review of the 2010 Point Nepean National Park Master Plan

4 March 2016



The community protests in late 2014 against the Point Leisure Group and Naphine Government's plans for Point Nepean National Park and the Quarantine Station.

Executive summary

The Victorian National Parks Association welcomes the opportunity to comment on the review of the 2010 draft Point Nepean National Park Master Plan.

Introduction

This first section of this submission briefly outlines the community fight for Point Nepean National Park, the park's values, previous planning processes and the election commitments of the Andrews Government. Those commitments were:

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

Subsequently, the Victorian Labor Government announced on 1 July 2015 that:

We will look to refresh the 2010 draft Masterplan, ensuring it reflects current policy, community views, and future opportunities for the site'.

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

Master plans and management plans

This section reviews the 2010 and 2013 master plans. The key differences between them are:

- The 2010 document proposes one new building as part of a boutique hotel to be built on the footprint of the two 1960s barracks buildings (proposed for demolition). In contrast, the 2013 plan allowed for 'the replacement of non-significant buildings with new buildings' as well as other new buildings
- The 2010 plan provides far more detail and guidance on the adaptive reuse of buildings with plans drawn to illustrate how individual buildings could be so reused
- The 2013 plan includes a set of appropriate use principles developed by Parks Victoria, the Point Nepean Community Trust and the Point Nepean Advisory Committee and which were contained within the 2009 management plan, the 2010 plan does not.

Key principles for the planning, protection and management of Point Nepean National Park

This section lists the principles that the VNPA believes should drive the conservation, planning management and use of the Point Nepean National Park. These include:

- Encouragement of sustainable and adaptive reuse and conservation of heritage buildings through the staged implementation of the 2016 master plan
- The 2009 park management plan and the new 2016 master plan are the key reference document in the park planning and management processes
- Return of Parks Victoria to the management of the entire park and for it to have sufficient funds and authority to carry out that management
- Governance and institutional arrangements ensure a single integrated national park under one management agency
- Establishment of an overall planning process that provides long-term protection for the park and its natural and cultural values, is transparent and accountable, and provides effective community consultation, education and engagement
- Establishment of a formal process for the community to provide advice on matters such as leasing proposals, the proposed adaptive reuse of buildings and precinct development plans.

A leasing strategy for the Point Nepean Quarantine Station

The Quarantine Station should have a leasing strategy that has no head lease, encourages a diversity of leases for individual or groups of buildings, and ensures market rents are paid to Parks Victoria (and those rents should be retained or the management of the park).

Education at Point Nepean Quarantine Station

Education activities are a vital component of any national park management plan. There should be a diversity of university and educational institutions providing education and research activities.

At the height of the campaign to stop the sale of Commonwealth land at Point Nepean, the VNPA and the National Trust (Victoria) released their EOI proposal for the Point Nepean National Park LivingMuseum. The EOI is attached to this submission, as it remains a contemporary vision for the future conservation, management and use of the national park's natural and cultural values.

This submission briefly outlines the key education, interpretation and restoration activities that could occur at the LivingMuseum, a typical day in its operation, and a vision for the Point Nepean National Park.

The January 2016 discussion paper

This submission takes issue with the development-focussed vision in the discussion paper, and opposes the proposed new jetty.

One of the other principles of concern is: *Create a balance between conserving park values, visitor experience and increasing visitation.* This smacks of tradeoffs and could be open to gross interpretation. The principle should read:

Visitor experience and increasing visitation should be managed to achieve the park's prime purpose, the protection and conservation of the area's natural and cultural values.

The VNPA is also concerned that in the Master Plan Concept on page 7, number 10 refers to new buildings as though this was from the 2010 master plan. In fact, the 2010 master plan referred to only one new building, to be associated with a boutique hotel. It was the 2013 master plan that referred to new buildings in the plural. There is no need for new buildings when the focus should be on the adaptive reuse of heritage buildings.

VNPA supports number 12, 'Improved interpretation of the adjacent Port Phillip Heads Marine National Park', and recommends the integration of the planning for the Point Nepean National Park, Port Phillip Heads Marine National Park and the Mornington Peninsula National Park.

Potential Quarantine Station building uses and associated partnerships

This final section reviews the current and potential future uses of the heritage buildings at the Point Nepean Quarantine Station. Contrary to the view expressed by some in the community, that there are scores of dilapidated heritage buildings in need of massive capital expenditure to reconfigure or

replace, there is a relatively small number of buildings in need of reuse. Each is in remarkably good condition and, with small amounts of expenditure, could be fit for use. A priority should be to encourage building uses that can operate within the confines of the internal heritage fabric, once any necessary safety and servicing issues are dealt with. Table 2 provides details of existing and potential uses for each of the Quarantine Station's buildings, including those uses raised by the 2010 master plan.

In all, there are 44 buildings (once those already removed and those proposed to be removed are deducted) in need of a use, although some of these are already in use (and these uses could be retained).

If we presume that the 13 Disinfecting Complex buildings, some of which are already in use for museum/interpretation, are all put to use for that purpose, and the other eight currently with uses retain them, then there are 23 for which a use needs to be found. Of those, there are the 11 Influenza Huts, which could be refurbished for basic cabin accommodation as detailed in Table 2, and only another 12 buildings that remain in need of a use. Most of these are found in the western part of the Quarantine Station, and some are quite small with possibly limited potential community or commercial uses.

Sustainability should be an overarching policy/principle in the consideration of the future use of the Quarantine Station e.g. solar panels on roofs; stormwater harvesting. The park could become a showcase for sustainable development. Adaptive reuse is also part of any sustainable development strategy.

The adaptive reuse of the heritage buildings at the Point Nepean Quarantine Station may require the support of some commercial activities (not commercial development). Such activities should be appropriate to the Point Nepean National Park's sense of place, cultural significance and the great environmental and historical importance that it has for Victorians.



The buildings of the Point Nepean National Park Quarantine Station and the adjoining coastal moonah woodland, a threatened Victorian vegetation community listed under the *Flora and Fauna Guarantee Act*. The Jarman Oval and Wombat Reserve are seen in the far right distance, the Defence Road on its way to Point Nepean across the top left corner, Danson Road in the middle distance and Jacksons Road in the bottom left corner heading east towards Police Point.

Introduction

Establishing Point Nepean National Park

Multiple layers of history – Indigenous communities, early European settlement, quarantine and military defense – and magnificent coastal landscapes make Point Nepean National Park and the Quarantine Station jewels in Victoria's conservation estate.

Over many years the community has fought hard to have what was Commonwealth land at Point Nepean returned to the state of Victoria for incorporation into an integrated national park managed by Parks Victoria. In 2009, the last piece of that Commonwealth land, the 90 hectares of the Quarantine Station, was finally given to Victoria – Point Nepean National Park was complete.

The values of Point Nepean National Park

Point Nepean National Park protects the largest and most intact area of remnant coastal vegetation on the Port Phillip Bay coastline and the southern Mornington Peninsula. It is of high conservation significance for flora and fauna of national and state significance.

The park is also considered to be of state (and possibly national) archaeological and Aboriginal cultural significance due to the extent, nature and relative intactness of sites that, in other areas, have been destroyed or damaged by land development. The Point Nepean National Park Quarantine Station also contains sites and buildings of heritage value to Victorians and Australians that have been formally recognised by inclusion on the National Trust Register, the Register of the National Estate, the Victorian Heritage Register, the Commonwealth Heritage List and the National Heritage List.

The 2009 management plan summed the values thus:

...the Point Nepean site is unique within the Victorian national parks and conservation reserves system because of its cultural and historical significance and the extent and quality of the heritage buildings; the beauty of the coastal landscape associated with its location at the head of Port Phillip; and the highly significant and diverse marine ecosystems that interface with relatively undisturbed terrestrial vegetation. Providing high quality park experiences while protecting and enhancing the very special values found at Point Nepean presents both opportunities and challenges to future managers and the community.

Planning Point Nepean National Park

Soon after the reintegration of the remaining Commonwealth land with the Point Nepean national park in 2009, Parks Victoria opened the Quarantine Station to public recreational use. It also upgraded the site's major utilities in readiness for the next implementation phase of the new national park, the adaptive reuse of buildings for various community and commercial activities.

A draft master plan was prepared for the national park nearing the November 2010 state election, but the incoming government failed to endorse it. Implementation of this plan then ceased and the Department of Environment and Primary Industries took over the planning of the Quarantine Station in 2011. Parks Victoria was sidelined and the 2009 management plan and 2010 draft master plan shelved by the Coalition government. A new master plan and the Point Nepean Quarantine Station Sustainable Use and Tourism Framework were prepared in 2013 to underpin the government's opening of Victoria's national parks to major commercial tourism development.

However, one of the objectives of the Point Nepean National Park Master Plan 2013 was sensible: 'Through physical planning, way finding, interpretation, promotion and management, establish a cohesive park identity which melds the disparate parts of the park into one integrated destination.'

Election commitments

A few days out from the November 2010 election, the Labor Opposition released its environment policy, 'Our Environment Our Future', and in it made some significant commitments on Point Nepean:

- *Protect Point Nepean for all Victorians and seek to ensure it remains open to all Victorians*



Interpretive signage at the Quarantine Station installed while Parks Victoria was in management control. The agency opened up the site and its buildings to public access and upgraded the major utilities, but was sidelined by DEPI in 2011. As a result, major commercial development became the focus of planning.

- *Review immediately the lease to determine its legal status*
- *Use any powers of the Parliament to disallow the lease*
- *Return Parks Victoria as the overall manager of an integrated Point Nepean National Park.*

The Andrews Government has delivered on the second and third commitments. The current review of the 2010 master plan provides it with the perfect opportunity to deliver on one and four.

Subsequently, the Victorian Labor Government announced on 1 July 2015 that:

We will look to refresh the 2010 draft Masterplan, ensuring it reflects current policy, community views, and future opportunities for the site'.

Master plans and management plans

The planning for the area's future is no longer based on the 2013 Master Plan but instead a to-be-refreshed 2010 Master Plan and the 2009 management plan.

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

Parks Victoria and the Point Nepean Community Trust prepared this plan with advice from the Point Nepean Advisory Committee. It took several years to complete and identified objectives and management strategies for the entire Point Nepean National Park, described in considerable detail in the body text and appendices.

The management plan's strategies focussed on the conservation of the national park's natural, Indigenous and historic heritage, as well as strategies for visitors, information, interpretation and education, community engagement, and infrastructure and associated uses. It concluded with a plan for implementation.

The 2009 management plan assigned management zones to all areas of the park. In relation to the Quarantine Station, the management zones assigned to the 50 hectares of land north of Danson Drive, Jacksons Road and Franklands Drive (from Wombat Oval to the Police Point Shire Park) were 'Conservation and Recreation' and 'Conservation and Education', with 'Conservation Zone' assigned to 40 hectares of land south of those roads.

The 2009 plan also assigned precincts and their preferred uses within the Quarantine Station, although it did not assign preferred uses for individual buildings and areas within the Quarantine Station, this was the task of the 2010 master plan. The precincts assigned in the 2009 management plan were:

- Primary Accommodation/Food/Conference
- Arrival/Tourism
- Heritage Centre
- Community/Education/Community Use
- Foreshore area
- Outdoor Recreation.

Point Nepean National Park Draft Master Plan 2010

Parks Victoria, together with consultants Taylor Cullity Lethlean, prepared the 2010 draft master plan with the advice of the Project Advice Forum (formed specifically for the plan's preparation and after a community consultation process).

Although the master plan covers the entirety of the Point Nepean National Park, much of its focus is the Quarantine Station. The chapter on architecture is the longest and considers the adaptive reuse of many of the buildings, including drawings to illustrate the reconfiguration and use of each. In this chapter the 2010 master plan divided the Quarantine Station into 10 zones, defined by topographic and landscape elements, and indicated what would be considered compatible uses in each (see Table 1).

Draft 2010 master plan vs 2013 master plan

The Draft 2010 master plan was an expression of the 2009 management plan, with both documents completed after extensive public consultation. The 2013 Point Nepean National Park Master Plan and its companion document, the Point Nepean National Park Sustainable Use and Tourism Framework, were expressions of the Coalition Government's Tourism Investment Opportunities of Significance in National Parks Guidelines, all released in April 2013. There was no genuine public consultation associated with any of the 2013 documents prior to their release, although there was a subsequent community information day held in May 2013 at the Quarantine Station.

There are many similarities between the 2010 and 2013 master plans in terms of content (e.g. reproduced text and maps, although the later document makes more use of photographs and has a significantly different structure), recommendations for a new jetty and non-permanent moorings and the potential provision of spas (but no mention of geothermal water being accessed). Both also supported a boutique hotel (2010) or a health and conference centre (2013), each with 100-120 rooms, and health and healing as a use but in terms of ecological restoration and the healing of communities through reconciliation of peoples and place.

Table 1 Zones and compatible uses in 2010 master plan

Zone	Suggested Compatible Uses
1. Hilltop Zone	Accommodation, restaurant, functions and events.
2. Beachfront Park	Park and Picnic grounds, facilities needed.
3. Watergate Zone	Visitor Interpretation, Food and Beverage, Tours
4. Ovals Zone	Events, sport, campground in adjacent woodland.
5. Avenue Zone	Hostel, Art Ateliers, Retail Recreation Activity Centre and Respite
6. Parade Ground	Central orientation zone, events, relaxation.
7. Hill Edge Zone	Visitor Reception and Information Centre, Tours departure, Interpretation, Administration, Retail, Food and Beverage Outlet, Meeting Spaces, Conference facilities, training areas, Army Interpretation, possible collection storage.
8. Plateau Zone	Lodge/Boutique Hotel, Restaurant, functions and events.
9. Clearing Zone	Hostel, Accommodation cabins, event indoor spaces, amenities.
10. Paddock Zone	Service, interpretation, education, community group spaces, meeting/training rooms.

Source: Point Nepean National Park Draft Master Plan 2010

There are three key differences between the 2010 and 2013 master plans:

- The 2010 document proposes one new building as part of a boutique hotel to be built on the footprint of the two 1960s barracks buildings (proposed for demolition). In contrast, the 2013 plan allowed for 'the replacement of non-significant buildings with new buildings' as well as other new buildings
- The 2010 plan provides far more detail and guidance on the adaptive reuse of buildings, with plans drawn to illustrate how individual buildings could be so reused
- The 2013 plan includes a set of appropriate use principles developed by Parks Victoria, the Point Nepean Community Trust and the Point Nepean Advisory Committee, and which were contained within the 2009 management plan; the 2010 plan does not.

