

# Point Nepean National Park Facilitated Camping

Heritage Impact Statement

Portsea Victoria 3944



15 March 2021

Prepared by

LOVELL CHEN

Prepared for

Parks  
VICTORIA

## Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
8863	1	HIS Review Draft	5/2/2021	JRS
8863	2	HIS Submission Version	15/3/2021	JRS

## Referencing

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Cover image: The original staff change room (B65) block and Isolation Wards (B66) viewed from the north

Source: Lovell Chen

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## 1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared for Parks Victoria in support of a heritage permit application to Heritage Victoria. It addresses heritage issues and considerations related to the development of a facilitated camping site and associated facilities within the Point Nepean Quarantine Station (former).

The proposed development is for a new facilitated camping experience at the Point Nepean National Park. It is proposed that the camping facilities will be developed in two stages. Both stages will require approval from Heritage Victoria. Stage two is to commence once additional funding becomes available.

### 1.1 The Proposal

The first stage entails the placement of light-weight, low-impact camping platforms in Burgess Park (Figure 1) between dunes to Port Phillip Bay and the western end of the Central and Isolation Hospital Precinct. Simultaneously, Building 66 will be re-developed as an Amenities block with toilet and shower facilities and a kitchenette. The small structures situated between Building 65 and 66 (without distinct numbering in the CMP and described as Buildings 65a and 65b on accompanying drawings) are to be re-purposed. Building 65a, the former staff changing room, will become a reception area. Building 65b, the former servery, will be used as a luggage store. BBQ and picnic facilities will be installed in areas around Building 66 and changes to the existing parking areas will be undertaken (See Figure 1).

As noted, the stage two works do not form part of the current application to Heritage Victoria. Stage two will entail the development of a second campsite in an area known as the Moonah Woodland immediately to the south of Building 65 along with the restoration and adaptive reuse of Buildings 65 (Administration Building) and 67 (the Mortuary).

### 1.2 Documentation for approval

The proposed works are detailed in the following two sets of plans:

Point Nepean facilitated Camping, Landscape works, Ochiltree Road, Portsea, TCL, 26/02/21 Rev T

L001 Rev Title Sheet	L402 Grading Sheet 3 of 4
L002 Schedules Sheet	L410 Grading Sheet 4 of 4
L005 Key Plan	L500 Planting Sheet 1 of 3
L006 Excavation Plan Sheet 1 of 2	L501 Planting Sheet 2 of 3
L007 Excavation Plan Sheet 2 of 2	L502 Planting Sheet 3 of 3
L100 Demolition Plan Sheet 1 of 3	L600 Sections Sheet 1 of 2
L101 Demolition Plan Sheet 2 of 3	L601 Sections Sheet 2 of 2
L102 Demolition Plan Sheet 3 of 3	L700 Details Hardworks Sheet 1 of 5
L300 Surfaces Sheet 1 of 4	L701 Details Hardworks Sheet 2 of 5
L301 Surfaces Sheet 2 of 4	L702 Details Hardworks Sheet 3 of 5
L302 Surfaces Sheet 3 of 4	L703 Details Hardworks Sheet 4 of 5
L310 Surfaces Sheet 4 of 4	L704 Details Hardworks Sheet 5 of 5
L400 Grading Sheet 1 of 4	L705 Details Softworks Sheet 1 of 1
L401 Grading Sheet 2 of 4	L720 Details Shelter



A-00 Title Page	A-10 Rev HV1 Proposed Plans and Elevations
A-01 Rev HV1 Demolition Plans and Elevations	A-12 Rev HV1 Proposed Amenities and Joinery
A-13 Rev HV1 Proposed Details	



Figure 1 Site of proposed works, Point Nepean Quarantine Station with buildings and areas in the vicinity of the proposed stage one works identified  
Source: Nearmap, accessed 25 January 2021

### 1.3 Other documents

Other documents referenced in the preparation of this HIS included:

- Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage*, Volume One & Two, September 2008.
- Parks Victoria, *Point Nepean National Park Master Plan 2017*,
- Parks Victoria, *Point Nepean National Park Draft Master Plan, Community and Stakeholder Engagement, Summary Report Phase 3, March 2017*
- Parks Victoria, *Point Nepean Master Plan Consultation Outcomes Report September 2017*.
- Wendy Dolling Heritage Insight P/L, *Point Nepean Quarantine Station (H2030) Facilitated Camping Historical Archaeological Assessment*, February 10, 2021.

## 2.0 HERITAGE CONTROLS AND LISTINGS

The subject site at the former Point Nepean Quarantine Station is subject to the Heritage Act 2017, the Environmental Protection and Biodiversity and Conservation (EPBC) Act 1999 and the Planning and Environment Act 1987 (amended 2000).

### 2.1 Heritage Act 2017

#### 2.1.1 Victorian Heritage Register

The Point Nepean Defence and Quarantine Precinct is included in the Victorian Heritage Register (VHR H2030) as established by the Heritage Act 2017 and administered by Heritage Victoria. The site is of archaeological, aesthetic, architectural, historical, scientific and social significance to the State of Victoria. The extent of the registration is provided at diagram 2030A reproduced at Figure 2.

The statement of significance within the listing for the site includes the following statement:

*What is significant?*

Point Nepean Defence and Quarantine Precinct at the western extremity of the Mornington Peninsula consists of approximately 526 hectares of land about 95 km from Melbourne. The site has an entry from Point Nepean Road, and is partially bounded on the east by the Portsea Golf Club. At the time of Federation, Point Nepean was transferred to Commonwealth ownership, although not gazetted until 1919. In 1988, as part of Australia's Bicentennial celebrations, 300 hectares were transferred to the State of Victoria to become part of a new Point Nepean National Park. This park incorporated the previous Cape Schanck Coastal Park and areas of the Nepean State Park. From August 1995 the park became known as the Mornington Peninsula National Park. A large section of land, some 220ha, south of Defence Road, remains in Commonwealth ownership with no public access due to unexploded ordnance. The Quarantine Station and Police Point have also been in Commonwealth ownership.

A number of Aboriginal sites have been identified on Point Nepean. These include coastal shell middens which reflect indigenous food gathering practices over the past 6000 years.

The first European use of the land was for grazing and lime burning. From the 1840s, limeburning became the chief industry in the Portsea area, supplying lime to Melbourne's building trade. Nepean limestone was shipped to Melbourne from the late 1830s. Many of the early lime kilns at Portsea were located along the shoreline. By 1845, a regular fleet of 20 to 25 schooners carried lime to Melbourne. Large quantities of local timber were cut to supply the lime kilns, causing the natural vegetation of banksia and sheoak to become scarce. Two lime kilns are known to remain on the site.

The limestone Shepherd's Hut (c.1845-54) is believed to be a rare example of employee housing from this period. Although all the fabric is not original, this may well be of high significance and requires further investigation. It is possible that only the cellar dates from 1845. The hut was used as a dairy from the 1880s until 1897, and as a dispensary until 1908. It became the Regimental Sergeant Major's Office during the Army occupation of the site.

Point Nepean contains the oldest surviving buildings erected for quarantine purposes in Australia. The peninsula was chosen as the first permanent quarantine station in Victoria because of its early isolation, access to shipping, deep-water anchorage and security. The Quarantine Station was constructed from 1852 and operated from the 1850s until 1979. Point Nepean was also used in the management of infectious diseases within Victoria, housing a leper colony from 1885 to the 1930s, when the surviving patients were transferred to Coode Island, and a consumptives' colony from the 1880s. Although the buildings of the leper colony were burnt down in the 1930s, at least one grave of a Chinese leper patient is in the Point Nepean cemetery.

The Point Nepean site housed a remarkable medical complex for its time. The development of the quarantine station reflected changes in medical knowledge about infection and the transmission of disease over the years of its existence and the way major public health issues were dealt with in Victoria. The arrangements of the hospital buildings mirrored the class distinctions of the ships bringing passengers to Melbourne, separating upper class passengers from the rest. The Quarantine Station buildings include: Boatman's Quarters (1888) & Original Entry Road Alignment, Staff Quarters, Hospitals 2-5 (1858-59), Hospital No. 1 (1917), Kitchen No.2 (1858-59), Kitchen No. 3 (c. 1869) Kitchen No.5(c.1885), First Class Dining Room (1916) Administration Building (1916), Disinfecting & Bathing Complex (1900), Isolation Hospital (1916-20) , Cemetery (1852-54) Cemetery (1854-90) , Crematorium (1892), Heaton's Memorial (1856-58), Isolation Hospital (1916-20), Matron's Quarters (1856-58), Morgue and Mortuary (1921) , Doctor's Consulting Room and Post Office (1913) relocated in 1925 and used as a Maternity Hospital, Administrative Building and Visiting Staff Quarters (1916-17)and Influenza Huts (1919). The Influenza Huts housed soldiers with influenza returning from World War I when almost 300 ships with over 11,800 passengers were quarantined between November 1918 and August 1919. Other uses of the Quarantine Station have included the temporary housing of several hundred children from the Industrial School at Prince's Bridge in 1867.

The security of the Quarantine Station was crucial to its function. Police guarded a forty foot stretch of land between two fences to keep passengers in and others out of the station. A prefabricated iron police house was replaced in 1859 by a barracks to house a number of police sent from other stations to guard the site whenever passengers were in residence. The single storey timber Superintendent's quarters were built on the site of this barracks in 1916. Police were then accommodated in the new administrative complex. There is some evidence that this 1916 house may contain part of the 1859 police barracks including a simple symmetrical two roomed cottage with a hipped roof, similar to the plan of two-roomed hipped-roof police barracks built by the Public Works Department in several locations in 1859. The police barracks site is also of archaeological significance. A number of wells and possible cess pits are visible in that area.

The Quarantine school (Portsea No. 2929) was located near the east boundary of the site. The remains have not so far been located. The school opened in 1889 with

about 23 pupils and appears to have closed in 1894. The site, inside the fences of the Quarantine Station, caused difficulties when there were patients in quarantine. Some of the children subsequently attended Sorrento School No. 1090.

The Quarantine Station jetty, built in timber in 1859-60, was demolished in 1973. The cattle jetty was built in 1878. The anchorage around the Quarantine Station and also that around the Fort Nepean jetty are of archaeological significance.

The other staff residences on the site reflect the quarantine and defence functions. These include the 1899 Medical Superintendent's house, its size and siting appropriate to his position. The house retains its stable, which has been converted to other uses. The 1899 house may include elements of the first doctor's house constructed in 1854. The Matron's House was formerly Pike's Cottage, one of three original stone labourer's cottages built in 1856-58. The Gatekeeper's House was formerly the Boatman's Cottage built in 1888. Residences from the early twentieth century relate mainly to the public health usage of the site such as the four attendants' cottages of c. 1922 near the entrance gate. Their location was well away from the hospital buildings, perhaps to protect families from infection. Buildings dating from the period of Army occupation such as the Cadet Accommodation blocks may not be individually significant but as a collection illustrate this period of development of the site.

A small quarantine cemetery located near the water's edge was used for the burial of passengers from the 'Ticonderoga' and other early ships between 1852 and 1854. The Heaton Monument, a 12-foot high Neo-Egyptian sandstone monument built in 1856-58 still remains at this site.

A new cemetery was established in September 1854, just outside the Station's western boundary and is now located within the Mornington Peninsula National Park. Many early settlers were buried in the new cemetery, as well as sailors from the ships 'Tornado (1868) and 'Cheviot' (1887), wrecked at the Heads. This cemetery was used by local residents until the General Cemetery at Sorrento was opened to the public in 1890. In 1952 the surface remains (several stone monuments and the remains from the Heaton Monument vault), in the old cemetery were relocated to the new cemetery.

The crematorium was built of brick on high ground south of the Quarantine Station complex. Built in 1892, it is said to have been primarily intended for the cremation of people who died of leprosy and is strongly associated with the Quarantine Station operation.

In 1951 the Officer Cadet School of the Australian Army took over the main buildings on the quarantine station site. Very small numbers of people were quarantined from that time until the official closure of the Quarantine Station in 1980. A number of new buildings were constructed c.1963-65 as part of the Officer Cadet School such as a gymnasium, barracks, library and gatehouse. In 1984 the Officer Cadet School was relocated to Canberra. The main Parade Ground and Flagstaff have an historical association with the Officer Cadet School.

The School of Army Health replaced the Officer Cadet School from 1985 to 1998. This was the main establishment in Australia for the training of Army health officers. In 1999 the Quarantine Station buildings were used to accommodate Kosovar refugees.

Point Nepean was a major part of the Victorian coastal defence system which made Port Phillip Bay reputedly the most heavily defended harbour of the late

nineteenth and early twentieth century in the southern hemisphere. It is said that the fortifications at Point Nepean are the best examples demonstrating the development of military technology of the Port Phillip Bay network. Remaining buildings and structures from the defence use of the site include the gun emplacements, light emplacements, observation posts, tunnels, Pearce Barracks, Fort Pearce, Eagle's Nest, and the Engine House, and a number of archaeological sites such as Happy Valley, the site of a World War II camp. The land south of Defence Road was used by the Army as an operational training ground. Rifle, mortar, anti-tank and machine gun firing ranges were constructed in this area. The Lewis Basin was used for field training exercises, as evidenced by the obstacle course facility built in this area. The Monash Light navigational aid is located in this area, with a cleared tree/fire break maintaining an uninterrupted line of vision between the Light and the navigational beacon located at the western end of Ticonderoga Bay. This area has had limited disturbance over the past hundred years because it has been used only for defence activities. The area contained observation points associated with the fortifications, observation points for range firing at sea targets and range points for such firing.

The coastline of Point Nepean, on one side of the hazardous entrance to Port Phillip Bay, has been the site of many wrecks, as ships passed through the Heads to and from the port of Melbourne. The causes of the wrecks have included collisions, weather conditions, ignorance of the hazards of the Rip, negligence, drunkenness, navigational errors and arson. In December 1967 the Australian Prime Minister Harold Holt disappeared and was believed to have drowned while swimming in the surf at Cheviot Beach.

There has been a long association between the community and the defence occupation of the site, in particular, involvement with the activities of the Officer Cadet School and School of Army Health. The community holds strong shared memories of experiences and social life on that land, which have created a strong connection to the place. The ovals north of Defence Road and west of the Quarantine Station were used for joint defence community and local sporting activities. The areas of community activity were not restricted to the buildings but included privileged access to various parts of the whole of Point Nepean.

After determining in 1998 that the Point Nepean land was surplus to Australian Defence Force requirements, Commonwealth Government offers to return large sections of the land to the Victorian people were rejected several times by the Victorian Government.

The Commonwealth's insistence in 2001 that the Victorian Government pay the cost of clearing unexploded ordnance from the land on offer led to a protracted political dispute between the two governments.

In April 2002 the Commonwealth announced its intention to dispose of its land at Point Nepean after a community consultation process to evaluate future usages. During this process in late 2002 and early 2003, a series of public protests demonstrated widespread community support for a campaign to 'Save Point Nepean' by keeping the land in public ownership. In March 2003 the Commonwealth Government agreed to give 205 hectares of native bushland to the Victorian Government for a national park, with the Commonwealth paying for the clearance of unexploded ordnance, and 17 hectares of land at Police Point to the Mornington Peninsula Shire Council for use as public open space.

The remaining 90 hectares of Commonwealth land were offered to the Victorian Government as a priority sale at market value. When the Victorian Government rejected these terms, the Commonwealth invited tenders for a 40- year lease. During the tender period, the National Trust and the Victorian National Parks Association led a vigorous protest campaign against the proposed lease. After announcing a preferred tenderer in October 2003, the Commonwealth said in December 2003 that it had terminated the lease process after failing to reach a 'satisfactory outcome'. At the same time, the Commonwealth declared that the remaining 90 hectares would be vested in a charitable trust called the Point Nepean Community Trust with the intention of transferring the land to the Victorian Government for integration into a national park within five years.

*How is it significant?*

Point Nepean Defence and Quarantine Precinct is of archaeological, aesthetic, architectural, historical, scientific and social significance to the State of Victoria.

*Why is it significant?*

Point Nepean Defence and Quarantine Precinct is of outstanding aesthetic significance for its landscape, its open space, some avenues and stands of trees, and its internal and external views. These views include the relationship between bush and sea, between the buildings and their context, the views across the Heads to Queenscliff and the Otways, views back towards Melbourne, to the Bay and from the water to the site, and the 360 degree views from the narrowest portion of land near the tip of the peninsula.

Point Nepean Defence and Quarantine Precinct is of architectural significance for the limestone Shepherd's Hut [c.1845-54] believed to be a rare example of employee housing from this period.

Point Nepean Defence and Quarantine Precinct is of architectural significance for its quarantine station buildings, a rare example of a building type and the only example in Victoria. The hospital buildings of 1858-59 are important examples of Early Colonial buildings, which are rare in Victoria, and the work of the Public Works Department architect, Alfred Scurry. The design of the Administration building is an accomplished example of Colonial Revival architecture, with planning influences from noted architect, J S Murdoch. The y-shaped Isolation Hospital [B66] (1916-20) is a rare example of a building type with an exchange room for staff to change their clothes between wards. The other residential buildings of the later period of construction are of architectural significance as representative examples of twentieth century government employee housing.

Point Nepean Defence and Quarantine Precinct is of outstanding historical significance for its capacity to demonstrate the historic use of the site over a long period, from the Aboriginal period to the most recent use of the land for recreation. Each phase of use has left evidence in the landscape, in built form, or in archaeological remains. The shell middens demonstrate the use of the place by indigenous people. The limestone Shepherd's Hut (c.1845-1854) reflects the early grazing use by Europeans and the remaining lime kilns, the limeburning industry. Significant historical archaeological sites are likely to exist across the whole of Point Nepean, from pre-quarantine use of the land right through to the defence operations.

The Point Nepean site, including the Quarantine Station and the two cemetery sites and crematorium, is of historical significance in the history of migration and the



history of public health in Victoria. The Station is historically significant as the first permanent quarantine station in Victoria and one of the earliest and most substantial in Australia. It contains the oldest surviving buildings erected for quarantine purposes in Australia.

Point Nepean Defence and Quarantine Precinct is historically significant in the history of defence in Victoria from its first use as one of a number of colonial defence installations round Port Phillip Bay, as an important Commonwealth defence site before and during the two World Wars and in the latter twentieth century, the site used for the training of Australian Army personnel at the Officer Cadet school and the School of Army Health.

The staff residences of all periods of construction are of historical significance in reflecting the quarantine and defence functions. Buildings dating from the period of Army occupation may not be individually significant but as a collection illustrate this period of development of the site.

Point Nepean Defence and Quarantine Precinct is historically significant as the site of many shipwrecks in the nineteenth and early twentieth centuries, demonstrating the importance of maritime activity to the development of Victoria.

Point Nepean Defence and Quarantine Precinct is historically significant as the place where Australian Prime Minister Harold Holt is believed to have drowned.

Point Nepean Defence and Quarantine Precinct is an area of high archaeological significance as the location of early European settlement in Victoria, which included agricultural and limeburning activities. Significant historical archaeological sites exist across the whole of Point Nepean, from pre-quarantine use of the land right through to the defence operations. Archaeological remains on the police residence site are particularly important. The defence exercise area south of Defence Road and Happy Valley are also of archaeological significance.

The Disinfecting and Bathing Complex at the Quarantine Station is of scientific significance as a rare representative of its type which became the model for a series of similar complexes around Australia. The complex retains equipment and fabric which can demonstrate the history of the control and management of infectious diseases in Australia.

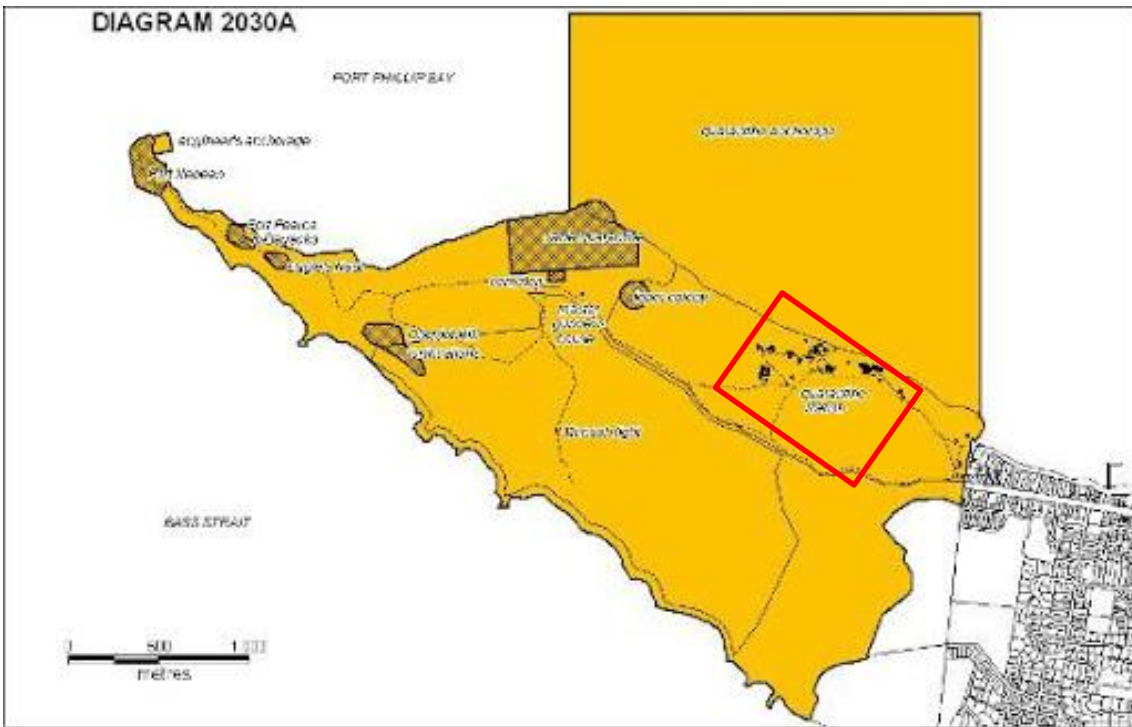


Figure 2 Diagram 2030A showing the extent of the registration of the Point Nepean Defence and Quarantine Precinct with the Quarantine Station (former) indicated  
Source: Heritage Victoria, accessed 25 January 2021.

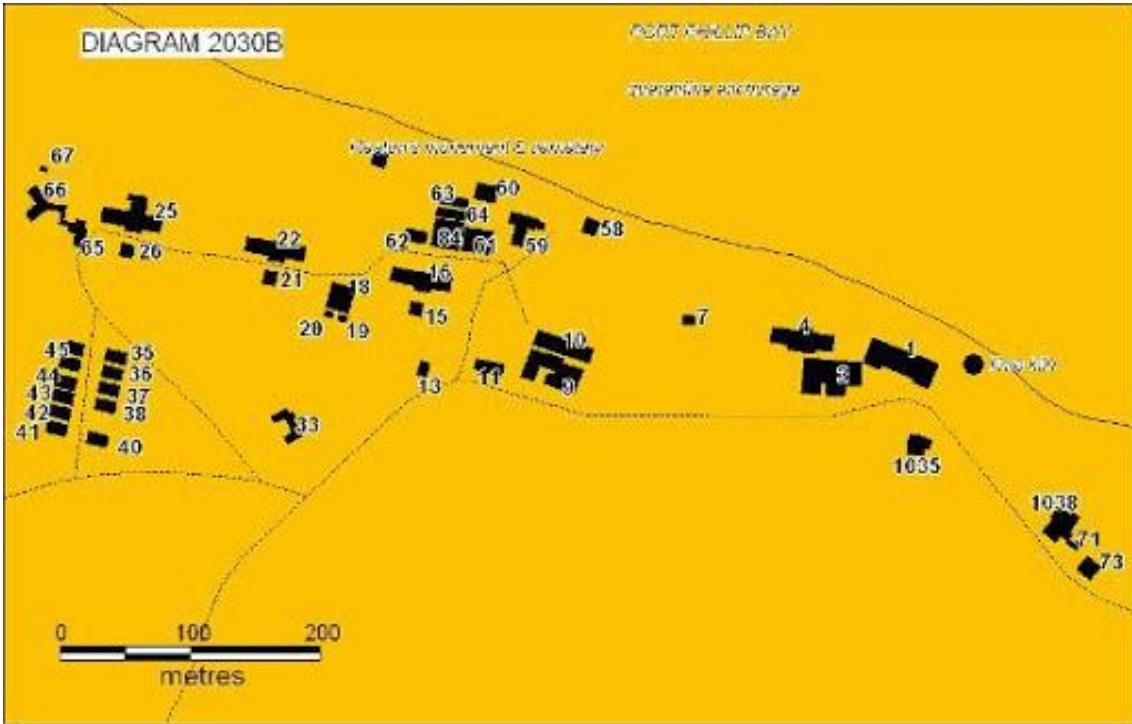


Figure 3 Diagram 2030B indicating key buildings within the Quarantine Station area; the proposed works would occur in the vicinity of Buildings 65 and 66 in the western sections of the area  
Source: Heritage Victoria; accessed 25 January 2021.

Point Nepean Defence and Quarantine Precinct is of social significance for its recreational use since at least the 1950s when defence authorities allowed community use and joint defence-community sporting activities. The part of Point Nepean which has been a national park since 1988 is of social significance as a tourist attraction in allowing public access to a unique site of natural and historic value within Victoria.

The Precinct is also of social significance because of the sustained and effective broad based community action involved in having the entire site set aside as public land rather than being sold to private interests which was the Federal Government's original plan.

The full citation is reproduced at Appendix A.

#### *2.1.2 Victorian Heritage Inventory.*

The Point Nepean Defence and Quarantine Precinct contains a number of archaeological sites which appear on the Victorian Heritage Inventory as established by the Heritage Act 2017 and administered by Heritage Victoria. Those in the vicinity of the proposed stage one works include:

- H7821-0118 – Quarantine Station Historic Artefacts Scatter 1;
- H7821-0125 – Point Nepean Bluestone Foundations and
- H7821-0126 – Point Nepean Cottage 2.

A survey of non-Aboriginal archaeology has been undertaken by Wendy Dolling and Renee McAllister of Heritage Insight Pty Ltd and a report prepared (10 February 2021, Appendix E). Its findings are discussed at Section 3.5

## **2.2 Environmental Protection and Biodiversity and Conservation (EPBC) Act 1999**

The entire Quarantine Station and Surrounds site is included in the National Heritage List (place ID 105756). Consequently, the site is subject the provisions of the Environmental Protection and Biodiversity and Conservation (EPBC) Act 1999, administered by Department of Agriculture, Water and the Environment (DAWE). It is further noted that the Quarantine Station and Surrounds (place ID 105756) is identified as being located within another listed place - Point Nepean Defence Sites and Quarantine Station Area (place ID 105680). Citations for these places are reproduced at Appendices C and D.

#### *2.2.1 Self-Assessment.*

A referral is required to be submitted to the Department of Agricultural Water and Environment (DAWE) if the proposed action (proposed works to facilitate the camp site) will have a 'significant impact' on the place.

A basic self-assessment of the proposed camping facilities (stages one and two) at Point Nepean National Park against the NHL official values was conducted in October 2020. The outcome of the basic self-assessment is that that the proposed works are likely to have no 'significant impact' on the official values of the place. None of the assessed values will be lost, degraded, damaged, notable altered, modified, obscured or diminished. Based on the current proposed works a referral to the Department of Agriculture, Water and the Environment is not to be undertaken.

## **2.3 Aboriginal Heritage Act 2006**

Aboriginal Cultural Heritage within the State of Victoria is protected through the Aboriginal Heritage Act 2006 as administered by the Victorian Aboriginal Heritage Council. It is recognised that the subject site is an area of Aboriginal Cultural Sensitivity. Concurrent with this application, Heritage Insight Pty Ltd is preparing a Cultural Heritage Permit for the proposed works in consultation and collaboration with the Bunurong Land Council Aboriginal Corporation the Registered Aboriginal Party (RAP) for the subject

site.<sup>1</sup> The advice provided by Heritage Insight Pty Ltd is that the proposed works do not trigger a mandatory CHMP.<sup>2</sup>

## **2.4 Planning and Environment Act 1997 (amended 2000)**

The site is included as HO165 within the Schedule to Clause 43.01 Heritage Overlay of the Mornington Peninsula Planning Scheme. The citation notes that the site is an Aboriginal Heritage Place. Separate and concurrent to this application, planning permit application P21/0099 was submitted to the Responsible Authority. A permit has yet to be issued.

## **3.0 SUPPORTING ACTIONS**

### **3.1 Conservation Management Plan (CMP)**

A CMP for the Former Quarantine Station Point Nepean was prepared in 2008 by Lovell Chen for the Point Nepean Community Trust (PNCT). The CMP for the Former Quarantine Station was one of a suite of CMPs written at that time comprising the *Point Nepean National Park and Point Nepean Quarantine Station Management Plan* (2009). Other documents included CMPs for the Point Nepean and South Channel Forts, and a CMP for the Point Nepean Range Area.

The values identified by the CMP generally reflect those identified in the Heritage Victoria and NHL citations. In summary, these values are:

#### *Historical significance*

- The place demonstrates and provides evidence of historical quarantine processes, and yields information that contributes to an understanding of this aspect of Australia's history. [Quarantine uses of individual buildings are identified in the building datasheets of the appendices.]
- The place also retains evidence of pre- and post-quarantine use, including structures associated with early lime-burning activities and Point Nepean pastoral settlement, and later works associated with post-WWII Army use including Officer Cadet School use and training (the latter in association with additional evidence of these activities outside the CMP study area), and School of Army Health operations. [Non-quarantine uses of individual buildings are identified in the building datasheets of the appendices.]

#### *Architectural significance*

- The place illustrates the principal physical characteristics of Australian quarantine stations, including physical isolation, quarantine functions and aspects of medical protocols, and the planning and layout of quarantine stations including access by sea.
- The place, including buildings and spatial elements, reinforces an understanding of the social and medical philosophies behind the function of the quarantine station, including the separation of social classes and isolation of contagious patients.

#### *Aesthetic significance*

- This is imbued in the buildings and landscape, including the fabric, form and colour of the structures, the alignment of the buildings, and their austere setting within an isolated valley with predominantly natural landscape features, particularly as seen from the sea (for arriving immigrants).
- This derives from the landscape values, open space, avenues and stands of trees, and internal and external views including the relationship between bush and sea, between buildings and their context, and views across the bay and back to Melbourne.

- This also derives from the National Park context, the physical containment of the station, and the topography and setting, all of which help to emphasise the functional quarantine requirement for separation and isolation.

#### *Social significance*

- The contemporary social significance derives from an appreciation of the surviving historic complex of buildings, landscape and setting within the broader Mornington Peninsula.

#### *Technological significance*

- The surviving arrangement of purpose-built quarantine structures and their additions, within the overall site layout and planning, provides evidence of the operation of the quarantine station.
- The lime kilns, Shepherds Hut, ruins and archaeological remains of early settlement provide evidence of pre-quarantine and activities on Point Nepean.

Detailed assessments of significance as it relates to the site of the proposed works and affected buildings were also undertaken as part of the CMP. Datasheets for these individual elements are reproduced at Appendix F of this HIS. These site-specific assessments of significance are discussed at Section 4.0.

### **3.2 Point Nepean National Park Master Plan 2017**

The *Point Nepean National Park Master Plan 2017* sought to identify and guide key initiatives for the Point Nepean National Park as shaped by the *National Parks Act 1975*, consultation with the Traditional Owners, and by Parks Victoria's *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009* and *Port Philip Heads Marine National Park Management Plan 2006*.

The initial draft of the Master Plan was completed in 2010 and was updated in 2013 to reflect policy-initiatives supporting private investment in national parks. A lease was signed with a preferred proponent, however this lapsed on July 1, 2015. The 2010 Master Plan entered a renewal phase in 2016 that included policy updates and consultation in order to produce the current document.

The Master Plan identifies the following preferred initiatives for the Quarantine Station area:

- Quarantine interpretation
- Heritage building conservation and adaptive reuse
- Removal of non-significant buildings
- Potential new buildings
- Infrastructure upgrades
- Camping/glamping
- Events and programs

### **3.3 Consultation with stakeholders**

As a component of the Master Plan renewal process, Parks Victoria entered into a period of consultation with key stakeholders and the general public from December 2016 to February 2017. Within this process, the following occurred:

Three community information sessions were held at the Point Nepean National Park on Friday 9 December 2016, Saturday 10 December 2016, Sunday 22 January 2017.

A nine-question questionnaire was available on-line and via hard copy at information sessions. This elicited 82 responses.

Stakeholder meetings were held with the following groups:

- Boon Wurrung Foundation
- Bunurong Land Council
- Friends of Point Nepean
- Heritage Victoria
- Mornington Peninsula Shire
- Mornington Peninsula Shire Youth Action Group
- Nepean Ratepayers Association
- Parks Victoria -Point Nepean Regional Staff
- Sorrento Croquet Club
- YMCA Victoria
- Victorian National Parks Association
- Local Stakeholders – ‘Under the Radar’-Abbotsford Group.<sup>3</sup>

A number of other stakeholders were contacted who did not take up the opportunity for consultation.