Key planning principles for Point Nepean National Park

To secure the future of Point Nepean national park and the Quarantine Station, there are a number of key planning and management principles that should underpin the park's planning, protection and management strategies. These include:

- Sustainable and adaptive reuse and conservation of heritage buildings should be encouraged through the staged implementation of the new 2016 master plan
- The 2009 park management plan and the new 2016 master plan must be the key reference documents in the park planning and management processes
- Parks Victoria should be the manager of the entire park with sufficient funds and authority to carry out that management
- Governance and institutional arrangements must ensure a single integrated national park under one management agency
- An overall planning process should be established that provides long-term protection for the park and its heritage and environmental values, is transparent and accountable, and provides effective community consultation, education and engagement, statutory public comment periods and third-party rights
- Traditional Owners must be included in the planning for and management of Point Nepean National Park
- A formal process should be established that enables the community to provide advice on matters such as leasing proposals, the proposed adaptive reuse of buildings, and precinct development plans

- The Heritage Overlay, Environmental Significance Overlay and Green Wedge provisions that apply to the park under the Mornington Peninsula Planning Scheme must be retained
- New buildings, land subdivision and uses inappropriate within a national park and National Heritage site should be prohibited
- The geothermal water resources beneath the park should not be extracted
- Any major new commercial development should be constructed outside the national park
- Public value should be the primary purpose for the commercial use of heritage buildings
- Uses must be consistent with the principles and objectives of the Victorian Coastal Strategy
- Exclusive uses that restrict access or provide services unrelated to experiencing Point Nepean's values should be avoided
- A diverse range of recreational, tourism, educational and community uses consistent with Point Nepean's values should be encouraged
- Uses should be related to and sympathetic with the features and characteristics of Point Nepean and its sense of place
- Uses that could potentially diminish the capacity of managers to manage the National Park must be avoided
- Use and management must be consistent with the provisions of the Environment Protection and Biodiversity Conservation Act and its objectives for the identification, protection, conservation, preservation and transmission of heritage values of the place, while providing for recreation, education, appreciation, and research
- Uses and conservation practice must be informed by the Australia ICOMOS Burra Charter and Parks Victoria's Heritage Management Strategy
- The management of visitor numbers and traffic should be consistent with the carrying capacity of the national park, while recognising that some areas are more sensitive to use than others.

A leasing strategy for the Point Nepean Quarantine Station

This submission accepts that there will be need for some commercial activities (not commercial development) using heritage buildings under lease in the Quarantine Station.

A park leasing strategy should not have a head lease but should encourage a diversity of leases over individual or groups of buildings, and ensure market rents are paid to Parks Victoria

(for use in the national park). The key objectives of a leasing strategy should be:

- No head lease. Parks Victoria should be the leasing agency within the park, including the Quarantine Station i.e. potential lessees would submit Expressions of Interest for any leases advertised by Parks Victoria. A head lease would place the Quarantine Station under the exclusive control of the lessee. That would effectively give away management rights and control and risk long-term planning outcomes: if the single lessee becomes financially unviable, what is Plan B?
- Make multiple leases in the Quarantine Station available to a diverse mix of providers, including those in hospitality, education, tourism and research. These must be of benefit and relevance to the national park and its values and not duplicate activities available elsewhere. Multiple lessees spread the financial burden and reduce the risk to long-term planning objectives
- The Expressions of Interest process must be transparent and allow for community engagement e.g. leases should be public documents
- Leases should cover only individual buildings or groups of buildings within the planning precincts of the 2016 Master Plan, not land within or surrounding the Quarantine Station or the footprints of demolished non-heritage buildings (no new buildings/structures should be allowed in the Quarantine Station)
- Lessees must have an approved plan for adaptive reuse before a lease is granted, as well as an approved business plan
- Leases must be for no more than 21 years
- Rents must be at market rates, without subsidies and at levels that produce public and park benefit
- Parks Victoria should be given advice on implementing the leasing strategy by an independent advisory group
- Maintenance of public access to the entire site must be a prime consideration in reviewing applications for leases and the uses proposed
- Proposed uses must be consistent with the 2009 management plan.

Such a leasing strategy would provide the much-needed diversity of offerings and operators to minimise the risk of financial instability and ensure that the natural, cultural and built heritage values of an integrated Point Nepean National Park are protected and conserved.



The administration buildings are currently used as an information centre. They should also house rangers dedicated to the management of the land and marine national parks.

Point Nepean National Park LivingMuseum

Education activities are a vital component of any national park management and master plans. Education proposals for the Point Nepean National Park Quarantine Station should have a diversity of university and educational institutions providing education and research activities.

At the height of the campaign to stop the sale of Point Nepean, the VNPA and the National Trust released their proposal for the Point Nepean LivingMuseum at the Quarantine Station (attached to this submission). We believe it is still a contemporary vision for the future conservation, management and use of the park's natural and cultural values.

In terms of education and interpretation, the EOI stated:

Point Nepean could be considered as a vast, open-air museum, with visitors moving through the natural and built environments.

Education programs would involve primary, secondary, TAFE and tertiary students, and community education groups, visiting the site to participate in education and training programs that build community awareness, appreciation and understanding of the natural and cultural history of Point Nepean.

The Victorian Department of Education, museums, environmental education and heritage education associations and community groups would work to develop such programs, with the State Government providing the initial infrastructure and possibly assistance with the provision of staff. Participants in these programs would pay course fees and, if staying overnight on site, accommodation fees as well.

There is already on the Mornington Peninsula very fertile ground in which the influence and work of the LivingMuseum can grow. Through diverse partnerships, it would be possible to provide as a vital component of the

LivingMuseum, local and regional education, employment and training programs in the protection of natural and cultural heritage.

In relation to environmental restoration, the EOI stated:

Over two centuries, the environments of Point Nepean have been significantly modified and require active and adaptive management in the future. This should be viewed as a process rather than as a single 'event'. Vegetation restoration, weed removal and other restoration programs can involve the community on many levels. An on-site indigenous plant nursery could also be considered.

Young people – within and beyond the formal education system – can become actively engaged in heritage work, environmental restoration and research. Such work builds their knowledge of the area's unique ecology and the relationships between flora and fauna, and also offers opportunities to consider the different attitudes to the land exhibited by Indigenous and European communities.

While on heritage research, conservation and restoration, the EOI said:

There is still much to learn about Point Nepean's history and heritage, and the methods that can be used to conserve and manage it. This will require ongoing research programs undertaken by heritage and architecture experts, but would benefit from community involvement and that of tertiary students from relevant courses.

Research is also required into how the use and conservation of a site with such heritage significance can be undertaken within the principles of ecologically sustainable development. For example, what is possible for solar energy collection, water reuse, waste minimisation and energy conservation in the heritage buildings and the wider precinct?

Under the trained eye of specialist staff, many of the conservation and management works could be carried out by young people as volunteers, as participants in employment training programs, as apprentices, and as university, TAFE and secondary students doing course work or post-graduate studies in such disciplines as heritage conservation, architecture, design, engineering and construction. It is work that could also involve community volunteers. The Point Nepean Central Heritage Precinct could become a living and working museum, with the ongoing work of experts, craftsmen and young people viewable by visitors.

A day in the life of the LivingMuseum could include:

- *primary school students re-enacting life for the children of 1st, 2nd and 3rd-class passengers staying at the Quarantine Station in the 19th Century, with them eating in the dining rooms, visiting the hospital and sleeping in the quarters*
- *a group of tertiary environment interpretation students and art and design students preparing displays on the immigration history of the area*
- *a retired builder and now TAFE sessional teacher supervising the work of TAFE students repairing heritage buildings*
- *an artist in residence and secondary students performing with music and dance*
- *to depict the history of the site*
- *Parks Victoria rangers participating in a course that will help them develop interpretative skills, materials and activities in national parks in their region*
- *a lecturer in architecture with students taking measurements for drawings of existing heritage buildings in the preparation of plans for restoration works*
- *hospitality students preparing meals reminiscent of the 19th and early 20th century for use in 'historic' luncheons and dinners in the Commanding Officer's House, or as picnic hampers for visitors*
- *engineering students conducting traffic counts and survey work to analyse*
- *traffic management needs*
- *a group of international marine scientists sharing their findings from a dive on the Lonsdale Wall*
- *other visitors handling marine animals in a touch tank in the marine and coastal studies centre*
- *LivingMuseum Ambassadors guiding visitors around the LivingMuseum*
- *archaeologists and community volunteers conducting an archaeological dig*
- *outdoor education students on a full-day hike around Point Nepean.*

These ideas stem from the vision developed in the EOI:

The vision for Point Nepean in the Victorian Community Expression of Interest is about people and about place, and the interactions between them.

This vision is about partnerships. Partnerships of people interacting with natural and cultural heritage icons of national significance. Partnerships in programs that meld education, science, government, architecture, engineering, construction, design, planning, management, conservation

and the arts within an ecologically sustainable framework. Partnerships that work to maintain, protect and conserve Point Nepean's heritage, enhance community wellbeing and provide equity within and between generations.

This vision is about education, employment and training in local, regional and wider communities. Education via partnerships is the key to unlocking the past building present knowledge and underpinning a sustainable and protected future for Point Nepean.

This vision is a living and working museum — Point Nepean LivingMuseum — within a reborn Point Nepean National Park. A vision that conserves the very special natural elements of the landscape, while acknowledging, respecting and protecting the evidence of human interaction with it from ancient times to the quarantine and defence years and through the present, the 21st century and beyond.

This vision is more the vision splendid than the vision grande. More about the scope of its ideas, the reach of its programs and the range of its partnerships and community involvements than the number and scale of its buildings and the size of its budgets.

This vision is unique for a national park in Victoria. But then, Point Nepean is a unique place in our world.

The January 2016 discussion paper

The release of the discussion paper in January began this current round of consultation on the future planning of Point Nepean National Park. Parks Victoria is again driving the planning process for the national park, something the agency lost when sidelined by the then DEPI in 2011. Five years have now been lost in what should have been the implementation of the 2010 master plan.



The Medical Superintendents Quarters is used for wedding receptions, a use that could continue



Heaton's Monument is near the unmarked Ticonderoga Cemetery. Protection of the cemetery should be a management priority

Vision

The vision in the paper currently reads:

Facilitate sustainable growth encouraging recreation and tourism, protecting natural and cultural values and celebrating history through rich story telling.

This reads more like something from the Napthine Government's rhetoric on major commercial development in national parks. The 2009 management plan contained a vision and, although running to a page, better reflects what should be the vision for the Point Nepean National Park. This should be referred to when rewriting the above vision. In brief though, a vision could be:

Protecting natural and cultural values, celebrating history through rich story telling, encouraging sustainable recreation and tourism, and adaptively reusing heritage buildings.

Principles

This submission has already outlined the key principles that should drive planning and management of Point Nepean National Park. The principles outlined on page 5 of the discussion paper are broadly consistent with those. However, one clearly not is: *Make the water connection: providing access from Port Phillip...*

This refers to the construction of a jetty near the site of the initial Quarantine Station jetty, now just a few piles. The VNPA opposes the construction of a jetty (and moorings) for the following reasons:

- If designed to resurrect the heritage values of the original jetty, it could only be described as reproductive (fake) heritage, something inconsistent with the Burra Charter
- It would significantly distort the allocation of management resources to managing jetty access rather than managing the other elements of the park

- It would significantly increase boating traffic and disturb the burrunan dolphins, for which the surrounding sanctuary zone has been established to protect
- It would be very expensive to construct and require significant recurrent funding. The money could be far better spent elsewhere in the park.
- It would open the Quarantine Station to 24/7 access with obvious implications for safety, vandalism etc.

It would be far better to provide interpretive signage, materials and activities to recognise the role the jetty played in the operations of the Quarantine Station.

One of the other principles is also of concern: *Create a balance between conserving park values, visitor experience and increasing visitation.*

This smacks of tradeoffs and could be open to gross interpretation. The principle should read:

Visitor experience and increasing visitation should be managed to achieve the park's prime purpose, the protection and conservation of the area's natural and cultural values.



Top: Burrnan dolphins at Point Nepean. The Ticonderoga Bay Sanctuary Zone gives them some protection. Below: Existing boating and jetski activity along Point Nepean would significantly increase with the construction of a proposed jetty and moorings at the Quarantine Station. (Top Photo: Troy Muir, capt.atmuir@gmail.com)

Concept approach

VNPA supports the general thrust outlined on page 6. However, it is all visitor focussed; there is nothing in this section about protecting and managing the park's natural and cultural values i.e. the reason for the park.

Master plan concept

The VNPA provides general support to the numbered points of this page except for number 4, which refers to the construction of a new jetty, and number 10, which refers to new buildings. The draft 2010 master plan referred to only one new building, part of a boutique hotel. It was the 2013 master plan that referred to new buildings in the plural. There is no need for new buildings; the focus must be on the adaptive reuse of heritage buildings

We would also expand point 7 to include ranger presence in the administration buildings, including the possible transfer of some personnel (dedicated rangers to the land and marine national parks) from the Rosebud office of Parks Victoria.

VNPA supports number 12, 'Improved interpretation of the adjacent Port Phillip Heads Marine National Park', and recommends the integration of the planning for the Point Nepean National Park, Port Phillip Heads Marine National Park and the Mornington Peninsula National Park.

Potential Quarantine Station building uses and associated partnerships

Table 2 summarises the Quarantine Station buildings (and structures) that currently exist, as well as those that have been removed or should be removed. Map 1 identifies each of these numbered buildings.

In Table 2, green shading has been applied to those buildings that need a proposal for adaptive reuse, while those with no shading have either been removed or are recommended for removal (the principle used for recommending removal in Table 2 is that any building built from 1950s onward, except for Badcoe Hall and the visitor centre at the park entrance, be removed).

In all, there are 45 buildings (once those removed and those proposed to be removed are deducted) that are in need of a use, although some of these are already in use (and these uses could be retained). The red text used in the Potential Future Use column refers to adaptive reuse ideas in the 2010 Master Plan.

For this analysis of adaptive reuse of buildings, the precincts contained within the 2009 management are use. These precincts more accurately reflect the relationships between the heritage buildings. The

following numbers of buildings are found in each of these precincts:

Primary Accommodation/Food/Conference (7)
Arrival/Tourism (6)
Heritage Centre (13)
Community/Education/Community Use (18)

The Police Point Park includes another six buildings, all of which have a defined use but are not within the precincts defined above or the total of 45. The closed visitor centre at the park entry is included in the 45.

The 45 are as follows:

- Closed visitor centre at entry gate (1)
- Influenza huts (11)
- Heritage Centre -Disinfecting complex with some open to public (13)
- Medical Superintendent, Dining Hall and Badcoe Hall - all currently in use (3)
- Administration Buildings - Information centre and until recently staff offices (2)
- Store - now toilet block (1)
- Sullivan's dairy – currently display (1)
- Stables - now arrival information (1)
- Remainder (12).

Of the 12 in the Remainder, 4 are the two-storey 'Hospital' Buildings (referred to as hospital but used for accommodation) and the rest a mix of small- to medium-sized buildings.

If we presume that the 13 Heritage Centre buildings, some of which are already in use for museum/interpretation/education, are all put to use for that purpose, and the 8 buildings currently in use retain those uses, then there are 24 for which a use needs to be found. Of the 24, there are 11 Influenza Huts, which could be refurbished for basic cabin accommodation, as detailed in Table 2, and only another 13 buildings that remain in need of a use. Most of the 13 are found in the western part of the Quarantine Station, and some are quite small with possibly limited potential community or commercial uses.

The Heritage Centre (called that in the 2009 management plan but better known as the Disinfecting Complex) should be refurbished as a museum/interpretation/education centre and become the heart of the Quarantine Station. This is the first major capital investment that should be expended because the centre will attract people to the area and, once they begin to come, other uses for the remaining buildings will follow.

In Table 2 there are a number of buildings for which an adaptive reuse is not obvious or is a little vague.

Their future use will only become apparent once the Quarantine Station has begun its new life.

Sustainability should be an overarching policy/principle in the consideration of the future use of the Quarantine Station e.g. solar panels on roofs; stormwater harvesting.

Adaptive reuse of the heritage buildings at the Point Nepean Quarantine Station is critical to their future conservation. It must be carried out under an approved Cultural Heritage and Conservation Management Plan, which is reviewed by a Heritage Master Architect and overseen by Heritage Victoria under its statutory responsibilities to ensure the conservation of the building's internal and external heritage fabrics and the area's unique sense of place.