### **3.4 Consultation with Heritage Victoria**

A pre-application meeting with Heritage Victoria was held on 6 October 2020. Correspondence relating to that meeting, issued by Heritage Victoria on 22 October 2020, is included as Appendix B.

In that correspondence, Heritage Victoria indicated its general support for the proposed light-footprint facilitated camping experience including the expressed intentions with regards to lighting and pathways. Additional information was requested with regards to the following aspects of the proposal:

- The viability of the proposal with a view to securing an operator at the Stage One level of development
- How the proposal is consistent with the Master Plan, community desires and the broader activation of the site. In particular why these sites were considered to be the most suitable for development of the facilitated camping site
- The proposed removal of original fabric and the level of internal alterations associated with the adaptive reuse of B65 and B66, including the rationale for the changes proposed and the selection on this approach and they ways in which the proposed works respond to the CMP
- How the historic association between B65-66 and B25-26 will be maintained.
- An Aborist report assessing the trees impacted, tree risk and management as well as plans regarding proposed re-vegetation across the footprint of the works.

Responses to these matters is provided at Section 6.3.

### **3.5 Survey of non-Aboriginal archaeology**

A survey of non-Aboriginal archaeology has been undertaken by Wendy Dolling and Renee McAllister of Heritage Insight Pty Ltd and a report prepared (10 February, 2021, Appendix E). Based on the sites of archaeological potential identified in the 2008 CMP, the survey sought to determine the following:

- a) The nature and extent of archaeological features and/or deposits likely to be preserved within the footprint of the proposed development;
- b) The extent and nature of any previously identified archaeological features/deposits in the vicinity of the proposed development; and



- c) The potential for any identified archaeological features and/or deposits to be negatively impacted by proposed works activities.<sup>4</sup>

The assessment concluded the following with regards to the area of Facilitated Camping Development Stage 1 (FCD):

- a) As assessed, the sites archaeological potential varies across that portion of VHR site H2030 that encompasses the proposed FCD;
- Much of the area has been assessed as holding 'low archaeological' potential; and
  - The remainder of the area has been assessed as holding 'moderate' archaeological potential.
- b) It is likely that any archaeologically significant feature and/or deposits potentially preserved within the footprint of the proposed works, would be encountered at a relatively shallow depth; as such, any sub-surface works could potentially negatively impact historical archaeological heritage preserved within the registered VHR site H2030.
- c) In order to mitigate the risks associated with sub-surface development works any activities that disturb/impact the existing ground surface and/or underlying soil layers will be subject to a programme of archaeological monitoring or an archaeological watching brief as detailed in Section 14 of the report.<sup>5</sup>

#### 4.0 SITE-SPECIFIC ASSESSMENTS OF SIGNIFICANCE

As noted above, various assessments have identified a range of heritage values present at the Point Nepean Quarantine Station (former).

In addition to the identification of significance relating to the place as a whole, the CMP identified a hierarchy of significance within the site. Buildings were variously assessed as being of 'primary significance', 'secondary significance', 'little or no significance', or to be an 'intrusive element'. Additionally, within its appendices, the CMP provided individual data sheets for each building, as well as for the main precincts of the site. Relevant datasheets are reproduced as Appendix F to this document.

The three buildings that would be affected by stages one and two of the proposed facilitated camping, Building 65, Building 66 and Building 67, are identified as being of **primary significance**. Of these, Building 66 and Building 65a and 65b (which the CMP identifies as outbuildings associated with Building 66) are directly affected by stage one. Individual statements of significance for the buildings and precincts, identified as significant, are reproduced below.

#### 4.1 The precincts

The CMP considered the site as precincts recognising these areas as distinct entities with specific individual significance. The proposed works would occur in two separate precincts. The first is the **Foreshore (cemetery/Heaton's monument) precinct** in which the camp sites would be located. The second is the Lower Hospital Precinct in which Buildings 66 and 65a and 65b are located. The significance of the two precincts, as identified in the CMP are reproduced below:

##### 4.1.1 *The Foreshore Precinct*

The foreshore precinct is of primary significance. The stark landscape setting of the Bathing and Disinfection complex is characteristic of the broader Quarantine Station landscape, and reflects the utilitarian nature of the area. Remnant elements of the trolley system between the buildings assist in conveying an understanding of its prior use.

The site of the old cemetery area is of primary significance as one of the earliest extant features of the Quarantine Station site. It contains the remains of approximately 100 people who died during the early years of the Quarantine

Station, many victims of the first detained ship, *Ticonderoga*. Heaton's Monument is also of primary significance, including for its aesthetic and architectural values as well as its historical significance, and assists in conveying a sense of gravitas to the cemetery zone.

The scattered coastal vegetation throughout the area is a consistent feature of the precinct throughout the site's history. Burgess Park [the location of the proposed campsites] as a discrete landscape feature is not considered to be of significance. The sewage treatment plant is visually intrusive within the area.<sup>6</sup>



Significant elements include:

- Configuration of hard paved surfaces around Bathing and Disinfection complex, including remnant sections of trolley lines.
- Site of old cemetery.
- Heaton's Monument.
- Scattered coastal vegetation throughout the western sections of the precinct.

Also located within this precinct are Burgess Park and Building 82 (a BBQ shelter dating from the 1980s, assessed as being of little or no significance).

#### 4.1.2 Lower Hospital Precinct

The Central and Isolation Hospital Precinct is of primary significance as a relatively intact setting for the former Quarantine Station Buildings. The general character of sparseness and utility around the buildings has been consistent throughout the area's history. The cluster of mature tree plantings, remnant perimeter fence (Building 27) and clipped hedge associated with Building 25 and the former Isolation area assist in illustrating the specific use as a place of isolation and confinement.

The Monterey Cypress Row is of significance as one of the few major tree plantings of the Quarantine Station period of development, and for its considerable aesthetic contribution to the broader landscape. The trees are amongst the most prominent features of the site visible from Port Philip Bay. The agricultural nature of the plantings reinforces the overriding utilitarian character of the Quarantine Station landscape.<sup>7</sup>

The significant elements include:

- Open turfed areas around Buildings 16 and 22.
- Mature tree plantings in former Isolation Area and adjacent to Building 25.
- Double row of Monterey Cypress.
- Remnant section of Cypress hedge.
- Remnant section of Isolation Buildings fencing (Building 27).

## 4.2 Buildings

### 4.2.1 Building 66:

Building 66, of c.1912, the former Isolation Ward, had an important functional association with Building 25 (Hospital No. 5) after the latter's adaptation to isolation use, and with Buildings 26, 65 and 67 which were all components of the Isolation Hospital function at this far west end of the site. It retains a significant functional relationship with these former isolation buildings and was an integral component of the workings of the isolation complex. The building was also constructed during the intense period of development from 1900-1925.

The building additionally has a distinctive and highly functional layout, which remains evident in the building plan and form, and comprised two separate wards arranged in a compact V-shaped plan with a central Duty Room for simultaneous observation of both wards.<sup>8</sup>



Significant elements include:

Overall external form and fabric, largely dating to the c.1912 period of construction, including:

- the overall massing and presentation of the V-shaped plan and form
- the use of timber weatherboard cladding
- the brick chimney to the central Duty room
- the enclosed walkway to Building 65, including the staff changing room [65a] and servery building [65b]
- the original distribution of openings
- timber-framed and double-hung windows with multi-paned sashes

Overall internal form and fabric, largely dating to the c.1912 period of construction, including:

- brick fireplaces and remnant joinery
- original wall finishes including chamfered edge weatherboards to both sides of corridor,

Two c.1912 subsurface tanks for the collection of rainwater (since covered/capped)

Possible subsurface remains of bush-latrines, small gardens and other structures including the location and remains of the corrugated iron fence that enclosed the Isolation Complex (Buildings 25, 65, 66 and 67)

## **5.0 HISTORY AND DESCRIPTION**

### **5.1 Overview**

A detailed history and description of the full Point Nepean Quarantine Station site as a whole can be found within the CMP. According to the CMP, the main phases are:

- Pre-European History pre-1803
- Early European Occupation 1802-1804
- Pastoral Occupation 1830s
- Lime-Burning 1840s-1853
- The Establishment of the Quarantine Station 1852-1856
- The Second Phase of Building 1856-1875
- The Third Phase 1876-1899
- The Fourth Phase 1900-1925
- The Army Occupation (Fifth Phase) 1950-1998
- 1998-1999 Housing for Refugees from Kosovo
- 2004 the site is vested in the Point Nepean Community Trust
- 2009 the site is transferred to the Victorian Government to for incorporation into the Point Nepean National Park.

## 5.2 Site specific histories

The remainder of this section provides focussed history and descriptions based on the CMP prepared as for the areas within the site potentially impacted by the proposed work. The CMP data sheets for these areas are summarised below and reproduced in full at Appendix F. **No works are proposed at building 65.** Consequently, no building-specific detail is provided below.

Reference to two detached outbuildings identified as 65a and 65b in the is made below. As noted above, the CMP describes these as outbuildings to Building 66.

### 5.2.1 Lower Hospital Precinct-western end

The western end of the precinct contains Buildings 25, 26, 65, 66,67. **This area was established as the Isolation area in the 1890s. The landscape of the area emphasised utility over ornamentation.**

#### *Building 65a & 65b*

Situated between Buildings 65, the original administration block, and Building 66, the isolation wards, **these buildings provided a staff changing room, and a servery** (Figure 4). These were connected to the larger buildings by covered open-air walkways which were subsequently rebuilt to a different footprint and infilled in the c.1950s. These buildings served as interchange points within the larger planning strategy of isolation and segregation.

Building 65a constructed around 1912 (Figure 4, Figure 5, Figure 6) consisted of three rooms and a toilet and possibly a shower for staff decontamination. Building 65b, constructed at the same time, was a single room probably used as a servery for the handover of food and dishes between the kitchen and the isolation ward. Both were timber-framed weatherboard clad with timber-framed ledged doors and timber-framed double-hung windows. At the time of writing of the CMP in 2008, **the roof cladding to both buildings had recently been replaced.**

#### *Building 66*

The single-storey weatherboard-clad, timber-framed structure, Building 66, was constructed in or around 1912 as isolation wards for highly infectious diseases (Figure 6, Figure 7). Its construction occurred as part of the earlier twentieth century expansion and updating of the isolation capabilities of the site. Constructed at roughly the same time as the **Administration building** (Building 65) the distinctive V-shaped arrangement allowed staff in the central duty room at the apex to observe both wards simultaneously. Each ward also had separate toilet and shower facilities at the far end of the ward. **During active use of the quarantine station, a seven-foot tall (2.13m) fence (since removed) separated the isolation wards from the administration block.**

During the Army's occupation of the site, the building was used first for officers' accommodation and then, starting c.1986, as a dental training school. **During this period, openings were changed in the duty room and additional walls and partitions introduced. Some internal linings may also have been replaced.**

#### *Building 82*

The modern BBQ shelter, B82, (Figure 5, Figure 8) is discussed at Section 5.3.



Figure 4 Buildings B65a, the former changing room at left and B65b, the former servery at right viewed from the north; the former Administration Building is evident to their rear



Figure 5 (L) Existing toilet in B65a, (R) B82 in Burgess Park





Figure 6 Buildings B65a, the former changing room (L) and B66, the former staff changing room (R) viewed from B67 to the north



Figure 7 Building 66, the former isolation wards, viewed from the north-west





Figure 8 Burgess Park with B82 visible at right

### 5.3 Foreshore precinct

#### *Burgess Park*

The establishment of the camping within the Foreshore precinct will occur in a turfed area known as Burgess Park; as a sub-section of the Foreshore precinct.

The eastern section of the Foreshore precinct centres on a former Bathing and Disinfection complex. It is significant as an area which functioned as key step within the arrival process on the station. Cemeteries and memorials are located to its west. This area is located some distance from the proposed works.

Further west, but within this precinct, the Burgess Park area remained largely undeveloped until the period of the period of Army occupation in the 1980s. It was established as a turfed area with retained trees and an introduced BBQ shelter (B82, Figure 5, Figure 8).

### 6.0 ASSESSMENT OF HERITAGE IMPACTS

The first stage entails the placement of light-weight, low-impact camping platforms in Burgess Park, part of the foreshore precinct. Simultaneously, Building 66 will be re-developed as an amenities block with toilet and shower facilities and a kitchenette. The small structures situated between Building 65 and 66 (described as outbuildings to B66 in the CMP but described as Building 65a and 65b on accompanying drawings) are to be re-purposed. Building 65a will become a reception area and Building 65b will be used as a luggage store. BBQ and picnic facilities will be installed in the areas around Building 66 (See Figure 1 and accompanying drawings).

As noted, the stage two works do not form part of the current application to Heritage Victoria. Stage two will entail the development of a second campsite in an area known as the Moonah Woodland

immediately to the south of Building 65 along with the restoration and adaptive reuse of Buildings 65 (Administration Building) and 67 (the Mortuary).

### **6.1 The proposed adaptive reuse**

The CMP provides the following overarching philosophy for works at the Quarantine station at Conservation Policy 1- Managing Significance. This notes:

If alterations or changes which support an appropriate and viable use for the building or structure are proposed, the works should have regard for the identified aspects of heritage significance, and should be undertaken in a manner which has minimal impact on significant fabric and on the original form and presentation of the building. The works should also be guided by the recommendations relating to specific elements as included in the building datasheets in this CMP and, where necessary, may require further investigation and analysis of the fabric of individual buildings in order to assess the appropriateness of the works.<sup>9</sup>

The Point Nepean National Park Master Plan (2017) develops a series of key initiatives for the site based on community and stakeholder consultation. As noted above, the key initiatives for the Quarantine Station are:

- Quarantine interpretation
- Heritage building conservation and adaptive reuse
- Removal of non-significant buildings
- Potential new buildings
- Infrastructure upgrades
- Camping/glamping
- Events and programs

The proposed works are designed to deliver several of these initiatives.

At Item 24 - Heritage building conservation, the Master Plan seeks to achieve the following outcome.

While ensuring all heritage values are respected, curate much greater occupancy and activity on the site through adaptive reuse of buildings within the precinct. Through a transparent, Parks Victoria led governance structure that engages the site's Traditional Owners and key community stakeholders, ensure a diversity of opportunities, facilities and attractions that resonate with the shared vision for the precinct.<sup>10</sup>

The intended outcome of the works, as currently proposed, is to provide facilitated short-stay camping. The potential for outcomes of this kind, specifically around Burgess Park, is discussed specifically in the Master Plan at Item 28 as follows:

Two potential locations are recommended for camping within the Quarantine Station precinct—near the Influenza Huts and at Burgess Park (the foreshore lawn near Hospital 5). There is potential for different offers for these locations (e.g. school/group camps, glamping, and short-term, low impact camping via Parks Victoria's Parkstay booking system). The final locations and extent of camping/glamping is subject to further investigation and detailed design. Glamping would be a service delivered by partners, not government.

Basic short-term camping, glamping and independent traveller RV vehicles will be considered within the disturbed Quarantine Station area only, under the following parameters: short-term stays (i.e. 2–3 days), self-contained, minimal impact and low service requirements (roads, parking, water, non-powered sites, etc.).

The objective is to provide a short-term, light-footprint accommodation on offer for visitors to experience the park and nearby attractions of the Mornington Peninsula. Longer-term caravan or camping is not supported for the site, given potential impacts on park amenity and visitor experience due to low turnover 'resident' stay, as well as the amount of space and high level of services/infrastructure required. It is also undesirable to compete with well-established operators that provide longer-term 'base' camping elsewhere on the Mornington Peninsula.<sup>11</sup>

As an over-arching consideration, it is noted that the Quarantine Station buildings are currently unoccupied and survive in poor and deteriorating condition. The identification and implementation of an appropriate adaptive reuse is central to the ongoing supervision, management, maintenance and curatorship of the place. To this end, the preferred outcomes identified in the Master Plan and policies provided in the CMP anticipate and encourage facilitated camping as an appropriate adaptive reuse.

With regards to elements of 'primary significance', which includes Buildings 65, 66 and 67, the CMP makes a recommendation to,

Retain and conserve buildings, structures, elements and areas of primary significance. These elements should be managed and conserved in accordance with the policies and recommendations of this CMP.<sup>12</sup>

The works, as discussed below, would be undertaken 'in a manner which has minimal impact on significant fabric and on the original form and presentation of the building[s]'. In fact, impacts arising from minor alterations to individual buildings would be offset by conservation works. On this basis, facilitated camping is considered a 'best fit' outcome requiring no new built form of scale and only limited change to buildings identified as being of primary significance. Facilities delivered as part of stage one are to be serviced by Parks Victoria with no intention to secure an external operator and glamping would not be delivered as part of the proposed suite of stage one works.

On this basis, the proposed adaptive reuse represents a positive outcome for the future maintenance and viability and, ultimately, the significance of the heritage place.

## **6.2 The individual works**

The CMP provides a range of general policies and recommendations with regards to the heritage fabric and spaces within the site. Individual datasheets for Buildings 65, 66 and 67 speak further to the functional and visual interactions between buildings. These are reproduced at Appendix F.

### **6.2.1 Building 65**

Building 65 was constructed in c. 1912 as an Administration Building. It was identified in the CMP as a building of primary significance. The CMP makes the following recommendations with regards to Building 65:

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. This includes the interior plan form and fabric.

Retain and conserve the c.1912 building's external form, fabric and building envelope.

Retain the connection of this building to Building 66, and the visual associations with other buildings of the Isolation Hospital group including Buildings 25, 26 and 67. These buildings are integral to an understanding of infectious disease control processes inherent to a quarantine station.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction' [provided in the CMP].

Consideration could be given to removing the recent half-glazed walling along the open-air corridor and reinstating the original enclosure with trellis at mid-points along its length.<sup>13</sup>

The primary volumes of Buildings 65 and 65b will not be directly affected by the proposed stage one works, although a walkway linking these two structures would be altered. Buildings 66 and 65a would be the subject of internal and external works. Another walkway between Buildings 65a and 66 would also be altered.

### 6.2.2 *Building 65a*

Building No 65a appears to have been constructed, or was in the process of construction, by March 1912. It included a shower/decontamination room and WC for staff. A fence (since removed) straddled the building (Figure 9) providing a physical barrier and demarcation between the administrative and isolation functions of the facility.

The following works are proposed:

- The removal of original internal partitions to a height of 2.4m. Upper sections of these walls are to be retained, allowing the original arrangement of spaces within this area to remain legible. While this will result in the loss of some original fabric, elements to be removed survive in poor condition having been subject to rainwater ingress prior to the replacement of the roof in c. 2008.
- Removal of current modern toilet fit-out raises no heritage issues. The original use of this section of the buildings will be maintained and original lining board will be retained or replaced in a like-for-like fashion as required.
- Removal of floor vinyl.
- Installation of new timber floor (including the replacement of a section of existing floor which has been removed) is proposed. These works are to be undertaken in a like for like manner to original detailing and the exercise constitutes overdue maintenance/conservation works.
- Enlargement of an original window opening to the north façade to create a new access door on the north facade of building is proposed. While this action will result in a loss of original fabric, the change is a modest one requiring removal of one original window and a panel of weatherboards beneath. Given the simple, weatherboard construction of the building, the works could be readily reversed should future opportunities arise. The door is to adopt a simple, sympathetic modern expression, legible as a later modification. The works are required to meet operational/access requirements and to support an interpretative landscape gesture with new pathways reflecting the footprint of the original seven-foot tall (2.13m) fence which separated the administration building from the isolation wards. The CMP identified the original distribution of openings as contributing to its significance. While loss of original fabric will occur and legibility of original patterns of use will be affected, the works are seen to produce a minor impact and one which would be offset by maintenance/conservation works to the building more broadly.
- Refurbishment of the interior to facilitate use as a reception area is proposed. These works will remove later twentieth century elements only with no loss of original fabric or character.
- General conservation works to external façades and internal walls as identified in accompanying architectural drawings represents a positive intervention from a heritage point-of-view.

- The construction of new pathways and disabled access ramps to the north of building 65a is discussed at Section 6.2.8.

### 6.2.3 *Building 65b*

Building 65b appears to have been constructed, or was in the process of construction, by March 1912. It appears to have provided an area for the handover of food and other items. 65b was straddled by a fence (since removed) providing a physical barrier and demarcation between the administrative and isolation functions of the facility.

The following works are proposed:

- Close and lock existing door on north façade. These works will not affect the fabric, legibility or significance of building 65b. No other works are proposed.

### 6.2.4 *Walkway between building 65/65b, 65b/65a*

Walkways appear to have been constructed in c. 1912 as an adjunct to the Isolation Wards. Their original V-shaped plan form is evident at Figure 9. The walkways were rebuilt in c. mid-twentieth century to their current, right-angled plan form. Glazed wind shields may be even later elements.

The following works are proposed:

- Removal of non-original glazed infill wall to south of walkway. The walkways were rebuilt in c. mid-twentieth century to their current plan form. Their original form is evident at Figure 9 the CMP suggests that these elements date from the Army's period of occupation. On this basis, CMP policy notes that 'consideration could be given to removing the recent half-glazed walling along the open-air corridor and reinstating the original enclosure with trellis at mid-points along its length'.<sup>14</sup> While the reinstatement of trellis arrangements is not proposed, these proposed works will go some way to reinstating the mid twentieth century appearance of these elements. These works raise no heritage issues.
- The construction of new raised timber floor on top of later concrete walkway to match floor levels of buildings 65a and 66 and to provide for DDA access, likewise, raises no heritage issues.
- New ramp to picnic area to north of 65b in a currently lawned area is discussed at section 6.2.8 (see TCL Landscaping drawings).

### Comments on works to Building 65a, 65b, B65 and associated walkways

The former Staff Change Room (B65a) survives in degraded condition. While the proposed works will result in modest losses of original fabric, these impacts are offset by the attendant conservation and restoration works and the delivery of a viable use for the building. No works of any consequence are proposed at Buildings 65 or 65b.

Buildings 65a, 65b and 66 are considered the most appropriate options for adaptive reuse as support facilities for facilitated camping. Nonetheless, other alternatives were considered, the second-class dining hall and the influenza huts also being considered. However, after consideration of the distance to the stage one campsite (and the future stage two campsite) and the form and capacities of the existing footprint, Buildings 65, 65a and 65b were considered better suited to the proposed adaptive reuse.<sup>15</sup>

### 6.2.5 *Building 66*

The following works are proposed:

#### **Building 66 as whole**

- Removal of later joinery, dividing walls, shelving, doors and architraves and plasterboard ceiling finishes raises no heritage issues. Removal of horsehair plaster wall linings will allow the installation of structural strap bracing. Original horsehair plasterboard linings are to be retained

and patched where possible, recognising that the horsehair plaster lining has undergone prior damage and patching, and substantial retention may not be possible.

- Removal of existing services in the roof space and installation of replacements raises no heritage issues.
- The installation of new services including new penetrations in the roof for exhausts will result in a modest change to the roof line of the existing building. These works will affect later roof sheeting and would replace a number of pre-existing (albeit modest) ventilators. These works are central to the adaptive reuse of the building and its viable future. Insulation in roof spaces will be introduced when roof cladding is removed, and new services introduced. This will result in no change to the internal or external presentation of the building.
- Installation of services through the sub-floor spaces of rooms 2 and 7/8 to new shower. installations will require modest penetrations through the replaced flooring.
- Some widening of original door frames will be required for disabled access. These changes will be modest in extent and will occur in two locations as indicated on accompanying drawings.
- A new door is to be constructed between Room 3 and Room 6. While this will produce a change in the original planning and will result in a minor loss of original fabric, the works are essential to the provision of DDA access.
- Demolition of a non-original service yard abutting the northernmost section of the building will result in no negative heritage impact and serves to partially reinstate the original footprint of the building as indicated in Figure 9. This is considered a positive intervention.
- A new raised timber deck to western verandah will be provided for DDA access. This is to be constructed on top of the retained existing timber deck fabric, with the new deck matching the internal floor level. The existing decking which may date from the original construction survives in poor condition. It will be retained but concealed.
- A new timber ramp to the western verandah from garden area is discussed at Section 6.2.8 (See TCL Landscaping drawings).
- Reinstatement of windows to original design from central duty room into isolation wards is proposed. These constitute restoration works.

#### **Room 1: Former central duty room.**

- Removal of existing fittings dating to the later twentieth century and new kitchenette fit-out including new range hood and associated roof exhaust will not remove significant fabric or alter the existing situation to any substantial extent.
- An existing door to north eastern wall of room 1 is to be made operational. This will result in no substantial change.
- Removal of later infill and reinstatement of double door between room 1 and room 6 (the western verandah) would reintroduce an early feature of the building as evident at Figure 9.
- Removal of modern windows and reinstatement of windows to original design from central duty room into former isolation wards (room 2, room 7/8) is proposed. These constitute restoration works albeit with opaque glass treatment. This will result in no loss of original fabric.
- Removal and replacement of existing floating ceilings will result in no loss of original fabric and no substantial change.
- Later infill to the western wall between Room 1 and Room 6 to be removed and door similar to that visible at Figure 9 reinstated. Broadly speaking, these works constitute conservation works.



### **Room 2, Room 7/8.**

- Non-original walls and fittings are to be removed. These date from the later twentieth century and their removal raises no heritage issues.
- Introduction of self-contained bathroom units in central ward space on existing floor and installation of associated services (see comments at 'Building 66 as a whole' above).

### **Rooms 3,4,5 and 9,10,11**

- Creation of DDA bathroom facilities to either end of the building. The current bathroom comprises an early toilet and bathroom and adjacent porch which have been amalgamated to produce the current arrangement (Figure 9). The areas are to be refurbished to create DDA toilets/parents rooms. This will require removal of a non-original windows, existing early or original internal walls between rooms 3&4 and 9&10 are to be removed. New timber floors are to be constructed above existing floors to standardise floor levels throughout the building. Some structural works to the roof are also proposed. These works will result in the loss of some early and/or original fabric; however, the impacts would be modest in terms of their extent and allow the early use of this section of the building to persist. As discussed below, no other suitable locations for DDA accessible facilities exist within this building.
- Existing modern bathroom fittings are to be removed. These works raise no heritage issues.

### *Comments on works to Building 66*

The form and planning of Building 66, in particular, is noted in both the VHR listing and the CMP for its rarity and as demonstrating the early-twentieth century medical practices through the creation of two distinct wards with a central duty room used equipped to monitor both wards (See Figure 9). In keeping with the specific recommendation of the CMP, this significant form has been retained as part of the current proposal and remains distinct and legible within the landscape. Other significant elements retained include the external weatherboard cladding, multi-paned double hung windows, the timber-lined ceilings and the fireplace and chimney to the former staff duty room.

It is acknowledged that the proposed change of use is substantial, however, the physical change required to activate the building in this way is reasonably modest with limited impact on heritage fabric. The guiding documents for the site recognise the need for a balance between adaptive reuse and retention of fabric.<sup>16</sup> In achieving this balance, the proposed works have taken all steps to limit potential impacts and include a substantial restoration/conservation component.

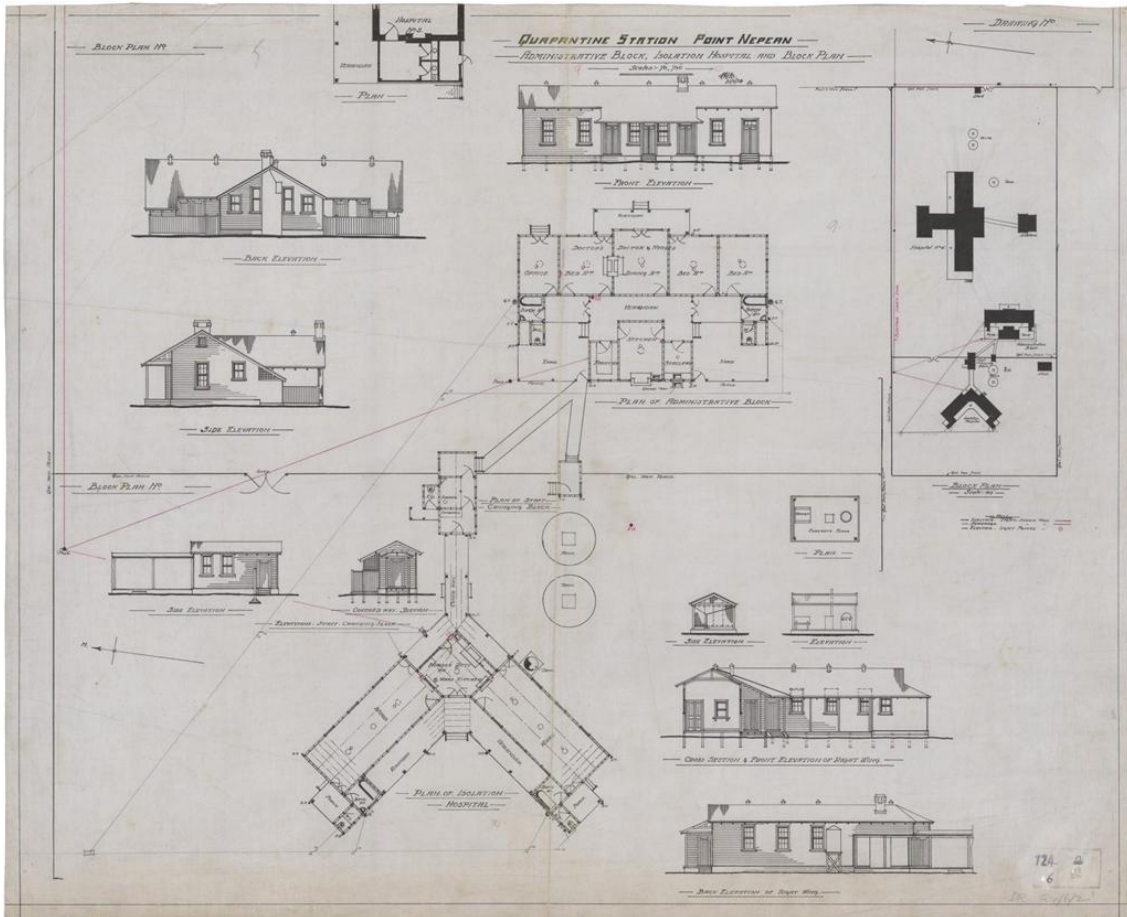


Figure 9 Detail of the isolation wards(B66), Isolation Hospital and Block Plan. Measured drawing. Drawing dated May 1920 shows the original plan form of the walkways. Source: National Archives of Australia

The insertion of toilet and shower facilities and associated services will, nonetheless, have some impact on heritage fabric. However, the associated removal of existing partitions, dating from the later twentieth century, will reinstate the original volume of these rooms balancing impacts associated with the change in use against improved legibility of the original ward spaces. The new bathroom units will be fully legible as new and introduced elements distinct from existing fabric. The inserted facilities are largely self-contained structures, which as far as possible sit over the existing floor. Insertions for services are kept to the necessary minimum.

As discussed above, further new works include the conversion of bathroom/toilet facilities at the end of each arm into DDA compliant facilities will entail the removal of limited original fabric. However, the changes to this previously-altered space would be reasonably modest and allow the early use of this section of the building to continue and to remain legible.

The proposed works include a number of active conservations works including those to external façades and internal walls and floors the retention/reinstatement of timber ceiling linings and original door leafs is to occur where possible. Horsehair plaster board is to be retained or reinstated. Existing doorways no longer in use will be fixed closed and retained. The original point of access between the duty room (room 1) and the western verandah (room 6) is to be reinstated. Accretions associated with the era of army occupation will be removed. In these regards, the proposed works are consistent with the recommendations of the CMP.

These above works will result in some impact to heritage fabric but are the minimum necessary for the adaptive reuse of the space. Some works such as installation of strap bracing will contribute to the

longevity of the building. Simultaneously this work will preserve and enhance understanding of original circulation and use.

The functional relationship between the former central duty room and the ward spaces is crucial to the understanding of the use of the building during the quarantine era. The proposed works will allow original form and function of this space to be discerned.

#### 6.2.6 *Burgess Park*

The following works are proposed:

- Removal of Building 82, a non-original shelter including all footings and foundations<sup>17</sup> is proposed. Building 82 is a simple timber-framed structure constructed during the Army's occupation of the site. The CMP identified the structure as one of 'little or no' significance noting,

Elements of little or no significance can be retained, altered or removed, although future works to these elements should be sympathetic to, and avoid unacceptable impacts on, the heritage values of the place.

The removal of non-significant buildings is addressed through Master Plan Item 25 as follows:

Potentially remove intrusive buildings and buildings with little or no heritage significance that detract from the precinct's key character zones and view lines, such as Building 55, a former office. Potentially remove the two former Officer Cadet accommodation buildings (5 and 6), which, though noted to be of secondary significance in the CMP, detract from the First-Class Hospital Complex.<sup>18</sup>

On this basis, the removal of B82 raises no heritage issues.

- Construction of a new outdoor shelter in the general location of B82 and installation of a drinking fountain. The proposed shelter is to be of a similar size and character to the existing B82 and will not change the existing situation to any substantial extent. It is noted that the existing B82, while assessed as being of little or no significance, was not deemed 'intrusive'.<sup>19</sup> A replacement with a building of similar size and lightweight character would likewise produce no intrusion into the appearance or spatial arrangements of the heritage place. A proposed drinking fountain in the same area adopts a particularly understated expression and will likewise produce no heritage impacts. .
- Installation of raised tent platforms with light ground contact and access ramps is proposed. These are described in TCL drawings provided in support of the current application. These are to be lightweight elements designed for minimal impact and straightforward removal. While this will result in a degree of visual change, Burgess Park is 'not considered to be of significance'<sup>20</sup> and the platforms will have no impact on significant sections of the precinct more broadly. The proposed works would be unobtrusive and of limited visibility. The CMP identifies the connection with the Port Phillip Bay as key characteristic of the site.<sup>21</sup> This would not be diminished by the proposed raised tent platforms.
- Establishment of gravel pathways. These generally involve excavation of shallow trenching (0-400mm) for services in Burgess Park. This generally follows existing pathways and areas of previous disturbance. Deeper trenching (> 400mm) for services along Bogle Road is also proposed. This strategy is intended to limit works to areas previously disturbed. A protocol for archaeological finds is laid out in Historical Archaeological Assessment Report (Heritage Insight Pty Ltd, 10 Feb 2021, reproduced at Appendix E).
- Removal of existing tree nos 07, 12, 20, 21, 30, 63 is proposed. No trees in the western sections of the foreshore precinct are identified as contributing to its significance. All trees identified for

removal in this area are assessed in the arborist's report (Appendix G) as 'recommended for removal' with the exception of tree 30 which is assessed at 'reasonable to remove'<sup>22</sup>.

- Beach showers at the eastern and western paths between the foreshore and the beach are to be unobtrusive and low impact elements which will not affect the character or limited significance of Burgess Park.
- Lightweight temporary fencing has been designed limit traffic across the dunes. These are modest elements whose construction raises no heritage issues.
- On the path western path between the camping area and the waterfront, installation of access steps with treated pine posts and bolted chains. As this is on the surface of an established pedestrian pathway, it raises no heritage issues.
- Introduction of lighting to Bogle Road and associated walkway to ablution facilities. The CMP's Lighting policy, states, 'the placement of lighting and associated cabling services also requires careful consideration so as to avoid or limit unnecessary physical impacts or damage to significant building fabric and landscape elements, including impact on significant subsurface (archaeological) material'.<sup>23</sup> The proposed lighting arrangements are understated in terms of their design and limited in number. These works are consistent with the direction of the CMP.

#### *Comment on works at Burgess Park*

The selection of the Burgess Park area for facilitated camping makes use of an area deemed to be of low significance.

The removal and replacement of the BBQ Shelter (Building 82) from the 1980s is of building all deemed to be of low/no significance. The chosen replacement structure and associated amenities will be of similar low-impact.

Where service trenches are unavoidable, they have largely been designed to coincide with pathways. The platforms, while not temporary in the sense of personal tents, nonetheless, eschew the impact of introducing new buildings and facilitate a continued connection between the sea beyond the dunes and the buildings of the isolation precinct. The installation of services has been largely kept to the fringes of this space.

#### *6.2.7 Carpark and approach*

- Minor alterations to the car park are proposed. It is proposed to install bollard lighting along the path to the amenities building, two light poles - one on the southern side, one on the on eastern side of the oval; bike hoops at northern end of carpark; post and wire fencing signage and a boom gate. The car park is included in an area of 'little or no' significance. The works are modest and will not diminish the character or significance of this area. They are straightforward element modest scale that are normal to the operation of camping sites. Considered in the context of the isolation precinct, these are particularly unobtrusive elements that will not affect an understanding of the area.
- Relocation of existing gate and posts is proposed. These are not identified as elements of significance.

#### *Comment on works to the car park and approaches*

The ongoing use of the existing Jarman Oval carpark entails would have no impact to the overall significance of the cultural heritage landscape. While the proposed works entail a minor realignment of the access road, this does not affect either Jarman Oval or other areas of primary or contributory significance.

The proposed works entail some introduction of outdoor lighting particularly within the Jarman Oval carpark and along the Bogle Road edge of the facilitated camping. In keeping with the

recommendations of the CMP this is consistent and discreet and introduced to a limited extent to provide adequate levels of amenity for site visitors.<sup>24</sup> As discussed above where possible service trenches are situated below access paths and will follow archaeological monitoring processes during installation. These works will result in limited heritage impacts.

#### *6.2.8 Landscape works in the vicinity of building B66*

- It is proposed to construct pathways and designated picnic and seating areas with granite gravel surfacing. These will not affect and understanding of the original layout, use or function of the place.
- Removal of existing garden beds.
- Associated lightweight and ‘temporary’ elements are to be installed including electric BBQs, DDA tables with umbrellas and concrete slab footings and other amenities. These will take the form of lightweight interventions that will not obscure views or disrupt valued relationships between adjacent buildings. They could be removed without loss of original fabric in a straightforward manner.
- The construction of timber DDA compliant ramps to buildings 65a and 66 will take the form of unobtrusive lightweight elements. These will adopt a modest size and low grade to eliminate the need for handrails. They will be legible as minor modern elements which raise no heritage issues.

At the connection between the building and its surrounds, the proposed works entail the installation of ramps in order to achieve DDA accessibility. These have been designed with a height and grade that does not require a handrail (though there will be protective raised edging) in order to minimise visual impact. Wherever possible, these ramps are to be placed within established patterns of entrance, egress and movement. Due to the proximity to the building and associated potential archaeological zones, archaeological monitoring procedures will be active during their installation.

Areas for seating and a BBQ will be installed in the space between the arms of the V and in the lawn area between Building 66 and Building 67. This will in the latter instance entail the construction of a supporting concrete base for the BBQ and concrete footings for the seating area. That said, the space will continue to read as permeable and connected. As above the archaeological monitoring procedures will apply for installation.

### **6.3 Pre-Application meeting with Heritage Victoria.**

As noted at , a pre-application meeting was held with Heritage Victoria on 6 October 2020. Correspondence with regards to that meeting issued by Heritage Victoria on 22 October 2020 is included in the Appendix B.

In that correspondence, Heritage Victoria indicated their general support of the proposed light-footprint facilitated camping experience including the expressed intentions with regards to lighting and pathways. Additional information was requested with regards to the following aspects of the proposal:

Heritage Victoria Comments	Response
The viability of the proposal with a view to securing an operator at the stage one level of development.	<p>As indicated in a letter (John Clark, 23 February 2021) submitted in support of this application, it is proposed that Parks Victoria will manage the redeveloped facility for the first three years of its operation, establishing the viability of the facility before securing an external operator.</p> <p>Since the pre-application meeting, Parks Victoria has further developed its business plan for stage one facilitated camping. The result of this additional planning and analysis is that the proposal is considered viable. Parks Victoria understands the sensitivity of the site and the need to avoid future intrusive or <i>ad hoc</i> development and it is not anticipated that additional infrastructure will be required in order for stage one to achieve successful operation.</p>
How the proposal is consistent with the Master Plan, community desires and the broader activation of the site. In particular why these sites were considered to be the most suitable for development of the facilitated camping site	<p>As discussed at Section 3.2 the process of developing the master plan included extensive multi-approach community consultation. The views of a range of stakeholders are embodied in the document.</p> <p>As reflected in Master Plan at Item 28, Burgess Park was one of two areas (the other being the influenza huts) recommended for the development of camping. Community desires also indicated that this should be 'short-term light-footprint accommodation on offer for visitors to experience the park ...' As discussed above, further assessments by Parks Victoria identified the Burgess Park site as the most suitable location from the point of view of heritage impacts, operational considerations and community expectations.</p>
The proposed removal of original fabric and the level of internal alterations associated with the adaptive reuse of B65 and B66, including the rationale for the changes proposed and the selection on this approach and they ways in which the proposed works respond to the CMP	It is acknowledged that in managing change in the activation of the site, there will be some impact upon heritage fabric. This is to be limited in extent and will not affect the form of the adapted buildings. These works are to be balanced by extensive conservation work to currently-disused buildings. For further discussion of the works and impacts to individual buildings, and analysis of the various works in relation to the policy direction of the CMP, refer to section 6.0 above.
How the historic association between B65-66 and B25-26 will be maintained.	The form and interrelationships between B65-66 and B25-26 will not be affected by the proposed works. No new structures other than lightweight and readily removable seating, benches, BBQs and the like are proposed. A site-wide heritage interpretation strategy is currently under development by Sue Hodges. It is anticipated that specific interpretation of Building 65 a/b and Building 66, the isolation precinct as a whole and the relationship between the buildings as well as with Buildings 25-26 when originally in use, will emerge from that process.

<b>Heritage Victoria Comments</b>	<b>Response</b>
An Arborist's report assessing the trees impacted, tree as risk and management well as plans regarding proposed re-vegetation across the footprint of the works.	An Arborist's report (Otto Leenstra and Associates, November 2020). This is included in Appendix G.

In addition, with regards to archaeology, in the same correspondence Heritage Victoria communicated the following:

<b>Heritage Victoria Comments</b>	<b>Response</b>
Heritage Inventory site H7821-0125 (Point Nepean bluestone foundation) is located close to the area of proposed works. It is necessary for an assessment of this feature to be conducted, to confirm the details of its location and extent, and ensure that it will not be impacted by the proposed works in any way.	A survey of non-Aboriginal archaeology was undertaken by Wendy Dolling and Renee McAllister of Heritage Insight Pty Ltd (15 January 2021) and is reported on within the Historical Archaeological Assessment Report (10 February 2020, Appendix E). As discussed in Section 10 & 11 of this report, this feature was relocated and mapped, and it was determined to be outside the proposed area of works. Protocols for management of the site were also determined (see below)
A survey should be conducted in the vicinity of the works area (including the foreshore area to the west) to identify any historical archaeological features (including artefact scatters/deposits) that may be exposed and vulnerable to increased visitor traffic. If archaeological remains are identified, a program of investigation, recording and artefact recovery may be required.	Sections 10&11 of the survey of non-Aboriginal archaeology detected no previously unidentified historical archaeological sites within the area of proposed works, and no immediate threat to known sites. The report also lays out protocols for works in the area (see below).
It is likely that a protocol for the identification and reporting of any archaeological material that is exposed at any time during site works will be required. This requirement will be detailed in the heritage permit.	Sections 14,15 & 16 of the report set out protocols for monitoring, identification, recording and reporting for works associated with the site.
Any requirements relating to the management of the place's historical archaeology will be addressed through conditions on the heritage permit, rather than through the issuing of an archaeology consent. <sup>25</sup>	This is acknowledged.



## 6.4 Conclusion

The former Isolation Hospital site is currently unoccupied with no viable future in terms of management and maintenance. The proposed works present an opportunity to activate the site, in keeping with the Point Nepean National Park Master Plan. The proposed short stay, light footprint facilitated camping would allow a wider array of visitors including new users, encouraging the enhanced use of the site by existing and new users including school groups<sup>26</sup> providing greater opportunities to experience the natural and cultural heritage of the site. This experience will be further facilitated through proposed interpretative means currently under development.

The Burgess Park areas of the foreshore has a high tolerance for change, and the introduced platforms will not impact on the dunes or the relationship between the buildings that comprise the precinct or the precinct and the water. Vegetation will be largely maintained or reinstated, and the trees that will be removed are those which have been identified by the Arborist's report as recommended or acceptable for removal. Facilitated camping would limit impacts on the cultural landscape by strictly controlling those areas used for overnight stays, preventing the pitching of tents and other camp furniture in areas that are more sensitive or of higher significance. In this regard, facilitated camping represents a particularly 'good fit'.

Building 65a, 65b and Building 66 though initially built as part of the Isolation precinct, are evolved spaces having seen additional uses and adaptation during the period of Army occupancy. The proposed works will maintain the external legibility -a particularly important aspect for Building 66- while removing later infill and accretions and maintaining the functional relationship between the buildings. With respect to the isolation wards, the proposed adaptation would facilitate an understanding of the internal volumes that comprise Building 66. While it is acknowledged that there will be some loss of original fabric, the proposed works will also reinstate some original building circulation patterns and elements such as long-concealed timber ceiling-linings.

Overall, the proposed works present as a positive response to the needs of visitors to the park and to the conservation of significant heritage elements and areas within the Quarantine Station.

## ENDNOTES

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- 1 Heritage Insight Pty Ltd, 'Point Nepean Quarantine Station (H2030) Facilitated Camping Historical Archaeological Assessment', Feb 10, 2021, p.i
- 2 Email Wendy Dolling Heritage Insights Pty Ltd to Meighen Katz Lovell Chen, 9 February 2021
- 3 Parks Victoria, *Point Nepean National Park Draft Master Plan, Community and Stakeholder Engagement, Summary Report Phase 3, March 2017*, p. 7
- 4 Heritage Insight Pty Ltd, 'Point Nepean Quarantine Station (H2030) Facilitated Camping Historical Archaeological Assessment', Feb 10, 2021, p.iii
- 5 Heritage Insight Pty Ltd, 'Point Nepean Quarantine Station (H2030) Facilitated Camping Historical Archaeological Assessment', Feb 10, 2021, p.iii-iv
- 6 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.F16-F17.
- 7 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.F28-29.
- 8 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.C196
- 9 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume One*, September 2008, p. 188.
- 10 Parks Victoria, *Point Nepean National Park Master Plan 2017*, p.109
- 11 Parks Victoria, *Point Nepean National Park Master Plan 2017*, p.109.
- 12 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume One*, September 2008, p. 188.
- 13 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.C189-190.
- 14 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.C189-190.
- 15 Correspondence Andrew Kelly Parks Victoria to Tina Tam, Candice Keeling Lovell Chen, 14 January 2021.
- 16 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.225
- 17 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.E37
- 18 Parks Victoria, *Point Nepean National Park Master Plan 2017*, p.109
- 19 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.183
- 20 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.F16
- 21 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage, Volume Two*, September 2008, p.72
- 22 Otto Leenstra & Associates, 'Arboriculture Inspection & Report Quarantine Station- Facilitated Camping Experience Project Point Nepean National Park Portsea, 25 November 2020, pp.22-28

- 
- 23 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage*, Volume One, September 2008 p.242
- 24 Lovell Chen, *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage*, Volume One, September 2008 p.242
- 25 Correspondence, Janet Sullivan Heritage Victoria to Candice Keeling, Lovell Chen, 22 October 2020.
- 26 Parks Victoria, *Point Nepean Master Plan Consultation Outcomes Report September 2017*, p.10.

**APPENDIX A VHD POINT NEPEAN DEFENCE AND QUARANTINE PRECINCT**

# Victorian Heritage Database Report

Report generated 30/09/20



## POINT NEPEAN DEFENCE AND QUARANTINE PRECINCT



POINT NEPEAN DEFENCE AND QUARANTINE PRECINCT SOHE 2008



H02030 1point nepean hospital



H02030 point nepean bathhouse2



H02030 point nepean crematorium



H02030 point nepean heatons monument



H02030 point nepean isolation hospital



H02030 point nepean quarantine interior



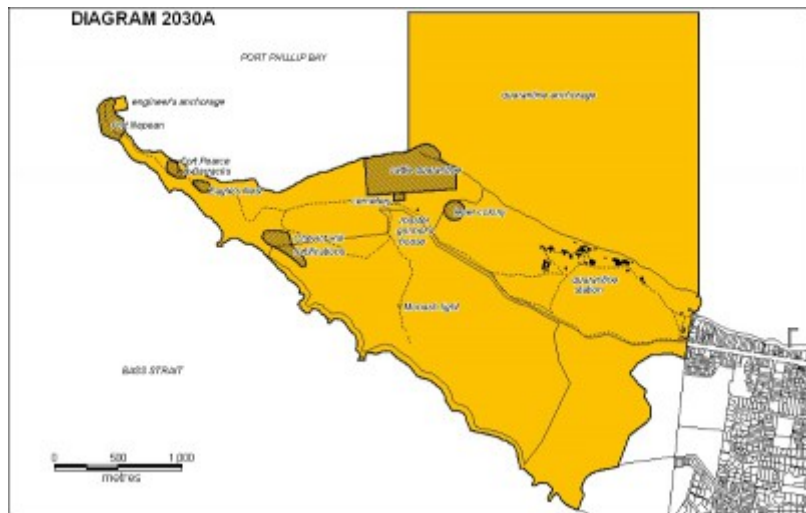
H02030 point nepean shepherds hut



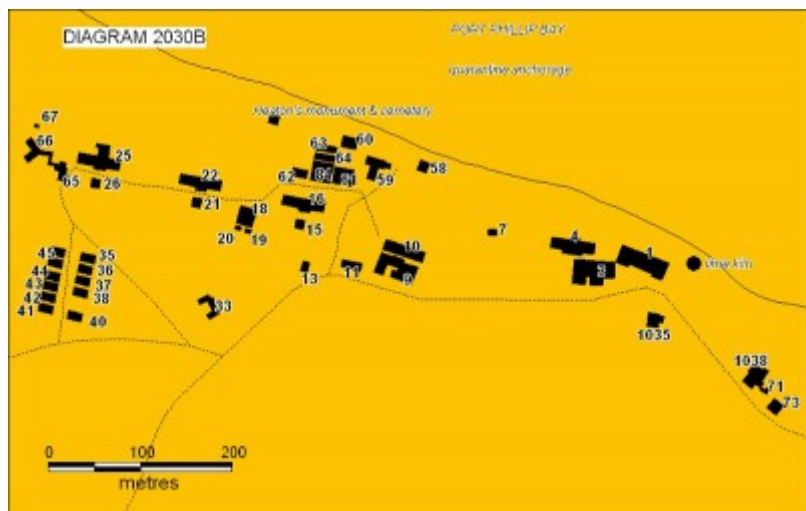
H02030 point nepean showerblock



Point Nepean Plan

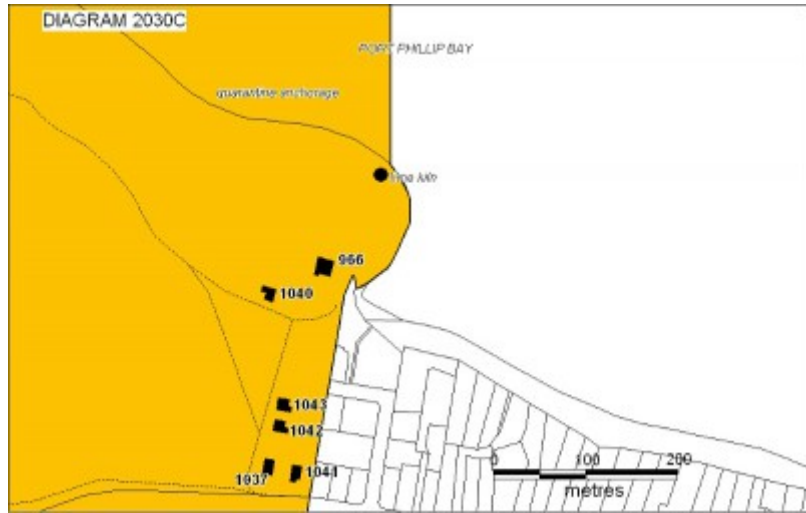


h02030 portseaa plan



h02030 portseab plan





h02030 portseac plan



Point Nepean Plan

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## Location

3875 POINT NEPEAN ROAD and 3880 POINT NEPEAN ROAD and 1-7 FRANKLANDS DRIVE PORTSEA,  
MORNINGTON PENINSULA SHIRE

## Municipality

MORNINGTON PENINSULA SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H2030

## Heritage Overlay Numbers

HO165

## VHR Registration

July 22, 2004

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - January 6, 1997

What is significant?

Point Nepean Defence and Quarantine Precinct at the western extremity of the Mornington Peninsula consists of approximately 526 hectares of land about 95 km from Melbourne. The site has an entry from Point Nepean Road, and is partially bounded on the east by the Portsea Golf Club. At the time of Federation, Point Nepean was transferred to Commonwealth ownership, although not gazetted until 1919. In 1988, as part of Australia's Bicentennial celebrations, 300 hectares were transferred to the State of Victoria to become part of a new Point Nepean National Park. This park incorporated the previous Cape Schanck Coastal Park and areas of the Nepean State Park. From August 1995 the park became known as the Mornington Peninsula National Park. A large section of land, some 220ha, south of Defence Road, remains in Commonwealth ownership with no public access due to unexploded ordnance. The Quarantine Station and Police Point have also been in Commonwealth ownership.

A number of Aboriginal sites have been identified on Point Nepean. These include coastal shell middens which reflect indigenous food gathering practices over the past 6000 years.

The first European use of the land was for grazing and lime burning. From the 1840s, limeburning became the chief industry in the Portsea area, supplying lime to Melbourne's building trade. Nepean limestone was shipped to Melbourne from the late 1830s. Many of the early lime kilns at Portsea were located along the shoreline. By 1845, a regular fleet of 20 to 25 schooners carried lime to Melbourne. Large quantities of local timber were cut to supply the lime kilns, causing the natural vegetation of banksia and sheoak to become scarce. Two lime kilns are known to remain on the site.

The limestone Shepherd's Hut (c.1845-54) is believed to be a rare example of employee housing from this period. Although all the fabric is not original, this may well be of high significance and requires further investigation. It is possible that only the cellar dates from 1845. The hut was used as a dairy from the 1880s until 1897, and as a dispensary until 1908. It became the Regimental Sergeant Major's Office during the Army occupation of the site.

Point Nepean contains the oldest surviving buildings erected for quarantine purposes in Australia. The peninsula was chosen as the first permanent quarantine station in Victoria because of its early isolation, access to shipping, deep-water anchorage and security. The Quarantine Station was constructed from 1852 and operated from the 1850s until 1979. Point Nepean was also used in the management of infectious diseases within Victoria, housing a leper colony from 1885 to the 1930s, when the surviving patients were transferred to Coode Island, and a consumptives' colony from the 1880s. Although the buildings of the leper colony were burnt down in the 1930s, at least one grave of a Chinese leper patient is in the Point Nepean cemetery.

The Point Nepean site housed a remarkable medical complex for its time. The development of the quarantine station reflected changes in medical knowledge about infection and the transmission of disease over the years of its existence and the way major public health issues were dealt with in Victoria. The arrangements of the hospital buildings mirrored the class distinctions of the ships bringing passengers to Melbourne, separating upper class passengers from the rest. The Quarantine Station buildings include: Boatman's Quarters (1888) & Original Entry Road Alignment, Staff Quarters, Hospitals 2-5 (1858-59), Hospital No. 1 (1917), Kitchen No.2 (1858-59), Kitchen No. 3 (c. 1869) Kitchen No.5(c.1885) , First Class Dining Room (1916) Administration Building (1916), Disinfecting & Bathing Complex (1900), Isolation Hospital (1916-20) , Cemetery (1852-54) Cemetery (1854-90) , Crematorium (1892), Heaton's Memorial (1856-58), Isolation Hospital (1916-20), Matron's Quarters (1856-58), Morgue and Mortuary (1921) , Doctor's Consulting Room and Post Office (1913) relocated in 1925 and used as a Maternity Hospital, Administrative Building and Visiting Staff Quarters (1916-17) and Influenza Huts (1919). The Influenza Huts housed soldiers with influenza returning from World War I when almost 300 ships with over 11,800 passengers were quarantined between November 1918 and August 1919. Other uses of the Quarantine Station have included the temporary housing of several hundred children from the Industrial School at Prince's Bridge in 1867.

The security of the Quarantine Station was crucial to its function. Police guarded a forty foot stretch of land between two fences to keep passengers in and others out of the station. A prefabricated iron police house was replaced in 1859 by a barracks to house a number of police sent from other stations to guard the site whenever passengers were in residence. The single storey timber Superintendent's quarters were built on the site of this barracks in 1916. Police were then accommodated in the new administrative complex. There is some evidence that this 1916 house may contain part of the 1859 police barracks including a simple symmetrical two roomed cottage with a hipped roof, similar to the plan of two-roomed hipped-roof police barracks built by the Public Works Department in several locations in 1859. The police barracks site is also of archaeological significance. A number of wells and possible cess pits are visible in that area.

The Quarantine school (Portsea No. 2929) was located near the east boundary of the site. The remains have not so far been located. The school opened in 1889 with about 23 pupils and appears to have closed in 1894. The site, inside the fences of the Quarantine Station, caused difficulties when there were patients in quarantine. Some of the children subsequently attended Sorrento School No. 1090.

The Quarantine Station jetty, built in timber in 1859-60, was demolished in 1973. The cattle jetty was built in 1878. The anchorage around the Quarantine Station and also that around the Fort Nepean jetty are of archaeological significance.

The other staff residences on the site reflect the quarantine and defence functions. These include the 1899 Medical Superintendent's house, its size and siting appropriate to his position. The house retains its stable, which has been converted to other uses. The 1899 house may include elements of the first doctor's house constructed in 1854. The Matron's House was formerly Pike's Cottage, one of three original stone labourer's cottages built in 1856-58. The Gatekeeper's House was formerly the Boatman's Cottage built in 1888. Residences from the early twentieth century relate mainly to the public health usage of the site such as the four attendants' cottages of c. 1922 near the entrance gate. Their location was well away from the hospital buildings, perhaps to protect families from infection. Buildings dating from the period of Army occupation such as the Cadet Accommodation blocks may not be individually significant but as a collection illustrate this period of development of the site.

A small quarantine cemetery located near the water's edge was used for the burial of passengers from the 'Ticonderoga' and other early ships between 1852 and 1854. The Heaton Monument, a 12-foot high Neo-Egyptian sandstone monument built in 1856-58 still remains at this site.

A new cemetery was established in September 1854, just outside the Station's western boundary and is now located within the Mornington Peninsula National Park. Many early settlers were buried in the new cemetery, as well as sailors from the ships 'Tornado (1868) and 'Cheviot' (1887), wrecked at the Heads. This cemetery was used by local residents until the General Cemetery at Sorrento was opened to the public in 1890. In 1952 the surface remains (several stone monuments and the remains from the Heaton Monument vault), in the old cemetery were relocated to the new cemetery.

The crematorium was built of brick on high ground south of the Quarantine Station complex. Built in 1892, it is said to have been primarily intended for the cremation of people who died of leprosy and is strongly associated with the Quarantine Station operation.

In 1951 the Officer Cadet School of the Australian Army took over the main buildings on the quarantine station

site. Very small numbers of people were quarantined from that time until the official closure of the Quarantine Station in 1980. A number of new buildings were constructed c.1963-65 as part of the Officer Cadet School such as a gymnasium, barracks, library and gatehouse. In 1984 the Officer Cadet School was relocated to Canberra. The main Parade Ground and Flagstaff have an historical association with the Officer Cadet School.

The School of Army Health replaced the Officer Cadet School from 1985 to 1998. This was the main establishment in Australia for the training of Army health officers. In 1999 the Quarantine Station buildings were used to accommodate Kosovar refugees.

Point Nepean was a major part of the Victorian coastal defence system which made Port Phillip Bay reputedly the most heavily defended harbour of the late nineteenth and early twentieth century in the southern hemisphere. It is said that the fortifications at Point Nepean are the best examples demonstrating the development of military technology of the Port Phillip Bay network. Remaining buildings and structures from the defence use of the site include the gun emplacements, light emplacements, observation posts, tunnels, Pearce Barracks, Fort Pearce, Eagle's Nest, and the Engine House, and a number of archaeological sites such as Happy Valley, the site of a World War II camp. The land south of Defence Road was used by the Army as an operational training ground. Rifle, mortar, anti-tank and machine gun firing ranges were constructed in this area. The Lewis Basin was used for field training exercises, as evidenced by the obstacle course facility built in this area. The Monash Light navigational aid is located in this area, with a cleared tree/fire break maintaining an uninterrupted line of vision between the Light and the navigational beacon located at the western end of Ticonderoga Bay. This area has had limited disturbance over the past hundred years because it has been used only for defence activities. The area contained observation points associated with the fortifications, observation points for range firing at sea targets and range points for such firing.

The coastline of Point Nepean, on one side of the hazardous entrance to Port Phillip Bay, has been the site of many wrecks, as ships passed through the Heads to and from the port of Melbourne. The causes of the wrecks have included collisions, weather conditions, ignorance of the hazards of the Rip, negligence, drunkenness, navigational errors and arson. In December 1967 the Australian Prime Minister Harold Holt disappeared and was believed to have drowned while swimming in the surf at Cheviot Beach.

There has been a long association between the community and the defence occupation of the site, in particular, involvement with the activities of the Officer Cadet School and School of Army Health. The community holds strong shared memories of experiences and social life on that land, which have created a strong connection to the place. The ovals north of Defence Road and west of the Quarantine Station were used for joint defence-community and local sporting activities. The areas of community activity were not restricted to the buildings but included privileged access to various parts of the whole of Point Nepean.

After determining in 1998 that the Point Nepean land was surplus to Australian Defence Force requirements, Commonwealth Government offers to return large sections of the land to the Victorian people were rejected several times by the Victorian Government.

The Commonwealth's insistence in 2001 that the Victorian Government pay the cost of clearing unexploded ordnance from the land on offer led to a protracted political dispute between the two governments.

In April 2002 the Commonwealth announced its intention to dispose of its land at Point Nepean after a community consultation process to evaluate future usages. During this process in late 2002 and early 2003, a series of public protests demonstrated widespread community support for a campaign to 'Save Point Nepean' by keeping the land in public ownership. In March 2003 the Commonwealth Government agreed to give 205 hectares of native bushland to the Victorian Government for a national park, with the Commonwealth paying for the clearance of unexploded ordnance, and 17 hectares of land at Police Point to the Mornington Peninsula Shire Council for use as public open space.

The remaining 90 hectares of Commonwealth land were offered to the Victorian Government as a priority sale at market value. When the Victorian Government rejected these terms, the Commonwealth invited tenders for a 40-year lease. During the tender period, the National Trust and the Victorian National Parks Association led a vigorous protest campaign against the proposed lease. After announcing a preferred tenderer in October 2003, the Commonwealth said in December 2003 that it had terminated the lease process after failing to reach a 'satisfactory outcome'. At the same time, the Commonwealth declared that the remaining 90 hectares would be vested in a charitable trust called the Point Nepean Community Trust with the intention of transferring the land to the Victorian Government for integration into a national park within five years.

How is it significant?

Point Nepean Defence and Quarantine Precinct is of archaeological, aesthetic, architectural, historical, scientific and social significance to the State of Victoria.

Why is it significant?

Point Nepean Defence and Quarantine Precinct is of outstanding aesthetic significance for its landscape, its open space, some avenues and stands of trees, and its internal and external views. These views include the relationship between bush and sea, between the buildings and their context, the views across the Heads to Queenscliff and the Otways, views back towards Melbourne, to the Bay and from the water to the site, and the 360 degree views from the narrowest portion of land near the tip of the peninsula.

Point Nepean Defence and Quarantine Precinct is of architectural significance for the limestone Shepherd's Hut [c.1845-54] believed to be a rare example of employee housing from this period.

Point Nepean Defence and Quarantine Precinct is of architectural significance for its quarantine station buildings, a rare example of a building type and the only example in Victoria. The hospital buildings of 1858-59 are important examples of Early Colonial buildings, which are rare in Victoria, and the work of the Public Works Department architect, Alfred Scurry. The design of the Administration building is an accomplished example of Colonial Revival architecture, with planning influences from noted architect, J S Murdoch. The y-shaped Isolation Hospital (1916-20) is a rare example of a building type with an exchange room for staff to change their clothes between wards. The other residential

buildings of the later period of construction are of architectural significance as representative examples of twentieth century government employee housing

Point Nepean Defence and Quarantine Precinct is of outstanding historical significance for its capacity to demonstrate the historic use of the site over a long period, from the Aboriginal period to the most recent use of the land for recreation. Each phase of use has left evidence in the landscape, in built form, or in archaeological remains. The shell middens demonstrate the use of the place by indigenous people. The limestone Shepherd's Hut (c.1845-1854) reflects the early grazing use by Europeans and the remaining lime kilns, the limeburning industry. Significant historical archaeological sites are likely to exist across the whole of Point Nepean, from pre-quarantine use of the land right through to the defence operations.

The Point Nepean site, including the Quarantine Station and the two cemetery sites and crematorium, is of historical significance in the history of migration and the history of public health in Victoria. The Station is historically significant as the first permanent quarantine station in Victoria and one of the earliest and most substantial in Australia. It contains the oldest surviving buildings erected for quarantine purposes in Australia.

Point Nepean Defence and Quarantine Precinct is historically significant in the history of defence in Victoria from its first use as one of a number of colonial defence installations round Port Phillip Bay, as an important Commonwealth defence site before and during the two World Wars and in the latter twentieth century, the site used for the training of Australian Army personnel at the Officer Cadet school and the School of Army Health.

The staff residences of all periods of construction are of historical significance in reflecting the quarantine and defence functions. Buildings dating from the period of Army occupation may not be individually significant but as a collection illustrate this period of development of the site.

Point Nepean Defence and Quarantine Precinct is historically significant as the site of many shipwrecks in the nineteenth and early twentieth centuries, demonstrating the importance of maritime activity to the development of Victoria.

Point Nepean Defence and Quarantine Precinct is historically significant as the place where Australian Prime Minister Harold Holt is believed to have drowned.