The adaptive reuse of the heritage buildings may require the support of some commercial activities (not commercial development). Such activities should be appropriate to the Point Nepean National Park's sense of place, cultural significance and the great environmental and historical importance that it has for Victorians.




Above, Hospital Buildings 1 and 2, situated atop a fragile cliff. Below, view to the west along shoreline with disinfecting complex in the distance






Table 2 Quarantine Station buildings, current uses and potential uses and partnerships

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
<p>The Police Point Shire Park is the land the Commonwealth Government transferred to the Shire of Mornington Peninsula in 2004. It covers 17.5 hectares and contains six buildings that were part of the Quarantine Stations operations from the early 20th century. A sealed and two-way access road runs from the national park's entry gate to the Quarantine Station entry gate. This land and the buildings are subject to its own management plan prepared by the Council. However, as it was part of the Quarantine Station's operations, its use, access and interpretation should be in some way integrated with that of the remainder of the Quarantine Station to ensure the story is well told but to also avoid duplication. A community garden, artist in residence and respite are planned for the park and are being trialed. Complementary uses and management would strengthen both the shire park and the Quarantine Station.</p> <p>NB: The red text below refers to those uses proposed as options for buildings by the Draft Point Nepean National Park Master Plan 2010.</p>			
Cottage 1	Gatekeepers Cottage	Council has developed an artists in residence program	Artists
Cottage 2	Police Attendants Cottage	Council has developed a respite program for this building	Sorrento Rotary and Karingal Konnections
Cottage 3	Police Attendants Cottage	Council has developed a respite program for this building	Sorrento Rotary and Karingal Konnections
Cottage 4	Police Attendants Cottage	Council has developed a respite program for this building	Sorrento Rotary and Karingal Konnections
Cottage 5	Police Attendants Cottage	Council has developed a respite program for this building	Sorrento Rotary and Karingal Konnections
Cottage 6	Superintendents House	Arts and culture program	Artists
Visitor Centre (closed)	<p>Point Nepean Visitor Centre and car parking at park entry gate</p> 	<p>Bicycle/equipment hire Small café/kiosk serving visitors to Police Point Shire park and walking trails Car parking for Police Point Shire Park and access to walking trails to London Bridge and southern coastal area</p> <p>Refurbish as an education centre for group reception, bag store, and introductory lectures. Could accommodate two coach loads of visitors or 120 people Softening of landscaping</p>	<p>Parks Victoria Equipment hire operator Café/kiosk operator</p>
<p>The Quarantine Station as defined by the 90 hectares of Commonwealth land returned in 2009 begins at the southwestern corner of Police Point Shire Park at a cyclone wire gate. This is where the Primary Accommodation/Food/Conference Precinct in the 2009 management plan should begin once the above two buildings demolished. This precinct has 9 main buildings.</p>			
1036 (ca 1980s)	Married Quarters (Cumpston Cottage)	Remove, recycle materials and restore vegetation Site manager's accommodation/office with grounds reinstated	Recycling companies SPIFFA for revegetation
1039 (ca 1980s)	Married Quarters (Cox's Cottage)	Remove, recycle materials and restore vegetation Site manager's accommodation/office with grounds reinstated	Recycling companies SPIFFA for revegetation

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
73 Garage (between 1952 and 1974)	Shed (Wives Club) to left in photo below	Remove and recycle materials Temporary marque site for functions especially weddings Site manager's accommodation/office with grounds reinstated Demolish or retain as function venue	Recycling companies
72 (unknown date) To right in photo	Stables (building to right in photo) 	Retain and incorporate with use of Medical Superintendent's Quarters Could sell food and beverage for picnics on lawn, outdoor concerts or toilets if needed Food and beverage server/toilets	Commercial catering/reception operator
1038 (1899) Portion to left was a residence built in 1880s	Medical Superintendent's Quarters 	Refurbish for use as Reception Centre leased to commercial operator Currently used for weddings and other events. This could continue Functions including weddings but rooms are too small for most so would need to be used with a marque. Also for meeting rooms or, in summer, light refreshments/high teas especially weekends 5 boutique hotel suites Functions and/or restaurant	Commercial catering/reception operator Hotel company
1035 (ca 1856-1858)	Pike's cottage 	Refurbish and retain as staff accommodation. Remove carport and steel shed	Nil

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
1 (ca 1919)	Hospital Building 1 	Refurbish for Art Gallery Several ground floor rooms restored to their 19 th century usage e.g. Model of the Paradors in Portugal and Spain Sustainability should be key to the redevelopment of the site Use of the roof for solar energy generation and storage in new-age batteries, and collection of water to be stored in tanks for use on site Several rooms refurbished in style consistent with 19 th century use Boutique Hotel with 28 of 92 proposed rooms in three buildings (one new)	Philanthropic donor National Gallery Victorian College of the Arts Education organisations School groups Commercial tour operators Quarantine Station could become a centre for good practice sponsored by different companies Conferences could bring experts from around the world together to further this endeavor etc. Thus Quarantine Station could become a key player Hotel company
2 (date unknown)	Laundry (in foreground) 	Remove and recycle materials Possibly redevelop footprint as public toilets in this section of Quarantine Station	Nil Parks Victoria (if new toilets)
3 (ca 1916 and c 1965)	First and Second Class Dining Room 	Potential used as reception and merchandising areas for a gallery, and dining room for staff and visiting public (public dining room for lunches at one end as well as a reception area) Currently used for weddings and other events. This could continue Could be fitted out permanently with tables & chairs etc. and on lawns outside Hotel Restaurant/Dining/Lounge/Bar	Parks Victoria Philanthropic donor National Gallery Victorian College of the Arts (help with displays, clothes from 19 th century etc.) William Angliss Institute (catering students) Commercial catering/reception operator Hotel ore restaurant company

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
4 (1858-59)	Hospital Building 2 	Refurbish for Art Gallery Several ground floor rooms restored to their 19th century usage e.g. Model of the Paradors in Portugal and Spain are well worth looking at Use of roof for solar panels with new-generation batteries, and collection of water to be stored in tanks for use on site. Interpretive materials on energy and water projects Several rooms refurbished in style consistent with 19 th century use Boutique Hotel with 16 rooms	Philanthropic donor National Gallery (gallery design and contents) Victorian College of the Arts (help with displays, clothes from 19th century etc.) Education organisations School groups Commercial tour operators Hotel company
5 (1965-66)	Officer's Accommodation (in background) 	Remove and recycle materials and open up view from Hospital Buildings Do not replace Could offer parking needed in this precinct Demolish and replace with new Boutique Hotel; building with 48 rooms	Recycling companies Hotel company
6 (1965-66)	Officer's Accommodation (in foreground) 	Remove and recycle materials and open up view from Hospital Buildings Do not replace Could offer parking needed in this precinct Demolish and replace with new Boutique Hotel; building with 48 rooms	Recycling companies Hotel company



Building No.	Building Name	Potential Future Use	Potential Partner Organisations
8 (1963)	Badcoe Hall 	Reclad in colour consistent with Quarantine Station buildings Performance and meeting spaces Currently used for community events/conferences, which could continue Walls could display photos of alumni, special events etc. Upstairs may be air-conditioned and used for reference library, archives, displays, memorabilia relating to the army cadet school period of use Major meeting, training and event centre	Parks Victoria Victorian College of the Arts RSL Community organisations Education organisations School groups Commercial Tour Operators Training institutions
Arrival Precinct in 2009 management plan begins here (Parks Victoria would manage this). 6 buildings here.			
7 (ca 1845-1854)	Sullivans' Dairy 	Retain as is with its simple interpretive materials Check maintenance and update interpretation	Parks Victoria Nepean Historical Society
9 (1916)	Administration Building 	Visitor information centre Parks staff offices Maintain heritage buildings Visitor Reception and Information Centre with café, bike hire, ticketing	Parks Victoria Café company
10 (1916)	Catering Staff Accommodation (see photo above – building at rear)	Visitor information centre, ticketing, brochures, meeting place for guides and staff offices Administration and multi-media interpretation of site's history	Parks Victoria
11 (ca 1916)	Store (on left of photo)	Already converted to toilets and maintain and retain	Parks Victoria




Building No.	Building Name	Potential Future Use	Potential Partner Organisations
			
13 (ca 1913; relocated from Parade Ground 1920)	Cape Cottage (was used as post office) 	Coffee Shop Gallery - local crafts/artists Research archive storage Post office & small retail selling postcards & souvenirs Community group use or a small retail operation	Parks Victoria Catering company Artist Retail operator Community groups
33 (ca 1920)	Stables 	Already refurbished as visitor arrival information Maintain and update	Parks Victoria Traditional owners
14 (1965)	Gymnasium	Already removed	Nil
78 (1965)	Gymnasium Change Room	Already removed	Nil

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
Heritage Centre in 2009 management plan begins here (Point Nepean Foundation would manage activities in the 13 buildings here)			
58 (ca 1911)	Passenger Waiting Room (see photo below – building on far right)	Display of former use Possible café/wine bar and/or interpretation	Parks Victoria Victorian College of the Arts RMIT Art, Design and Architecture Deakin University – ABE Café/wine bar operator
59 (ca 1866) 60 (ca 1925) 61 (1900) 62 (ca 1910; ca 1916) 63 (1900) 64 (1900) 84 (ca 1866)	<u>Disinfecting Complex and Shower Block</u> 59 Bath and Wash House 60 Shower Block 61 Infected (Foul) Luggage Receiving Store 62 Clean Luggage Store 63 Bath Block 64 Bath Block 84 Disinfecting Building and Boiler House 	Refurbish as museum, education and interpretive centre with strong use of web and social media to tell the story Interactive, static and Internet-based displays Interpretation Centre 59 and 60 possible café/wine bar and/or interpretation	Nepean Conservation Group Museum Victoria National Trust Nepean Historical Society History Teachers Association of Victoria Royal Historical Society of Victoria Victorian College of the Arts RMIT Art, Design and Architecture Education organisations School groups Commercial Tour Operators Immigration Museum), the National Gallery of Victoria; Deakin University's museum study team The local community groups be included – particularly the Nepean Historical Society Café/wine bar operator
79 (ca 1980s)	Quartermasters Store Offices	Already removed	Nil
80 (ca 1980s)	Portable Toilets	Already removed	Nil

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
15 (ca 1869)	Kitchen for Hospital 3 (in foreground) 	Retain and possibly re-establish kitchen to show former use Kitchen and kitchen garden (produce) linked to café(s) on site (National Trust model Ripponlea and Attica)	Parks Victoria
16 (1858-59)	Hospital Building 3 	Use of roof for solar panels with new-generation batteries, and collection of water to be stored in tanks for use on site. Interpretive materials on energy and water projects Ground floor space redeveloped as theatrette showing still and moving images of Point Nepean Several rooms upstairs refurbished in style consistent with 19 th century use (as part of Heritage Centre) Spaces available for rent by community organisations, artists, artisans Dive industry Museum Ground floor for hire of equipment e.g. bikes, kayaks, diving and snorkel gear with introductory classes OR Gallery and studio ateliers (artists in residence) First floor 4 one-bedroom apartments	Parks Victoria Energy companies (e.g. AGL; Origin) Village Roadshow for theatrette Media students for production of films to be shown in theatrette Historical societies for information on detail for refurbishment of rooms Art societies; artist; artisans; community organisations Education organisations School groups Commercial Tour Operators Dive Industry operators Artists Equipment company e.g. dive operator Accommodation provider
17 (ca 1970)	Army Hall	Already removed	Nil

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
18 (ca 1913)	Dining Room and Kitchen (Health Museum by Army) for Hospital Building 4 (Building is front building in this group) 	Retain Education multipurpose space (Note that old visitor centre at park entry proposed for use as main school education centre)	Parks Victoria Community/school groups
19 (ca 1913)	Kitchen Storeroom for Hospital 4 (see photo above – behind main building)	Retain, possibly as public toilet Toilet	Parks Victoria
20 (ca 1913)	Kitchen Storeroom for Hospital 4 (see photo above – behind main building)	Retain, possibly as public toilet Toilet	Parks Victoria
Community/Education/Community Use Precinct in 2009 management plan begins here. There are 18 buildings here.			
21 (1858-59)	Kitchen for Hospital 4 	Retain Use as Hostel Reception and office for hostel in Building 22	Parks Victoria Hostel operator
22 (1858-59)	Hospital Building 4 (in photo in distance) 	Use of roof for solar panels with new-generation batteries, and collection of water to be stored in tanks for use on site. Interpretive materials on energy and water projects Several rooms refurbished in style consistent with 19th century use Used for research e.g. University of Melbourne or community organisations as research hub Spaces available for rent by community organisations, artists, artisans Museum of Indigenous cultural heritage Other rooms could be for indoor seating for groups Wine bar Budget hostel with 14 rooms with 28-60 beds	Energy companies (e.g. AGL; Origin) Historical societies for information on detail for refurbishment of rooms University of Melbourne and other research bodies e.g. Deakin University; Astronomical Society of Victoria Art societies; artist; artisans; community organisations; education organisations; school groups Traditional owners Hostel operator

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
24	Toilets	Already removed	Nil
30 (1960s)	Training Shelter	Remove	Nil
31 (1960s)	Training Shelter	Already removed	Nil
32	Bungalow or Doctors Quarters and Gardeners Shed	Already removed	Nil
50-53 (1970s)	Demountables	Already removed	Nil
54 (1970s)	POL Store	Already removed	Nil
55 (1980s)	Army Administration Building	Remove and recycle materials	Nil
57 (1960s)	Gardeners Store	Already removed	Nil
76 (1970s)	Vehicle Workshops	Already removed	Nil
83 (1970s)	Vehicle Workshops	Already removed	Nil
69 (1980s)	Gardeners Store	Already removed	Nil
81 (1980s)	Toilet	Already removed	Nil
82 (1980s)	BBQ Shelter	Remove	Nil
70 (1960s)	Boatshed	Already removed	Nil
91 (1970s)	Sewerage Treatment Plant	Already removed	Nil
25 (1858-59; addition in 1892)	Hospital Building 5 (reconfigured as Isolation Hospital ca 1916-20) 	Use of roof for solar panels with new-generation batteries, and collection of water to be stored in tanks for use on site. Interpretive materials on energy and water projects Several rooms refurbished in style consistent with 19th century use Used by research (university) or community organisations as research hub OR Spaces available for rent by community organisations, artists, artisans Respite and gardens 5, two-four bedroom apartments	Parks Victoria Energy companies (e.g. AGL; Origin) Historical societies for information on detail for refurbishment of rooms University of Melbourne and other research bodies e.g. Deakin University; Astronomical Society of Victoria Art societies; artist; artisans; community organisations; education organisations; school groups Respite centre operator
26 (ca 1885)	Kitchen for Hospital 5 	Retain Respite Meeting rooms for respite	Parks Victoria Respite centre operator
27 (1916-20)	Carport	Already removed	Nil

Building No.	Building Name	Potential Future Use	Potential Partner Organisations
Corrugated iron fence	Remnant of fence surrounding Isolation Hospital and Isolation Ward	Retain and clean up	Parks Victoria
65 (1916-20)	Isolation Ward 	Potential use by community organisations and tour groups for meeting spaces, social gathering spaces and classrooms. Link with groups staying in Influenza Huts Respite and gardens 1 three-bedroom apartment	Parks Victoria Community organisations Education organisations School groups Tour operators
66 (1916-20)	Isolation Ward (see photo above)	Potential use by community organisations and tour groups for meeting, social gathering spaces and classrooms. Link with groups staying in Influenza Huts Respite and gardens 1 three bedroom apartment	Parks Victoria Community and education organisations School groups Tour operators Respite centre operator
67 (ca 1921)	Morgue and Mortuary 	Retain and mount display on former use	Parks Victoria Nepean Historical Society Victorian Institute of Forensic Medicine Royal Historical Society of Victoria
35-45 (1919)	Influenza Huts (11) 	Redesign and refurbish as ecologically sustainable but basic cabins for campers and tour groups. One each for male and female ablution blocks and a third for communal kitchen. The remaining 8 converted for twin share, family and dormitory cabins but no bathroom facilities Explore prefab insertions as adaptive reuse, while preserving the original fabric and making good use of the buildings Camp huts (self-contained cabins with two bedrooms), event rooms, workshops	Parks Victoria Architects (possible university faculties) Engineers (possible university faculties) Could be competition for best design Education organisations School groups Commercial tour operators

From here, Jarman Oval extends to the west and is contained within the Outdoor Recreation Precinct in the 2009 management plan.