Point Nepean Defence and Quarantine Precinct is an area of high archaeological significance as the location of early European settlement in Victoria, which included agricultural and limeburning activities. Significant historical archaeological sites exist across the whole of Point Nepean, from pre-quarantine use of the land right through to the defence operations. Archaeological remains on the police residence site are particularly important. The defence exercise area south of Defence Road and Happy Valley are also of archaeological significance.

The Disinfecting and Bathing Complex at the Quarantine Station is of scientific significance as a rare representative of its type which became the model for a series of similar complexes around Australia. The complex retains equipment and fabric which can demonstrate the history of the control and management of infectious diseases in Australia.

Point Nepean Defence and Quarantine Precinct is of social significance for its recreational use since at least the 1950s when defence authorities allowed community use and joint defence-community sporting activities. The part of Point Nepean which has been a national park since 1988 is of social significance as a tourist attraction in allowing public access to a unique site of natural and historic value within Victoria

The Precinct is also of social significance because of the sustained and effective broad based community action involved in having the entire site set aside as public land rather than being sold to private interests which was the Federal Government's original plan.

## Permit Exemptions

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Regular Site Maintenance : The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

Fire management Duties : The following fire management duties are permit exempt under section 66 of the Heritage Act 1995, a) Fire management and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire management activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire management and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire management and management are being developed; c) Ecological burning programs; d) Emergency responses

Pest, plant and animal control : The following pest, plant and animal control activities are permit exempt under section 66 of the Heritage Act 1995, a) Pest, plant and animal control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with pest, plant and animal control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values;



b) Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.

Landscape Maintenance : The following landscape maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) landscape maintenance works provided the activities do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) watering, mowing, top-dressing and fertilising necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features; c) Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373; d) Erosion control works where the Park's natural values and significant historic features are threatened; e) Replanting to maintain the landscape character and replacement planting of significant plants.

Nature Conservation: The following nature conservation management activities are permit exempt under section 66 of the *Heritage Act 1995*.

a) Management activities which conserve native plant communities in their natural condition, maintain and enhance habitat diversity and provide special protection for significant plant communities.

b) Management activities which conserve native fauna species and maintain the integrity of their habitats, provide special protection for significant fauna and protect genetic diversity of native populations and maintain habitat diversity.

Public Safety and Security : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Signage and Site Interpretation : The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation.

Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1845,
Architect/Designer	Scurry, Alfred, Murdoch, John Smith,
Heritage Act Categories	Registered place,

Other Names	EAGLE'S NEST, FORT NEPEAN, FORT PEARCE, QUARANTINE ANCHORAGE, QUARANTINE STATION,
Hermes Number	3256
Property Number	

## History

The former Portsea Quarantine Station has cultural significance for its associations with European Settlement in the Point Nepean area. Point Nepean not only has natural and Aboriginal significance, but has major historical significance because of its individual sites, which combine to form a complex overlay of the history of the area. It is an area of potential archaeological significance as the location of early European settlement in Victoria, which included pastoral minor agriculture and limeburning activities. The Peninsula has considerable significance as the location of early quarantine and later defence activities, both of which were important in the colonial and Commonwealth periods.

Point Nepean contains the site of the oldest surviving buildings erected for quarantine purposes in Australia. The peninsula was chosen as the first permanent quarantine station in Victoria because of its early isolation, access to shipping, deep-water anchorage and security.

Point Nepean was also important as a major and integral link in the Victorian coastal defence system which contributed to making Port Phillip Bay reputedly the most heavily defended harbour of the late nineteenth and early twentieth century in the southern hemisphere. It is said that the fortifications at Point Nepean are the best examples of the development of military technology of the Port Phillip Bay network.

The quarantine and defence establishments on the Nepean Peninsula developed independently, but at least from the 1950s they have shared a common history.

### GRAZING

The area occupied by the former Quarantine Station at Portsea on the Nepean Peninsula was permanently settled by Europeans in the 1830s and 1840s. The earliest settlers were pioneers engaged in sealing, grazing, limeburning and fishing. The grazing and limeburning activities have particular significance for the early history of the Quarantine Station site.

The earliest permanent settler in the 1830s was an overlander, Edward Hobson, who arrived from Parramatta in 1837 and took out a grazing licence for the area from Boneo to Point Nepean. Hobson then leased the Tootgarook run between Dromana and Rye, which he occupied from 1838 to 1850. There is no physical evidence of Hobson's grazing activities on the Quarantine Station site.

Another pioneer settler, Bunting Johnstone leased a run (known as the Bunting Johnstone run) at Point Nepean in 1843. This was transferred in 1844 to James Sandle Ford, who settled permanently in Portsea. Ford developed his land, reared cattle and bred horses, as well as grazing stock. He planted crops and built his own lime kiln. His grazing paddock, house, hut, stockyard and kiln were located in the vicinity of Portsea Back Beach Road and Franklin Road, outside the Quarantine Station.

### LIMEBURNING

From the 1840s, limeburning became the chief industry in the Portsea area, supplying limestone and lime to Melbourne's building trade. Nepean limestone, which was said to be excellent, was shipped to Melbourne from the late 1830s. Many of the early lime kilns at Portsea were located along the shoreline (including the shoreline of the future Quarantine Station), when lime deposits were discovered nearby. By 1845, a regular fleet of 20 to 25 limecraft (schooners of 30 to 40 tons) carried lime from the Nepean Peninsula to Melbourne.

Large quantities of the local timber were cut to supply the lime kilns, causing the natural vegetation of banksia and sheoaks in the Portsea area to become scarce. By 1853, timber was so scarce that the colonial government ruled that timber cutting was prohibited within 1 mile of the coast in the District of Western Port, which includes the Nepean Peninsula.

By the early 1850s, there were six licence holders operating in the Portsea area, some within the boundaries of the future Quarantine Station. According to a report from Surveyor-General R. Hoddle to Lieut. Governor La Trobe on 27 October 1852, they were Daniel Sullivan, Robert White, John Divine, James Ford and H.G. Cameron. Ford was the Point Nepean settler mentioned above. Daniel Sullivan was a pastoral pioneer who held a Point Nepean grazing licence from 1840 to 1849, which was then held by his son Patrick from 1850 to 1851. This licence was cancelled when the Quarantine Station was established on the site.

The 1852 District Surveyor's sketch, figure 3, which had additional notes, showed the kilns and other buildings of the Portsea limeburners. It gives a good indication of the location of these structures in relation to the future Quarantine Station. Sullivan's kiln, house and garden area were shown on the coast near Police Point, while William Cannon's lime kiln was marked near the western boundary of the Quarantine Station.

The main Quarantine Station facilities were centred around the Sullivan property. However, all that remains today from the combined limeburning and grazing history of the Station area are lime kiln ruins at Police Point and north of Hospital Building 1, and, possibly, the Shepherd's Hut. (Building No. 7).

#### THE SHEPHERD'S HUT

This is said to be the earliest surviving building on the Quarantine Station site and to date from 1845-1854. A single-room stone building with a stone basement, the building has a poorly documented history and the date and function of the building has not been substantiated. Sullivan's Cottage (now gone) and the Shepherd's Hut are shown as two separate buildings on Power's conjectural site plan of the Quarantine Station c1856. The Shepherd's Hut is shown on Power's 1875 site plan. Power does not provide sources for these plans. Sullivan's Cottage was located on the site of the present Parade Ground, and was shown on the 1875 plan as "work shops". Archaeological investigation may uncover remains of Sullivan's Cottage. To date there is no positive evidence to link the Shepherd's Hut with the early grazing and limeburning history of the area, though the property is listed by the National Trust and the Australian Heritage Commission.

### MARITIME QUARANTINE STATIONS IN THE AUSTRALIAN COLONIES

#### THE EARLY YEARS OF EUROPEAN SETTLEMENT

From the time that the first European settlers came to Australia there were fears expressed by colonial governments concerning the possible spread of ship born diseases from Great Britain and Europe. Colonial governments were anxious to "protect the perceived pristine health of the new colony from the endemic diseases of other continents". It was thought that the best protection was the establishment of quarantine stations in coastal areas, where migrating passengers and ships' crews on all arriving vessels could be held for a time until the threat of passing on diseases had passed. Maritime quarantine has been defined, as "the enforced detention and segregation of vessels arriving in a port, together with all persons and things on board, believed to be infected with the poison of certain epidemic diseases, for specified periods". It was a policy based on accepted theories, popular in the 19th century, about the handling of infectious diseases.

#### NEW SOUTH WALES' NORTH HEAD QUARANTINE STATION

During the early 1830s, a cholera epidemic which began in Europe in 1830 had reached Britain in 1832. Colonial NSW expressed its fears by passing the first Australian Quarantine Act. There had already been fears in the colony concerning stories of "infected convict ships being sent to Australia". In 1834, under the new Act, a first Quarantine Ground and Station was proclaimed at Spring Cove, North Head in New South Wales. All vessels from the United Kingdom were to be held there and subjected to quarantine restrictions. This first NSW Quarantine Act also applied to colonial Victoria, which was then a dependency of the mother colony. The NSW Quarantine Station remains but was closed in 1984.

#### VICTORIA'S FIRST QUARANTINE GROUND

Colonial Victoria's first quarantine ground was at Point Ormond, known earlier as "Red Bluff". This followed the arrival in April 1840 of the barque "Glen Huntly" in Hobson's Bay with 157 Government

immigrants, many of whom were suffering from typhus fever. Healthy passengers were released from the quarantine station on 13 and 20 June. Those who died were buried at Red Bluff but, in 1898, were removed to the St. Kilda Cemetery.

## THE PORTSEA QUARANTINE STATION

The Point Nepean Quarantine Station was the first permanent quarantine station in Victoria and one of the earliest and most substantial in Australia. It contains the oldest surviving buildings erected for quarantine purposes in Australia.

### THE SITE

After the discovery of gold in Victoria and the resulting huge increase in migration to the colony, the Point Ormond site became increasingly unsuitable for its quarantine function. Detention was difficult to enforce and the site was clearly too close to settled areas. Therefore, with the increased shipping after the gold discoveries and the associated overcrowding and unsanitary conditions on board many ships, steps were taken to find and occupy a new site.

When the Point Ormond Quarantine Station was finally abandoned, Point Nepean was suggested as an ideal alternate site. It was in an isolated position, which made it an excellent location for a quarantine station. There was good anchorage and easy access both from inside the Heads and from Shortlands Bluff. Point Nepean was a healthy place with soil at all times dry and the air pure. Water could be easily obtained by sinking wells, and the water obtained was abundant and of sufficient purity. Moreover, a root known as pennyroyal, which grew wild in the area, was said to cure scurvy in a short time. Scurvy was a great scourge to sea-going travellers in the 19th century.

After the Point Nepean site was selected in October 1852, steps were taken to terminate the occupiers' licences and plan the site's future development. In early 1852, the Victorian government (which had separated from NSW in 1851) allowed £5,000 towards the erection of a sanatorium. The holders of limeburning licences, then occupying the chosen site, were given one month's notice to quit the area.

The boundaries of the new station were marked out, rapidly approved by La Trobe on 22 November 1852 (after the scare caused by the arrival of the *Ticonderoga*), and gazetted on 23 November 1852. The limeburning licences were cancelled in December 1853 although settlers continued to occupy the western end of the site. Eventually, on 31 March 1871, it was announced in the Victorian Government Gazette that the Quarantine Station of 1,400 acres (547 hectares) would be permanently reserved for sanatorium purposes. The order for the permanent reservation, dated 21 June 1871, formally incorporated a strip of land along the eastern boundary of the site, the site of the original police barracks at the Station.

Later, in 1877, the Quarantine Station Reserve was reduced to 987 acres (356 hectares) with the Defence Reserve (170 hectares) located on its western side. The Quarantine Station land was transferred from the State to the Commonwealth Government on 1 July 1909, after Federation, although not gazetted until 1919. Some 50 years later, in 1954, an area of the Quarantine land was transferred to the Army. The Quarantine Station ceased operations on 1 October 1978 and was formally closed on 2 April 1980.

From 1954 the Army held 453 hectares, leaving just 83 hectares for use by the Department of Health. The Officer Cadet School occupied the property until 1984. From 1985 to 1998 the property housed the School of Army Health.

## THE EARLIEST BUILDINGS AT THE QUARANTINE STATION

The arrival of the *Ticonderoga* at the Heads on 3 November 1852 with nearly 300 ill people aboard, and 100 deaths from fever during the voyage, was the event, which hastened the opening of the new Quarantine Station at Point Nepean. Reports were immediately sent to Governor La Trobe, telling of the conditions on board the ship and the steps taken by local authorities to deal with the emergency.

Captain Ferguson, the Harbour Master reported that about 40 of the able bodied people had been housed in temporary tents. Both Sullivan and, later, Cannon (another limeburner) were removed to other parts of the Peninsula. A vessel, the *Lysander*, fitted out as a hospital ship was sent from Melbourne on 6 November 1852.

Stonemasons among the immigrants were employed to construct a stone house near the Sullivansâ€™ Cottage. The Colonial Architect was asked to send a plain plan or sketch of a large airy barracks or depot, and Captain Ferguson procured food supplies for the establishment.

No physical evidence remains of the houses and other structures used in these first years in the development of the Quarantine Station, except, possibly the Shepherdâ€™s Hut discussed in Section 2.2.3.

## THE LAYOUT OF THE QUARANTINE STATION COMPLEX

The Portsea Quarantine Station is notable for the layout of the complex, which retains evidence of its occupation from the mid 1850s. The period in which these first permanent Quarantine buildings were constructed is one of the most significant phases in the complexâ€™s history.

The complex comprises five distinct precincts:

(1) The disinfecting precinct was always located on the flat close to the jetty (now gone), and was the first point of contact with the Station for incoming passengers. Bathing and laundry facilities, administration and public offices, doctorâ€™s consulting room and stores were placed in this precinct.

(2) The five accommodation wards, or hospitals, were well spaced along the foreshore, this siting determining the broad layout of the station. Their regular placement and uniform design provided a sense of cohesion and unity to the layout which is not found in many other stations in Australia.

(3) The doctorâ€™s residence was located on the rise behind Hospital No. 1, allowing both segregation from and ease of supervision of the station. Hospital No. 5 was later used for the sick passengers. This was a major change in functional relationships for the station.

(4) The isolation hospital was placed at one end of the building compound, initially at the eastern end and later, the western end.

(5) Staff quarters were always sited away from the main compound. Originally, they were dispersed around the perimeters of the building compound but later were concentrated further away inside the eastern boundary and entrance gate. Although the Army (which gradually occupied the complex in the 1950s) erected several buildings on the site, particularly around Hospitals 1 and 2 (Buildings 1 and 4), the functional layout of the station has remained essentially intact. Powerâ€™s study of the former Quarantine Station includes a sketch, which shows the functional layout of the complex.

## BUILDINGS CONSTRUCTED PRE-1856

The first permanent buildings constructed on the site prior to 1856 included a timber hospital building designed by the Colonial Architect. This structure was 65 feet by 20 feet, divided into two equal compartments, and was roofed with zinc, later replaced with galvanized iron. This building was replaced as a hospital in 1859 and became a clothing and bedding store until c1875. It was probably demolished c1919. There was also a two-roomed Medical Officerâ€™s quarters, which was replaced by a two-storey building in c1880, and replaced again in 1899 by a single-storey timber residence. Power suggests that the original two-roomed building may still survive.

Between late 1854 and early 1855, a new stone store was built close to the foreshore near the pier. This building was 60 feet by 20 feet and had a zinc roof. It was demolished c1910. There was also a building known as Dr Williams old hut near the eastern boundary; a police barracks just outside the boundary fence; and a two-roomed prefabricated iron house occupied by the police. Tents continued to be used as back-up accommodation.

Archival information  
Power provided considerable information about the development of the Quarantine Station after his examination of a great deal of primary source material, including building contracts and architectural drawings held in the National Archives and at the Public Records Office of Victoria. Power includes conjectural site plans of how the Quarantine Station might have looked in c1856, 1875, 1895, 1927 and 1984. However he does not provide specific references for each plan.

A further series of site plans of the Quarantine Station dating from 1901, 1916, 1920, 1950-1961 have been located recently in the National Archives, after consulting Patrick Millerâ€™s Bibliography. These include a 1920 plan (See Figure 13) prepared by the Commonwealth Department of Works and Railways, Vic./Tas. Branch, which lists all the buildings and other structures on the site at that time. This can be compared with 1950s (See Figure 16) plans of Engineering Services at the Quarantine Station, prepared by the Commonwealth Department of Works and Housing, Vic./Tas. Branch, which confirmed the unchanged layout of the complex during the

Army's occupation.

## THE CEMETERY

A small cemetery was established for the Ticonderoga victims near the main Station complex. It measured 175 feet by 115 feet and was located near the water's edge. It is shown on figure 13. The Heaton Monument, a 12-foot high Neo-Egyptian sandstone monument with a single vault below still remains. This monument was built in 1856-58 during the construction of the five accommodation (hospital) blocks at the direction of George Heaton, who emigrated to Victoria, where he worked first as a limeburner at Rye. From 1856-1859, Heaton was employed as a supervisor when the first permanent stone buildings were erected at the Quarantine Station. He was not buried in the old cemetery, however, but, after moving from the area, was buried in the Old Melbourne Cemetery.

The beachfront cemetery was only used in the period 1852-54. A new cemetery was established in September 1854, just outside the Station's western boundary. The remains of the people buried in the original cemetery were not removed and are still interred there. They number about 100, and include passengers from the Ticonderoga (about 70) and passengers from other early ships.

Many early settlers were buried in the new cemetery, including James Sandle Ford and Edward Skelton, as well as sailors from the ships Tornado (1868) and Cheviot (1887), wrecked at the Heads. At least one Chinese suffering from leprosy, who died at the Quarantine Station, was buried in the new cemetery. This cemetery was used by local residents until the General Cemetery at Sorrento was opened to the public in 1890.

In 1952 the surface remains (several stone monuments and the remains at the Heaton Monument vault), in the old cemetery were relocated to the new cemetery. Both the original cemetery and the later Point Nepean Cemetery (the latter now outside the Norris Barracks grounds) are of historical significance for their association with the early history of the Quarantine Station. The later cemetery is located within the Mornington Peninsula National Park and is under the management of Parks Victoria. It is neatly fenced and well cared for. The Friends of the Quarantine Museum would like the original cemetery to be re-established and conserved.

## THE SECOND PHASE: 1856-1875

The physical form of the Quarantine Station as it is today is largely a result of the five group of institutional buildings constructed on the site between 1858 and 1859. This group includes five accommodation wards or hospitals, two-storeyed structures built of local stone, which have been described as probably the oldest institutional complex in the state. Powell claims that during this period structures were erected with some thought to long-term planning rather than just ad hoc responses to an emergency. They were designed in colonial barracks style, similar to the General Hospital blocks in Maquarie Street, Sydney, constructed 1810-15.

### The five stone hospitals

These structures still provide the dominant physical form of the Quarantine Station. One was built for sick patients and the other four for healthy passengers. Four are still intact, but Hospital No. 1 was burned down in 1916 and replaced in c1919. Some hospitals still have their original associated stone kitchens.

Alfred Scurry, Clerk of Works for the Geelong Office of the Public Works Department, designed the 1850s buildings. Constructed of rough-cast stone, quarried on the site, each building contained four wards, designed to accommodate 25 people. The Station's total capacity was 500. Hospital No. 1, located on the rise, was to accommodate the sick.

As O'Neill has pointed out, the arrangements in the five buildings mirrored the class distinctions of the ships, which brought the passengers to Melbourne. The division of each building into wards certainly allowed for some segregation of classes, sexes and diseases. The 1872 Royal Commission was told that,

'The last hospital on the hill is the one devoted to the medical treatment of contagious disease, and the rest of the passengers may be landed out of the ship, placed in the buildings on the flat, and classified, second, third, steerage and saloon those landed are kept distinct and the passengers, as it sometimes happens the second-class passengers, with the sailors, were drafted off some fortnight or more before the third-cabin passengers.'

### The stone kitchens

A three-roomed stone kitchen was constructed behind Hospitals No. 1 and 2 (Building No. 4) in 1858 and remained in service until it was demolished c1916. A similar kitchen (Building No. 21) was built behind Hospital No. 4 (Building No. 22) to service the three hospitals on the flat. It was not until 1869, however, that a kitchen (Building No. 15) was built behind Hospital No. 3 (Building No. 16). This was the last of the stone buildings

constructed at the Quarantine Station. The stone kitchen associated with Hospital No. 4, therefore, is the only remaining 1858-59 Kitchen on the Station site.

The remaining 1858-59 Hospitals Nos. 2, 3, 4 and 5 are known now as Buildings Nos. 4, 16, 22 and 25.

#### Matron's Cottage / Pike's Cottage

Three stone cottages for labourers permanently employed at the station, one of which remains, were early examples of the staff quarters erected around the periphery of the building compound. Constructed in 1856-1858, each had two rooms with later timber extensions and outbuildings. The one that has survived was known as the Matron's Cottage (Building PMQ. 1035) and was located behind Hospital No. 1. This cottage is probably the second oldest building on the Quarantine Station site. An original drawing design used for all three labourers' cottages has survived.

The Matron's Cottage was known originally as Pike's Cottage, named after its first occupant, Edward Pike, who lived there with his wife, Elizabeth, and their family. Pike was a boatman, an important job, and was responsible for bringing medical staff from the Station to a ship, or bringing passengers from a ship to the Station. The former Pike's Cottage became the Matron's Cottage in the 1880s. Between 1954 (when the Officer Cadet School commenced at the Quarantine Station site) and 1977, the cottage became the Quarantine Observation Block in the Married Quarters area. During the years between 1970 and 1974, when quarantines were brought from Tullamarine Airport to Portsea, most were housed in Pike's Cottage.

#### The Jetty

The Quarantine jetty, constructed in 1858-59, was a prominent feature of the Portsea Quarantine Station layout. Modifications were made to the structure in 1866, 1884, 1916 and 1938. It was demolished in 1973. The wharf and jetty, and an associated group of buildings had great functional significance as the place where all landed passengers made their first contact with the quarantine station. The associated structures were the c1911 timber waiting room, the timber clean luggage receiving store (1910 with 1916 extensions), the timber shower block (c1925), the 1916 boiler and additional disinfecting chamber, and the tramway system linking all the components.

The Friends of the Quarantine Museum, in recognition of the functional importance of the jetty would like it to be rebuilt using the original 1858-59 drawings. The site of the former jetty has historical and social significance and potential archaeological significance.

#### Alfred Scurry

Alfred Scurry was employed by the Public Works Department of Victoria as Clerk of Works for the Geelong Office between 1853 and August 1860. He was associated with work on the Geelong Customs House designed in 1855 by the architect E. Davidson; with the five accommodation wards at the Portsea Quarantine Station constructed between 1858 and 1859; and with the Eltham Court House built in 1860. Alfred Scurry and Charles Maplestone were Clerks of Works in 1859 for the Court of Petty Sessions at Digby and additions to the gaol at Geelong. It is thought that Scurry did the drawings for the gaol. In 1860, Scurry ceased working for the PWD and, in November 1863, called tenders for premises for Kingsland in Dudley Street, West Melbourne.

#### The early disinfecting precinct

In 1864, a contract for a Disinfecting House at a cost of £703, was let to Enoch Chambers. This early example of a disinfecting precinct, an increasingly important part of such a complex, was located on the flat near the foreshore. Later, in 1866, a stone bath-house and laundry (Building No. 59) was constructed close to a drying-house. The bath-house consisted of two separate rooms containing 12 baths each. The wash-house section had copper boilers, washing troughs and tubs. A second wash-house, fitted with two copper boilers, was erected close by. An original drawing of the 1866 stone bath and wash-house survives in Commonwealth Archives.

These buildings have great heritage value and in 1900 were incorporated into the new Disinfecting and Bathing Complex, a notable component of the Portsea Quarantine Station.

Shane Power's 1875 site plan of the Quarantine Station, based on an unscaled drawing, probably by the Storekeeper, James Walker, shows the disinfecting precinct near the wharf and jetty. By this time the complex included the five hospitals, the early doctor's residence, storekeeper's quarters, labourer's quarters and the shepherd's hut (by then used as a paint store). This map shows a road along the southern boundary of the Station and much further south the Military Road (now Defence Road) which led to the Army's Fort Nepean. This early date for Military Road, which was regraded in 1916, has been questioned by some researchers.



## THE THIRD PHASE: 1875-1899

There were minor changes to the basic layout of the Quarantine complex during these years, with some modifications made to individual buildings. Hospital No. 5 (Building No. 25) for example, was converted for use as an Isolation Hospital and a new detached timber kitchen (Building No. 26) was erected behind it in 1885. This 1880s Kitchen remains.

### Social life at the Station in the 1880s

After improvement in transport, including the introduction of Bay steamers and promotion by land developers, the Nepean Peninsula began to lose some of its earlier reputation as an isolated exclusive place, which only the wealthy might visit. The Peninsula was chosen in the 1850s as the site for the Quarantine Station because of the area's isolation. From the 1880s, the Peninsula's towns were no longer isolated and became popular holiday resorts. Visitors touring the Peninsula began to take an interest in the defence and quarantine establishments at Portsea, which, over the years, became popular tourist attractions.

During the 1880s, attempts were made to improve the social life at the Quarantine Station, particularly for the First Class Passengers. In 1884, Hospitals Nos. 1 and 2 (Buildings 1 and 4) were converted to first and second-class passenger accommodation. The modifications made to Hospital No. 1 included the creation of a large dining room. All passengers at the Station had previously eaten in their bedrooms. Other wards were partitioned into single and double bedrooms. Archival drawings show the large dining room on the ground floor with the other half of the floor divided into single and double rooms. Unfortunately, this building was destroyed by fire in 1916 and replaced in c1919 with a two-storeyed brick building painted to match the earlier stone buildings.

Sketches of the Portsea Quarantine Station in 1882, which appeared in the Australasian Sketcher, showed elegantly dressed family groups (probably First Class Passengers) seated in the Station grounds reading books and newspapers; young couples playing tennis; and others standing by the coast watching passing vessels in the Bay. One sketch, titled "communicating with friends at the Portsea Gate," showed the frustration of a group of quarantines staring at friends across the two barrier fences, watched over by a vigilant policeman.

During the 1880s, the nearby towns of Portsea and Sorrento had become popular tourist resorts, with regular shiploads of tourists arriving by Bay steamers. One of the fences at the Quarantine Station was to keep the internees inside the Quarantine Station, the other to make sure no outsiders entered the grounds.

The main diseases requiring quarantine at this time were cholera, typhus, diphtheria, smallpox, measles, chickenpox, yellow fever, plague and influenza. But typhus and cholera were less of a threat once public health authorities became more effective in safeguarding urban water supplies and sewerage systems.

By the 1880s, vaccination or confinement in quarantine was the choice faced by passengers and crews travelling from smallpox-infected ports or with an infected person on board. While previously a whole ship's company had been detained, later, a medical check on vaccinations were all that was required.

## FOURTH PHASE: 1899-1925

### 1899-1909

The first years of the new century marked the second-most important period in the Portsea Quarantine complex's development. According to Power, "The first substantial upgrading of the complex's facilities occurred in 1899-1900 in response to the impact of overseas developments, outbreaks of plague in Asia and the strong influence of Victoria's Chief Public Health Official, Dr Astley Gresswell."

Dr Gresswell was one of the most influential people in quarantine administration in Australia during the period of greatest change. An Englishman, Gresswell was an Oxford graduate, who had spent some time travelling and studying public health conditions and administration in Europe. In March 1890, he took up an appointment as Medical Inspector in the newly-created Department of Public Health. It was during the late 1890s and early 1900s, when Gresswell was most active, that the Station at Point Nepean was upgraded. It is said that,

"Australian Quarantine methods may be said to have taken their origin from the first Australian Sanitary Conference in 1884, but to have begun their full development in practical form in the decade 1890-1900, during which period the influence of such men as Dr Ashburton Thompson and Dr Gresswell began to develop the principles of local quarantine, and to promulgate the ideas of a Federal quarantine system."

During those years, a new disinfecting and bathing complex was constructed at Portsea by the Victorian Government, which became "the focal point in the quarantine process for the remaining life of the Station". There was also a new 1899 medical superintendent's quarters, (Building No. PMQ 1038) incorporating part of the former structure.

#### 1891 Contour Maps of Mornington Peninsula

A number of contour maps of the Peninsula prepared specially for the use of the Victorian Defence Department by Alexander Black, Surveyor General, in December 1891, showed a cluster of buildings at the Quarantine Station in the Sanitorium Reserve. The track through the Station, which extended to the Army Barracks at Point Nepean (shown on the 1875 map used by Power), is indicated as following the Telegraph Line Track through Portsea. The jetty at the quarantine station and another at the Cattle Quarantine area are shown and a "signal staff" on the coast near the Leeper (sic) Station. Refer to Figures 4 & 5.

#### Medical Superintendent's Quarters

A June 1901 Block Plan of the Quarantine Station at Point Nepean showed the layout of the Station in the vicinity of the new Medical Superintendent's Quarters and Gatekeeper's Quarters, with Police Quarters on the east side of the Station's eastern boundary fence. This 1901 plan included a detailed sketch of the new 1890s residence and also showed the fences, paths and roads that formed an important part of the early Station layout. Some of these early paths and roads remain. There was a picket fence surrounding the residence while paling fences bordered the large "flower garden" and "vegetable garden" at its rear. A post and rail fence was indicated along the bayside coastal boundary to the eastern boundary. There was another picket fence around Hospital No. 1. A line of road (now Coles Track?) led to the old cattle jetty while other roads were marked on either side of the boundary fence at the entrance to the Station. One led to Portsea and the other was a mere "scrub track". The Station buildings were surrounded by "scrub". The Telegraph line (established in 1874) was also marked as can be seen in Figure 13.

#### Disinfecting and Bathing Complex

This complex, erected in 1899-1900, was quite substantial and was almost certainly the first of its type in Australia. It has great heritage value and served as a model for a series of similar complexes throughout Australia constructed during the Commonwealth Government's upgrading program in the decade after 1909.

The Portsea complex, constructed in the 1899 - 1900 under a single contract, included a red brick boiler house with a disinfecting chamber, two brick bath blocks adjacent, and a timber infected luggage receiving store. These buildings were located near and complemented the existing 1866 stone bath and wash-house. This early bath and wash house, one of the last stone buildings erected on the site, has great heritage value as an example of the earlier bathing and disinfecting process.

#### 1909-1925

The Commonwealth Government took over the control of the Portsea Quarantine Station in 1909. This followed the 1904 Conference of State Medical Officers, which recommended the creation of a Federal Quarantine Service, to be controlled by the Commonwealth Government but officiated by Chief Health Officers in each State. This was adopted by a Conference of Premiers in 1906. A Quarantine Bill was introduced on 16 July 1907, and the service began operations on 1 July 1909 within the Commonwealth Department of Trade and Customs. In 1910, Victoria withdrew from the system and the Commonwealth was urged to appoint its own staff. In August 1911 a Chief Quarantine Officer was appointed for Victoria. The Quarantine Service continued as part of the Department of Trade and Customs until 7 March 1921, when it came under the jurisdiction of the newly-created Commonwealth Department Of Health, with the Director of Quarantine becoming the Director-General of Health. When the Portsea Quarantine Station was taken over by the Commonwealth in 1909, "it was upgraded over the next decade to meet standards systematically applied throughout the country". Major works added to the complex during this period included extensions to the disinfecting and bathing complex, the rebuilding of Hospital No. 1, the construction of a new administration building and, in 1919, the construction of a number of timber emergency huts to accommodate returned servicemen during the influenza pandemic.

But although the Commonwealth Government upgraded the Quarantine Station, it was also a period of the greatest demolitions. A number of early buildings were demolished at this time, including the original stone store and wooden hospital, Sullivan's Cottage, early storekeeper's quarters and the early police barracks.

#### The Disinfecting Complex

After the takeover by the Commonwealth the Disinfecting complex was further extended with the addition of three timber buildings: a clean luggage store (1910), a waiting room (1911), and a further shower block (c1925).

The clean luggage store was extended (1916), a second disinfecting chamber was installed, and an extensive tramway system was installed, which linked all the components. It has been suggested, however that some kind of tramway system may have been employed prior to 1916, "as it is difficult to understand how the 1900 disinfecting chamber could operate without the system".

Power argues that this group of buildings is arguably "functionally the most prominent in the Station, in that all landed passengers were subject to this process, as the first contact with the Station". Power considers that the group has "significant architectural merit" and that functionally, they are "of national significance as the first of their type and a model for similar complexes throughout Australia, the first of which was erected some twelve years later. They represent a response to the period of greatest change in the understanding of infectious diseases, as the culmination of the work of Pasteur, Lister, Koch, etc." The complex is substantially intact.

A c1920 site plan shows the relationship of the buildings in this important precinct, while a series of c1900 photographs show how the red brick chimneys "dominate as they rise high above the roof". The quarantine jetty (discussed earlier), constructed in 1858-59 with modifications in 1884, 1916 and 1938, was an important part of this precinct.

#### The Isolation Compound

A new timber isolation compound was erected between 1916 and 1920 to complement Hospital No. 5. (Buildings Nos. 65, 66 and No. 25.) The morgue was added in 1921. According to Power, the floor plan of the hospital was similar to the isolation hospital built in Brisbane in c1915. It seems likely that the Portsea building was modelled on the Brisbane structure. The observation block in Hospital No. 5 (Building No. 25) was upgraded.

The isolation compound was an important component of the operations of the Quarantine Station and remains substantially intact. Known now as Buildings 65, 66 with the Morgue and Mortuary as Building No. 67, the isolation compound became the Officer Cadet School's medical centre in the 1950s.

A dining room and kitchen were added in 1913 behind Hospitals Nos. 3 and 4 (Buildings Nos. 18, 16, 22). Three years later, in 1916, Hospital No. 1 was burned down.

#### Hospital No. 1

An architectural drawing dated 4 November 1919 confirmed that the rebuilt Hospital No. 1, constructed of brick rather than stone, was in a similar style to the original building but not to the 1850s design. The 1919 block plan showed ground and first floor plans and north and south elevations. The verandah facade seemed similar in appearance to the earlier hospital buildings but an examination of the ground and first floor plans suggested certain differences. A feature of the ground floor was the sizeable card and billiard rooms at one end and reading and writing rooms at the other. Held in National Archives among a collection of Commonwealth Department of Works Drawings, this 1919 plan was signed "PHB" or "RHB". Refer to figure 12.

#### Administrative Building

The new Administrative Building constructed by the Commonwealth in 1916-17 is thought to have been designed by the architect J.S. Murdoch. An examination of architectural drawings of the building held in National Archives failed to confirm Murdoch's involvement. An original plan of the "New Administrative Building" prepared by the Commonwealth Department of Home Affairs, Contract C15-16, showed the north, south and west elevations. The clock tower was a notable feature. (The clock was removed in the 1940s.) The plan was unsigned. Refer to Figure 7.

Another plan dated 24/11/16 and signed "PHB" or "RHB" showed the ground plan of the Administrative Block. Refer to Figure 12.

This building consolidated all the administrative functions under one roof and included police quarters, offices, doctor's consulting room and a post office. It has been described as "a pleasing and significant example of colonial revival architecture".

#### John Smith Murdoch (1862 - 1945)

Murdoch was Australia's first Commonwealth Government Architect. He emigrated from Scotland in 1855 and worked for a brief period with the eminent Melbourne architectural firm Reed, Henderson and Smart. Six months later Murdoch was induced by John James Clark, Colonial Architect of the Queensland Public Works Department to take up a drafting position in Queensland. He had become Second Assistant Architect by 1904, his most successful Queensland work including various customs houses, post offices and rural township courthouses.

After he joined the fledgling Commonwealth Department of Home Affairs in Melbourne, Murdoch in 1910 designed the Commonwealth Offices building in Treasury Place, Melbourne. Later, in 1913, Murdoch designed

the Spencer Street Parcels Post Building, Melbourne. From this period and into the 1920s he was responsible for designing the buildings and/or layouts of several military installations around the country, including the Maribyrnong Cordite factory complex, Victoria; Flinders Naval Base, Victoria; Naval College, Jervis Bay; Fremantle Military Barracks, Queensland; Point Cook Flying School, Victoria; and additions to the Victorian Barracks, St Kilda Road, Melbourne.

In 1914, Murdoch became Commonwealth Architect and in 1919 Chief Architect. In the 1920s, Murdoch worked towards the establishment of a national architectural image for the Commonwealth Government. His "streamlined Classical modern Renaissance idiom" employed for his design for Old Parliament House and the Secretarial Buildings, Canberra, and numerous other buildings throughout the country became Murdoch's enduring legacy. He died in 1945, having designed many hundreds of Government buildings throughout Australia.

#### The Army emergency huts

There was a period of increased activity at the Portsea Quarantine Station as the First World War drew to an end. According to O'Neill, almost 300 ships with over 11,800 passengers were quarantined at Point Nepean between November 1918 and August 1919. The total number of passengers processed at the Quarantine Station during this period is said to be 100,000 with 11,800 kept at the station. In 1919, twelve timber emergency huts were erected at the Quarantine Station to accommodate returned servicemen during the influenza pandemic. Major J.H. Welch in his history of the Station includes a 1965 photograph of some of these huts, which appear to be of a standard design. The huts, which are of historic interest as an example of the Army's early associations with the Quarantine Station, remain.

#### The Flagpole

A plan of a 50-foot high flagpole designed for the Station and signed by "FIW" indicated its front and side elevations. The plan was dated 8 September 1919 and related to the time when the Army huts were constructed. This flagpole remains on the main Parade Ground, which is used still by Army officers. Refer to figure 11. Also two additional flagpoles of the same construction type remain at the complex. Both have lost their crosspiece but the main shaft remains. They are located at the point north of PMQ 1040 and close to PMQ 1038 as shown on Drawing PQ02/C.

#### Site Plans 1916 and 1920

An examination of site plans dating from 1916 and 1920 indicated how the Quarantine Station complex had developed by this time. Buildings, other structures, roads and paths, and fencing were documented on these plans. The Station was shown surrounded by extensive areas of ti-tree scrub. A plan of the Defence and Quarantine Reserves dated 23 October 1916 (with later information) confirmed the regrading of the old Military (now Defence) Road in that year. Coles Track (then unnamed) was shown as a made road in the vicinity of the Quarantine Station entrance but a mere track as it approached the cluster of quarantine buildings. This track joined up with a track down to the London Bridge area at the Back Beach. The "approximate position of 12 Huts" was noted south of the Isolation compound area.

A later, 1920 plan, of the Quarantine Area at Point Nepean signed "PHB" (figure 13) indicated the five major precincts that still formed the layout of the complex: the disinfecting precinct close to the jetty; the five hospitals well spaced along the foreshore; the matron's cottage and doctor's residence (the 1890s Medical Superintendent's Residence) located on the rise behind the rebuilt Hospital No. 1; and the isolation compound, now enclosed behind a galvanized iron fence, at the western end of the complex. The Military Road to the south of the Quarantine Station and the track from the entrance, which became a "formed road" as it passed through the complex, were both clearly marked. Each building, block of buildings, and other structures now had a number. A "List of Buildings" at the bottom of the plan explained the use of each. A "lookout" marked near the coast may have been the old flagpole, which warned of approaching vessels. This historic flagpole still exists. A "caretakers office" shown near Hospital No.2 was the original stone surgery demolished much later, probably about 1960. The Shepherd's Hut was shown as the dispensary. The group of 12 Army huts was also shown on this plan. A careful examination of this 1920 plan confirmed that, although some earlier buildings had gone, the original layout was still intact.

## THE ARMY PERIOD

By the early 1950s the use of the Portsea Quarantine Station was declining. After the Second World War improved medical knowledge, including the gradual eradication of smallpox, once a major scourge, and the provision of better facilities on board ships, "meant that there was a limited call on the services of the Quarantine Station". It was reported that only 12 people were quarantined at the Portsea Station between

1954 and 1967.

Meanwhile, the Army had been looking for a suitable site for the establishment of an Officer Cadet School, that would be complementary to the Royal Military College at Duntroon (RMC Duntroon). In 1951, an agreement was reached between the Departments of Army and Health confirming that the Army could have temporary use of part of the Portsea complex. Until this date – the relationship between the Army and the Quarantine Station staff was cordial but remote –™. The Defence Reserve of 420 acres was used for bivouacs on occasional weekends but no permanent staffing was attempted. However, during the influenza pandemic following the First World War, 12 emergency huts were erected at the Station to accommodate returned servicemen patients. These huts remain.

When the Army failed to locate a suitable alternative site for the Officer Cadet School (OCS) in the 1950s, it was given permissive occupancy of a number of Quarantine Station buildings.

The Army agreed to evacuate the Station within 24 hours in cases of – active quarantine –™.

An examination of 1950s site plans prepared for the Army confirmed that there had been few changes in the complex between the 1920s and 1950s.

During the 1950s and 1960s the Army made modifications to some of the Quarantine Station buildings so that they could be used for accommodation and other purposes. Later, in the 1960s, the Army constructed a number of new buildings for the Officer Cadet School.

There was a brief resumption of quarantine activity at the Station in the 1970s with the opening of Tullamarine Airport when Melbourne became the first point of entry for many international flights. It was necessary to detain those who refused or were medically unable to undergo smallpox vaccination. This brought large numbers of quarantines to the Station. To meet the need for more accommodation, the Commonwealth Department of Health constructed two new buildings: the F.E. Cox Block (1972) and the J.H.L. Cumpston Block (1974). However, in 1974, the Station ceased to receive quarantines from Tullamarine, who were sent instead to the Fairfield Infectious Diseases Hospital. One of the new buildings was never used for quarantine purposes and both became Army residences. In 1978, the Department of Health declared all the Quarantine Station land, buildings and improvements surplus to requirements with the exception of the boiler house, which included the Museum, and two cottages. The Quarantine Station effectively ceased operation from this date. The two cottages were declared surplus in February 1980 upon the final vacation of the Quarantine Station by the Department of Health. The Station was finally closed by proclamation on 2 August 1980. The Army continued in occupation during the 1980s.

#### THE QUARANTINE STATION IN THE 1950S

A number of site plans of the 1950s, held in the National Archives, showed the Quarantine Station complex as it was at the time of the Army occupation. As in the 1920 plan discussed above, the Station buildings were named and numbered. Because of the Army –™s commitment to making modifications, alterations and additions (particularly to the interiors of the buildings) rather than carrying out demolitions, most of the major buildings shown on the 1950s plans remain today. These included the most important buildings constructed in the 1850s and the upgraded buildings of the early decades of the 20th century. The complex, in fact, looks much the same today except for the addition of several new Army buildings in the 1960s, the two new Department of Health buildings in the 1970s, and landscaping changes made by the Army to a site once largely covered by ti-tree scrub.

A 1950 plan of Engineering Services at the Quarantine Station, prepared by the Commonwealth Department of Works and Housing, Victorian/Tasmanian Branch, again showed the complex –™s important precincts. These included the Isolation Hospital block enclosed by a galvanized iron fence, the Disinfecting and Bath block, the five hospitals, the administrative block, the precinct around the matron –™s and medical superintendent –™s residences, and the cottages at the Portsea Road entrance. Survey notes indicated that there was concern about the wharf, jetty (removed in 1973) and boat shed area and the crumbling condition of the bayside seawalls. The flagpole on what became the Army –™s main parade ground in front of the administration block was clearly marked. The Army emergency huts were shown as 14 again and consisted of 12 huts and two smaller ancillary buildings. A small Consumptive Block shown on earlier plans was indicated near the junction of Military Road and a bush track. This block most probably no longer exists. The map noted ti-tree scrub along the shoreline while the whole Station was surrounded by large areas of scrub.

#### THE OFFICER CADET SCHOOL, 1952-1984

The choice of the former Quarantine Station in the 1950s as the place to establish an Officer Cadet School adds

to the historical significance of the Portsea complex for its associations with an important development in the history of the Australian Army. A major concern from the Federation years was the establishment of a self-sufficient and professional Australian Army and the production of sufficient young officers trained to the level and in the manner the Army required. This was seen as essential for the proper military defence of the new Commonwealth.

In 1909, the Australian Prime Minister, Alfred Deakin (1856-1919), who was particularly concerned about the nation's defence and who supported universal military service as a patriotic duty, invited the legendary Lord Kitchener to visit Australia and advise on military defence. Kitchener, the foremost soldier in the British Empire, had played a major and successful role in 1900-1902 during the Boer War, although his scorched earth policy and treatment of prisoners have been criticized by some recent historians. Kitchener's 1909 report recommended the creation of an Australian staff corps and an officer education institution. The staff corps was to be drawn entirely from the proposed military college, given opportunities for study and attachment with other Empire armies abroad, and paid at a rate that would attract and retain men of the right stamp. The model chosen by the Army for the Australian college was the U.S. Military Academy at West Point rather than Britain's Sandhurst, since this (i.e. West Point) provided a severe and thoroughly military training imposed by a Democratic Government. West Point had been the model for a Royal Military College established by the Canadian Government at Kingston in 1896.

The Deakin Government rejected Kitchener's suggestion that young men attending an Australian military college should pay for their education. It was thought that this would result in officer graduates coming from only affluent families as had been the case in the British Army.

#### RMC Duntroon

The first of a number of officer training schools established by the Australian Army was RMC Duntroon opened in Canberra with an intake of 42 staff cadets in 1911. However, only a handful of officers had graduated from Duntroon when war broke out in 1914. It became clear then and later that staff colleges could not produce enough young officers of a standard to meet the Army's requirements. The procuring of officers and ex-officers from the British Army was the common response to this problem.

Duntroon was closed in 1930 and its functions transferred to Victoria Barracks in Sydney but, in 1937, the RMC moved back to Duntroon. During the Second World War, there was more concern about the lack of trained young officers. After the war, Major-General George Vasey was assigned to report on the future direction of Duntroon and the education and training of staff corps officers.

#### The Cadet Officer School at Portsea

It was decided in 1950 to supplement RMC Duntroon with an Officer Cadet School at Portsea. Candidates would complete a six-month course before appointment as second lieutenants. The school opened at the Portsea Quarantine Station on 5 January 1952 and the first graduation parade took place on 6 June 1952. In 1955, the course was extended to 12 months.

According to one account,

With less rigid entry requirements, Portsea became a vehicle for commissioning suitably qualified other ranks into the regular army, but its first class did not graduate until June 1952 and it thus provided only a partial solution to the difficulty created by the Korean War. Young regular officers who graduated from Duntroon, and increasingly from Portsea, found themselves on active service for long periods, often as long as 20 years. That is, platoon commanders of the Korean War became battalion commanders in Vietnam.

There was an attempt to recruit ex-officers and NCOs from the British Army to join the Australian Army as instructors but that yielded little. Australian Army Staff in London in the post-war years found only 359 suitable out of 2,860 applications.

The Military Board reported in February 1960 that there were serious and impending shortages among junior officers in the ranks of captain and major. In 1963, the Adjutant-General's Branch convened a committee of inquiry into the problem. It found that the perception of an early retirement age and small pensions were significant factors in the failure to attract and retain men. By February 1967, it was reported that the regular army was 700 officers short, although the opening of an Officer Training Unit at Scheyville in New South Wales had produced a surplus of lieutenants. Once again, the Army fell back on recruiting officers from the British Army.

From this time, reflecting changed expectations in the broader community, the Army moved towards establishing tertiary education at RMC Duntroon to "attract young men of high calibre". A full University program was instituted in 1967.

In 1984, the Officer Cadet School at Portsea was relocated to Canberra following the establishment of the Australian Defence Force Academy. This Academy, which admitted female Army Officers (previously segregated into the WRAAC), was opened in 1986 for recruit and officer cadet training.

A 1985 report summed up the achievements of the OCS at Portsea, which it claimed, had earned an international reputation, in these words:

"Since the school's establishment 3,166 officers have graduated. The course is designed primarily to produce career officers for all sections of the Australian Army. It is a twelve-month course, with intakes in January and July each year. Since 1957 overseas cadets representing sixteen different countries have graduated from the Officer Cadet School. (It) is firmly established as an international institution."

The social interaction between the local people of Point Nepean and students and staff at the Officer Cadet School, and community use of the complex, is discussed in a later Section.

#### Quarantine buildings occupied by the Army

Among the major Station buildings occupied by the Officer Cadet School were the five Hospitals, which were used for Officers' Accommodation (Nos. 1, 2 and 3), Officers and Cadets' Accommodation (No. 4) and Sergeants' Mess (No. 5). The Administration Building (constructed in 1916-17) became Army Headquarters, while the Medical Superintendent's Residence of the 1890s became the Commanding Officers' Residence. The Isolation Compound became the Officer Cadet School's Medical Centre.

#### New buildings, 1963-1965

A number of new buildings were constructed at the Quarantine Station between 1963 and 1965 for the Officer Cadet School, some of a substantial nature. These buildings, which cost a total of £300,000 included No. 3 Cadet Barracks (1963), Assembly Room and Library (1963), Guardhouse and Entrance Gates costing £3,500 (1963), Gymnasium costing £25,000 (1965), No. 4 Officer Cadet Barrack costing £75,000 (1965). The Assembly Room and Library was later named Badcoe Hall, after Major Peter Badcoe who trained at the Portsea Officer Cadet School. He was killed in Vietnam and awarded a Victoria Cross.

In addition, the Army carried out extensive landscaping of the site. This included the planting between May 1965 and October 1966 of 3,000 pine trees and more than 2,000 eucalypts, sheoaks, bottle brush, casuarinas and other native trees and shrubs.

#### Parade Ground and Flagstaff

The main Parade Ground and Flagstaff used by the Army have particular historical significance for their associations with the Graduation Services, which the Officer Cadet School held there. Many local people attended these colourful ceremonies and also remember watching the polo matches played on the sports ground. Polo is still played at the complex with the permission of the Army. The Army retains its interest in the Parade Ground. An Army officer still raises three flags daily at the historic flagpole.

#### SCHOOL OF ARMY HEALTH, 1985-1998

When the Officer Cadet School moved out of the Quarantine Station, the School of Army Health moved in. This was of considerable importance as the main school in Australia for training Army health officers. These officers remained at the Quarantine Station for 12 months or more training. They came from all over Australia. The use of the Isolation Compound as a Dental Training area most probably dated from the Station's occupation by the School of Army Health.

The School of Army Health was later absorbed into the Army Logistics Training Centre.

#### COMMUNITY USE OF THE QUARANTINE STATION

The Quarantine Station has been part of the life of the local community at least from the 1950s and is bound up with the memories of those who worked there during the Army's occupation and/or participated in events and functions there, and were allowed the special privilege of enjoying the unspoilt, natural coastline within the restricted Army Zone.

There was considerable social interaction between the local people of Point Nepean and the students and staff of the Officer Cadet School. Some local people acted as foster families to the cadets, particularly those from far



away places such as the Pacific Islands, Singapore, Malaysia and the Philippines. Cadets were invited to family meals and host families represented cadets' parents at graduation ceremonies. Local church and scouting groups formed close links with the cadets, the army allowing scouts to pitch their tents at the Station and offering help with map reading and other Army skills.

Army officers mixed with local Peninsula families, sending their children to local schools. This is said to be a very different life-style to that of Army families at other Victorian defence establishments. Host families became part of the Station's social life, and were treated as honoured guests in the Army Mess. Daughters of Peninsula families attended balls and other functions at the Quarantine Station.

The Army also provided public access to many busloads of visitors, who toured the quarantine and defence establishments at Point Nepean. These included school groups and groups from country towns, who were taken through the Quarantine Museum and to Fort Nepean. Bob Johnston, a guide over many years, tells of a memorable tour by the Ulysses Motor Bike Club, all in black leather and led by a woman. Many groups, like this club, toured the Station year after year.

When the Army moved out in the 1980s, nearby Peninsula families and township traders suffered a great loss. Interaction with the Portsea Quarantine Station had become an important part of the social life of the Peninsula community. However, since the early 1980s, a committed Friends group, drawing volunteers and sponsorship from all sections of the community has devoted time and effort to the protection of the place. This group has managed the Quarantine Museum and run tours for the benefit of visitors from local and wider communities, including from inter-state and abroad.

The Friends of the Quarantine Museum was established at the Station in 1986. The Friends are part of

## Extent of Registration

### Notice of Registration

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 2030 in the category described as a Heritage Place is now described as:

Point Nepean Defence and Quarantine Precinct  
Point Nepean Road  
Portsea  
Mornington Peninsula Shire Council

### EXTENT:

For the avoidance of doubt, this registration does not apply to the Commonwealth in its capacity as the occupier of the land.

### General

Landscaping elements, notably cypress and Norfolk Island pines, and general road layout, and above- and below-ground archaeological remnants.

1. All of the land shown on Diagram 2030(A) being all of the land formerly associated with defence and quarantine use of the place, including the sea bed associated with the former quarantine anchorage and the Fort Nepean engineers' jetty.

2. All the buildings and features identified in Diagram 2030(A) and (B) and (C) including:

### Quarantine Precinct

Building 1 Officers Accommodation (Hospital No. 1)  
Building 3 Mess and Kitchen (First Class Dining Room)  
Building 4 Other Ranks Accommodation (Hospital No. 2)  
Building 7 Sergeant's Office (Shepherd's Hut)  
Building 9 Accommodation Officers (Visiting Staff Quarters)  
Building 10 Headquarters (Administration)  
Building 11 Duplication Room (Duplicate Room)  
Building 13 Officers Accommodation (Cape Cottage)  
Building 15 Store Room/Armoury (Kitchen for Hospital No. 3)

Building 16 Accommodation (Hospital No. 3)  
Building 18 Health Service Museum (2nd Class Dining Room & Kitchen)  
Building 19 Storehouse (Kitchen Storeroom for Hospital No. 4)  
Building 20 Store Room (Kitchen Storeroom for Hospital No.4)  
Building 21 Corps Shop (Kitchen for Hospital No. 4)  
Building 22 Accommodation (Hospital No. 4)  
Building 25 Sergeants Mess (Hospital No. 5)  
Building 26 Sergeants Mess Annex (Kitchen for Hospital No. 5)  
Building 33 Transport Office (Stables)  
Buildings 35-38 & 40-45 Workshop/storage  
Building 58 Regimental Aid Post (Passenger Waiting Room)  
Building 59 Ration Store (Bath and Wash House)  
Building 60 Store Room (Shower Block)  
Building 61 Model Room (Infected Luggage Receiving Store)  
Building 62 Store Room (Clean Luggage Store)  
Building 63 Accommodation (Bath Block)  
Building 64 Accommodation (Bath Block)  
Building 65 Dental Training(Isolation Hospital)  
Building 66 Dental Laboratory (Isolation Ward)  
Building 67 Sportsman Club (Morgue and Mortuary)  
Building 71 Part of Officer's Residence (Medical Superintendents Quarters)  
Building 73 Shed (Garage) (Stables)  
Building 84 Quarantine Museum (Disinfecting Building & Boiler House)  
Building PMQ966 Superintendent's House  
Building PMQ1035 Matrons Cottage  
Building PMQ1037 Attendants Cottage  
Building PMQ1038 Officer's Residence (Medical Superintendents Quarters)  
Building PMQ1040 Caretakers Cottage (Cottage for the boatman)  
Building PMQ1041 Attendants Cottage  
Building PMQ1042 Attendants Cottage  
Building PMQ1043 Attendants Cottage  
Heaton's Monument & Cemetery  
Cemetery  
Cattle Quarantine site  
Leper Colony site  
Lime Kiln  
Quarantine Anchorage  
Defence Precinct  
Fort Nepean Fortifications and Engine House, Coastal Artillery Searchlight Emplacement  
Fort Nepean Engineers' Jetty remnants  
Fort Pearce and Barracks  
Eagles Nest  
Happy Valley Camp  
Cheviot Hill Fortifications  
Lime Kiln  
Master Gunner's Cottage  
Monash Light  
Engineer's Anchorage

3. All the archaeological remains both on the land and under the sea on Diagram 2030.

Dated 13 July 2004

RAY TONKIN  
Executive Director

[Victoria Government Gazette G 30 22 July 2004 2083-2084]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*

**APPENDIX B P33536 HV Correspondence 22 10 2020 (WITH REGARDS TO PREAPP)**



# Department of Environment, Land, Water & Planning

8 Nicholson Street  
PO BOX 500  
East Melbourne Victoria 8002  
Telephone: 03 7022 6390  
[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)  
DX210098

Ms Candice Keeling  
Associate  
Lovell Chen Architects & Heritage Consultants  
Level 6, 176 Wellington Parade  
EAST MELBOURNE VIC 3002

Via email: [ckeeling@lovellchen.com.au](mailto:ckeeling@lovellchen.com.au)

Dear Ms Keeling,

RE: P33536 POINT NEPEAN DEFENCE AND QUARANTINE PRECINCT, 3875 POINT NEPEAN ROAD, PORTSEA VIC 3944 (H2030)

I write regarding your recent meeting with Caitlin Mitropoulos and Jeremy Smith of this office in which you discussed plans to establish a facilitated camping experience at the Point Nepean Defence and Quarantine Precinct.

Please note that the following officer comments are provided to assist in your further consideration of options for the place. They should not be construed as either approval or refusal of the proposal as it currently stands. A decision on the merits of a finalised proposal can only be provided once a permit application has been fully tested through the permit processes under the Heritage Act 2017.

To summarise, it is our understanding that the works proposed by Parks Victoria to adapt this part of the site for a facilitated camping experience may include the following (broadly summarised):

- Establishment of a light-footprint coastal campsite with associated access, including removal of non-original shelter and installation of raised tent platforms, gravel pathways, minimal new vegetation, limited water, electrical services and lighting;
- Adaptive reuse of B65, B66 and B67 and associated works, including removal and replacement/reinstatement of some original and non-original internal and external fabric, internal refurbishment, general conservation works, new pathways and access ramps and new raised timber deck;
- New landscaping including a designated picnic area, informal setting, BBQ facilities, signage and access ramps.

To begin, we acknowledge the careful planning and consideration that has gone into the development of the proposed works to date, particularly to ensure that any new works would integrate with the broader site and respect the multitude of cultural heritage values associated with the place. Based on the high significance of the site, we agree that this is an appropriate response in managing change. We note in

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particular efforts to respond to the outstanding aesthetic significance including the open spaces, avenues and stands of trees and internal and external views, or as referenced in the Statement of Significance, the relationship between the bush and the sea and between buildings and their contexts.

In this regard, we are in support of a light-footprint approach to the campsite. As the plans are further progressed, we would be interested to hear more about how this light-footprint is proposed to be managed and maintained in a practical sense when an operator has been secured. We request further information regarding whether the proposal as it currently stands is realistic in securing an operator, or whether further infrastructure may be required in the future to make the site viable. In allowing for change in Stage 1, we are also looking towards later stages of activation for this part of the site, and ways to ensure that the values of the place can be maintained over time and not eroded by further high level services or infrastructure which would impact on park amenity and the visitor experience.

In referencing the Master Plan, it would be helpful to provide further clarification regarding how the works are consistent with this plan and community desires and how the project fits within broader plans in activating the site. While we acknowledge that these two sites were identified as being suitable for camping as part of the Master Plan process, we would be interested to hear more about why they were considered to be suitable in terms of the cultural heritage values and sensitives of the site.

In regard to the proposed plans, we express some concern regarding the proposed removal of original fabric and the level of internal alterations associated with the adaptive reuse of B65 and B66. As part of any future permit application, we would require further rationale for the changes proposed and information regarding alternative schemes explored and why they were not feasible. As with the project more broadly, we are in support of a 'light touch' approach to their adaptation, citing the Burra Charter in doing as much as necessary yet as little as possible to ensure their usability. We would expect to receive further information regarding how the proposed adaptation works respond to the policies as set out in the Conservation Management Plan particularly in retaining identified significant elements.

In considering the works more broadly within their context, we would also welcome further information regarding the former layout and arrangement of this part of the site, and how this historic context is proposed to be referenced and/or interpreted as part of the broader scope of works. As briefly discussed during the pre-application meeting, we question how it is proposed to maintain the historic association between B65-66 and B25-26 to ensure that this context and setting is not further eroded over time.

We are in support of the proposal to ensure that any new signage, lighting and other outdoor infrastructure references and reflects existing infrastructure and amenity already located across the site. We agree that this will ensure that this part of the site retains design consistency with the broader place and ensures the site could still be read as a cohesive whole. In terms of new pathways proposed, we are also in support of the approach to use a distinguishing material such as gravel in a sandy colour to differentiated between the earlier use of asphalt for the roads and parking lots.

As also discussed during the pre-application meeting, we would expect to see the preparation of an Arborist report assessing the trees proposed to be impacted as part of the broader scope of works and to provide direction regarding tree risk and management. We would also expect to see further detailed plans regarding proposed re-vegetation across the footprint of the works.

We provide the following comments in relation to the management of any historical archaeological features, deposits and/or artefacts that may be affected by the proposed works:

- Heritage Inventory site H7821-0125 (Point Nepean bluestone foundation) is located close to the area of proposed works. It is necessary for an assessment of this feature to be conducted, to confirm the

details of its location and extent, and ensure that it will not be impacted by the proposed works in any way.

- A survey should be conducted in the vicinity of the works area (including the foreshore area to the west) to identify any historical archaeological features (including artefact scatters/deposits) that may be exposed and vulnerable to increased visitor traffic. If archaeological remains are identified, a program of investigation, recording and artefact recovery may be required.
- It is likely that a protocol for the identification and reporting of any archaeological material that is exposed at any time during site works will be required. This requirement will be detailed in the heritage permit.
- Any requirements relating to the management of the place's historical archaeology will be addressed through conditions on the heritage permit, rather than through the issuing of an archaeology consent.

To conclude, based on the information provided to date and the further considerations outlined above, we are generally in support of the works, and welcome this light-footprint approach in establishing a new and compatible use for the place. As the site has such high cultural heritage values and strong ties to the broader community, we are in support of community focused activation which can sensitively balance these considerations. We would welcome the opportunity to discuss the proposal in further detail as the plans are further progressed.

Please contact Caitlin Mitropoulos on (03) 7022 6339 or email [caitlin.mitropoulos@delwp.vic.gov.au](mailto:caitlin.mitropoulos@delwp.vic.gov.au) if you have further queries.

Yours sincerely,



**JANET SULLIVAN**

Principal Heritage Permits

Heritage Victoria

(As delegate for the Executive Director, Heritage Victoria pursuant to the Instrument of Delegation)

22 October 2020

Cc. Lucas Dean, TCL via email: [lucas.d@tcl.net.au](mailto:lucas.d@tcl.net.au)

Paul Roser, Parks Victoria via email: [Paul.Roser@parks.vic.gov.au](mailto:Paul.Roser@parks.vic.gov.au)

Andrew Kelly, Parks Victoria via email: [andrew.kelly@parks.vic.gov.au](mailto:andrew.kelly@parks.vic.gov.au)



**APPENDIX C NHL 105756 QUARANTINE STATION AND SURROUNDS**

# Place Details

[Send Feedback](#)

## Quarantine Station and Surrounds, Defence Rd, Portsea, VIC, Australia

### Photographs











**List** National Heritage List

**Class** Historic

**Legal Status** [Within listed place](#)

**Place ID** 105756

**Place File No** 2/18/021/0158

### Summary Statement of Significance

Point Nepean Quarantine Station and Surrounds include the oldest, surviving, purpose-built, barracks-style quarantine accommodation buildings in Australia, as well as evidence of the development of quarantine philosophy, encompassing the periods 1852-1875, 1875-1899 and 1900-1925, under both State and Commonwealth governments. As an island-nation, quarantine has played an important part in controlling the impact of ship-borne diseases on Australia from the early 1800s. The Quarantine Station and Surrounds is a broad historic landscape, which features a range of historic values relating to both Victorian and national quarantine processes and medical protocols from the 1850s.

The choice of site for quarantine purposes followed the discovery of gold in 1851, which, resulted in nearly 100,000 migrants arriving in Melbourne by sea in 1852, in one of the greatest gold rushes in history. Point Nepean was opened as a maritime quarantine reserve in 1852, following the scare caused by the arrival of the ship 'Ticonderoga', carrying scarlet fever and typhoid, and used for quarantine purposes as the major point of entry for quarantine cases in Victoria until 1980. The first permanent hospital buildings were erected from 1854 by the newly elected Victorian Government. The 1850s quarantine buildings at Point Nepean provide Australia's only relatively complete complex of quarantine buildings from the 1850-1870 period, thus providing crucial insight into quarantine operations and philosophies at a time when thousands of immigrants were landing in Australia in search of wealth and new opportunities offered by the discovery of gold.

In conjunction with the quarantine station at North Head, the Point Nepean Quarantine Station is important in illustrating the development and evolution of quarantine practices employed at Stations in the other states in the nineteenth and twentieth centuries. The Quarantine Station illustrates the principal characteristics of Australian quarantine stations, including the physical isolation of the site, quarantine functions and medical protocols and planning and layout, including access by sea. Archaeological sites with the potential to add to our understanding of nineteenth century quarantine practices and procedures are located close to the shore at Ticonderoga Bay and to the site of the former jetty.

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## Official Values Not Available

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### Description

The Quarantine Station and Surrounds, Portsea, comprises approximately 120 hectares, and represents a complex cultural landscape containing numerous layers of natural, Aboriginal and historically significant heritage elements. It is located towards the western end of the Nepean Peninsula on the shore of Port Phillip Bay. In the centre of the site is the former Quarantine Station / Norris Barracks complex. To the east and south of the main building area the land rises to a height of about 40 metres with dense natural vegetation, which clearly separates the station from the developed areas of Portsea and forms an impressive backdrop when viewed from the bay.

The Quarantine Station and Surrounds are part of the Mornington Peninsula, which is comprised of calcareous sand dunes that form the southern coast of what is now Port Phillip Bay. Point Nepean, along with Point Lonsdale to the west, form the heads at the entrance to the Bay. The present enclosed form of Port Phillip Bay was developed relatively recently in the Late Pleistocene 80 – 120,000 years BP.