Attachment

Point Nepean National Park & LivingMuseum

A VISION FOR THE PAST, PRESENT & FUTURE



Expression of Interest
Department of Defence land, PORTSEA

by the Victorian community

Facilitated by National Trust of Australia (Victoria)
& Victorian National Parks Association



June 2003

Partners in the Victorian Community Expression of Interest in Point Nepean

Individuals

Warwick Anderson, Managing Director, R.T. Edgar Pty Ltd, and Julia Anderson
Emeritus Professor David Ashton, Botany Department, University of Melbourne
Anthony Avery
Amy Baillieu, student
Kate Baillieu
Will Baillieu, OAM, Community Reference Group
Jane Barrington
Tracy Bartram, radio personality and comedian
Weston Bate, President, Royal Historical Society
Councillor Ken Beadle, Mayor of Bayside
Michael and Judy Begg, Portsea
Brigadier Alfred 'Ding' Bell, OBE, founding President of the Nepean Ratepayers Association
Councillor Margaret Bell, Mornington Peninsula Shire Council
Clive and Penny Blazey, The Diggers Club, Heronswood, Dromana
Harry Breidahl, Community Reference Group
The Hon. John Button, Chairman, Victorian Tourism Industry Council
Winty and Stewart Calder, Mount Martha
John Clarke, writer/performer
Laurence G. Cox, AO
Perri Cutten, fashion designer
Geoff Durham, OAM
Professor Harriet Edquist, School of Architecture + Design, RMIT University
Kate Fitzpatrick, actress
Carrillo Gantner, AO
Neilma Gantner
Sir Archibald Glenn (first Chancellor of La Trobe University) and Lady Glenn
Valerie Grinblat, Community Reference Group
Dr Neil Hallam, formerly Biology Department, Monash University
Sir Rupert Hamer, former Premier of Victoria
Sir John Holland, AC, and Lady Holland
Peter Holloway, Community Reference Group
Brian Howe, AM
Peter Isaacson AM, DFC, AFC, DFM
Councillor Liz Johnstone, Mayor, Port Phillip Council
Barry Jones, AO
Dr Ursula de Jong, Community Reference Group

Dr Jonathan King, historian and author
Joan Kirner, former Premier of Victoria
Mary Kruithof, great granddaughter of Ticonderoga survivor
Rose Lindsay, widow of Major Robert Lindsay, MHR for Flinders 1954-1966
Chris Long, Tomorrow Marketing
Mick Malloy, writer and performer
Troy McNamara-Muir, Community Reference Group
Marlene Miller, Sorrento
Simon Molesworth, QC
Dr Geoff Mosley
Judy Muir, marine conservationist
Penny Mullinar, town planner
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Russell Norton-Old, media communications
Marianne Perrott Hay, artist
Maria Prendergast, writer
Paul Rice, Community Reference Group
Dr Mike Richards, author
Wendy Robinson, orchardist
Deborah Russell, artist
Bruce Ruxton, AM, OBE
David Scott, OA
Professor A. G. L. Shaw, President, La Trobe Society of Australia
Tony Southall, QC
Vicki Sullivan, artist and representative of 80 descendants of 1840s farmers of Point Nepean
Neil Taylor, environmental consultant
Tom Uren
Ron Walker, AC, CBE
Sue Ward, Community Reference Group
Howlin Wind, musician

(continued on back cover)

Expression of Interest

**Department of Defence land,
PORTSEA**

by the Victorian community

**Facilitated by National Trust of Australia (Victoria)
and Victorian National Parks Association**

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Dear Mr Howard,

I have heard of the controversy surrounding Point Nepean and the fight for it to become National Park. Please reconsider your decision to sell Point Nepean.

In 1998, in a magnificent gesture, you gave the surplus Defence land around Sydney Harbour back to the people of Australia. Surely you could do the same with beautiful and historic Point Nepean in Victoria. I was raised in Victoria and being away so much and then coming back to visit intermittently, I notice how much of the landscape has been eaten up by development. Point Nepean is a small area in Victoria, Australia, but it represents so much more. It's part of the big picture of a world mainly concerned with short term profits and overlooking the long term effects that this kind of development can bring.

The sale of Point Nepean would represent a value system that values money over nature and beauty, which are things that can never be replaced once the balance and biodiversity are broken. I've long believed that all of Australia should be declared a National Park! Nature is Australia's gift to the world, her flora and fauna are incomparable anywhere I've been (and I've been to many countries!) We have the responsibility to preserve and protect. I feel passionately that we should preserve whatever land we can for our future generations.

Why can't we set the standard? Dare to change things and set a standard of consideration and foresight for the rest of the country and indeed the world. Let's set a new trend of care and concern and not follow other countries into unreturnable loss of land and species. Please don't sell Point Nepean. If it is sold it will only be a matter of time before some other beautiful area is taken for development. It will set off a chain reaction, a wave of decisions that will forever affect the face of our wild and beautiful, untameable and undeniably unique landscape. Point Nepean must be protected for the future as National Park.

Yours sincerely and with great hope for a positive and exciting outcome.

Olivia Newton-John OBE



The vision for Point Nepean in the Victorian Community Expression of Interest is a living and working museum — Point Nepean LivingMuseum — within a reborn Point Nepean National Park held in public hands.

Executive Summary

The long-held vision of an extended national park that includes 311 hectares of Commonwealth land at Point Nepean is threatened by the Defence Department's sale of 91.8 hectares of woodlands and heritage buildings, and the deeding of 10-20 hectares to the Mornington Peninsula Shire Council.

Point Nepean is not a place for five-star hotels, condominiums, holiday apartments for sale and rent, lodges, golf courses, car ferries, helipads and other developments that have no direct relevance to the natural and cultural heritage of Point Nepean or have substantial environmental impact. The vision for Point Nepean in the Victorian Community Expression of Interest is a living and working museum — Point Nepean LivingMuseum — within a reborn Point Nepean National Park held in public hands.



The Victorian Community Expression of Interest in Defence land, Portsea

The Victorian Community Expression of Interest is in a long-term, protected future for Point Nepean as an integrated national park that reflects and celebrates the area's spiritual, environmental, social and economic values.

It is not an expression of interest to buy Point Nepean, for of course it is already in public hands. It is an expression of community interest in Point Nepean and its future – the best way forward for a Point Nepean.

Therefore the Expression of Interest makes no offer of money to purchase the Defence land at Portsea. The land is too valuable to have a price placed on it. It is priceless. The Expression of Interest is a simple but formal request for the transfer of the Portsea land to the Victorian community to enable the establishment of the Point Nepean National Park and the Point Nepean LivingMuseum.

The emphasis on any future for Point Nepean should be on less is more, with the vision kept within what the Point Nepean precinct can sustain environmentally, socially and economically.

This will reduce initial and ongoing capital outlays and put much less pressure on the level of income generation needed to maintain the site. The siting, design and use of Point Nepean must be relevant to the nature of the site, and respect the objectives of its protection, conservation and management.



Management of Point Nepean National Park

The 311 hectares of Commonwealth land should be transferred to the Victorian government and included within the future Point Nepean National Park. Its management should be integrated within the national park's management plan, with responsibility for preparing and implementing that plan given to Parks Victoria.

The Victorian Community Expression of Interest recognises the traditional Indigenous owners of these lands and undertakes to enable the involvement of Aboriginal people in the management and proper care of Point Nepean.

A Point Nepean Advisory Committee – experts drawn from the local and wider communities – would be appointed to work with Parks Victoria on the implementation of the management plan and the vision for Point Nepean National Park.

To further the protection of the Central Heritage Precinct (Quarantine Station/ Norris Barracks area), the area should be leased from Parks Victoria by the Point Nepean LivingMuseum, with the LivingMuseum's Board of Management charged with implementing the vision for the precinct.

With the opening of the Central Heritage Precinct as the Point Nepean LivingMuseum, and with the establishment of a variety of programs and activities to highlight the features of the area, the annual number of visitors will increase markedly. Increases in visitor numbers will require careful and strategic management of access to various points in the Point Nepean National Park, and attention to the detail of accommodation, meals and food services, water and energy conservation, waste minimisation and traffic management.

*The 311
hectares of
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National Park.*

The result will be increased community awareness, appreciation and understanding of, and active involvement in, Point Nepean's past, present and future.

The Point Nepean LivingMuseum: bringing people and place together

The natural and cultural heritage of Point Nepean can provide the foundation for an array of programs designed to protect, conserve and enhance heritage values and encourage collaboration within a diverse mix of institutions, agencies, groups and individuals. The result will be increased community awareness, appreciation and understanding of, and active involvement in, Point Nepean's past, present and future.

The best way to achieve this is with the establishment of a dedicated organisation – the Point Nepean LivingMuseum – to develop and operate the programs. Two separate but interwoven centres would be the operational arms of the LivingMuseum, and operate from the Central Heritage Precinct in a variety of buildings and spaces.

The Coastal and Marine Studies Centre would principally focus on the environments of southern Australian waters, which are well known for their great diversity of endemic marine life. *The Cultural Heritage Centre* would take advantage of Point Nepean's rich cultural heritage, including that associated with Indigenous, quarantine, maritime and defence uses. A number of programs will be developed in the areas including environmental and social history education and interpretation, environmental restoration, heritage research, conservation and restoration, and the Arts.

Under the trained eye of specialist staff, many of the conservation and management works could be carried out by young people as volunteers, as participants in employment training programs, as apprentices, and as university, TAFE and secondary students doing course work or post-graduate studies in such disciplines as heritage conservation, architecture, design, engineering and construction. It is work that could also involve community volunteers. The Point Nepean Central Heritage Precinct would become a living and working museum, with the ongoing work of experts, craftsmen and young people viewable by visitors.

There is much work to be done to determine the most appropriate conservation practices and uses for each of the heritage buildings and the Point Nepean Heritage Precinct as a whole. However, the best form of protection is to have the buildings appropriately used rather than locked up and fenced off.



Point Nepean: a vision for the past, present and future

Point Nepean lies at the tip of the Mornington Peninsula, at the entrance to Port Phillip, a protective arm curving around the bay. It is the cradle of Victoria's history: an Aboriginal mothering place and the landscape that European settlers and explorers described as they sailed into Port Phillip Bay two hundred years ago.

Part of Point Nepean is a national park, and waters surrounding it are within a marine national park. Parts of Point Nepean – the Quarantine Station and Fort Nepean – are on the Register of the National Estate.

Significant recognition for a significant place. But there is yet more to come. The long-held vision of an extended national park that includes 311 hectares of Commonwealth land at Point Nepean is today within reach. The remnant moonah woodlands, the breathtaking coasts and seascapes, and the nationally significant 19th and early 20th century buildings, could be now given the protection they so richly deserve. But there is one major obstacle.

The Defence Department is selling 91.8 hectares of woodlands and heritage buildings and the deeding 10-20 hectares to the Mornington Peninsula Shire Council.

This places Point Nepean at the most critical moment in its history. Its future comes down to a choice between insensitive overdevelopment and sensible, sustainable management and use.

Point Nepean is not a place for five-star hotels, condominiums, holiday apartments for sale and rent, lodges, golf courses, car ferries, helipads and other developments that have no direct relevance to the natural and cultural heritage of Point Nepean or have substantial environmental impact.

Since European settlement Point Nepean has always been in public ownership, with successive governments holding it in trust for the community. And this is how it should stay. Point Nepean should be in the reach of ordinary Victorians and Australians, accessible to people wishing to develop a better understanding of their nation's rich natural and cultural heritage.

The vision for Point Nepean in the Victorian Community Expression of Interest is about people and about place, and the interactions between them.

This vision is about partnerships. Partnerships of people interacting with natural and cultural heritage icons of national significance. Partnerships in programs that meld education, science, government, architecture, engineering, construction, design, planning, management, conservation and the arts within an ecologically sustainable framework. Partnerships that work to maintain, protect and conserve Point Nepean's heritage, enhance community wellbeing and provide equity within and between generations.

This vision is about education, employment and training in local, regional and wider communities. Education via partnerships is the key to unlocking the past,

Its future comes down to a choice between insensitive overdevelopment and sensible, sustainable management and use.

building present knowledge and underpinning a sustainable and protected future for Point Nepean.

This vision is a living and working museum — Point Nepean LivingMuseum — within a reborn Point Nepean National Park. A vision that conserves the very special natural elements of the landscape, while acknowledging, respecting and protecting the evidence of human interaction with it from ancient times to the quarantine and defence years and through the present, the 21st century and beyond.

This vision is more the *vision splendid* than the *vision grande*. More about the scope of its ideas, the reach of its programs and the range of its partnerships and community involvements than the number and scale of its buildings and the size of its budgets.

This vision is unique for a national park in Victoria. But then, Point Nepean is a unique place in our world.

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*“Shipping, constant traffic through
the Heads: exploration, discovery,
decimation, arrival, hope, trepidation,
exports-imports, trade, survival,
livelihood, destruction.” **

The Victorian Community Expression of Interest in Defence land, Portsea

The vision of the Victorian community's Expression of Interest is a long-term, protected future for Point Nepean as an integrated national park that reflects and celebrates the area's spiritual, environmental, social and economic values.

It is not an expression of interest to buy Point Nepean, for of course it is already in public hands. It is an expression of community interest in Point Nepean and its future – the best way forward for Point Nepean.

Therefore the Victorian Community Expression of Interest makes no offer of money to purchase the Defence land at Portsea. The land is too valuable to have a price placed upon it. It is priceless. The Expression of Interest is a simple but formal request for the transfer of the Portsea land to the Victorian community to enable the establishment of the Point Nepean National Park and the Point Nepean LivingMuseum.