The majority of the dunes beneath the Quarantine Station and Surrounds were formed in the last 4 - 6,000 years during the Holocene. These recent dunes formed when the sea rose a metre or two above the present sea level. The processes of erosion and deposition, which shaped the dunes are still active in the area, with ocean swells bringing eroded sand from Point Nepean and Observatory Point.

Beneath the Holocene dunes are sandstones formed by the consolidation and cementation of older Pleistocene dunes formations. These sandstones are the basis of the ridge that runs behind the quarantine station and outcrop on the shoreline to the east forming rugged cliffs.

Much of the site, particularly the high ground to the south of the station buildings and the area west of Jarman Oval, is covered by relatively intact coastal Moonah Woodland of high conservation significance. This woodland is dominated by Moonah (*Melaleuca lanceolata* ssp. *lanceolata*) and Coast Tea-tree (*Leptospermum laevigatum*). Drooping She-oak (*Allocasuarina stricta*), and Coast Banksia (*Banksia integrifolia*), which were once common in the vegetation community here, have virtually disappeared.

The remainder of the site contains some isolated remnants of Moonah Woodland, most of it is open grassland with plantings of non-indigenous and exotic species.

At least 14 Aboriginal middens containing rock platform shellfish have been located along the Port Phillip Bay shoreline, fore, mid and hind dunes and cliffs within the Quarantine Station and surrounds (Tardis Enterprises Pty Ltd, 2002:32, AASC, 2005). A single piece of china showing secondary working was located within the former Quarantine area, suggesting that *Bunurong* people utilised European objects following contact (AASC, 2005).

The isolated coastal location at the entrance to Port Phillip Bay was a key factor in the choice of the Point Nepean site

for quarantine purposes, similar to the choice of North Head, Sydney, in 1832, for the first official quarantine station.

#### Quarantine Station Landscape, Planning and Layout

The Quarantine Station and Surrounds comprise a cultural landscape dominated by elements of the former Quarantine Station. The Quarantine Station complex comprises five functional zones, described as precincts by HLA and HLCD (2002):

1. The disinfecting precinct located on the flat close to the disembarking jetty (demolished 1973), the first point of contact between passengers and quarantine station staff. Bathing and laundry facilities as well as administration, offices, doctor's rooms and stores were also placed here.
2. The five accommodation wards or hospitals spaced along the foreshore, and which determined the broad layout of the station.
3. The doctor's residence on the rise behind Hospital No.1, which allowed for ease of supervision.
4. The isolation hospital at one end of the complex, initially at the eastern end then later at the western end.
5. Staff quarters away from the main complex, initially around the perimeter but later concentrated at the eastern boundary and entrance gate.

The cultural landscape of the Quarantine Station and Surrounds extends to the west and south across Point Nepean into areas of bushland. The strong alignment of the main buildings is dominant when viewed from the sea, which, along with the isolation of the site in a natural valley, would have been the most noticeable feature to immigrants arriving at the quarantine station from Port Phillip Bay. Landscape and spatial elements reinforce the social and medical philosophies upon which the layout of the quarantine station was based, including the separation of social classes and isolation of more contagious conditions. The location of the medical supervisor's cottage dating to the 1850s, on a rise to the east of the main complex, clearly illustrates the landscape layout and the balance required between separation of staff from potential infection and the need for authority and supervision. Road alignments relating to the historical development of the quarantine station include Ochiltree, Bogle, Coleman and Bates Roads as well as Jackson Road and parts of Franklands Drive

Significant plantings (not identified in detail) include avenue plantings of the 1920s along Bogle, Coleman and Bates Roads as well as plantings associated with residences PMQ 1035, 1038 and others at the eastern end of the site on Franklands Drive.

#### Quarantine Station Buildings

The former Point Nepean Quarantine Station contains relatively intact examples of buildings, planning and layout, which illustrate the approach to quarantine from 1856-1921, including class differentiation and medical developments. The construction periods, building numbers (with an \*) and original names used below are taken from the Conservation Management Plan (HLA and HLCD 2002), which builds on the work of Power (1984) and other authors relating to the Quarantine Station. For full descriptions refer to the Conservation Management Plan (2002).

##### *Pre-1856 Period*

The oldest extant building at the site is the 'Shepherd's Hut' (7), a limestone cottage constructed in 1854 over the top of an underground stone structure, used at one stage as a dairy, probably built in the early 1840s, and later used as the Regimental Sergeant Major's Office. It may be the oldest surviving building on the Mornington Peninsula and is a crucial link to the early European history of Point Nepean, due to its use in both pre and post quarantine station contexts.

Other elements include Heaton's Monument and the site of the first cemetery. Heaton's Monument, a burial vault and memorial, was built at the request of George Heaton in 1856. It is a rendered brick monument in the rare Victorian Egyptian architectural revival style. Heaton's monument also marks the location of the quarantine station's original cemetery, where some of the victims of the Ticonderoga tragedy were buried.

##### *1856-1875 Period*

Buildings surviving from this period include:

Matron's Cottage (PMQ 1035) 1856-1858

Four Hospitals 2-5 (4, 16, 22, 25) 1858-1859

Kitchen for Hospital No 4 (21) 1858-1859

Bath and Wash House (59) 1866

Kitchen for Hospital No 3 (15) c. 1869

The physical form of the station was largely determined by the location of the Hospitals in proximity to the jetty and Bath and Wash House. These buildings, the former of two storeys the latter of one storey, were constructed in rendered local stone with gabled roofs. The Hospitals were based on colonial barracks designs with two-storey, hipped-roof, timber verandahs, each Hospital having four wards accommodating 25 persons. Each ward featured an attendant's room and a single fireplace at the gable end. The Bath and Wash House consists of two wings forming a T-



shaped plan.

The Matron's Cottage, originally called Pikes Cottage, was one of three, rendered, stone, labourer's cottages, each consisting of two rooms, which have been extended with timber additions.

#### *1875-1899 Period*

Buildings surviving from this period include:

Kitchen for Hospital No 5 (26) c. 1885  
 Cottage for the Boatman (PMQ 1040) 1888  
 Medical Superintendents Quarters (71) c. 1890  
 Medical Superintendents Quarters (PMQ 1038) 1899  
 Stables associated with PMQ 1038 (73) c. 1900

In general residential buildings erected during this Late Victorian period featured stud-framed weatherboard construction and hipped roofs in the late Georgian tradition. In contrast the functional Kitchen and Stables feature gabled roofs above similar stud-framed construction. Buildings 71 and PMQ 1038 are part of the same building today, the Medical Superintendents Quarters; building 71 displays similar characteristics to the Boatman's Cottage, the whole possibly including part of the original 1854 doctor's cottage. Overall the Medical Superintendents Quarters is dominated by the use of the fashionable Federation Queen Anne style, as evidenced by the hipped roof, projecting gabled bays with half-timbered gables and a corner gable feature similar to urban exemplars.

#### *1900-1925 Period*

Buildings surviving from this period include:

Disinfecting Building and Boiler (84) 1900  
 Bath Blocks (63 and 64) 1900  
 Infected luggage receiving store (61) 1900  
 Clean luggage store (62) 1910-1916  
 Passenger Waiting Room (58) 1911  
 Cape Cottage (13) 1912  
 Second Class Dining Room and Kitchen (18) 1913  
 Kitchen Store associated with Building 18 (20) c. 1913  
 Superintendent's Cottage (PMQ 966) 1916  
 First Class dining room (3) c. 1916  
 Kitchen Store for Hospital 4 (19) c. 1916  
 Visiting Staff Quarters (9) 1916-1917  
 Administration Building (10) 1916-1917  
 Store (11) 1916-1917  
 Isolation Hospital and Ward (65 and 66) 1916-1920  
 Hospital 1 (1) 1919  
 Emergency Huts (35-38 and 40-46) 1919  
 Attendant's Cottages Nos 1 and 2 (PMQ 1037 and 1041) c. 1920  
 Stables (33) c. 1920  
 Inflammable Store (12) c. 1920  
 Morgue and Mortuary (67) 1921  
 Attendant's Cottages Nos 3 & 4 (PMQ 1042 and 1043) c. 1922  
 Shower Block (60) 1925

Buildings completed by the Victorian Government in 1900, before Commonwealth control, were in fair-face, red brick of high quality. The Disinfecting and Bathing Complex (the first in Australia and the model for development after 1912) and the contemporary Boiler House were executed in fair-face, red brick in the style adopted for many industrial buildings at the end of the nineteenth century. Building 84, the Boiler House, included a disinfecting chamber, manufactured by Geneste-Herscher in Europe. According to Power (1984: section 7.4.3) the two extant disinfecting machines in the building were installed by 1912. The larger, earlier machine may have been installed in the earlier, adjacent, disinfecting building before completion of the new Disinfecting Building in 1900. The smaller chamber was installed in 1912 and appears to be identical to others installed by the Commonwealth during the Federal upgrading program after 1910.

Building 61, the Infected luggage receiving store, was erected in 1900 in stud-framed weatherboard with a complex, hipped and gabled, corrugated galvanized iron roof, a pattern followed for the most part by the Commonwealth Government after 1910. Tramway tracks connect the building with an extensive tramway system in the receiving area above the jetty.

Also a feature of the former quarantine station is the crematorium (85). This is a red brick structure, possibly erected

as early as 1900. The brick is covered with cream render, and has a cast iron grate over an opening at the top, as well as a cast iron entry gate (this structure is omitted from the Conservation Management Plan (2002).

Under the Commonwealth, from 1910, new built fabric at the station began to reflect the generic approach adopted by the Commonwealth Architect to the provision of new buildings required by the Army and other, new Commonwealth functions, such as quarantine, formerly managed by each state (Hobbs 2004).

The generic architectural standards employed by the Commonwealth were reflected in many of the building types erected at Point Nepean Quarantine Station after 1910, including housing types. The last buildings erected by the Victorian Government may have been the Infected luggage receiving store (61) 1900, the Clean Luggage Store (62) 1910-1916 and the Passenger Waiting Room (58) 1911.

From 1912 the Commonwealth took greater responsibility for the design and erection of its buildings. Functional structures were generally stud-framed weatherboard with gabled, pitched roofs and gable ventilators, the roofs being covered with corrugated galvanized iron. Windows were generally a combination of hopper and casement. Although cottages erected c. 1916 were hip-roofed, weatherboard cottages erected in the 1920s featured gabled roofs with small skillion verandahs and end wall chimneys continuing the Georgian tradition in their simple lines and basic symmetry.

The Emergency Huts (35-38 and 40-46) erected in 1919 form a small group, and part of the isolation area separated from the main complex. This group of rectangular huts feature board and batten construction below pitched roofs covered with corrugated galvanized iron. Windows were generally double hung. The buildings were intended as portable structures. It is of interest to note that the overall design, although generic, appears to be similar to that for P-type Army huts, which was based on British models. However, further research is needed to clarify the origin of the design.

Buildings erected from c. 1912-1925 reflect the development of a Commonwealth vernacular style based on gabled, weatherboard, stud-framed construction and the use of proprietary building materials such as corrugated galvanized iron and asbestos cement sheeting.

#### Defence Buildings

Officer Cadet School (OCS) structures are included as background information for management purposes, although none is considered above threshold for the National Heritage List.

Closely associated with the former quarantine station are two buildings (5, 6) constructed for Officers Accommodation, and Badcoe Hall (8), also constructed in 1963. Outside the former quarantine station the Army has established a number of buildings, structures and training ranges since the 1950s. Those associated with the former OCS cantonment (Norris Barracks) include: the gymnasium (building 14), constructed in 1965; training shelters, buildings 28-31, constructed in the 1970s; the Transport Office (former Stables) (building 33), constructed around 1965; Magazine (building 47), date unknown; and classrooms (buildings 49-53), established in the 1970s.

Also included are the POL Store (55), Administration building (57), RAEME Workshops (76), Q Store Offices (9), Garage/Fire Station (83), Boiler Room (87) and Guard House (89), all constructed at some stage in the 1960-1975 period.

Of the many military training facilities located at Point Nepean, one, the Unit Range, is in close proximity to Norris Barracks. The Unit Range is a general purpose training range, closest to the barracks area. Buildings at this range include Store House (building 95), Control Tower (96), Store (97) and NBC Shed (98). It is uncertain when these buildings were constructed.

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## History

1. Indigenous Background During the Pleistocene, the Mornington Peninsula was a range of hills separating the drainage of the Port Phillip and Western Port trunk streams which flowed across the broad alluvial valleys present in these sunklands (Tardis Enterprises Pty Ltd, 2002:3). Sea levels began to rise after 18,000 BP and it is likely that Port Phillip became inundated about 10,000 years BP, with the highest sea-level reached at about 5000-6000 years BP (Sullivan, 1981:3). The inundation of Port Phillip Bay was remembered in Aboriginal oral tradition, with Aboriginal people recalling the time when Hobsons Bay was a kangaroo ground, and that the River Yarra went out at the heads before the sea broke in (Hull, 1858:12 cited in Sullivan, 1981:4).

The *Bunurong* (also spelt *Boon wurrung*) people occupied Mornington Peninsula when the first Europeans entered Port Phillip Bay. It is likely that the first contact with the Bunurong people around the Port Phillip Bay area occurred from the late 1790's by sealers and whalers frequenting Bass Strait, but there is no firm documentary evidence to support this (Tardis Enterprises Pty Ltd, 2002:23). Western Port to the east however, was reportedly regularly visited by sealers, and in the 1820's it was noted that a party of sealers living on Phillip Island had managed to carry off some Aboriginal women from the mainland (Sullivan, 1981:14).

According to Coutts (1981: 25 referring to Boys 1935:11) the first recorded contact with Aboriginal people in Port Phillip Bay occurred on 17 February 1802, somewhere in the general vicinity of Sullivan's Bay. About 20 Aboriginal people met Lieutenant Murray's party, but following exchanges, there was a skirmish in which an Aborigine was killed. Six weeks later, Flinders, in HMS Investigator, entered Port Phillip Bay, unaware of the earlier visit, and stayed approximately two weeks (Sullivan, 1981:13). Flinders had many encounters with Aboriginal people during late April-early May 1802. Relevant entries in Flinder's Journal, and Flannery's *Terra Australis* (2000) note that contact was made at a number of points during the survey of Port Phillip Bay.

Early historical accounts of Aboriginal people are scant, mainly restricted to distant sightings of groups of people, their fires, huts and camps (Sullivan, 1981:13). Among the most reliable informants was William Thomas, appointed as Assistant Protector of Aboriginals under the Protector G. A. Robinson in 1839. His journals give few details about the religious and ceremonial life of the *Bunurong*, focusing more on population numbers and the hunter-gatherer lifestyle. He described regular routes of movement, including trips around Mornington Peninsula (Sullivan, 1981:29).

According to Thomas, by the 1850s only 28 or less *Bunurong* survived, and members of the tribe were last seen around the southern part of Mornington Peninsula in 1856. Some continued to live on a reserve at Mordialloc to the 1870s (Byrne, 1932:183; Sullivan, 1981:18). Today, *Bunurong* people have strong connections with the Point Nepean area.

2. European History In February 1802 Lt John Murray of the 'Lady Nelson' was one of the first Europeans to enter Port Phillip Bay, upon which the city of Melbourne is now situated. Occasional sealers and boat crews visited the area sporadically, while permanent official settlement in the area did not occur until 1835, when John Batman established a small township at Port Phillip, later to become known as Melbourne. By 1837 the Mornington Peninsula, including Point Nepean, was part of a large squatting lease, owned by Parramatta overlander Edward Hobson, sold on to Bunting Johnstone in 1843. With the subsequent discovery of good lime deposits, European settlement became further established in the area. As Melbourne grew, demand for construction lime was high. Limestone quarrying and burning was thus an important early industry for the residents of Portsea / Point Nepean. James Sandle Ford was the first permanent settler at Point Nepean, arriving in 1842. He was followed by the Sullivan, Skelton and McGrath families. These families were all engaged in lime burning and farming. By 1845, 17 limekilns were operating in Portsea, Sorrento and surrounding areas. From the 1840s, lime-burning became the main industry, the relatively remote area supplying Melbourne with both lime and building stone by sea. When limestone deposits were discovered closer to Melbourne, the industry waned. However, the remoteness of the area, and its location at the seaward entrance to Port Phillip Bay, would result in more strategic uses associated with quarantine and defence (Point Nepean Commonwealth Area AHDB No 105579).

### Quarantine

Early Australian quarantine processes originated in England, where the first Quarantine Act was declared in 1710, to control the movement of people and diseases to and from previously isolated areas of the globe. Australia's first Quarantine Act was passed by the NSW government in 1832, in response to an outbreak of cholera in Europe. Australia's first permanent quarantine station was established at North Head in Sydney. In Victoria, quarantine was governed by the NSW Act until 1865, when the Victorian Parliament passed the *Victorian Public Health Act 1865*, further refined by the Health Act 1890. At Federation, quarantine became a task for the Commonwealth Department of Health, but operated under state legislation until the Commonwealth passed its own Quarantine Act in 1909 (Point Nepean Commonwealth Area AHDB No 105579).

Quarantine processes in Victoria were mostly ad hoc in the 1840s, with temporary sites at Point Ormond and Hobson's Bay being used. The introduction of assisted migration in the late 1840s, coupled with the discovery of gold in 1851, resulted in nearly 100,000 migrants arriving in Melbourne by sea in 1852, in one of the greatest gold rushes in history. By 1851 the influx of gold-rush immigrants prompted the establishment of a permanent quarantine station in the colony under the newly elected Victorian Government - Victoria had separated from NSW in 1851 following the discovery of gold. Point Nepean was selected, due to its isolation, good soil, fresh water and good anchorage at the entrance to Port Phillip Bay. In early 1852 funding was allocated to the erection of a 'sanatorium' at Point Nepean (Point Nepean Commonwealth Area AHDB No 105579).

Point Nepean replaced Point Ormond as the Quarantine Station in Victoria, and was opened as a maritime quarantine reserve in 1852, following the scare caused by the arrival of the ship 'Ticonderoga', carrying scarlet fever and typhoid, and used for quarantine purposes as the major point of entry for quarantine cases in Victoria until 1980. Approved by Governor La Trobe, the boundaries were set out on 22 November 1852 and gazetted on 23 November 1852. Lime-burning licences were cancelled in December 1852. Initially some 40 persons were housed in tents. The 'Lysander', fitted out as a hospital ship, was sent from Melbourne on 6 November 1852. Stonemasons among the migrants were employed to erect a stone cottage near the pre-existing Sullivan's Cottage. The first permanent hospital buildings were erected from 1854 by the newly elected Colonial Government. The Colonial Architect was requested to provide a 'plain plan or sketch of a large airy barracks or depot'. Alfred Scurry, Clerk of Works for the Geelong Office of the Public Works Department, designed the hospital buildings erected in the 1850s (HLA and HLCD 2002).

By 1854, several buildings had been constructed and were in full use, including a timber doctor's home, a hospital, the

original stone Sullivan's cottage, a number of prefabricated iron cottages and a pier. A small 'Shepherd's Hut', a 'wattle and daub' shack, was already present on site when the quarantine station was established. Beneath this hut was a cellar or underground dairy, thought to have been constructed in the early period of European settlement. A limestone cottage was built over the top of this cellar, replacing the earlier shack, in 1854. The first cemetery operated near the station complex, for victims of the Ticonderoga disaster, from 1852-1854, being replaced by a new cemetery located some distance to the west of the quarantine station. This later cemetery was also used by local residents until the opening of a new, general cemetery at Sorrento in 1890. By 1859 the quarantine station's major buildings, five two-storey limestone hospitals, were in use (Point Nepean Commonwealth Area AHDB No 105579). The original hospital building was replaced as a hospital in 1859, being used as a store before its demolition c. 1875. A new stone store erected c. 1855, close to the foreshore and jetty, was demolished c. 1910. By 1856 the site also included a building known as 'Dr William's old hut' near the eastern boundary as well as police barracks. From 1856-1858, George Heaton, a lime-burner from Rye, was employed as a supervisor on the new hospital buildings. The Heaton Monument (a burial vault) was erected by 1858 on the site of the first cemetery, although Heaton was never buried in the vault (HLA and HLCD 2002).

On 31 March 1871, the 1,400 acres of the Quarantine Station were reserved for sanatorium purposes. The order for the permanent reserve, dated 21 June 1871, incorporated the site of the original police barracks at the Station within its boundary. However, by 1877, the Quarantine Station Reserve was reduced in area to 987 acres, when a Defence Reserve was created at the headland (HLA and HLCD 2002).

The quarantine station expanded slowly, with a leper station (eventually transferred to Coode Island), cemetery, slaughter yard, cattle quarantine station and consumptives camp the main additions before 1900. After 1900, a large bathing and disinfecting complex was erected close to the jetty, becoming a model for later developments by the Commonwealth. At the completion of these changes Point Nepean was regarded as an exemplar of quarantine station design in Australia (Point Nepean Commonwealth Area AHDB No 105579). According to Power the first years of the twentieth century marked the second-most important period in the station's development. The upgrading was in response to the impact of overseas developments, outbreaks of plague in Asia, and the strong influence of Victoria's Chief Public Health Official, Dr Astley Gresswell (Power 1984).

Responsibility for quarantine was taken over by the Federal government under the *Commonwealth Quarantine Act 1908* (Power 1984). After World War One, over 120,000 people were examined at Point Nepean, many of them ex-servicemen returning from overseas duty, and 12 small timber wards were erected, along with a new administration complex and isolation wards (1916-1920). However, the quarantine station changed little after 1920, due to a gradual decline in Australia's quarantine requirements, and by 1957 was used infrequently, officially closing in 1980.

### Defence

The use of Point Nepean for defence purposes began in the 1870s, when the final departure of British Imperial troops left military defence in the hands of the Australian colonies. British fortifications expert General Sir William Jervois RE (Royal Engineers) and Lt Colonel Peter Scratchley inspected each colony's defences, leading to the Jervois-Scratchley reports of 1877, which were to form the basis of defence planning in Australia for the next 30 years. The reports suggested that Port Phillip Bay should be defended by a battery and keep at Queenscliffe, a fort at Point Nepean and batteries at Swan Island and South Channel Island. Guns were in place by 1886 at Fort Nepean and in 1888, Eagles Nest battery was implemented and new barracks erected at Fort Nepean. Fort Nepean was known in the 1880s as Victoria's 'Gibraltar' and in 1890 it was reported that Melbourne was the best-defended commercial city of the [British] Empire. Fort Pearce was completed from 1910-1916 by the Commonwealth government. During the Second World War 1939-45 the existing defences were strengthened by the construction of the Port War Signal Station at Cheviot Hill (Historic Buildings Branch 1990).

The Department of Defence was given permissive occupancy of some of the quarantine station buildings for an Officer Cadet School in 1952, following the introduction of National Service. From 1954 the Army held 453 hectares, leaving only some 83 hectares for use by the Department of Health. Internationally acknowledged from 1957, the Cadet School (Norris Barracks) remained in use until 1984, training over 3,000 junior officers for the Army. The School of Army Health moved to the site in 1985 (HLCD and HLA 2002).

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### **Condition and Integrity**

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**Built Environment****Condition**

Refer to *Norris Barracks, Former Portsea Quarantine Station, CMP Part 1*, for Department of Defence, Disposals and Infrastructure, 2002, by HLA and HLCD.

**Integrity**

Externally most buildings are intact, with the majority of changes limited to internal adaptation for Defence use since 1952. New buildings and landscaping have also been implemented, reinforcing the change of use to Officer Cadet School. Refer to *Norris Barracks, Former Portsea Quarantine Station, CMP Part 1*, for Department of Defence, Disposals and Infrastructure, 2002, by HLA and HLCD for more details.

**Natural Environment**

The distribution and abundance of coast tea-tree have increased significantly in recent years and are probably related to the cessation of slashing by the Department of Defence. Weed infestation of wandering creeper (*Tradescantia albiflora*), myrtle-leafed milkwort (*Polygala myrtifolia*) and Italian buckthorn (*Rhamnus alaternus*) is also increasing.

The absence of fire over many decades from parts of the place has slowed the spread of other weed species and is one of the main reasons that mature Moonah closed scrub remains relatively intact.

Limited access to the Commonwealth Area has reduced disturbance levels compared to the adjoining national park, and is a strong factor in the retention of dune vegetation and in the attractiveness of the place to beach-dwelling birds.

Foxes and rabbits are widespread. Starlings and blackbirds are found in open grassy areas and coastal scrub adjoining buildings in the building area.

Information taken from the Quarantine Station and Surrounds NHL Nominator statement, July 2004.

**Indigenous Environment**

In 1981 the condition of Aboriginal middens within the Defence lands was described as generally poor, primarily due to erosion.

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**Location**

About 120ha, at Portsea, being an area bounded by a line commencing at the south east corner of Lot 1 TP839163E, then northerly via the eastern boundary of Lot 1 to its intersection with the southern boundary of Lot 2 TP839163E, then easterly via the southern boundary of Lot 2 to the High Water Mark (HWM), then northerly and westerly via the HWM to its intersection with the north western boundary of Lot 2, then south westerly via the north eastern boundary of Lot 2 to its intersection with Defence Road, then south easterly via Defence Road to the point of commencement.

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**APPENDIX D NHL 105680 POINT NEPEAN DEFENCE SITES AND QUARANTINE STATION AREA**

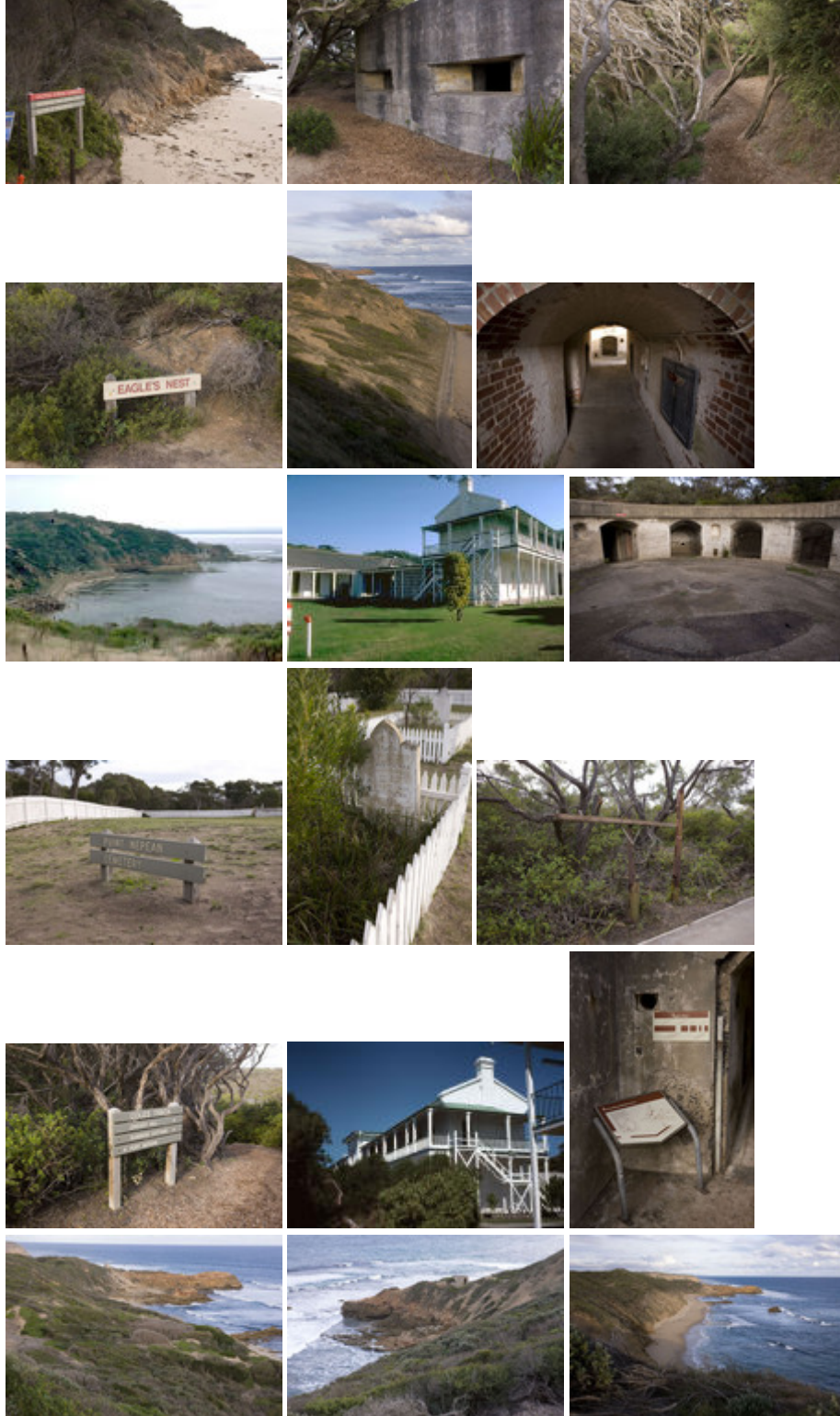


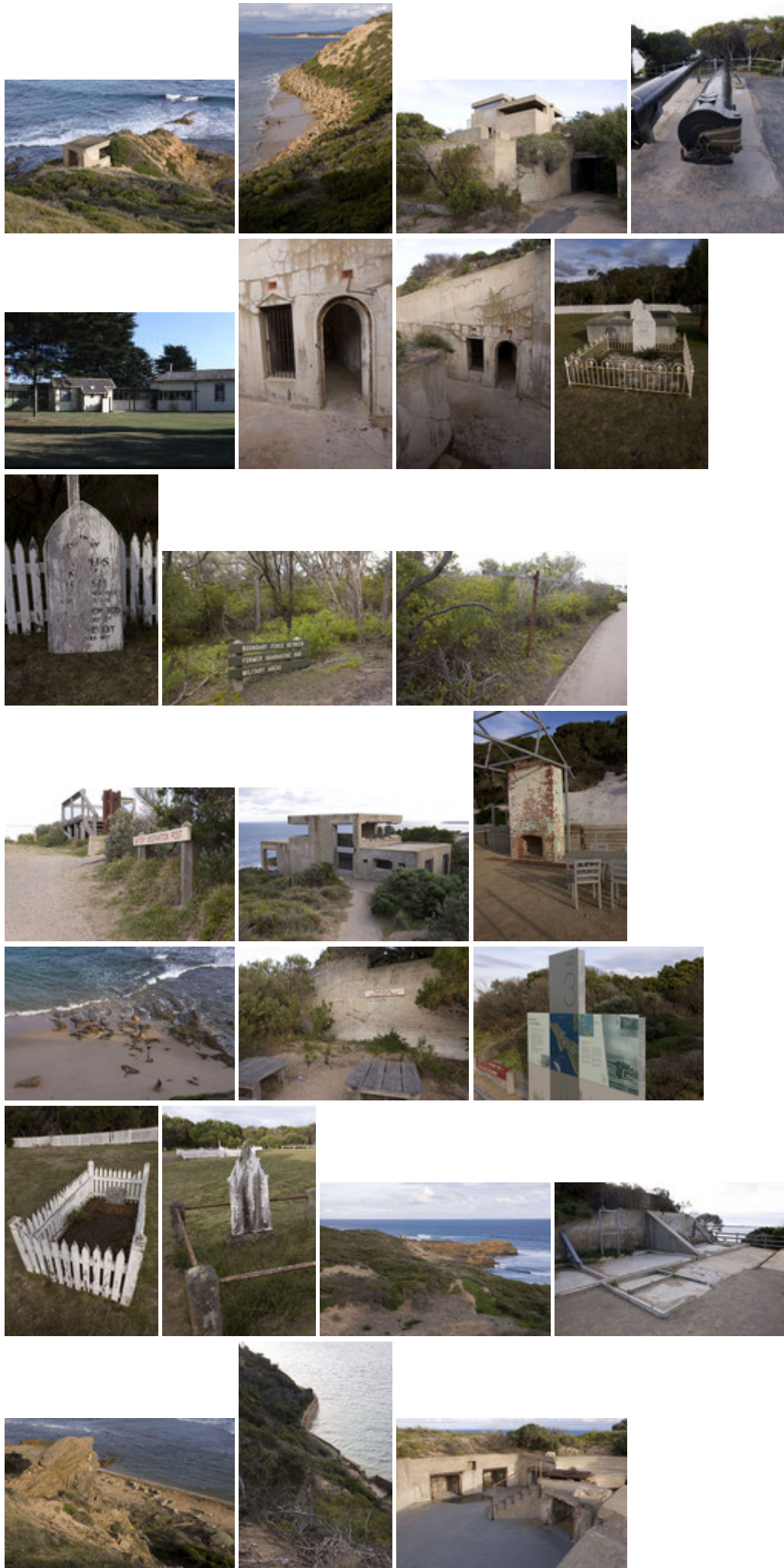
## Place Details

[Send Feedback](#)

### Point Nepean Defence Sites and Quarantine Station Area, Defence Rd, Portsea, VIC, Australia

#### Photographs











**List** National Heritage List

**Class** Historic

**Legal Status** [Listed place](#) (16/06/2006)

**Place ID** 105680

**Place File No** 2/18/021/0015

### Summary Statement of Significance

Point Nepean is the site of the oldest, surviving, purpose-built, barracks-style, quarantine accommodation buildings in Australia, as well as fortifications demonstrating the primary importance of coastal defence to the Australian colonies. As an island-nation, quarantine has played an important part in controlling the impact of ship-borne diseases on Australia from the early 1800s. Point Nepean is an historic landscape, which features a range of values relating to both Victorian and national quarantine processes from the 1850s and to the history of coastal defence from the 1870s.