Principles of the Victorian Community Expression of Interest

The Victorian Community Expression of Interest provides the detail on the appropriate forms of use and management for all of Point Nepean, but with an emphasis on the natural and cultural assets found in the Defence land for sale. It is based on the fundamental principles that:

- all of the 311 hectares of Commonwealth land at Point Nepean, including the Quarantine Station/Norris Barracks area and Police Point are retained in public ownership
- the Commonwealth land is transferred to the Victorian Government and included in the future Point Nepean National Park under the integrated management of a single agency, Parks Victoria. This is consistent with the *Portsea Defence Land Community Master Plan*, which was prepared with the assistance of the Community Reference Group – 28 people drawn from the Mornington Peninsula community. It recommended a future for Point Nepean as a 'public park managed as a whole and integrated with the Point Nepean coastal and marine environments to enhance its special sense of place. The future use should recognise the diverse relationships of people with this place over time'.
- the State Government commits to a well-funded, well-managed and well-protected long-term future for Point Nepean's natural and cultural heritage
- that a variety of government departments, Indigenous communities, institutions, agencies, community groups, philanthropic bodies, and even private operators, should be encouraged to be involved in the mapping and implementation of a sustainable future for Point Nepean
- traditional Indigenous owners of these lands are included in the management and proper care of Point Nepean
- there is likely to be no need for new building footprints and that a number of existing, non-heritage building footprints should be removed to return the original spatial association of the buildings. Any changes to footprints should

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be the subject of scrutiny, according to legislation, regulation and management planning, and involve appropriate public input

- the management and use of Point Nepean should be complementary and sensitive to the social, economic and environmental fabrics of nearby communities
- any planning, management and use strategies for Point Nepean must:
 - be sensitive and modest in scale — designed to respect the unique and isolated sense of place and the fragile surroundings, especially for the Bass Strait coastline
 - consider Point Nepean in the context of the Port Phillip Heads
 - be consistent with the Victorian Coastal Strategy
 - support the *Portsea Defence Land Community Master Plan* and ‘provide opportunities for, and encourage land uses which will ensure an environmentally, socially and economically sustainable future for the site through the application of ecologically sustainable development principles’
 - promote the importance of the UNESCO Mornington Peninsula and Western Port Biosphere Reserve and the Mornington Peninsula Shire Council Sustainability Framework
 - encourage year-round use of the Point Nepean National Park to flatten the typical peaks and troughs in the usage of Victoria’s coastal areas. This will require a mixture of uses and the involvement of various organisations and institutions to help avoid the overcapitalisation and underutilisation of infrastructure and capital investment
 - provide many opportunities for community involvement in programs as participants, coordinators or assistants
 - be inclusive – not exclusive – of the people of Victoria.
- the long-term economic future of the site will require that use of the site generates an annual income from such sources as the rental of space, retail sales, equipment hire, and fees for entry, courses, guided walks and tours, and visitor accommodation.

The principles in the Victorian Community Expression of Interest also build on those in the *Portsea Defence Land Community Master Plan* which include:

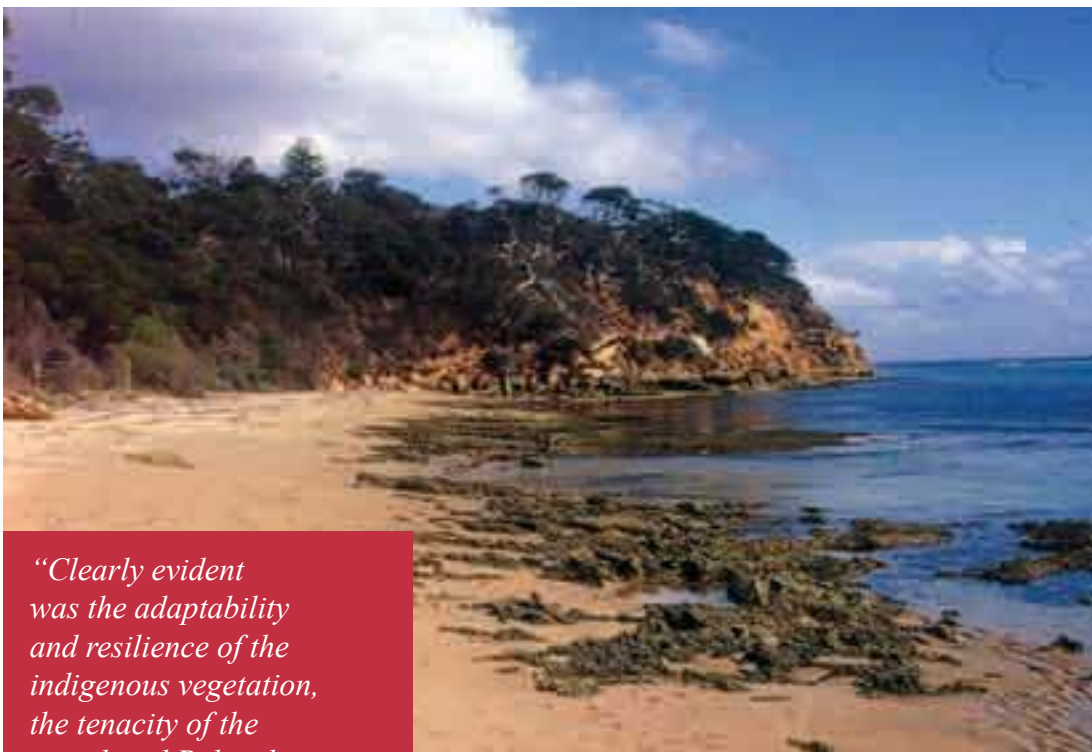
- preserving the existing sense of place including the experience of remoteness and tranquility
- recognition of previous land uses and Indigenous aboriginal cultural heritage
- protection of existing vistas to and from Port Phillip Bay and Bass Strait
- conservation and enhancement of remnant flora, fauna and habitat areas and values
- environmentally sensitive provision of public access through the site and along the Port Phillip Bay foreshore whilst maintaining the isolation of the scientifically significant Bass Strait coastline
- the sustainable re-use of heritage buildings
- environmentally sensitive community-based education, research,

tourist, leisure and support facilities

- supplementing the existing limited parkland to Mornington Peninsula
- enhancing the identified themes of tourism on the Mornington Peninsula, the Bellarine Peninsula and of Port Phillip Bay.

The processes by which we implement the vision for Point Nepean National Park are just as important as the final outcome and will take a number of years to evolve. The various programs and processes along the way will provide a rich lode for community involvement that will build awareness, understanding and appreciation of this priceless piece of Victoria's heritage, and active community participation in its protection.

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*“Clearly evident was the adaptability and resilience of the indigenous vegetation, the tenacity of the introduced Polygala; the walking-tracks made by volunteers; invisible but ever present fauna: footprints in the sand, scurrying lizard tracks, holes left by echidnas; the call of birds, few in the heat of the day.” **

Facilitating groups of the Victorian Community Expression of Interest

The National Trust of Australia (Victoria) and the Victorian National Parks Association are the two groups facilitating the Expression of Interest in Point Nepean for the Victorian community.

Since 1956 the National Trust of Australia (Victoria) has been actively working towards conserving and protecting our heritage for future generations to enjoy.

The National Trust is an independent non-profit, nongovernment organisation, supported by a large community base. It is the premier heritage and conservation organisation in the State, and the major operator of house museums and historic properties open to the public.

The Trust's work is divided into two main areas of conservation. They are advocacy for the preservation of heritage generally, and the management of properties and collections in its care.

The Trust's mission is to be an independent membership organisation committed to the conservation of heritage by its own action and by involvement and education in the community.

The Victorian National Parks Association is Victoria's peak nature conservation community group with 15,000 members and supporters. It is a member-based, not-for-profit, nongovernment organisation that has been existence for 51 years.

VNPA runs Victoria's largest bushwalking and outdoor activities program as well as strategic and successful campaigns to protect Victoria's biodiversity in a representative national parks and reserves system (eg. Wilsons Promontory, box-ironbark forests, marine national parks).

In three Nature Conservation Reviews, the most recent in 2001, VNPA has provided unparalleled comprehensive reports on the state of nature conservation in Victoria and made recommendations about how to protect the State's biodiversity and natural systems.

Partners in the Victorian Community Expression of Interest

The Victorian Community Expression of Interest reflects the views of various groups and individuals, all with a common vision for Point Nepean. The partners in this project will fall into two categories, in-principle partners and participant partners:

- *in-principle partners* are those who have given strong, in-principle support to the vision
- *participant partners* are those who too give strong in-principle support, but also wish to participate in the design and implementation of the Point Nepean vision either through in-kind or financial contributions.

In-kind support could be the design and coordination of programs offered at Point Nepean, such as the natural and cultural heritage conservation work currently undertaken there by the Nepean Conservation Group and the Nepean Historical Society. It could also include offerings from the members of the Frankston/Mornington Peninsula Local Learning and Employment Network Inc, a dynamic association of over 300 individuals and organisations from the local community that grew out of a community response to youth disengagement from traditional models of education. And it could also include programs designed by the faculty of Architecture at RMIT. These are just some of the many partnerships that could be formed as the LivingMuseum evolves.

The establishment and management of Point Nepean National Park and the Point Nepean LivingMuseum will, through managed partnerships, attract significant amounts of in-kind contribution and input from advisory groups and other appointees, historic and heritage groups, Friends groups and numerous other sectors in the Victorian and Australian communities.

Financial contributions would be used to seed progress towards the vision. Currently there is one participant partner, which has provided substantial in-principle support for establishing the Point Nepean LivingMuseum. This will encourage significant contributions from similar bodies.

(See inside covers for individual and group supporters.)



*“Defence Road allows you simultaneously to see the warm, quiet, lapping waters of the bay and the colder, crashing, surfrollers of the ocean beach. The contrast is remarkable and a distinctive feature of this exceptional place. Here ocean and bay are part of the National Park – here in this narrow strip contrasts, connectedness and relationships abound.” **

The Victorian Community Expression of Interest reflects the views of various groups and individuals, all with a common vision for Point Nepean.

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Expressions of interest and heritage conditions for Point Nepean

The *Request for Expression of Interest* document supplied by Phillips Fox as part of the Expression of Interest process for Point Nepean, indicated that there are two key heritage conditions on the transfer of the Portsea Defence land that must be agreed to by those wishing to acquire the land. Paraphrasing these, the first condition is that the purchaser must not object to any applications for or listing of buildings or structures on the Victorian Heritage Register by Heritage Victoria. The second is that the purchaser must agree to comply with conditions and requirements in the *Conservation Management Plan* and any requirements by any Governing Body or Heritage Victoria.

The Victorian Community Expression of Interest is very pleased to state that it in the implementation of its vision it will comply with these conditions, and work to ensure that, as the *Conservation Management Plan* states:

‘All future conservation actions for the site should be based on the principles of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*.

However, it is also the intention of the Victorian community, on return of the land to the State Government, to urge a strengthening of protection for the natural and cultural heritage in the land that is the subject of its Expression of Interest. The reason for this is that the conditions listed are insufficient to provide for the long-term protection of Point Nepean’s natural and cultural environments.

*“Darkness in Fort Nepean, the craftsmanship of the nineteenth century brickwork, the maze of tunnels, the Engine room.” **

As stated on page 7 of the *Conservation Management Plan*, Point Nepean is included in the Register of the National Estate.

‘The former Quarantine Station is listed on the Register of the National Estate (RNE). There are currently three registrations, which cover the study area. One is for the Quarantine Wards, Kitchens and Heaton’s Monument Group, Portsea VIC, another is for the Point Nepean Area, Portsea, VIC and the other is for the Limestone Building (Shepherd’s Hut). The registration of the whole site is currently being reviewed and upgraded.

‘Commonwealth actions in respect to an item on the Register of the National Estate are bound by the provisions of Section 30, Australian Heritage Commission Act (1975). This requires the Heritage Commission to be consulted regarding changes proposed to place on the register and responsible ministers to take actions to safeguard the National Estate.’

To provide adequate protection for Point Nepean's priceless heritage requires the best information on which to make decisions. In the above quote a review of the site's National Estate registration is under a process of review and upgrading, but the status of such a review is not mentioned in the Phillips Fox *Request for Expression of Interest* document. Crucial landscape and archaeological assessments are also needed. On page 56 the *Conservation Management Plan* states:

'It should be noted that the whole site including the complex of buildings is of significance. The extent and detail of the significance of the whole site cannot be confirmed until archaeological and landscape assessment has been undertaken.'



And on page 59, when commenting on significant views, open space and planting, the *Conservation Management Plan* states:

'The whole site has exceptional cultural landscape significance. Detailed landscape and archaeological assessment will investigate this further.'

Further, on page 73, the *Conservation Management Plan* recommends studies of social values, flora and fauna, moveable items, and the economics of appropriate and viable uses of heritage buildings. It appears that no substantive studies or fieldwork of this type have been carried out. These and comprehensive landscape and archaeological studies must be done before the effects of any proposals can be adequately assessed, and a long-term, protected future for Point Nepean as the Point Nepean National Park and Living Museum can be implemented

A reading of pages 68-69 of the *Conservation Management Plan* also reveals that development would be permitted in a number of areas. This could lead to overdevelopment of the site and impact on the bush area, disturb the spatial associations of the various buildings, and destroy the sense of place so crucial to the heritage registration.

The *Conservation Management Plan* states that development would be permitted to occur in:

- land behind the ‘bushland ridge, south of Franklands Drive/Jackson Road/Ochiltree Road’ as long as it cannot be ‘viewed from the former Quarantine Station or the Bay.’
- ‘the areas of army construction for building replacement’
- the ‘area north of Cape Road’
- the ‘area to the west of the study area, that is the sporting grounds’
- the footprints of existing non-heritage buildings (there are approximately 70 buildings and structures in this category)
- locations ‘removed from the historic fabric identified as being of significance’, sites that ‘retain significant views onto and within the site’, and sites that do not ‘impact on open spaces identified as important’.

It should be remembered that the *Conservation Management Plan* considers only the built precinct from a landscape and cultural heritage view (it does not assess the natural heritage of the 50 hectares of tea-tree and moonah woodland also being sold). It makes no claim to consider the environmental impacts and ecological sustainability issues associated with the use of the site (issues such as access provision, traffic, water management, energy conservation, coastal protection, crowding) and the numbers of people that could visit the area due to its development.



“... views around the horizon line, limitless space, the sky dome; the cloudscape, weather patterns, constant changes.” *

The *Conservation Management Plan* considerations should be just one element of a comprehensive analysis of the individual and cumulative impact of proposed uses.

Under Section 30 of the Australian Heritage Commission Act there are prohibitions on the Commonwealth acting in any way as to cause adverse effects on heritage of significance. The Australian Heritage Commission should assess the impact of potential uses because the act of selling the land could lead to adverse effects on the natural and cultural values of the site, and therefore breach the Act. Sale of the land removes it from public hands and community ownership, alienates precious coastal

land at a time when the Australian coast is under great threat, and could lead to severe environmental impacts on the built and natural heritage of this national icon.

Based on the above analysis, the Victorian community would, on the transfer of the land to Victoria, expect:

- the undertaking of investigations recommended in the *Conservation Management Plan*
- Heritage Victoria to register all of the Portsea Defence Land and the rest of Point Nepean, from the eastern boundary of the Defence Land to the Point. This would include all the land, the landscape and layout, and most of the buildings, and ensure that the buildings, their spatial associations and Point Nepean's sense of place are protected. The registration would extend into Port Phillip Bay to include the Quarantine Anchorage zone inside the Channel
- the State Government to ensure through legislation that the area is protected within the Point Nepean National Park
- the State Government to act on its stated willingness to take on the costs of managing and maintaining the land and heritage buildings (this was reiterated in the State Government's publicly released Expression of Interest submitted to the Defence Department on 2 June 2003).

These are four vital actions that are needed to ensure that the priceless natural and cultural heritage contained within the Commonwealth land for sale (the subject of the Victorian Community Expression of Interest), and the remaining Commonwealth land and existing national park land, are protected in perpetuity. Anything less than national park status will be insufficient to adequately protect Point Nepean's priceless heritage.