The choice of site for quarantine purposes followed the discovery of gold in 1851, which, resulted in nearly 100,000 migrants arriving in Melbourne by sea in 1852, in one of the greatest gold rushes in history. Point Nepean was opened as a maritime quarantine reserve in 1852, following the scare caused by the arrival of the ship 'Ticonderoga', carrying scarlet fever and typhoid, and used for quarantine purposes as the major point of entry for quarantine cases in Victoria until 1980. The first permanent hospital buildings were erected from 1854 by the newly elected Victorian Government. The 1850s quarantine buildings at Point Nepean provide Australia's only relatively complete complex of quarantine buildings from the 1850-1870 period, thus providing crucial insight into quarantine operations and philosophies at a time when thousands of immigrants were landing in Australia in search of wealth and new opportunities offered by the discovery of gold. The Point Nepean quarantine station demonstrates the development of quarantine philosophy, encompassing the periods 1852-1875, 1875-1899 and 1900-1925, under both State and Commonwealth governments. The Quarantine Station and surrounds has a high potential for archaeological sites associated with quarantine areas located close to the shore at Ticonderoga Bay. The Quarantine Station contextual landscape also includes a cemetery near Observatory Point in addition to the pre-1858 cemetery, as well as possible archaeological evidence of the Cattle Quarantine Station and the Leper Station. In conjunction with the quarantine station at North Head, the Point Nepean quarantine station is important in illustrating the development and evolution of quarantine practices employed at Stations in the other states in the nineteenth and twentieth centuries.

Point Nepean has been part of a strategic outer line in the defence of Melbourne's ports and harbours since the 1870s, in conjunction with fortifications at South Channel Fort, Swan Island and Queenscliff. Fort Nepean was known in the 1880s as Victoria's 'Gibraltar' and in 1890 it was reported that Melbourne was the best-defended commercial city of the [British] Empire. The fortifications, based on the reports of Sir William Jervois and Lt Colonel Peter Scratchley in 1877, illustrate British military design and technology of the 1870s and 1880s, similar to Middle Head, Sydney, overlaid by changes in imperial armaments and Second World War coastal defences. Point Nepean, as part of the system of defence for Port Phillip Bay, best illustrates British military design and technology of the 1870s and 1880s, under the influence of Jervois and Scratchley. In addition, Fort Nepean may have archaeological deposits associated with military use, which extend into the waters surrounding the site of the former engineer's jetty serving Fort Nepean. The first shot fired by Australian forces in WW1, from the batteries at Point Nepean, was at the German steamer 'Pfalz', which left Port Phillip during the declaration of war on 5 August 1914. The events are well documented and clearly demonstrate the geo-political importance of coastal defences, and Fort Nepean in particular, in protecting the Australian colonies as part of the British Empire.

John Monash (later Sir) was attached to the [Melbourne] Garrison Artillery, focused on Fort Nepean. Monash rose through the ranks to become its commanding officer by 1897. Monash's biographer, Geoffrey Serle, saw this as crucial to his success as commander of Australian Forces in WW1. Cheviot Beach is the place from which Australian Prime Minister Harold Holt disappeared whilst swimming in heavy surf on 17 December 1967.

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## Official Values

### Criterion A Events, Processes

Point Nepean is a broad historic landscape, featuring a considerable array of historic values relating to national quarantine and defence. Historic fabric at Point Nepean includes mid-nineteenth century archaeological remains and over one hundred year's evidence of quarantine processes and defensive fortifications, which contribute to a richly layered historic cultural landscape.

### Criterion A Events, Processes

Cheviot Beach, on the southern shore of Point Nepean, is the place from which an Australian Prime Minister, Harold Holt, disappeared whilst swimming in heavy surf on 17 December 1967. Despite a major search his body was never found. The event was dramatic and well documented at the time and fuelled speculation in the media, where controversial theories to explain Holt's disappearance were aired.

### Criterion A Events, Processes

The Point Nepean Quarantine Station was the second permanent colonial quarantine station and because of its key role in the system from 1852-1980 represents a major part of the national story of human quarantine from colonial times through to the Commonwealth period of government. As an island-nation, quarantine stations played an important part in controlling the impact of ship-borne diseases on Australia from the early 1800s to the middle of the twentieth century. The choice of site for quarantine purposes followed the discovery of gold in 1851, which, resulted in nearly 100,000 migrants arriving in Melbourne by sea in 1852, in one of the greatest gold rushes in history. Point Nepean was opened as a maritime quarantine reserve in 1852, following the scare caused by the arrival of the ship 'Ticonderoga', carrying scarlet fever and typhoid, and used for quarantine purposes as the major point of entry for quarantine cases in Victoria until 1980. The first permanent hospital buildings were erected in 1854 by the newly formed Victorian Government.

### Criterion A Events, Processes

Point Nepean Quarantine Station and surrounds, in conjunction with North Head, illustrates the evolution and development of quarantine practices employed at stations in other states. The Quarantine Station includes the oldest, purpose-built, barracks-style, quarantine accommodation in Australia, as well as seminal evidence of the development of quarantine philosophy in Australia. In particular, the Quarantine Station provides comprehensive evidence of quarantine practices in the 1850s and 1860s, a period of time from which little physical evidence remains at North Head.

The Point Nepean quarantine station encompasses the periods 1852-1875, 1875-1899 and 1900-1925, under the Victorian and Commonwealth governments. Structures relating to these periods include: 1852-1875 (4, 7, 15, 16, 21, 22, 25, 59, PMQ1035); 1875-1899 (26, 71, 73, PMQ1038, PMQ1040); and 1900-1925 (1, 3, 9, 10, 11, 12, 13, 18, 19, 20, 33, 35-38, 40-46, 58, 60, 61, 62, 63, 64, 65, 66, 67, 84, 85, PMQ966, PMQ1037, PMQ1041, PMQ1042, PMQ1043). Heaton's Monument (1856-1858), a neo-Egyptian sandstone monument erected by Supervisor George Heaton, identifies the location of the first cemetery. Road alignments and infrastructure relating to the historical development of the quarantine station include Ochiltree, Bogle, Coleman and Bates Roads as well as Jackson Road and parts of Frankland's Drive, with tramway tracks connecting building 61 with an extensive tramway system in the receiving area above the jetty. The Quarantine Station contextual landscape also includes the second cemetery near Observatory Point, as well as possible archaeological evidence of the Cattle Quarantine Station and the Leper Station.

### Criterion A Events, Processes

Point Nepean, at the entrance to Port Phillip Bay, played an important geo-political role from the 1870s, protecting Melbourne, and potentially Victoria, as part of the British Empire. In 1870, the final departure of British Imperial troops placed defence in the hands of the colonial governments. British fortifications expert General Sir William Jervois RE (Royal Engineers) and Lt Colonel Peter Scratchley inspected each colony's defences, leading to the Jervois-Scratchley reports of 1877, which were to form the basis of defence planning in Australia for the next 30 years. The reports suggested that Port Phillip Bay should be defended by a battery and keep at Queenscliffe, a fort at Point Nepean and batteries at Swan Island and South Channel Island. Guns were in place by 1886 at Fort Nepean and in 1888, Eagles Nest battery was implemented and new barracks erected at Fort Nepean. Fort Pearce was completed from 1910-1916 by the Commonwealth government, reinforcing Australia's Empire role. The first shot fired by Australian forces in WW1, from the batteries at Point Nepean, was at the German steamer 'Pfalz', which left Port Phillip, during the declaration of war, on 5 August 1914. The events are well documented and clearly demonstrate the geo-political importance of coastal defences, and Fort Nepean in particular, in protecting the Australian colonies as part of the British Empire.

Significant fortification sites include Fort Nepean, Eagles Nest, Fort Pearce and Pearce Barracks, erected during five development phases. Point Nepean, the first fort, was developed as follows: pre-1880 temporary fortifications; 1880-1886 5 emplacements; 1887-1890 converted and extended to a combination of 10 observation posts and batteries; 1910-1915 reduction in armaments; and 1939-1945 conversion to hooded emplacements and other uses. Fort Nepean was known in the 1880s as Victoria's 'Gibraltar' and in 1890 it was reported that Melbourne was the best-defended commercial city of the British Empire.

### Criterion B Rarity

Point Nepean Quarantine Station (1852) is the second oldest, purpose-built, quarantine station in Australia, after North Head in Sydney (1832). It contains the oldest, purpose-built, barracks-style accommodation erected for quarantine purposes in Australia, pre-dating the oldest intact quarantine-related structures at North Head by sixteen years. The 1850s quarantine buildings at Point Nepean also provide Australia's only relatively complete complex of quarantine buildings from the 1850s-1870s period, thus providing crucial insight into quarantine operations and philosophies during a time when thousands of immigrants were landing in Australia in search of wealth and new opportunities brought by gold. The Point Nepean Quarantine Station contains seminal and rare examples of specific building types, functional groups and quarantine functions. These include:

*1856-1875 Period:*

Matron's Cottage (PMQ 1035) 1856-1858  
 Four Hospitals 2-5 (4, 16, 22, 25) 1858-1859  
 Kitchen for Hospital No 4 (22) 1858-1859  
 Bath and Wash House (59) 1866  
 Kitchen for Hospital No 3 (15) c. 1869

*1900-1925 Period:*

Disinfecting Building and Boiler (84) 1900  
 Bath Blocks (63 and 64) 1900  
 Infected luggage receiving store (61) 1900  
 Clean luggage store (62) 1910-1916

The construction of new bathing and disinfecting buildings set new standards under the Commonwealth after 1912 and in particular during the First World War 1914-1918. This is particularly illustrated by the Isolation Hospital and Ward (65 and 66) 1916-1920, the Hospital 1 (1) 1919 and by the Emergency Huts (35-38 and 40-46) 1919, which relate to the major Australian health epidemic created by influenza in 1919.

### **Criterion B Rarity**

Geo-political and colonial defence needs drove the contemporary development of coastal fortifications at Melbourne and Sydney from the 1870s. Point Nepean has been part of a strategic outer line in the defence of Melbourne's ports and harbours since the 1870s, in conjunction with fortifications at South Channel Fort, Swan Island and Queenscliff. The fortifications at Point Nepean, as part of the system of defence for Port Phillip Bay, best illustrate British military design and technology of the 1870s and 1880s, under the influence of the reports of Jervis and Scratchley in 1877.

### **Criterion C Research**

Point Nepean Quarantine Station and surrounds include archaeological sites functionally associated with quarantine uses, planning and layout and buildings, close to the shore at Ticonderoga Bay and to the site of the former jetty, which have the potential to add to our understanding of nineteenth century quarantine practices and procedures. In particular this relates to the formative period from the 1850s-1870s and to the potential for confirmation and interpretation of the archival record. The Quarantine Station's contextual landscape includes the second cemetery near Observatory Point, as well as possible archaeological evidence of the Cattle Quarantine Station and the Leper Station. These sites have the potential to add to our understanding of the planning and layout of major quarantine sites in Australia.

### **Criterion D Principal characteristics of a class of places**



Point Nepean Quarantine Station is important in demonstrating the principal characteristics of Australian quarantine stations in the nineteenth and early twentieth centuries.

These characteristics include the physical isolation of the site, individual quarantine functions and medical protocols and planning and layout, including access by sea. Landscape and spatial elements reinforce the social and medical philosophies upon which the layout of the quarantine station was based, including the separation of social classes and isolation of more contagious conditions.

The main precincts at Point Nepean Quarantine Station provide a unique insight into the architectural concepts and landscape design techniques employed in quarantine stations in Australia. It is important in representing quarantine practices in the 1850s and 1860s, a period in history when significant numbers of immigrants were arriving in Australia. The location of the Medical Supervisor's cottage dating to the 1850s, on a rise to the east of the main complex, emphasises the balance between separation of staff from potential infection and the need for authority and supervision.

Common periods of development with the North Head quarantine station include improvements in quarantine techniques and technical standards, both under the State Government in 1899 and subsequently under the Commonwealth Government from 1911. Particular aspects include the disinfecting and cleansing facilities and the Isolation Hospital and Wards (1916-1920) and Emergency Huts (1919) erected to cope with medical issues associated with the immediate aftermath of the First World War.

Fort Nepean (1882-1891), Eagles Nest (1888), Fort Pearce (1910-1916) and Pearce Barracks (1911) at Point Nepean illustrate the characteristics of British military design and technology employed from the 1870s to the early 1900s, overlaid by related development during WW I and II. The strategic location and siting of these aspects of the place conform with the General Guiding Principles employed for a typical harbour under the Joint Naval and Military Committee for the defence of colonial ports by 1893. These include overlapping fields of fire from fortifications on headlands overlooking the approaches and channels and supporting barracks, all features recommended at Point Nepean in the Jervois-Scratchley reports of 1877.

### Criterion H Significant people

John Monash (later Sir) was attached to the [Melbourne] Garrison Artillery, focused on Fort Nepean. Monash rose through the ranks to become the commanding officer of Fort Nepean by 1897. Monash's biographer, Geoffrey Serle, saw this as crucial to his success as commander of Australian Forces in WWI.

The site references refer to quarantine related features identified in: *Figure 19, Norris Barracks, Former Portsea Quarantine Station, Conservation Management Plan Part 1*. This was prepared for the Department of Defence, Disposals and Infrastructure, by HLCD as part of HLA Envirosciences, in 2002

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## Description

### Natural

Point Nepean comprises approximately 530 hectares and forms the western end of the Mornington Peninsula, which in turn forms the southern coast of what is now Port Phillip Bay. Point Nepean, along with Point Lonsdale to the west, constitute the heads at the entrance to Port Phillip Bay. The present enclosed form of Port Phillip Bay was developed relatively recently in the Late Pleistocene 80 – 120,000 years ago.

Point Nepean is comprised mainly of Pleistocene sand dunes that have since been consolidated into calcareous dunes that form stacks, shore platforms and cliffs where the land meets the sea. The Pleistocene dunes are overlain by younger dunes, formed during the last 4 – 6,000 years of the Holocene period. These recent dunes were formed when the sea rose a metre or two above the present sea level. The processes of erosion and deposition which shaped the dunes are still active in the area, with ocean swells bringing eroded sand from Point Nepean and Observatory Point into the Bay. Alternating glacial and interglacial periods during the Pleistocene resulted in alternate sand dune deposits, clays and shallow marine and freshwater deposits, including limestone.

The Point Nepean coast facing Port Phillip Bay is partly rocky, with cliffs and slopes of Pleistocene dune calcarenite and unconsolidated Holocene dune sand. Between Portsea and Observatory Point the beach dunes are backed by bluffs, which mark an earlier cliffed coastline that was cut into the dune calcarenite.

The southern or ocean side of Point Nepean is dominated by cliffs cut into the Pleistocene dunes, with overlying unconsolidated Holocene dunes. Rising sea levels since the last glacial period have resulted in active erosion of the Bass Strait coastline producing indented beaches and shore platforms. There are also various kinds of potholes scoured out by wave abrasion and excavated from the soil pipes associated with ancient soils (Palaeosols) that outcrop in the cliffs and on the shore platforms.



Much of the area is covered with closed scrub less than 5m tall and low open or closed forest where vegetation is up to 10m in height. Dominant plants in these communities are coast tea-tree (*Leptospermum laevigatum*) and moonah (*Melaleuca lanceolata* ssp. *lanceolata*). Coastal heath and scrub occur on exposed areas such as foredune and cliff communities, and along the Bass Strait coast. Small areas of grassland occur, generally associated with human disturbance. A number of rare plant species occur at the place, including the rare bitter bush (*Adriana quadripartita*), an uncommon plant in Victoria, and pink fairies (*Caladenia latifolia*), are now considered rare in the region. Areas immediately around the Quarantine Station are open grassland with plantings of non-indigenous and exotic species.

Point Nepean provides a range of habitats for several arachnid species, including the rare spider *Hadrotarsus fulvus*, six species of frog, thirteen reptile species, ninety species of birds (fifty of which are recorded as residents or common to the area) and many seasonal visitors. Point Nepean is the site of the only breeding attempt of the Dominican gull (*Larus dominicanus*) in Port Phillip Bay and is also the habitat for the sooty oystercatcher (*Haematopus fuliginosus*), and at least seven species of mammal (including three introduced species).

## 2 Indigenous

Many Aboriginal sites have been recorded in the nominated area, including at least 74 Aboriginal middens (AAV, 2004; AASC, 2005). It is likely that some of these represent a single occupation event, rather than separate events. A majority of the sites occur in the fore- and backdunes of the Bass Strait coast, with an almost continuous deposit along the length of the coastline. A smaller number of middens also occur along the fore, mid and back dunes of the Port Phillip Bay shoreline (AASC, 2005). The middens predominantly contain rock platform shellfish with some soft shore shellfish. A limited number also contain stone artefacts and charcoal. A single piece of china showing secondary working was located within the former Quarantine area, suggesting that *Bunurong* people utilised European objects following contact (AASC, 2005). Some middens, particularly at Police Point and along Bass Strait contain in-situ cultural deposit up to 2.2m in depth (AASC, 2005).

Point Nepean is registered by Aboriginal Affairs Victoria as an Aboriginal historical place with contemporary significance to Aboriginal communities in the area. Local Aboriginal people say that Point Nepean was a place of women's business, of birthing, collecting food, and of rituals for young men.

## 3 European Settlement

### Quarantine Station Landscape, Planning and Layout

The Quarantine Station complex comprises five functional zones, described as precincts by HLA and HLCD (2002):

1. The disinfecting precinct located on the flat close to the disembarking jetty (demolished 1973), the first point of contact between passengers and quarantine station staff. Bathing and laundry facilities as well as administration, offices, doctor's rooms and stores were also placed here.
2. The five accommodation wards or hospitals spaced along the foreshore, and which determined the broad layout of the station.
3. The doctor's residence on the rise behind Hospital No.1, which allowed for ease of supervision.
4. The isolation hospital at one end of the complex, initially at the eastern end then later at the western end.
5. Staff quarters away from the main complex, initially around the perimeter but later concentrated at the eastern boundary and entrance gate.

The cultural landscape of the Quarantine Station extends to the west and south across Point Nepean into areas of bushland. The strong alignment of the main buildings is dominant when viewed from the sea, which, along with the isolation of the site in a natural valley, would have been the most noticeable feature to immigrants arriving at the quarantine station from Port Phillip Bay. Landscape and spatial elements reinforce the social and medical philosophies upon which the layout of the Quarantine Station was based, including the separation of social classes and isolation of more contagious conditions. The location of the medical supervisor's cottage dating to the 1850s, on a rise to the east of the main complex, clearly illustrates the landscape layout and the balance required between separation of staff from potential infection and the need for authority and supervision. Road alignments relating to the historical development of the quarantine station include Ochiltree, Bogle, Coleman and Bates Roads as well as Jackson Road and parts of Frankland's Drive, with tramway tracks connecting building 61 with an extensive tramway system in the receiving area above the jetty.

Significant plantings (not identified in detail) include avenue plantings of the 1920s along Bogle, Coleman and Bates Roads as well as plantings associated with residences PMQ 1035, 1038 and others at the eastern end of the site on Frankland's Drive.

### Quarantine Station Buildings and Structures

The former Point Nepean Quarantine Station contains relatively intact examples of buildings, planning and layout, which illustrate the approach to quarantine from 1856-1921, including class differentiation and medical developments. The construction periods, building numbers (\*) and original names used below are taken from the Conservation Management Plan (HLA and HLCD 2002), which builds on the work of Power (1984) and other authors relating to the

quarantine station. For full descriptions refer to the Conservation Management Plan (2002).

#### *Pre-1856 Period*

The oldest extant building is the 'Shepherd's Hut' (7), a limestone cottage constructed in 1854 over the top of an underground stone structure, used at one stage as a dairy, probably built in the early 1840s, and later used as the Regimental Sergeant Major's Office. It may be the oldest surviving building on the Mornington Peninsula and is a crucial link to the early European history of Point Nepean, due to its use in both pre and post quarantine station contexts.

Other elements include Heaton's Monument and the site of the first cemetery. Heaton's Monument, a burial vault and memorial, was built at the request of George Heaton in 1856. It is a rendered brick monument in the rare Victorian Egyptian architectural revival style. Heaton's monument also marks the location of the quarantine station's original cemetery, where some of the victims of the Ticonderoga tragedy were buried.

#### *1856-1875 Period*

Buildings surviving from this period include:

Matron's Cottage (PMQ 1035) 1856-1858  
 Four Hospitals 2-5 (4, 16, 22, 25) 1858-1859  
 Kitchen for Hospital No 4 (21) 1858-1859  
 Bath and Wash House (59) 1866  
 Kitchen for Hospital No 3 (15) c. 1869

The physical form of the station was largely determined by the location of the Hospitals in proximity to the jetty and Bath and Wash House. These buildings, the former of two storeys the latter of one storey, were constructed in rendered local stone with gabled roofs. The Hospitals were based on colonial barracks designs with two-storey, hipped-roof, timber verandahs, each Hospital having four wards accommodating 25 persons. Each ward featured an attendant's room and a single fireplace at the gable end. The Bath and Wash House consists of two wings forming a T-shaped plan.

The Matron's Cottage, originally called Pikes Cottage, was one of three rendered, stone, labourer's cottages, each consisting of two rooms, which have been extended with timber additions.

#### *1875-1899 Period*

Buildings surviving from this period include:

Kitchen for Hospital No 5 (26) c. 1885  
 Cottage for the Boatman (PMQ 1040) 1888  
 Medical Superintendents Quarters (71) c. 1890  
 Medical Superintendents Quarters (PMQ 1038) 1899  
 Stables associated with PMQ 1038 (73) c. 1900

In general residential buildings erected during this Late Victorian period featured stud-framed weatherboard construction and hipped roofs in the late Georgian tradition. In contrast the functional Kitchen and Stables feature gabled roofs above similar stud-framed construction. Buildings 71 and PMQ 1038 are part of the same building today, the Medical Superintendents Quarters; building 71 displays similar characteristics to the Boatman's Cottage the whole possibly including part of the original 1854 doctor's cottage. Overall the Medical Superintendents Quarters is dominated by the use of the fashionable Federation Queen Anne style, as evidenced by the hipped roof, projecting gabled bays with half-timbered gables and a corner gable feature similar to urban exemplars.

#### *1900-1925 Period*

Buildings surviving from this period include:

Disinfecting Building and Boiler (84) 1900  
 Bath Blocks (63 and 64) 1900  
 Infected luggage receiving store (61) 1900  
 Clean luggage store (62) 1910-1916  
 Passenger Waiting Room (58) 1911  
 Cape Cottage (13) 1912  
 Second Class Dining Room and Kitchen (18) 1913  
 Kitchen Store associated with Building 18 (20) c. 1913  
 Superintendent's Cottage (PMQ 966) 1916  
 First Class dining room (3) c. 1916  
 Kitchen Store for Hospital 4 (19) c. 1916  
 Visiting Staff Quarters (9) 1916-1917

Administration Building (10) 1916-1917  
 Store (11) 1916-1917  
 Isolation Hospital and Ward (65 and 66) 1916-1920  
 Hospital 1 (1) 1919  
 Emergency Huts (35-38 and 40-46) 1919  
 Attendant's Cottages Nos 1 and 2 (PMQ 1037 and 1041) c. 1920  
 Stables (33) c. 1920  
 Inflammable Store (12) c. 1920  
 Morgue and Mortuary (67) 1921  
 Attendant's Cottages Nos 3 & 4 (PMQ 1042 and 1043) c. 1922  
 Shower Block (60) 1925

Buildings completed by the Victorian Government in 1900, before Commonwealth control, were in fair-face, red brick of high quality. The Disinfecting and Bathing Complex (the first in Australia and the model for Commonwealth Quarantine Stations after 1912) and the contemporary Boiler House were executed in fair-face, red brick in the style adopted for many industrial buildings at the end of the nineteenth century. Building 84, the Boiler House, included a disinfecting chamber, manufactured by Geneste-Herscher in Europe. According to Power (1984: section 7.4.3) the two extant disinfecting machines in the building were installed by 1912. The larger machine may have been installed in the earlier, adjacent, disinfecting building before completion of the new Disinfecting Building in 1900. The smaller chamber was installed in 1912 and appears to be identical to others installed by the Commonwealth during the Federal upgrading program after 1910.

Building 61, the Infected luggage receiving store, was erected in 1900 in stud-framed weatherboard with a complex, hipped and gabled, corrugated galvanized iron roof, a pattern followed for the most part by the Commonwealth Government after 1910. Tramway tracks connect the building with an extensive tramway system in the receiving area above the jetty.

Also a feature of the former Quarantine Station is the crematorium (85). This is a red brick structure, possibly erected as early as c.1900. The brick is covered with cream render, and has a cast iron grate over an opening at the top, as well as a cast iron entry gate (this structure is omitted from the Conservation Management Plan (2002)).

Under the Commonwealth, from 1910, new built fabric at the station began to reflect the generic approach adopted by the Commonwealth Architect to the provision of new buildings required by the Army and other, new Commonwealth functions, such as quarantine, formerly managed by each state (Hobbs 2004).

The generic architectural standards employed by the Commonwealth for the Army was also reflected in many of the building types erected at Point Nepean Quarantine Station after 1910, including housing types. The last buildings erected by the Victorian Government may have been the Infected luggage receiving store (61) 1900, the Clean luggage store (62) 1910-1916 and the Passenger Waiting Room (58) 1911.

From 1912 the Commonwealth took greater responsibility for the design and erection of its buildings. Functional structures were generally stud-framed weatherboard with gabled, pitched roofs and gable ventilators, the roofs being covered with corrugated galvanized iron. Windows were generally a combination of hopper and casement. Although cottages erected c. 1916 were hip-roofed, weatherboard cottages erected in the 1920s featured gabled roofs with small skillion verandahs and end wall chimneys continuing the Georgian tradition in their simple lines and basic symmetry.

The Emergency Huts (35-38 and 40-46) erected in 1919 form a small group, and part of the isolation area separated from the main complex. This group of rectangular huts feature board and batten construction below pitched roofs covered with corrugated galvanized iron. Windows were generally double hung. The buildings were intended as portable structures. It is of interest to note that the overall design, although generic, appears to be similar to that for P-type Army huts, which was based on British models. However, further research is needed to clarify the origin of the design.

Buildings erected from c. 1912-1925 reflect the development of a Commonwealth vernacular style based on gabled, weatherboard, stud-framed construction and the use of proprietary building materials such as corrugated galvanized iron and asbestos cement sheeting.

The Quarantine Station contextual landscape also includes the second cemetery near Observatory Point, as well as possible archaeological evidence of the Cattle Quarantine Station and the Leper Station.

**Fortifications and Defence Training** The entrance to Port Phillip Bay, in particular South Channel, was defended from the 1880s by overlapping fields of fire from South Channel Fort, Swan Island, Queenscliff and Point Nepean, the system providing a first line of defence. Surviving fabric at Point Nepean clearly illustrates the implementation and operation of the fortifications, although demolition and adaptation have reduced the intactness of some structures. Significant fortification sites include Fort Nepean, Eagles Nest, Fort Pearce and Pearce Barracks, erected during five

development phases.

Point Nepean, the first fort, was developed as follows: pre-1880 temporary fortifications; 1880-1886 5 emplacements; 1887-1890 converted and extended to a combination of 10 observation posts and batteries; 1910-1915 reduction in armaments; and 1939-1945 conversion to hooded emplacements and other uses. Surviving fabric at Fort Nepean includes brick and concrete gun emplacements 1-8, the Engine House and the site of the Barracks, dating to the period 1882-1891. Eagles Nest was begun in 1888, Fort Pearce in 1910 and Pearce Barracks in 1911 (Historic Buildings Branch 1990). The fortifications at Point Nepean should be considered as one component in the system of outer defences for Port Phillip Bay, in the same way that the defences of Port Jackson developed from the early 1800s in response to perceived geo-political and military threats. By 1890 munitions included the 'latest' hydro-pneumatic weapons (a single Armstrong 9.2 inch disappearing gun), quick firing smaller guns and 6 inch garrison guns, although some muzzle loading pieces were still in evidence. The nature of the terrain at Point Nepean determined the design of the fort layout and its construction, and later development, including the use of brick. For further details of the forts and batteries refer to the Conservation Plan (Historic Buildings Branch 1990).

Officer Cadet School (OCS) structures within the Quarantine Station and within the Commonwealth Area are included as background information for management purposes,

Closely associated with the former Quarantine Station are two buildings (5, 6) constructed for Officers Accommodation, and Badcoe Hall (8), also constructed in 1963. Outside the former Quarantine Station the Army has established a number of buildings, structures and training ranges since the 1950s. Those associated with the former OCS cantonment (Norris Barracks) include: the gymnasium (building 14), constructed in 1965; training shelters, buildings 28-31, constructed in the 1970s; the Transport Office (former Stables) (building 33), constructed around 1965; Magazine (building 47), date unknown; and classrooms (buildings 49-53), established in the 1970s. Also included are the POL Store (55), Administration building (57), RAEME Workshops (76), Q Store Offices (9), Garage/Fire Station (83), Boiler Room (87) and Guard House (89), all constructed at some stage in the 1960-1975 period.

The Point Nepean 'Commonwealth Area' (about 293ha, 1km west of Portsea comprising Commonwealth land between Portsea and Point Nepean, entered in the Commonwealth Heritage List, data base no: 105579) also contains a number of military training ranges, established from the 1950s, designed to assist with the combat and skills training of students in the Army Officer Cadet School. The Unit Range, the 25 Metre Range, the 300 Yard Range, the Grenade Range, the Anti-Tank Range and the Spectator's Ridge Range are all well preserved and intact examples of Australian military training ranges from the 1950s and 1960s. These ranges and structures assisted cadets with vital training for their future roles as leaders of the Australian Army, including missions overseas. Of the many military training facilities located at Point Nepean, one, the Unit Range, is in close proximity to Norris Barracks. The Unit Range is a general purpose training range, closest to the barracks area. Buildings at this range include Store House (building 95), Control Tower (96), Store (97) and NBC Shed (98). It is uncertain when these buildings were constructed.

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## History

### Indigenous History

During the Pleistocene, the Mornington Peninsula was a range of hills separating the drainage of the Port Phillip and Western Port trunk streams which flowed across the broad alluvial valleys present in these sunlands (Tardis Enterprises Pty Ltd, 2002:3). Sea levels began to rise after 18,000 BP and it is likely that Port Phillip became inundated about 10,000 BP, with the highest sea-level reached at about 5000-6000 BP (Sullivan, 1981:3). The time before inundation was remembered in Aboriginal oral tradition, with Aboriginal people recalling when Hobsons Bay was a kangaroo ground, and when the River Yarra went out at the heads before the sea broke in (Hull, 1858:12 cited in Sullivan, 1981:4).

The *Bunurong* (also spelt *Boon wurrung*) people occupied Mornington Peninsula when the first Europeans entered Port Phillip Bay. Initial contacts with the Bunurong people around the Port Phillip Bay area probably occurred from the late 1790's by sealers and whalers in Bass Strait (Tardis Enterprises Pty Ltd, 2002:23). Western Port, to the east, was reportedly regularly visited by sealers and in the 1820's it was noted that a party of sealers living on Phillip Island had managed to carry off some Aboriginal women from the mainland (Sullivan, 1981:14). The first recorded contact with Aboriginal people in Port Phillip Bay apparently occurred on 17 February 1802, somewhere in the general vicinity of Sullivan's Bay (Coutts, 1981: 25 referring to Boys 1935:11). About 20 Aboriginal people met Lieutenant Murray's party, but following exchanges, there was a skirmish in which an Aborigine was killed. Six weeks later, Flinders, in HMS Investigator, entered Port Phillip Bay, unaware of the earlier visit, and stayed approximately two weeks (Sullivan, 1981:13). Flinders had many encounters with Aboriginal people during the survey of Port Phillip Bay in late April-early May 1802 (refer Flinders Journal and Flannery, 2000).

There are few early historical accounts of Aboriginal people, mainly restricted to distant sightings of groups of people, their fires, huts and camps (Sullivan, 1981:13). Among the most reliable informants was William Thomas, appointed as Assistant Protector of Aboriginals under the Protector G. A. Robinson in 1839. His journals provide information on

population numbers, movements and the hunter-gatherer lifestyle, with few details on religious and ceremonial life. He described regular routes of movement, including trips around Mornington Peninsula (Sullivan, 1981:29).

In the 1800's J. L. Currie, who had a property at Larra near Mount Elephant procured the meaning of place names from Aboriginal people in south western Victoria. Apparently the Aboriginal word 'Boon-Tal-Ang' refers to the locality of present-day Point Nepean:

*"The word signifies a kangaroo hide, its triangular shape and the peculiar and similar shape of the land terminating in the Point having apparently given the name"* ("Ballarat Star" 8th June 1864).