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Expression of Interest and subdivision

In the *Request for Expression of Interest* document there are conditions relating to residential subdivision of the Portsea Defence land. The Victorian community does not intend to subdivide the Defence land at Portsea. Nor does it intend to subdivide around each of the buildings to create allotments for dwellings, hotels, conference or education facilities, tourist accommodation or other non-residential purposes although these are permitted by the contract conditions. Such subdivisions are little different to residential subdivision in their impact and would be inconsistent with the vision of the *Portsea Defence Land Community Master Plan* and the Victorian Community Expression of Interest.

The contract conditions imply that although new residential development might not be allowed on sites currently unoccupied by infrastructure, residential development within existing structures, on their footprints or on allotments surrounding them could be permitted. Subdivision around existing structures could create up to 140 separate allotments (the approximate number of buildings on the Portsea defence land), disintegrating the site and making management and control disturbingly complex and extremely difficult.

Except for managers and caretakers, there should not be any permanent residential development in either existing or new buildings on the site. Accommodation should be provided solely for those who wish to visit Point Nepean and become involved in the work of the LivingMuseum. It should not be provided simply as another overnight stop for people travelling on the Mornington Peninsula.

This again highlights the fundamental point that any use of the area based on the Victorian Community Expression of Interest should be of direct relevance to Point Nepean and its cultural and natural heritage, and consistent with the principles underpinning the Point Nepean National Park and the LivingMuseum.



The special values of Point Nepean

In a letter to the *Independent Mail*, a local Mornington Peninsula newspaper, Ursula de Jong, (Senior Lecturer in medieval, nineteenth and twentieth century art and architectural history, School of Architecture and Building, Deakin University, Geelong) captures the true essence of Point Nepean and the need for its protection:

‘There are compelling reasons why broad community sentiment to retain these 311 hectares is so comprehensive and overwhelming.

‘The land at Point Nepean holds great significance for its natural beauty, its natural and cultural heritage, for its role in Australia’s history, for its status as a viable and discrete ecological unit, for the coastal habitat of the tip of the peninsula, for the walking tracks which allow views and vistas of Port Phillip Bay and Bass Strait, for the relationships between the Mornington and Bellarine Peninsulas and the Heads, for the potential to provide further National Park, recreational, passive, cultural and educational facilities for the people of Australia.

‘The values we ascribe to this land run deep. Part of who we are as Victorians and Australians today stems from this land: the Bunurong people lived here for over 6000 years; Victoria’s first European settlement occurred here almost 200 years ago; migrants entered Melbourne through the Quarantine Station since the Gold Rushes in the 1850s; until the end of the WW11 Victoria boasted the best Defence system in the world because of the Forts at Point Nepean and Queenscliff. These stories are our stories. The built heritage on site (dating from early in the nineteenth century) is of inestimable value. The Victorian/Australian community cannot now countenance the selling of the 85 hectares [now 91.8 hectares] north of Defence Road — one of the State’s and the Nation’s most important heritage sites.

‘The recommendation [of the *Portsea Defence Land Community Master Plan*] that the entire 311 hectare site becomes a public park, preferably under a single management authority, acknowledged that an integrated approach - wherein relationships, juxtapositions, multiplicities, layerings, cause and effect, context and contrast can be fruitfully explored - would lead to a holistic understanding and appreciation of Point Nepean. The cradle of Victoria cannot be sold and thus be allowed to fall into commercial hands.

‘It seems that we have one last opportunity to preserve this priceless asset for all Australians. We must seize it. The integrity of this superb site must not be compromised simply as a result of a short-term political struggle.’

Point Nepean is very much a composite landscape, a layered history of Victoria, proof of the interactions of people with landscape.

Sea level changes, wave advances, sand dune accretions, dune limestone formations and plant colonisation have all shaped the Point Nepean’s iconic coastal landscape, a landscape of state and national significance, both for its outstanding natural scenic qualities and how human structures now merge with that natural landscape.

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Although parts of this iconic coastal landscape have been modified, it is relatively intact due to its history of closure to public access.

Point Nepean's isolation was the reason for the establishment of the Quarantine Station, which today stands as one of the earliest and most intact of its type in Australia. Its location at the entrance to Port Phillip Bay was ideal for the gun emplacements and other fortifications designed to ward off invasions during the wars. And the spatial arrangement of the buildings in the heritage precinct is distinctive and part of the site's character.

Although parts of this iconic coastal landscape have been modified, it is relatively intact due to its history of closure to public access. The nature of the sand dune formations are of state significance, the remnant coastal moonah woodlands of very high conservation significance, there are a number of plant species of state and regional significance, the sooty oystercatcher and hooded plovers are of state significance, and the southern brown bandicoot is of national significance. Two parts of Point Nepean, and some of Point Nepean's special values mentioned above, are protected in the existing Mornington Peninsula National Park. All of Point Nepean is on the Register of the National Estate.

However, there are a number of issues that need to be addressed, and can be addressed, by the future management of the area. According to the 2000 State of the Parks Report by Parks Victoria, the national park also protects 'substantially depleted' representative areas of coastal grassy woodland, and 49 threatened species (20 flora and 29 fauna).

The report also indicates that Mornington Peninsula National Park is 'highly fragmented' and 'only partly linked to native vegetation and coastline'. Weeds are also having a 'severe' impact on native vegetation, and the Gippsland Plain bioregion, in which the park is located, is 'poorly' reserved.

The vision for Point Nepean National Park contained within this Expression of Interest would dramatically enhance the values protected by the existing park and address the above-mentioned deficits — along with others described in the State of the Park report and elsewhere — through integrated and active management, planning and practise.

The next section of the Victorian Community Expression of Interest provides the detail of a visionary future for Point Nepean and its national park.

Charting the protection, use and management of Point Nepean National Park

The Victorian Community Expression of Interest proposes that all of Point Nepean, including Police Point, be protected within the Point Nepean National Park and managed by Parks Victoria.

Although Parks Victoria manages more built heritage than any other management agency in Victoria, the amount of heritage infrastructure at Point Nepean, and its inclusion in the Point Nepean National Park, will make the park unique in the national park system. This should not be seen as a burden in any sense, rather a wonderful opportunity for Victoria.

The emphasis on any future for Point Nepean should be on less is more, with the vision kept within what the Point Nepean precinct can sustain environmentally, socially and economically. This will reduce initial and ongoing capital outlays and put much less pressure on the level of income generation needed to maintain the site.

The siting, design and use of Point Nepean must be relevant to the nature of the site, and respect the objectives of its protection, conservation and management. Development proposals that merely want to use the land because of its availability rather than for its inherent natural and cultural values, should be rejected.

There should be no need for new building footprints, with any new buildings, should they be required, contained within the existing footprints of removed non-heritage buildings and structures. Wherever possible, the footprint should be reduced where it would not otherwise compromise the heritage and natural values of Point Nepean.

Any large-scale intensive and/or unsustainable development such as subdivisions, hotels, heliports, car ferries, hotels, casinos, supermarkets and other inappropriately sited developments with no relevance to the natural and cultural heritage of Point Nepean, should be avoided. Due regard to the fragility, amenity and atmosphere of the venue should be taken into account at all times and its values enhanced, rather than diminished by public usage and infrastructure.

The Victorian Community Expression of Interest now considers the on-the-ground issues and the opportunities in the implementation of a sustainable vision for Point Nepean National Park.

Management of Point Nepean National Park

Currently the 620 hectares of public land at Point Nepean includes approximately 310 hectares of state-owned land in two segments of the Mornington Peninsula National Park, and 311 hectares of Department of Defence land wedged between them.

Development proposals that merely want to use the land because of its availability rather than for its inherent natural and cultural values, should be rejected.

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The Commonwealth land should be transferred to the Victorian government and included within the future Point Nepean National Park. Its management should be integrated within the national park's management plan, with responsibility for preparing and implementing that plan given to Parks Victoria. The remaining areas of the existing Mornington Peninsula National Park – including Cape Schanck, Greens Bush and the Bass Strait coastline – should retain the name Mornington Peninsula National Park.

The Victorian Community Expression of Interest recognises the traditional Indigenous owners of these lands and undertakes to enable the involvement of Aboriginal people in the management and proper care of Point Nepean.

A Point Nepean Advisory Committee – experts drawn from the local and wider communities – would be appointed to work with Parks Victoria on the implementation of the management plan and the vision for Point Nepean National Park.

One of the key issues associated with the disposal of the Department of Defence land at Portsea has been the future use of the Quarantine Station/Norris Barracks area – the Central Heritage Precinct in the *Portsea Defence Land Community Master Plan*.

The many issues associated with the heritage listing of buildings – up-keep, ongoing maintenance and the need for income generation to defray these costs – mean that the management and use of the heritage precinct does not easily fit into the traditional concept of national parks, which are established for the protection of natural communities and species. However, the precedent for significant cultural heritage protection in a national park can be found at Mount Buffalo National Park, where the Mount Buffalo Chalet, along with several other significant buildings, are inside its boundaries. There the chalet is leased to a private operator.

These challenges of fit for significant heritage buildings within a national park are relatively small when compared with the potential impacts of intensive commercial use of the Central Heritage Precinct were it sold by the Defence Department. This form of use is incompatible within a national park and does not have the support of the *Portsea Defence Land Community Master Plan* or the Victorian community represented by this Expression of Interest.

The unique qualities of Point Nepean need the protection that a national park can give them. The Central Heritage Precinct should be considered an integral part of the future Point Nepean National Park. To further the protection of the Central Heritage Precinct, the area should be leased from Parks Victoria by the Point Nepean LivingMuseum, with the LivingMuseum's board of management charged with implementing the vision for the precinct.

The use of Point Nepean National Park

The 311 hectares of Commonwealth land (including the 91.8 hectares for sale and the 10-20 hectares at Police Point) are wedged between two parts (totalling around 310 hectares) of the existing Mornington Peninsula National Park. The vision at the heart of the Victorian Community Expression of Interest is that these various pieces of land (621 hectares in total) be merged to form the Point Nepean National Park.

Every year around 50,000 people visit the small segment of Mornington Peninsula National Park at the very tip of Point Nepean. Many take the ride on the tractor trolley from the Information Centre to Point Nepean. Some come with school groups, some with their families, and others with their mates or on their own. Quite a few visitors choose to walk to the Point, and on the way some climb Cheviot Hill where they can take in spectacular views of Bass Strait, Mornington Peninsula and Port Phillip Bay.

At the tip of Point Nepean visitors can see The Rip and enjoy the stunning vista across The Heads to Queenscliff. They can also explore the tunnels of Fort Nepean, marvelling at the mighty disappearing gun and listening to an audio presentation recapturing the sounds of soldiers at work.



*“We observed remote isolated coastal areas and beaches; wild landscapes and seascapes, coastal rock platforms, deep pools. We noted relationships between nature and humans: fragile, misunderstood, seawalls, erosion.” **

These many visitors only see a small part of the area’s natural and cultural heritage for Point Nepean has been largely inaccessible for years. Areas of Commonwealth Land have been fenced for security and safety reasons, the Quarantine Station and Norris Barracks area have been closed off to the public (except for a small number of visitors to the Quarantine Station Museum), and there is a lack of access tracks within the existing national park for conservation as well as for safety reasons.

With the transfer of the 311 hectares of Commonwealth land to Victoria, and its addition to the 310 hectares of adjoining national park to form the new Point Nepean National Park, the natural and cultural heritage of the area will become more widely

As well as tourists, there will be many students – primary, secondary and tertiary – and participants in various programs ...

There is great potential for the development of themed natural and cultural heritage walks that will help people understand the relationship between the landscape and the choices of use.

promoted and more accessible. This, and the opening of the Central Heritage Precinct as the Point Nepean LivingMuseum with a variety of programs and activities, will cause the number of visitors to increase markedly. As well as tourists, there will be many students – primary, secondary and tertiary – and participants in various programs conducted in Point Nepean National Park, and many community volunteers offering assistance in diverse activities.

Increases in visitor numbers will require careful and strategic management of access to various points in the Point Nepean National Park. The number of visitors, and in particular, vehicle numbers, could well need ‘ceilings’ like those currently in place. In 1988 a visitor ceiling was set at 600 visitors per day inside the national park. Since the establishment of car parking at Gunners Cottage this has been raised to 1000 visitors per day.

So what are the recreational opportunities for the increased numbers of visitors?

Bushwalking will be one of the best ways to appreciate Point Nepean National Park. A series of walks could be developed by Parks Victoria with assistance from community groups and the Point Nepean LivingMuseum. This must be done with great care and sensitivity given the fragile environment, the need to confine people to tracks, and risk management.

There is great potential for the development of themed natural and cultural heritage walks that will help people understand the relationship between the landscape and the choices of use. A mix of nature walks – eg. moonah woodlands – would include short walks and full-day ones, with visitors opting for either guided or self-guided walks. These walks could be linked to those in the Mornington Peninsula National Park, creating more than 30 kilometres of walking from Point Nepean to Cape Schanck. (NB: Much of Point Nepean is unsuitable for disabled access, but specific provision should be made wherever possible. The Loo-Errn walk at Tidal River in Wilsons Promontory National Park is one example of a recreational option available to disabled persons.)

Diving is popular in the Point Nepean area, and the area could be an access point for Port Phillip Heads Marine National Park. The nature of Point Nepean rules out any shore-based facilities associated with SCUBA diving, such as car parks, dive shops and boat pick-up and drop off points – there are already some at Queenscliff, Portsea and further up the Bay. But it does offer a unique opportunity to run specialist education, research and monitoring programs for SCUBA divers and snorkellers. One of these, Reefwatch, involves volunteers using standardised techniques to monitor the marine life in Victorian waters.

Cycling is a very popular activity at Point Nepean and opportunities exist to extend the trail network and integrate it with cycling trails outside the park.

Boating in the waters surrounding Point Nepean is very popular. Boats could use a small jetty constructed on the former jetty site in front of the Disinfecting Complex, and thereby reduce vehicular traffic on the land. However, increased

boat traffic associated with this would impact on a significant marine area already designated as the Ticonderoga Bay Sanctuary Zone for dolphins between Police Point to the former jetty site. This proposal will require much deeper investigation.

A car ferry should *not* be considered under any circumstances as it would seriously compromise the values of the precinct by adding to traffic congestion, introducing the danger of shared walking-cycling-traffic areas, and requiring substantial and invasive in-water and shore-based infrastructure.



The future of the playing fields and Wombat Reserve deserve special consideration given their history. While revegetation of these fields in part or in full are two options, another is to use them for limited sporting events. They, along with parts of the Central Heritage Precinct, could also be used for occasional events that promote the special characteristics of the Point Nepean National Park and its region.

But a great deal of the future activity of visitors will be based on the operations of the Point Nepean Living Museum, a detailed outline of which follows a discussion of the services that could and would need to be provided in the Point Nepean National Park.

Accommodation, meals and food services in Point Nepean National Park

Many of the visitors to Point Nepean will only visit during the day. However, those people who are involved in on-site programs (participants and coordinators), or those who wish to more-fully explore the Point Nepean precinct, should be given the opportunity to stay on-site in low-cost, low-profile and low-impact accommodation.

The following principles should apply:

- accommodation should be integrated and consistent with the identified uses and the management objectives of the park, rather than operate as 'stand alone' features

Many of the visitors to Point Nepean will only visit during the day.

- accommodation levels, and the number of visitors and overnight stays, should be established and capped according to existing infrastructure and the capability of the environment to sustain them
- accommodation facilities should not simply duplicate what is already available in the towns on the Mornington Peninsula
- accommodation priority should be given to those people who are participating in the various on-site programs and wishing to spend time visiting the site to appreciate and enhance its values
- an accommodation footprint should be identified within the Management Plan to avoid the possibility of future extension into the wild areas of the Point Nepean National Park
- a 'store' (eg. a monopoly situation such as at Tidal River) should be avoided, giving local traders the benefit from visitor numbers (supplies are readily available at Portsea, Sorrento, Blairgowrie and Queenscliff).

Expert analysis on this issue should be sought from Parks Victoria as soon as possible, but such accommodation could include:

- backpacker-style accommodation utilising refurbished 1960s quarters, or in new and sensitively designed structures on existing non-heritage building footprints
- camping using the playing fields. Sites should be unpowered and numbers small
- group lodges such as at Tidal River.

*"Dangers ever present: UXO signs accompany us, unexploded ordinances, bygone peace shattered; unseen enemies, refugees; defence; drowning, rips, currents, unexpected waves, tides, shipwrecks; fragile environments; an historic cemetery." **

Visitors to Point Nepean will need access to food and associated services. These services could be offered by the LivingMuseum, but they could be also offered by another operator. The availability of meals and food services will depend on the identified purposes of the area. Some possibilities are:

- café serving light meals, tea and coffee eg. Churchill Island
- a low-cost/limited-menu kiosk
- sale of picnic provisions/BBQ packs
- electric/gas barbecues
- dedicated picnic areas, with available shelter
- Commanding Officer's House could be used as a restaurant to showcase the work of student chefs and hospitality industry trainees.

The management of water, waste, power and traffic

Human waste disposal and environmental impacts are major considerations at Point Nepean. The isolated nature of the site, and its natural and cultural significance, require special emphasis to be placed on waste minimisation and the environmentally sustainable use and supply of energy and water.

Although Point Nepean is supplied with a reticulated water system, a sewage treatment system and mains power, conservation of these resources is the key, and the establishment of self-contained systems a priority. The existing infrastructures in this regard are unsuitable in their current condition.

Water conservation, recycling, reclamation and reuse should drive the water management systems at Point Nepean and create a model for other heritage and environmental precincts, as well as to the wider community. The Green Building project in Leicester Street, Carlton, is one development that could be used to guide such programs.

The collection and reuse of rainwater and stormwater, and the reclamation and treatment of grey and black water, should also be priorities. Solar panels should be used to collect sufficient energy to provide power for lighting and hot water systems.

The achievement of such conservation measures as described above would benefit from partnerships between relevant management agencies, alternative technology groups and university faculties specialising in sustainability and design.

The potential impact of motor vehicles should be minimised with an emphasis on pedestrian and bicycle traffic, and by the use of minibuses or trolleys to transport people to more-distant locations in the park. Franklands Drive should be left open for emergency vehicles only.



The Point Nepean LivingMuseum: bringing people and place together

The natural and cultural heritage of Point Nepean can provide the foundation for a remarkable array of programs designed to protect, conserve and enhance heritage values and encourage collaboration within a diverse mix of institutions, agencies, groups and individuals. The result will be increased community awareness, appreciation and understanding of, and active involvement in, Point Nepean's past, present and future.

The best way to achieve this is with the establishment of a dedicated organisation – the Point Nepean LivingMuseum – to develop and operate the programs.

Two separate but interwoven centres would be the operational arms of the LivingMuseum, and work from the Central Heritage Precinct (approximately 35 hectares) in a variety of buildings and spaces.

The Coastal and Marine Studies Centre would principally focus on the environments of Point Nepean and southern Australian marine waters (well known for their great diversity of endemic marine life). Based on international experience, in particular Bodega Marine Laboratory in California, Point Nepean offers a unique opportunity to create a small-scale but internationally significant coastal and marine education, research and training centre surrounded by both a coastal and a marine national park.

There is great potential for international research links that exploit the fact that southern hemisphere winter matches with northern hemisphere summer — a better time for northern hemisphere residents to travel. This will promote the year-round rather than seasonal use of Point Nepean. Museum Associations (friends groups), Earthwatch and marine research institutions such as Scripps Institute in the United States could potentially become involved in this way.

This will promote the year-round rather than seasonal use of Point Nepean.



The Cultural Heritage Centre would take advantage of Point Nepean's rich cultural heritage, including that associated with Indigenous, quarantine, maritime and defence uses.

The Coastal and Marine Studies Centre would function as:

- an undergraduate teaching facility that offered a range of live-in (backpacker style) coastal and marine programs
- a small-scale coastal and marine research facility providing opportunities for local, interstate and international researchers to conduct research programs. A key component would be the provision of several small, unit-style accommodations for visiting researchers
- a place for high-school, live-in (backpacker style) coastal and marine programs, especially environmental monitoring programs and restoration programs
- a base for a small-scale Green Corps style group that specialised in the development of expertise in coastal restoration programs
- a base for local and international 'University of the Third Age' style adult education programs. Again these programs would be based on the use of backpacker-style accommodation and would rely heavily on research, teaching and display facilities
- a centre for local community-based marine and coastal awareness programs. These would be day programs, presented on a regular basis on weekdays and at weekends
- a place for training programs for park rangers and others involved in education and interpretation activities relating to natural and cultural heritage
- a place for annexes of other institutions whose work would be consistent with the area's natural values and location — between ocean and embayment.

The Point Nepean Cultural Heritage Centre would function in similar ways, but with an emphasis in its programs on the interpretation and conservation of Point Nepean's cultural heritage. Specific activities would include an undergraduate teaching facility, research facility and works centre (as part of restoration/refurbishment/reconstruction projects on heritage buildings) as well as:

- the conduct of research into Point Nepean's cultural heritage
- the coordination of the design of and the works for the conservation, restoration and re-use of heritage buildings and sites. This would involve tertiary students of architecture, design, heritage research, TAFE building students and other young people to ensure that the various projects have strong education and training outcomes
- the conduct of heritage interpretation programs for primary, secondary and tertiary students, and community education groups.

Potential partners for the Point Nepean LivingMuseum

Potential partners in the establishment and operation of the LivingMuseum could come from:

- state and Commonwealth environment, education and heritage departments and agencies
- marine and coastal research organisations and associations

Point Nepean could be considered as a vast, open-air museum, with visitors moving through the natural and built environments.

- education associations in geography, history, science, outdoor education and environmental education
- providers of marine and environmental education programs
- community conservation groups at local, regional, state, national and international levels
- Indigenous communities
- local government
- local, state, national and international museums and aquariums
- the media
- university faculties in geography, science, architecture, landscape, environment, education, interpretation, history, heritage conservation, engineering
- local, regional and state providers of education, employment and training programs
- primary, secondary, TAFE and tertiary students and teachers
- artists, art associations and galleries
- history associations.

This is far from an exhaustive list and would continue to build as the LivingMuseum vision spread through the community.

Two centres in one LivingMuseum

Although the Coastal and Marine Studies Centre and the Cultural Heritage Centre are separate parts of the one LivingMuseum, their programs would at times interweave – multi-disciplinary approaches will be encouraged – and they would integrate the use of resources and the sharing of ideas to ensure the best-possible outcomes. A number of programs would be developed in the following areas.

Environmental and social history education and interpretation

Point Nepean could be considered as a vast, open-air museum, with visitors moving through the natural and built environments.

Education programs would involve primary, secondary, TAFE and tertiary students, and community education groups, visiting the site to participate in education and training programs that build community awareness, appreciation and understanding of the natural and cultural history of Point Nepean.

The Victorian Department of Education, museums, environmental education and heritage education associations and community groups would work to develop such programs, with the State Government providing the initial infrastructure and possibly assistance with the provision of staff. Participants in these programs would pay course fees and, if staying overnight on site, accommodation fees as well.

Possible themes for the programs, many of which can benefit from a multi-disciplinary approach, include:

- coastal, marine and terrestrial national parks and environments and the management of impacts on them

- monitoring, measurement and conservation of natural and cultural heritage
- acknowledgment and interpretation of the relationship between people and landscapes at Point Nepean: Indigenous communities, immigrants, defence personnel
- immigration history of Point Nepean (possibly supported by an annexe of the Immigration Museum)
- the great stories of shipwrecks
- military and shipping history of Point Nepean (possibly supported by an annexe of a war museum and maritime museum)
- the Mornington Peninsula and Western Port Biosphere Reserve
- the future for Point Nepean
- sustainability and environment
- comparison of land use by Indigenous communities and European settlers
- geomorphology studies: formation of the area including geological history, Aboriginal legends and historical accounts
- collection of oral histories of the Point Nepean area
- workings of the Quarantine Station
- celebrations of the diversity of Australian culture, migration and military partnerships
- interpretation of the links to Indigenous heritage and the sacred land and seascape
- concepts of inspirational landscapes
- natural and cultural heritage interpretation, possibly using walking trails, self-guided tours (with audio tapes), signage, museum-based displays and various other devices (some of this has already been attempted in the existing Mornington Peninsula National Park and the museum operated by the Friends of the Quarantine Station, but now need upgrading).
- recognition and interpretation of the foreshore site at Ticonderoga Bay where around 100 early immigrants were buried in unmarked graves between 1852 and 1854.

There is already on the Mornington Peninsula very fertile ground in which the influence and work of the LivingMuseum can grow. Through diverse partnerships, it would be possible to provide as a vital component of the LivingMuseum, local and regional education, employment and training programs in the protection of natural and cultural heritage.

For example, the Frankston/Mornington Peninsula Local Learning and Employment Network (FMPLLEN) membership has a charter to improve education, employment and training outcomes for 15 to 19 year olds in the Frankston and Mornington Peninsula region. The FMPLLEN Board of Management is made up of 20 elected representatives from the community, including youth, schools, TAFE, University, employment and training sectors, the Indigenous community, trade unions and local business.

The Schools of the Biosphere project involves 12 FMPLLEN member schools who are committed to developing whole of school approaches to life in the Mornington

Peninsula Western Port Biosphere Reserve. It would fit well with the proposed LivingMuseum concept, bringing with it committed teachers and young people who are actively engaged in research and monitoring, revegetation and sustainable energy and resource development.

The Schools of the Biosphere project is only one of a wide range and diversity of environmental projects in FMPLLEN schools. In another example, three years ago members of FMPLLEN, in conjunction with Monash University, documented the concept of Boona-djalong – A Centre for Learning for Sustainability and Community Capacity Building. The concept reflects the expressed views of the education, employment and training sectors in their dealings with local young people and the views of young people who were consulted in the development of the proposal. The strongest theme coming through the document is the need for young people to feel valued by and connected to their local community.

Boona-djalong – The Centre – represents a means for education, training and employment communities across the Frankston Mornington Peninsula region to engage young people in their local environment, in life long learning and in finding the means to lead sustainable and responsible lives. The Centre concept fits well with the concept of the LivingMuseum – a place for life-long learning which is interactional, works across generations and in partnerships with all sectors of the community. In the Point Nepean LivingMuseum, some of the detail of that vision can become a reality.



Environmental restoration

Over two centuries, the environments of Point Nepean have been significantly modified and require active and adaptive management in the future. This should be viewed as a process rather than as a single ‘event’. Vegetation restoration, weed removal and other restoration programs can involve the community on many levels. An on-site indigenous plant nursery could also be considered. ‘Friends’ groups and the Nepean Conservation Group have in recent times been working on the clearing of *Polygala*, the construction of walking tracks and the restoration of gun emplacements.

Young people – within and beyond the formal education system – can become actively engaged in heritage work, environmental restoration and research. Such work builds their knowledge of the area’s unique ecology and the relationships between flora and fauna, and also offers opportunities to consider the different attitudes to the land exhibited by Indigenous and European communities.

For instance, Frankston and Mornington Peninsula schools are recognised leaders in the development and implementation of programs that are responsive to the needs of local young people. Vocational education and training is strongly supported by all schools and the new Victorian Certificate of Applied Learning has been achieving outstanding success. The LivingMuseum could provide excellent opportunities for young people to be involved in workplace learning and training.

Heritage research, conservation and restoration

There is still much to learn about Point Nepean’s history and heritage, and the methods that can be used to conserve and manage it. This will require ongoing research programs undertaken by heritage and architecture experts, but would benefit from community involvement and that of tertiary students from relevant courses.

Research is also required into how the use and conservation of a site with such heritage significance can be undertaken within the principles of ecologically sustainable development. For example, what is possible for solar energy collection, water reuse, waste minimisation and energy conservation in the heritage buildings and the wider precinct?

The protection of the site’s heritage values will require:

- archaeological and historical survey work in the field
- assessment of building conditions and the conservation needs of each building and the broader precinct
- the design of works for the restoration, reconstruction, adaptation and re-use of the heritage buildings, as well as for features associated with solar energy collection, water reuse, waste minimisation and energy conservation
- the carrying out of those works
- ongoing monitoring and maintenance.

There is still much to learn about Point Nepean’s history and heritage, and the methods that can be used to conserve and manage it.

The Point Nepean Central Heritage Precinct could become a living and working museum, with the ongoing work of experts, craftsmen and young people viewable by visitors.

All of these requirements could be satisfied by the employment of freelance heritage consultants, builders, architects and other experts. But this would be expensive and could undermine the implementation of the Point Nepean vision by limiting the education, employment and training potential of what the Point Nepean National Park and LivingMuseum have to offer. The alternative is to involve various community sectors more fully in this work.

Under the trained eye of specialist staff, many of the conservation and management works could be carried out by young people as volunteers, as participants in employment training programs, as apprentices, and as university, TAFE and secondary students doing course work or post-graduate studies in such disciplines as heritage conservation, architecture, design, engineering and construction. It is work that could also involve community volunteers. The Point Nepean Central Heritage Precinct could become a living and working museum, with the ongoing work of experts, craftsmen and young people viewable by visitors. For example, the heritage site at Port Arthur, Tasmania, has archaeologists, stonemasons and conservators working on site, and visitors are encouraged to interact with them to gain a better appreciation of the Port Arthur precinct.



The Port Arthur precinct attracts 250,000 visitors each year, while the restored Dubbo Jail in NSW has 1.2 million. People are attracted to Australian heritage in large numbers, and this will also be the case at Point Nepean as it becomes a national and international tourist destination.

Further, the Burra Charter, the international agreement on heritage protection and conservation, will have practical applications at Point Nepean, creating opportunities for visitors to see an agreement of this type actually working.

There is much work to be done to determine the most appropriate conservation practices and uses for each of the heritage buildings and the Point Nepean Heritage Precinct as a whole. However, the best form of protection is to have the buildings appropriately used rather than locked up and fenced off. Some possibilities for future use are:

- the married quarters buildings for use as accommodation for caretakers and management staff
- the influenza huts adapted for school groups, with composting toilets and ablutions blocks added

- the Commanding Officer's House used as a conference venue or low-key restaurant
- one of the hospitals returned to its original condition as a museum
- other buildings adapted for 2-3 star accommodation, or as museums, program sites, etc.
- a room for the Nepean Conservation Group and Nepean Historical Society – archives, meeting room, headquarters, research facilities etc.

The Arts

The existing playing fields and buildings could be used for such activities as:

- the performing arts (eg. indoor/outdoor theatre)
- a sculpture garden/precinct
- a static art/photographic gallery
- musical performances (indoor/outdoor)
- a cinema that could also be used as a lecture theatre, PA theatre
- writers' workshops: poetry, history/fiction, novels, short stories.

An emphasis would be placed on developing arts programs that interpret the area's, and indeed Victoria's, rich natural and cultural heritage. Artists and writers in residence would help shape and deliver these programs. Local artists could also be encouraged to take out space in which to create and display their art. Point Nepean is an inspirational location and field trips could be developed for painting, sketching, drawing and writing.

A day in the life of the LivingMuseum

Visitors to the LivingMuseum will witness a rich mix of lively activity. They could see:

- primary school students re-enacting life for the children of 1st, 2nd and 3rd-class passengers staying at the Quarantine Station in the 19th Century, with them eating in the dining rooms, visiting the hospital and sleeping in the quarters
- a group of tertiary environment interpretation students and art and design students preparing displays on the immigration history of the area
- a retired builder and now TAFE sessional teacher supervising the work of TAFE students repairing heritage buildings
- an artist in residence and secondary students performing with music and dance to depict the history of the site
- Parks Victoria rangers participating in a course that will help them develop interpretative skills, materials and activities in national parks in their region
- a lecturer in architecture with students taking measurements for drawings of existing heritage buildings in the preparation of plans for restoration works
- hospitality students preparing meals reminiscent of the 19th and early 20th century for use in 'historic' luncheons and dinners in the Commanding Officer's House, or as picnic hampers for visitors
- engineering students conducting traffic counts and survey work to analyse traffic management needs
- a group of international marine scientists sharing their findings from a dive on the Lonsdale Wall

An emphasis would be placed on developing arts programs that interpret the area's, and indeed Victoria's, rich natural and cultural heritage.

- other visitors handling marine animals in a touch tank in the marine and coastal studies centre
- LivingMuseum Ambassadors guiding visitors around the LivingMuseum
- archaeologists and community volunteers conducting an archaeological dig
- outdoor education students on a full-day hike around Point Nepean.

The LivingMuseum would eschew high-tech interactive exhibits, with an emphasis on more experiential activities and displays in keeping with the heritage and the technology at the time of the precinct's construction, and the historical and new uses for them.

Organisational structure of the LivingMuseum

The Point Nepean LivingMuseum would lease the 35 hectares of the Central Heritage Precinct from Parks Victoria. The LivingMuseum Board of Management would monitor those lease arrangements, but also provide advice and support to the LivingMuseum Director in the areas of high-level policy, major fundraising and issues of governance. It would not involve itself in the operational side of the LivingMuseum.



Members of the Board would include people with appropriate skills and experiences drawn from the local and wider communities, as well as representatives from Parks Victoria, the Department of Sustainability and Environment and the Mornington Peninsula Shire Council.

The LivingMuseum would have a full-time director, while the two centres would each have a full-time manager. The centres could also have small committees to provide advice and support to their managers.

The LivingMuseum would also have full-time, part-time and sessional staff involved in its programs. But by design there would also be a large team of volunteers — LivingMuseum Ambassadors — who would engage in a variety of activities to assist in its day-to-day operations. Many of the programs would also involve staff from educational and other institutions who had become partners in the LivingMuseum.

Funding for the LivingMuseum

With the return of the 91.8 hectares of land and buildings for sale at Point Nepean to the State Government, and the updating and upgrading by it of those buildings to meet current standards for use, the stage would be set for the establishment of the LivingMuseum's infrastructure and programs.

The funding required for the establishment of the LivingMuseum will come from a combination of government (the three levels) and philanthropic sources and will be based on:

- a business plan that assured the ongoing economic viability of the LivingMuseum
- a management structure that creates a shared management regime across the entire site. It is here proposed that management be by a not-for-profit trust or management board in partnership with Parks Victoria
- ongoing funding generated by LivingMuseum partners, and by conducted programs.

In the United States there is a long tradition of philanthropic funding for the establishment and ongoing works of such institutions. Although this form of funding is not yet as well established in Australia, we believe that the Department of Defence land offers a unique opportunity for the LivingMuseum to be funded in part by philanthropic funds.



*"We took in vistas: the relative smallness of the site contrasting with the vastness of the view, sense of freedom, space, and openness: 64 km to Melbourne - insignificant on the horizon, 64 km to the Otway Ranges - blue hills in the distance."**

The establishment of Point Nepean National Park ... is a vital public investment in natural and cultural capital.

Point Nepean National Park: a public investment in natural and cultural capital

The establishment of the Point Nepean National Park, as outlined in the Victorian Community Expression of Interest, is a vital public investment in natural and cultural capital. Such investments are of great benefit to the community. The return on this investment is the improvement in the quality of this capital, the reduction in future restoration costs, the increase in community knowledge and health, expanded opportunities for tourism, education and research, and a growing sense of community well-being.

Start-up and ongoing expenditure

Funds will be needed to upgrade and update the buildings of the Central Heritage Precinct, including expenditure on a sewage treatment works. Additional funding will also be required for the restoration, reconstruction, conservation and adaptation of buildings, infrastructure and other sites of heritage significance.

Any substantive new expenditure on the area should be prioritised and staged. The implementation of a sustainable vision for Point Nepean will take many years — there is no need to rush. The vision mapped out in the preceding pages should be implemented as a gradual process, something that builds long-term partnerships, and can adapt to changing circumstances and knowledge about the needs of Point Nepean.

Essential actions in the early stages of implementing the vision of the Victorian Community Expression of Interest in Point Nepean include:

- articulation of the vision for the Point Nepean National Park and the park's gazettal
- completion of a management plan for the 311 hectares of former Commonwealth land and its integration with a plan for the remainder of the Point Nepean National Park
- development of a management structure for Point Nepean National Park
- determination of the capabilities of the land, marine areas and buildings to sustain visitation
- the establishment of relevant partnerships
- establishment of the Point Nepean Advisory Committee
- establishment of the Board of Management for the Point Nepean LivingMuseum
- preparation of a business plan for the Point Nepean LivingMuseum.



Assets and liabilities, income and expenditure

The assets and liabilities of Point Nepean National Park can be summarised as such:

	\$
<u>Assets</u>	
Breathtaking coast and seascapes	Priceless
Traces of Indigenous communities	Priceless
19 th and 20 th century heritage buildings of national significance	Priceless
Remnant woodlands and other botanic communities	Priceless
Faunal diversity	Priceless
Marine (underwater) values	Priceless
Sites of military, maritime and immigration history	Priceless
<u>Liabilities</u>	
Building upgrades and updates in preparation for reuse	
Sewerage treatment and other utilities provision	
Annual ongoing costs (variable during development of vision)	
<u>Income</u>	
Government funding	
Philanthropic funding	
Attraction of funding or ‘investment’ grants as vision develops	
Camping and accommodation fees	
Course fees	
Entrance fees	
Sales	
Rentals of space	
Accommodation (group, backpacker and modest family facilities)	
Food and beverage sales	
Special services such as interpretation, ranger-guided group activities, genealogy services	
<u>Expenditure</u>	
Ongoing maintenance	
Refurbishments for re-use	
Displays	
Publications	
Staff	
Utilities	

*The experiences
of enjoying
a meal with
friends while
watching the
ships move
through The
Heads ...*

Point Nepean National Park and the quadruple-bottom-line

Point Nepean National Park's 'quadruple bottom line' values are impossible to separate from one another; to do so would compromise its very purpose.

The experiences of enjoying a meal with friends while watching the ships move through The Heads, to wander through the museum(s), to enjoy a bushwalk and meander through a guided nature tour would incorporate economic, social, environmental and spiritual experiences.

The following items — definitely not an exhaustive list — should therefore be seen as inextricably linked and integrated with one another, but very worthy of individual enumeration.

Economic

- contributions to local and Victorian economies as a domestic and international tourist destination, and special-attraction tourist destination eg. military, maritime, ornithological, marine, architecture, history, botanic, migration, etc.
- ideal location for cross-promotion of tourism eg Gippsland, West Coast, Melbourne, Mornington Peninsula and interstate, Phillip Island Nature Park
- direct enhancement of local economies eg. food, SCUBA etc.
- integration with Melbourne and Mornington Peninsula-based tourist facilities

Social and Spiritual

- enhancement of community health ('Healthy Parks, Healthy People')
- integrated walking tracks for groups and individuals
- self-guided walks with signage/audio visual interpretation
- the arts (film, music, performing, visual and photography)
- community partnerships
- meeting and conference venue(s)
- youth, family and other group accommodation and activities
- dedicated (heavily discounted) accommodation and facilities for disadvantaged, disabled and/or church-based groups (i.e Banksia Peninsula model)
- enhanced access for disabled persons
- museums, particularly military and migration
- dedicated genealogy resource library with internet capabilities
- military, historic and migration archives (actual and virtual)
- public recreational open space for passive/active recreation
- ANZAC/military memorial featuring existing structure
- interdenominational venue for worship, meditation i.e. a 'quiet place'
- cemetery, Ticonderoga memorial and other interpretation
- limited sporting venue

Environmental

- scientific attraction, analysis and exploration – multi-disciplinary
- community management and participation
- integration with UNESCO Biosphere Reserve
- ornithological study including migratory, wetland (Ramsar), raptor and other species
- community involvement with terrestrial and marine national parks eg. Friends groups
- intertidal and underwater guided research
- botanic, faunal and marine research
- tertiary institutional annexes/laboratories
- public participation in environmental care
- best-practice sewage and water conservation model
- sustainable energy production and conservation measures
- designation of reference areas for study and comparison
- study and use of controlled mosaic burning and fire prevention practices
- ongoing environmental audit (via tertiary institutions)
- world-class venue for coastal and marine science



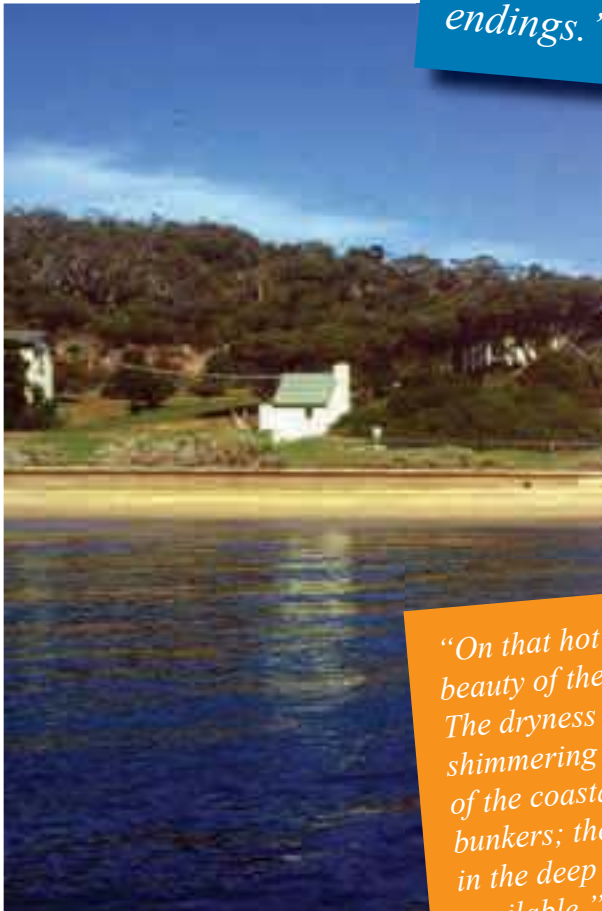
** Box quotes are recollections of a visit to Point Nepean by Ursula de Jong, 2002 Senior Lecturer in medieval, nineteenth and twentieth century art and architectural history, School of Architecture and Building, Deakin University, Geelong, Victoria)*

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Reference Areas Act 1978
Norris Barracks/Former Quarantine Station conservation management plan, HLCD, 2000
What's the Point?, Nepean Conservation Group, 2002
Portsea Defence Land Community Master Plan, Parsons Brinckerhoff, 2002



*The Heads: "relationships, landscape/seascape: Point Lonsdale, Queenscliff; the marine parks; dolphins, the beauty of the undersea world hidden. The Rip: exit/entry, danger, surfing, challenges; beginnings and endings." **



*"On that hot summer's day it was the beauty of the place that overwhelmed. The dryness of the land and the shimmering inviting water, the coolness of the coastal woodland, and concrete bunkers; the heat of the sand; the sun in the deep blue sky. No drinking water available." **

NOTES

Partners in the Victorian Community Expression of Interest in Point Nepean

Groups

This list represents more than 200 community groups and their members and supporters across Victoria:

Anglesea Tourism and Traders Association
Australia Council of National Trusts
Australian Marine Conservation Society
Australian Marine Conservation Society (Melbourne)
Australian Marine Education Alliance
Bairnsdale & District Field Naturalists' Club
Bird Observers Club of Australia
Black Rock and Sandringham Conservation Association
Bridgewater Bay Coastal Action
Bushland Research Council
Cape Paterson Coast Action Group
Chinaman's Creek Coast Action Group
Coalition of Port Phillip
Dolphin Research Institute
Field Naturalists Club of Ballarat
Franklin River Landcare
Frankston Beach Association
Frankston/Mornington Peninsula Local Learning and Employment Network Inc (an association of over 300 individuals and organisations from the local community)
French Island Researchers on Muttonbirds
Friends of Angahook-Lorne State Park
Friends of Mallacoota
Friends of Moggs Creek
Friends of Nyerimilang
Friends of Point Nepean (Vegetation)
Friends of Seaford Foreshore Reserve
Friends of the Bluff
Friends of the Earth - Stawell
Friends of Edwards Point
Friends of the Hooded Plover
Friends of the Marine Discovery Centre
Friends of the Point (Point Nepean)
Geelong Environment Council
Geelong Field Naturalists Club
Gordon Institute of TAFE
Grantville Coast Action
Great Ocean Road Committee
Inverloch Residents & Ratepayers Association

Jan Juc Coast Action
Margo Kroyer-Pedersen Wildlife Shelter
Marine and Coastal Community Network (Victoria)
Marine Care Ricketts Point
Marine Education Society of Australia
Master Builders Association
McCrae Homestead Coastal Group
Montrose Environment Group
Mordialloc-Beaumaris Conservation League
Mount Eliza Association for Environmental Care
National Trust of Australia (Victoria) including each of its 14 branches
Nepean Conservation Group
Nepean Historical Society
Newhaven Coast Action
Phillip Island Conservation Society
Port Phillip Conservation Council (representing 15 Port Phillip Bay community groups)
Queenscliff Community Association
Queenscliffe Historical Museum
Rye Health Store
Sorrento Croquet Club
South Gippsland Conservation Society
Stawell Conservation Group
Surfers Appreciating Natural Environment
Surfrider Foundation - Australia
Swan Bay Environment Association
The Diggers Club, Heronswood, Dromana
The Friends of Abbott Street, Sandringham
The Portsea-Sorrento Chamber of Commerce
Town and Country Planning Association
Victorian Federation of Walking Clubs (representing 81 bushwalking clubs and 12,000 members)
Victorian Field Naturalist Clubs Association (representing 25 field naturalist clubs in Victoria)
Victorian National Parks Association
Victorian Tourism Industry Council
Westernport & Peninsula Protection Council
World Wide Fund for Nature

Point Nepean National Park:

a public investment in natural & cultural capital

The establishment of the Point Nepean National Park, as outlined in this expression of interest, is a vital public investment in natural and cultural capital. Such investments can be of great benefit to the community. The return on the investment is the improvement in the quality of this capital, the reduction in future restoration costs, the increase in community knowledge and health, expanded opportunities for tourism, education, research and tourism, and a growing sense of community well-being.

Should you wish your group to sign on to this Expression of Interest, please contact one of its facilitator groups.

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