According to Thomas, by the 1850s only 28 or less *Bunurong* people survived, and *Bunurong* people were last seen around the southern part of Mornington Peninsula in 1856. Some people continued to live on a reserve at Mordialloc to the 1870s (Byrne, 1932:183; Sullivan, 1981:18). Today, *Bunurong* people have strong connections with Point Nepean.

## 2 European History

### European Exploration and Early Settlement

In February 1802 Lt John Murray of the 'Lady Nelson' was one of the first Europeans to enter Port Phillip Bay, upon which the city of Melbourne is now situated. Robert Brown, a botanist who accompanied Matthew Flinders on his voyage to Australia in 1802, collected some of the earliest type specimens of Victorian plant species at Point Nepean.

Occasional sealers and boat crews visited the area sporadically, while permanent official settlement in the area did not occur until 1835, when John Batman established a small township at Port Phillip, later to become known as Melbourne. By 1837 the Mornington Peninsula, including Point Nepean, was part of a large squatting lease, owned by Parramatta overlander Edward Hobson, sold on to Bunting Johnstone in 1843. With the subsequent discovery of good lime deposits European settlement became further established in the area. As Melbourne grew, demand for construction lime was high. Limestone quarrying and burning was thus an important early industry for the residents of Portsea / Point Nepean. James Sandle Ford was the first permanent settler at Point Nepean, arriving in 1842. He was followed by the Sullivan, Skelton and McGrath families. These families were all engaged in lime burning and farming. By 1845, 17 lime kilns were operating in Portsea, Sorrento and surrounding areas. From the 1840s, lime-burning became the main industry, the relatively remote area supplying Melbourne with both lime and building stone by sea. When limestone deposits were discovered closer to Melbourne, the industry waned. However, the remoteness of the area, and its location at the seaward entrance to Port Phillip Bay, would result in more strategic uses associated with quarantine and defence (Point Nepean Commonwealth Area AHDB No 105579) and with recreational use during the second half of the twentieth century.

### Quarantine

Early Australian quarantine processes, originated in England, where the first Quarantine Act was declared in 1710, to control the movement of people and diseases to and from previously isolated areas of the globe. Australia's first Quarantine Act was passed by the NSW government in 1832, in response to an outbreak of cholera in Europe. Australia's first permanent quarantine station was established at North Head in Sydney. In Victoria, quarantine was governed by the NSW Act until 1865, when the Victorian Parliament passed the *Victorian Public Health Act 1865*, further refined by the *Health Act 1890*. At Federation, quarantine became a task for the Commonwealth Department of Health, but operated under state legislation until the Commonwealth passed the *Quarantine Act 1909* (Point Nepean Commonwealth Area AHDB No 105579).

Quarantine processes in Victoria were mostly ad hoc in the 1840s, with temporary sites at Point Ormond and Hobson's Bay being used. By 1851 the influx of gold-rush immigrants prompted the establishment of a permanent quarantine station in the colony, and Point Nepean was selected, due to its isolation, good soil, fresh water, and a good anchorage. In early 1852 funding was allocated to the erection of a 'sanatorium' at Point Nepean (Point Nepean Commonwealth Area AHDB No 105579).

The introduction of assisted migration in the late 1840s, coupled with the discovery of gold in 1851, resulted in nearly 100,000 migrants arriving in Melbourne by sea in 1852, in one of the greatest gold rushes in history. Point Nepean replaced Point Ormond as the Quarantine Station in Victoria, and was opened as a maritime quarantine reserve in 1852, following the scare caused by the arrival of the ship 'Ticonderoga', carrying scarlet fever and typhoid, and used for quarantine purposes as the major point of entry for quarantine cases in Victoria until 1980. Approved by Governor La Trobe, the boundaries were set out on 22 November 1852 and gazetted on 23 November 1852. Lime-burning licences were cancelled in December 1852. Initially some 40 persons were housed in tents. The 'Lysander', fitted out as a hospital ship, was sent from Melbourne on 6 November 1852. Stonemasons among the migrants were employed to erect a stone cottage near the pre-existing Sullivan's Cottage. The first permanent hospital buildings were erected from 1854 by the newly elected Colonial Government - Victoria had separated from NSW in 1851. The Colonial Architect was requested to provide a 'plain plan or sketch of a large airy barracks or depot'. Alfred Scurry, Clerk of Works for the Geelong Office of the Public Works Department, designed the hospital buildings erected in the 1850s (HLA and HLCD 2002).

By 1854, several buildings had been constructed and were in full use, including a timber doctor's home, a hospital, the original stone Sullivan's cottage, a number of prefabricated iron cottages and a pier. A small 'Shepherd's Hut', a 'wattle and daub' shack, was already present on site when the Quarantine Station was established. Beneath this hut was a cellar, or underground dairy, thought to have been constructed in the early period of European settlement. A limestone cottage was built over the top of this cellar, replacing the earlier shack, in 1854. The first cemetery operated near the station complex, for victims of the Ticonderoga disaster, from 1852-1854, being replaced by a new cemetery located some distance to the west of the quarantine station. This second cemetery was also used by local residents, until the opening of a new general cemetery at Sorrento in 1890. By 1859 the Quarantine Station's major buildings, five two-storey limestone hospitals, were in use (Point Nepean Commonwealth Area AHDB No 105579). The original hospital building was replaced as a hospital in 1859, being used as a store before its demolition c. 1875. A new stone store erected c. 1855, close to the foreshore and jetty, but was demolished c. 1910. By 1856 the site also included a building known as 'Dr William's old hut' near the eastern boundary as well as police barracks. From 1856-1858, George Heaton, a lime-burner from Rye, was employed as a supervisor on the new hospital buildings. The Heaton Monument (a burial vault) was erected by 1858 on the site of the first cemetery, although Heaton was never buried in the vault (HLA and HLCD 2002).

On 31 March 1871, the 1,400 acres of the Quarantine Station were reserved for sanatorium purposes. The order for the permanent reserve, dated 21 June 1871, incorporated the site of the original police barracks at the Station within its boundary. However, by 1877, the Quarantine Station Reserve was reduced in area to 987 acres, when a Defence Reserve was created at the headland (HLA and HLCD 2002). Labourer's quarters were located immediately west and south of the hospital quarantine barracks.

The Quarantine Station expanded slowly, with a leper station (eventually transferred to Coode Island near Melbourne in 1898), cemetery, slaughter yard, cattle quarantine station (1878) and consumptives (tuberculosis) camp the main additions before 1900. After 1900, a large bathing and disinfecting complex was erected close to the jetty, becoming a model for later developments under the Commonwealth. At the completion of these changes Point Nepean was regarded as an exemplar of quarantine station design in Australia (Point Nepean Commonwealth Area AHDB No 105579 and Power 1984). According to Power the first years of the twentieth century marked the second-most important period in the station's development. The upgrading was in response to the impact of overseas developments, outbreaks of plague in Asia, and the strong influence of Victoria's Chief Public Health Official, Dr Astley Gresswell (Power 1984).

Power (1984) notes that quarantine in Victoria came under the NSW *Quarantine Act 1832* until Victoria enacted a Constitution in 1855. The Victorian *Public Health Act 1865* was the first quarantine legislation enacted in Victoria, but was essentially similar to the NSW Act. In 1890 the Victorian *Health Act 1890* was repealed consolidating all laws relating to Public Health. The Victorian act remained in force until 1908, despite federation, when the question of federal and State jurisdictions was brought into question when the steamer *Irishman* was placed in quarantine in 1912.

Responsibility for quarantine was taken over by the federal government under the *Commonwealth Quarantine Act 1908* (Power 1984). After World War One, over 120,000 people were examined at Point Nepean, many of them ex-servicemen returning from overseas duty, and 12 small timber wards were erected, along with a new administration complex and isolation wards (1916-1920). However, the quarantine station changed little after 1920, due to a gradual decline in Australia's quarantine requirements, and by 1957 was used infrequently, officially closing in 1980.

By the 1950s quarantine needs were in decline, Defence being given permissive occupancy of some buildings for an Officer Cadet School in 1952. From 1954 the Army held 453 hectares, leaving only some 83 hectares for use by the Department of Health.

### Defence

In 1860, Victoria applied to the British Government for the services of an officer of the Royal Engineers to superintend the erection of defences. Captain Peter Scratchley was appointed and advised the provision of batteries in Hobson's Bay and at the Heads, including Point Nepean. The use of Point Nepean for defence purposes began in the 1870s, when the final departure of British Imperial troops left military defence in the hands of the Australian colonies.

Russian activity against Turkey in 1877 prompted a team of Royal Engineers to report on the Australian colonies in 1877. British fortifications expert General Sir William Jervois RE (Royal Engineers) and Lt Colonel Peter Scratchley inspected each colony's defences, leading to the Jervois-Scratchley reports of 1877, which were to form the basis of defence planning in Australia for the next 30 years. The reports suggested that Port Phillip Bay should be defended by a battery and keep at Queenscliff, a fort at Point Nepean and batteries at Swan Island and South Channel Island. The European crisis of 1882, when it seemed that Britain would be involved in a major war, was decisive in encouraging Victoria to build defences, although preparations for defence appear to have started as early as 1878. Guns were in place by 1886 at Fort Nepean and in 1888, Eagles Nest battery was implemented and new barracks erected at Fort Nepean. Fort Nepean was known in the 1880s as Victoria's 'Gibraltar' and in 1890 it was reported that Melbourne was the best-defended commercial city of the [British] Empire. The men who manned the guns at Point Nepean were brought from Queenscliff by launch, although the accommodation was considered poor. Fort Pearce was completed

from 1910-1916 by the Commonwealth government (Historic Buildings Branch 1990).

John Monash (later Sir) was attached to the [Melbourne] Garrison Artillery, focused on Fort Nepean. Monash rose through the ranks to become its commanding officer by 1897. Monash's biographer, Geoffrey Serle, saw this as crucial to his success as commander of Australian Forces in WW1. It is thought that the first shot fired by Australian forces in WW1 was at the German steamer 'Pfalz', which left Port Phillip during the declaration of war on 5 August 1914. During the Second World War 1939-45 the defences were strengthened, with the Port War Signal Station located at Cheviot Hill. The first British shot of the Second World War is also attributed to Point Nepean, when, on 4 September 1939, a small Bass Strait freighter, the 'Woniora', failed to identify itself, resulting in a warning shot. (Historic Buildings Branch 1990).

The Department of Defence was given permissive occupancy of some of the quarantine station buildings for an Officer Cadet School in 1952, following the introduction of National Service. Internationally acknowledged from 1957, the Cadet School (Norris Barracks) remained in use until 1984, training over 3,000 junior officers for the Army. The School of Army Health moved to the site in 1985 (HLCD and HLA 2002).

Recreation Cheviot Beach, on the south-western shore of Point Nepean, is significant as the place from which Australian Prime Minister, Harold Holt, disappeared whilst swimming in heavy surf on 17 December 1967.

Despite a major search his body was never found. His memorial service in St Paul's Cathedral, Melbourne, on 22 December was attended by US President L.B. Johnson, the Prince of Wales, UK Prime Minister Harold Wilson and other heads of state and government.

Holt had served for ten years as Deputy Leader of the Liberal Party under Menzies and took over as Prime Minister in 1966 following Menzies' retirement and later that year won a sweeping victory at the polls on the issue of support for the Australian and United States involvement in the Vietnam War. Holt's disappearance was a shocking and mysterious event in the history of Australian politics ( <http://www.nma.gov.au/primeministers/index.htm> )

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### Condition and Integrity

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### Indigenous

In 1981 the condition of Aboriginal middens within the nominated area was described as generally poor, primarily due to erosion. However, subsequent inspections of the Defence lands (Tardis Enterprises Pty Ltd, 2002; AASC, 2005) suggest that sites in this area may be comparatively well preserved within the context of the greater Melbourne region.

### Quarantine Station

#### *Condition*

Refer to *Norris Barracks, Former Portsea Quarantine Station, CMP Part 1*, for Department of Defence, Disposals and Infrastructure, 2002, by HLA and HLCD.

#### *Integrity*

Externally most buildings are intact, with the majority of changes limited to internal adaptation for Defence use since 1952. New buildings and landscaping have also been implemented, reinforcing the change of use to Officer Cadet School. Refer to *Norris Barracks, Former Portsea Quarantine Station, CMP Part 1*, for Department of Defence, Disposals and Infrastructure, 2002, by HLA and HLCD for more details.

### Fortifications

For condition and integrity refer to *Point Nepean National Park Fortifications: conservation plan*, Historic Buildings Branch, Ministry of Housing and Construction, Victoria, 1990.

Natural Environment The boundary of the Point Nepean NHL is encompassed by two different tenures, these being the Commonwealth land formerly owned by Department of Defence, which also encompasses the Quarantine Station; and western portions of the Mornington Peninsula National Park.

The National Park is managed by Parks Victoria, who actively manage fire, pest plants and animals, and visitor management. Threats to vegetation within the Park include soil disturbance from recreation activities, inappropriate fire regimes, invasion by weeds, and dune destabilization of coastal communities.

Fire is uncommon in the coastal areas of the National Park, and a low fire incidence at Point Nepean in years prior to 1996 resulted in the reduction of grassy woodland and an increase of dense tea-tree and other woody shrubs. The distribution and abundance of coast tea-tree has also increased in the Commonwealth owned land and is possibly related to the cessation of slashing by the Department of Defence. Weed infestation of some species is also increasing. Several serious environmental weeds are also recorded in the National Park, and include wandering creeper (*Tradescantia albiflora*), myrtle-leafed milkwort (*Polygala myrtifolia*) and Italian buckthorn (*Rhamnus alaternus*), among others.

Limited access to the Commonwealth Area has reduced disturbance levels compared to the adjoining national park, and is a strong factor in the retention of dune vegetation and in the attractiveness of the place to beach-dwelling birds.

Foxes and rabbits are widespread over most the area. Starlings and blackbirds are found in open grassy areas and coastal scrub adjoining buildings around the Quarantine Station.

The coastal dunes and cliffs are susceptible to erosion, although natural dune blow-outs seem to have decreased since stabilization and revegetation works were undertaken. The Point Nepean heads are exposed to considerable wave and wind forces, and seawalls have been put in place to control erosion.

*Information taken from the Quarantine Station and Surrounds NHL Nominator statement, July 2004, and from the Mornington Peninsula National Park Draft Management Plan, November 1996.*

### **Location**

About 530ha, 1km west of Portsea, comprising an area bounded by a line commencing at the intersection of Mornington Peninsula National Park and Point Nepean Road at approximate AMG point 299220mE 5756120mN, then southerly and westerly via the Park boundary to its intersection with the coastline at approximate AMG point 298180mE 5754980mN, then westerly, northerly and easterly via the HWM to its intersection with the Commonwealth Land boundary at approximate AMG point 299300mE 5756380mN, then southerly via the Commonwealth Land boundary to the point of commencement.

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Quarantine Wards, Kitchen's and Heaton's Monument (RNE 5805, CHL 105177)



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**APPENDIX E    HISTORICAL ARCHEOLOGICAL ASSESSMENT POINT NEPEAN FACILITATED  
CAMPGROUND**

# Point Nepean Quarantine Station (H2030) Facilitated Camping

## Historical Archaeological Assessment



Author: Wendy Dolling

Contributions by: Renee McAlister & Thomas Fallon

February 10, 2021

Heritage  
Insight  
Pty Ltd



Heritage Insight P/L  
53 Stubbs Street Kensington VIC 3031

PHONE: +61 3 9376 6569 INQUIRIES: [archaeology@heritageinsight.com](mailto:archaeology@heritageinsight.com)  
FAX: +61 3 9376 6526 WEB: [www.heritageinsight.com](http://www.heritageinsight.com)

ABN: 73 116 621 884 ACN: 116 621 884



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Meighen Katz – Lovell Chen  
Tina Tam – Lovell Chen

## Abbreviations

BLCAC – Bunurong Land Council Aboriginal Corporation  
CHMP – Cultural Heritage Management Plan  
CMP – Conservation Management Plan  
DEE – Department of Environment and Energy  
DELWP – Department of Environment, Land, Water and Planning  
FCD – Facilitated Camping Development  
GDA94 – Geocentric Datum of Australia 1994  
HERMES – Heritage Management Electronic System  
HAA – Historical Archaeological Assessment  
HO – Heritage Overlay  
HOMPS - Heritage Overlay Mornington Peninsula Shire HV – Heritage Victoria  
MGA – Map Grid of Australia  
PV – Parks Victoria  
RAP – Registered Aboriginal Party

**Heritage  
Insight**  
Pty Ltd



Heritage Insight P/L

53 Stubbs Street Kensington VIC 3031

T: +61 3 9376 6569

INQUIRIES: [archaeology@heritageinsight.com](mailto:archaeology@heritageinsight.com)

WEB: [www.heritageinsight.com](http://www.heritageinsight.com)

VHI – Victorian Heritage Inventory

VHR – Victorian Heritage Register

Heritage  
Insight  
Pty Ltd



Heritage Insight P/L

53 Stubbs Street Kensington VIC 3031

T: +61 3 9376 6569

INQUIRIES: [archaeology@heritageinsight.com](mailto:archaeology@heritageinsight.com)

WEB: [www.heritageinsight.com](http://www.heritageinsight.com)



## **Executive Summary**

### **Project Background**

In December 2020, Parks Victoria commissioned Heritage Insight to prepare a 'Historical Archaeological Assessment' (HAA) for part of the Point Nepean Quarantine Station. Parks Victoria are intending to redevelop the study area (part) as a facilitated camping ground. The study area is encompassed by a site listed on the Heritage Register H2030; and as per the project brief, the commissioned HAA is intended to function as supporting documentation for a Heritage Permit application; currently being prepared by Lovell Chen on behalf of Parks Victoria.

### **Limitations of Scope**

As per the project scope, this report and the associated field survey are limited to an assessment of historical archaeological sites/deposits currently listed on the Victorian Heritage Inventory (VHI) or newly identified during the projects field survey. As such, this report does not address additional aspects of the site's (H2030) historical significance that may be impacted by the proposed works, including built heritage and landscape attributes.

The assessment was also limited to historical (non-Aboriginal) archaeology; and it should be noted that: the study area encompasses Aboriginal cultural heritage, and that a Cultural Heritage Permit is currently being prepared for the proposed works (Heritage Insight P/L) in collaboration with/and subject to consultation with the Bunurong Land Council Aboriginal Corporation.

### **The Study Area**

The study area is located within Point Nepean National Park and is currently managed by Parks Victoria; and is bounded by Danson Drive (south), Jarman Oval (west), grounds of the Quarantine Station (east), and Port Phillip Bay (north) (Map 1).

In consultation with Andrew Kelly (Project Manager; Parks Victoria), and as per advice received from Heritage Victoria, the study area for this archaeological assessment deliberately extends beyond the footprint of the proposed Facilitated Camping Development - Stage One (hereafter, the proposed FCD; Figure 2) in order to:

- Determine if increased visitor numbers and foot traffic associated with the proposed FCD would negatively impact any historical archaeological features and/or deposits in the vicinity of the development.

### **Objectives of the Assessment**

The objectives of this assessment were to:

- Re-locate and assess the extant condition of previously identified historical (non-Aboriginal) archaeological sites within or in the immediate vicinity of the works area;
- Identify any previously unknown/unidentified historical archaeological sites or areas of archaeological potential located within, or in the immediate vicinity of, the works area;
- Determine the potential impact of the proposed works on identified historical archaeological features or deposits, or areas of archaeological potential; and

- Make recommendations for the management of any identified archaeological site/s or areas of archaeological potential during the proposed works; and during the future use of the redeveloped site.

### **Previously Identified Heritage Sites**

A search of historic site registries (as detailed in Table 3) was carried out on January 4, 2021. The search showed that the study area is listed on the Victorian Heritage Register H2030. Site details, including the significance of H2030 as defined by previous heritage studies, are included in Section 8.2 (Table 4), and illustrated in Map 2.

There are two Victorian Heritage Inventory (VHI) sites within study area; both of these sites are listed due to their archaeological potential; however, neither are within the footprint of the proposed redevelopment works, and as such will not be directly impacted.

### **Previous Historical Archaeological Assessments**

During the preparation of a Conservation Management Plan (CMP) for the registered site (H2030), a detailed archaeological (historical) assessment of the Point Nepean Quarantine Station was undertaken by Lovell Chen; the resulting report (Lovell Chen 2008, Section 3.4) details the methodology used to determine the location of archaeological sites and areas of archaeological potential within the Heritage Register site H2030. The assessment included:

- A review of historic maps and other historic documents;
- Archaeological survey work and archaeological sub-surface testing; and
- The identification of sites listed on the Victorian Heritage at the time of the assessment.

The above research methodology was used to establish the likelihood of identifying non-Aboriginal historical archaeological sites within the former Quarantine station. The assessed archaeological potential of areas potentially impacted by the proposed facilitated camping development are detailed in Section 8.3.

### **Implications for the development of the Proposed Facilitated Camping**

A review of the Point Nepean Quarantine Station CMP's (Lovell Chen, 2008) findings in relation to historical archaeology was undertaken in order to determine the implication of these findings for the proposed facilitated camping, in summary:

- Although the site as a whole was occupied by European settlers from the c.1840, no nineteenth century structures (c.1840-1900) have been identified within the footprint of the proposed works;
- No previously identified registered archaeological sites are located within the footprint of the proposed works; and
- The earliest known structures within the footprint of the proposed works were constructed during the period 1900-1920 (as detailed in Table 7).

In addition, a portion of the proposed works are located in areas of the site (H2030) identified as having 'Moderate (historical) Archaeological Potential'. These areas of potential were inspected during the field

survey undertaken as part of this assessment (January 15, 2021). As no significant ground disturbance works have occurred within these areas of archaeological potential, post Lovell Chen's 2008 assessment, the archaeological potential is unchanged (see Section 8.3). Figures 15-16 illustrate areas of archaeological potential within and in the immediate vicinity of the proposed works (facilitated camping), as established by the CMP (Lovell Chen, 2008), and re-confirmed by this assessment.

### **Historic Background**

The occupation history of the Point Nepean Quarantine Station has been well documented by previous heritage studies in particular by the CMP for the Quarantine Station (Lovell Chen, 2008); this document should be consulted for a detailed history of the sites occupation and built structures within the Quarantine Station. As per the project scope historic research was limited to a review of the known history of the site – augmented by reference to historic maps and images pertinent to the study area – in order to determine if any previously unidentified areas of archaeological potential or archaeological sites are likely to be impacted by the proposed works. Results of this review are provided in Section 9.

### **Archaeological Field survey**

On January 15, 2021, Wendy Dolling and Renee McAlister (Heritage Insight Pty Ltd) conducted a field survey of the study area at the Quarantine Station, Point Nepean (Figure 14). Preliminary background research was undertaken prior to the field survey in order to, identify the location of previously identified archaeological sites and areas of potential, and formulate prediction models for any previously unidentified areas of archaeological potential. The results of the field survey are provided in Section 10.

### **Potential Impacts of the Proposed Development on Archaeological Heritage**

Based on a previous assessment of the sites archaeological potential (*Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage*; Lovell Chen 2008); the scope of the proposed works/proposed FCD (Section 7.0); and the results of the archaeological field survey carried out on January 15, 2021 (Section 10); an assessment has been made of:

- a) The nature and extent of archaeological features and/or deposits likely to be preserved within the footprint of the proposed development;
- b) The extent and nature of any previously identified archaeological features/deposits in the vicinity of the proposed development; and
- c) The potential for any identified archaeological features and/or deposits to be negatively impacted by proposed works activities.

The results of this assessment are summarised below; additional details are provided in Section 11.

### ***Historical Archaeological Heritage: Within the Proposed FCD***

- a) As assessed, the sites archaeological potential varies across that portion of VHR site H2030 that encompasses the proposed FCD - as illustrated in Figures 15 & 16:
  - Much of the area has been assessed as holding 'low archaeological' potential; and
  - The remainder of the area has been assessed as holding 'moderate' archaeological potential.

- b) It is likely that any archaeologically significant feature and/or deposits potentially preserved within the footprint of the proposed works, would be encountered at a relatively shallow depth; as such, any sub-surface works could potentially negatively impact historical archaeological heritage preserved within the registered VHR site H2030.
- c) In order to mitigate the risks associated with sub-surface development works any activities that disturb/impact the existing ground surface and/or underlying soil layers will be subject to a programme of archaeological monitoring or an archaeological watching brief as detailed in Section 14 of this report.

### ***Historical Archaeological Heritage: In the vicinity of the Proposed FCD***

In consultation with Andrew Kelly (Parks Victoria), the area subject to archaeological field survey (January 15, 2021) was extended beyond the limits of the Proposed FCD in order to determine if there is a significant risk that historical archaeological sites in the vicinity of the development will be negatively impacted by the potential increase in visitor numbers and associated foot traffic associated with the FCD (See Section 6.2; Figure 2). The assessed archaeological impacts and proposed mitigation methods are summarised in Section 11.3.

### **Proposed Archaeological Methodology – Redevelopment Works**

Heritage Victoria's *Guidelines for Investigating Historical Archaeological Artefacts and Sites* (2015) outline the requirements under which Permits are issued for disturbance to historical and maritime archaeological sites in Victoria. In accordance with these guidelines a permit application for an archaeological site listed on the Heritage Register should include the following items all of which are addressed in this report:

- a) Outline of proposed works, identifying areas of heritage (archaeological) impact (See Section 7.0)
- b) Site description and background history (See Sections 6.0-9.0);
- c) Statement of Significance for the site (See Section 8.2);
- d) Research design (Section 12);
- e) Excavation/Investigation methodology (See Section 14);
- f) Artefact Retention Policy (See Section 15);
- g) Artefact Management Proposal (See Section 15); and
- h) CV of project director and all supervisors, including artefact analysis and conservation team members (See section 14; and CVs included as appendices to this report).

The proposed archaeological methodology was developed in consultation with Jeremy Smith; Principal Archaeologist, Heritage Victoria (January 30, 2021) and includes: A Historic heritage induction (Section 14.1); a programme of archaeological monitoring during development works in areas designated as having moderate archaeological potential (Section 14.2-14.4); and a watching brief in areas designated as having low archaeological potential (Section 14.5-14.6).

### **Additional Recommendations and Contingency Plans**

Additional recommendations and contingency plans addressed in Section 17 and 18 of this report, include:

**Recommendations**

- Protection of VHI site H7821-0125, and an associated bluestone feature during development works
- Management of VHI site 7821-0118: Consideration of de-listing
- Mitigation of Harm: Foreshore Area

**Contingency Plans**

- Contingency Plan - Discovery of Aboriginal Cultural Heritage
- Discovery of Suspected Human Remains

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**Please note that all maps in this report are prepared using Victorian Government Standard GDA94 MGA coordinates (Zone 55).**

## **Section One: Introduction**

### **1.0 Project Team – Heritage Insight Pty Ltd**

#### **Senior Project Archaeologist/Project Manager**

The archaeologist who conducted this assessment – including the field survey - is Wendy Dolling, who holds a BA (Hons) (Archaeology) from Monash University (2001) and a Master of Cultural Heritage Management from Deakin University (2006).

#### **Additional Team Members**

Project commissioning – Bianca Di Fazio (Director; BA (Hons) Arch.; MA Material Culture Conservation).

Field survey & report editing – Renee McAlister (Senior Project Archaeologist; BA (Hons) Archaeology).

Background research – Thomas Fallon (Technical Archaeologist; B.Arch (Hons)).

GIS mapping – Katarina Audy (Archaeologist/GIS Analyst; BA (Hons) Archaeology).

### **2.0 Project Background**

In December 2020, Parks Victoria commissioned Heritage Insight to prepare a ‘Historical Archaeological Assessment’ (HAA) for part of the Point Nepean Quarantine Station. Parks Victoria are intending to redevelop the study area (part) as a facilitated camping ground. The study area is encompassed by a site listed on the Heritage Register H2030; and as per the project brief, the commissioned HAA is intended to function as supporting documentation for a Heritage Permit application; currently being prepared by Lovell Chen on behalf of Parks Victoria.

#### **Consultation with Heritage Victoria**

In 2020, Lovell Chen and Parks Victoria held a Heritage Permit pre-application meeting with Heritage Victoria. The resulting guidance received from Heritage Victoria, pertaining to the management of any historical archaeological features, deposits and/or artefacts that may be impacted by the proposed works is summarised in Table 1.

**Table 1: Summary of Heritage Victoria’s Comments (October 2020)**

<b>Listed Site</b>	<b>Comments</b>
H7821-0125	<ul style="list-style-type: none"><li>• Heritage Inventory site H7821-0125 (Point Nepean bluestone foundation) is located close to the area of proposed works.</li><li>• It is necessary for an assessment of this feature to be conducted, to confirm the details of its location and extent, and ensure that it will not be impacted by the proposed works in any way.</li></ul>
n/a	<ul style="list-style-type: none"><li>• A survey should be conducted in the vicinity of the works area (including the foreshore area to the west) to identify any historical archaeological features (including artefact scatters/deposits) that may be exposed and vulnerable to increased visitor traffic.</li><li>• If archaeological remains are identified, a program of investigation, recording and artefact recovery may be required.</li></ul>

**Table 1: Summary of Heritage Victoria’s Comments (October 2020)**

Listed Site	Comments
n/a	<ul style="list-style-type: none"> <li>It is likely that a protocol for the identification and reporting of any archaeological material that is exposed at any time during site works will be required. This requirement will be detailed in the heritage permit.</li> </ul>
n/a	<ul style="list-style-type: none"> <li>Any requirements relating to the management of the place’s historical archaeology will be addressed through conditions on the heritage permit, rather than through the issuing of an archaeology consent</li> </ul>
<p><b>Source:</b> Heritage Victoria Letter of Advice (22/10/2020; Janet Sullivan; Principal - Heritage Permits, Heritage Victoria).</p>	

### 3.0 Objectives of the Historical Archaeological Assessment

The objectives of this assessment were to:

- Re-locate and assess the extant condition of previously identified historical (non-Aboriginal) archaeological sites within or in the immediate vicinity of the works area;
- Identify any previously unknown/unidentified historical archaeological sites or areas of archaeological potential located within, or in the immediate vicinity, of the works area;
- Determine the potential impact of the proposed works on identified historical archaeological features or deposits, or areas of archaeological potential; and
- Make recommendations for the management of any identified archaeological site/s or areas of archaeological potential during the proposed works; and during the future use of the redeveloped site.

### 4.0 Methodology

The methodology employed for this assessment is summarised below.

- The preliminary assessment included:
  - A search of historic site registries in order to identify any previously recorded historical cultural heritage sites encompassing by - or in the immediate vicinity - of the study area; and
  - A review of the known occupation history the study area, with a focus on identifying landform modification, and historic built structures.
- A field survey of the study area was conducted in order to address the projects objectives as detailed in Section 3.0.
- The established occupation history of the study area, and the results of the field survey were considered in order to:
  - Determine the potential impacts of the proposed facilitated camping on any historical archaeological features and/or deposit, or areas of archaeological potential.

- Based on the determination of potential impacts, a proposed archaeological management methodology was developed, in consultation with Heritage Victoria.

## 5.0 Limitations of Scope

### 5.1 Cultural Heritage Values

As per the project scope, this report and the associated field survey are limited to an assessment of historical archaeological sites/deposits currently listed on the Victorian Heritage Inventory (VHI) or newly identified during the projects field survey. As such, this report does not address additional aspects of the site's (H2030) historical significance that may be impacted by the proposed works, including built heritage and landscape attributes.

The assessment was also limited to historical (non-Aboriginal) archaeology; and it should be noted that: the study area encompasses Aboriginal cultural heritage, and that a Cultural Heritage Permit is currently being prepared for the proposed works (Heritage Insight P/L) in collaboration with/and subject to consultation with the Bunurong Land Council Aboriginal Corporation (RAP).

### 5.2 Historic Research

The occupation history of the Point Nepean Quarantine Station has been well documented by previous heritage studies in particular the Point Nepean Defence and Quarantine Site: Conservation Management Plan (Lovell Chen, 2008). As per the project scope historic research was limited to a review of the known history of the site, augmented by reference to historic maps and images pertinent to the study area.

## 6.0 The Study Area

### 6.1 Location

The study area is located within Point Nepean National Park and is currently managed by Parks Victoria; and is bounded by Danson Drive (south), Jarman Oval (west), grounds of the Quarantine Station (east), and Port Phillip Bay (north) (Map 1).

**Table 2: Cadastral details for the study area**

<b>Address:</b>	Point Nepean Defence and Quarantine Precinct 3875 Point Nepean Road, 3880 Point Nepean Road, 1-7 Franklands Drive, Portsea
<b>Lot:</b>	Crown Allotment 2039
<b>Parish:</b>	Nepean
<b>LGA:</b>	Mornington Peninsula Shire

## **6.2 Extent of the Study/Survey Area**

In consultation with Andrew Kelly (Project Manager, Parks Victoria), and as per advice received from Heritage Victoria, the study area for this archaeological assessment deliberately extends beyond the footprint of the proposed Facilitated Camping Development - Stage One (hereafter, the proposed FCD; See Figure 2) in order to:

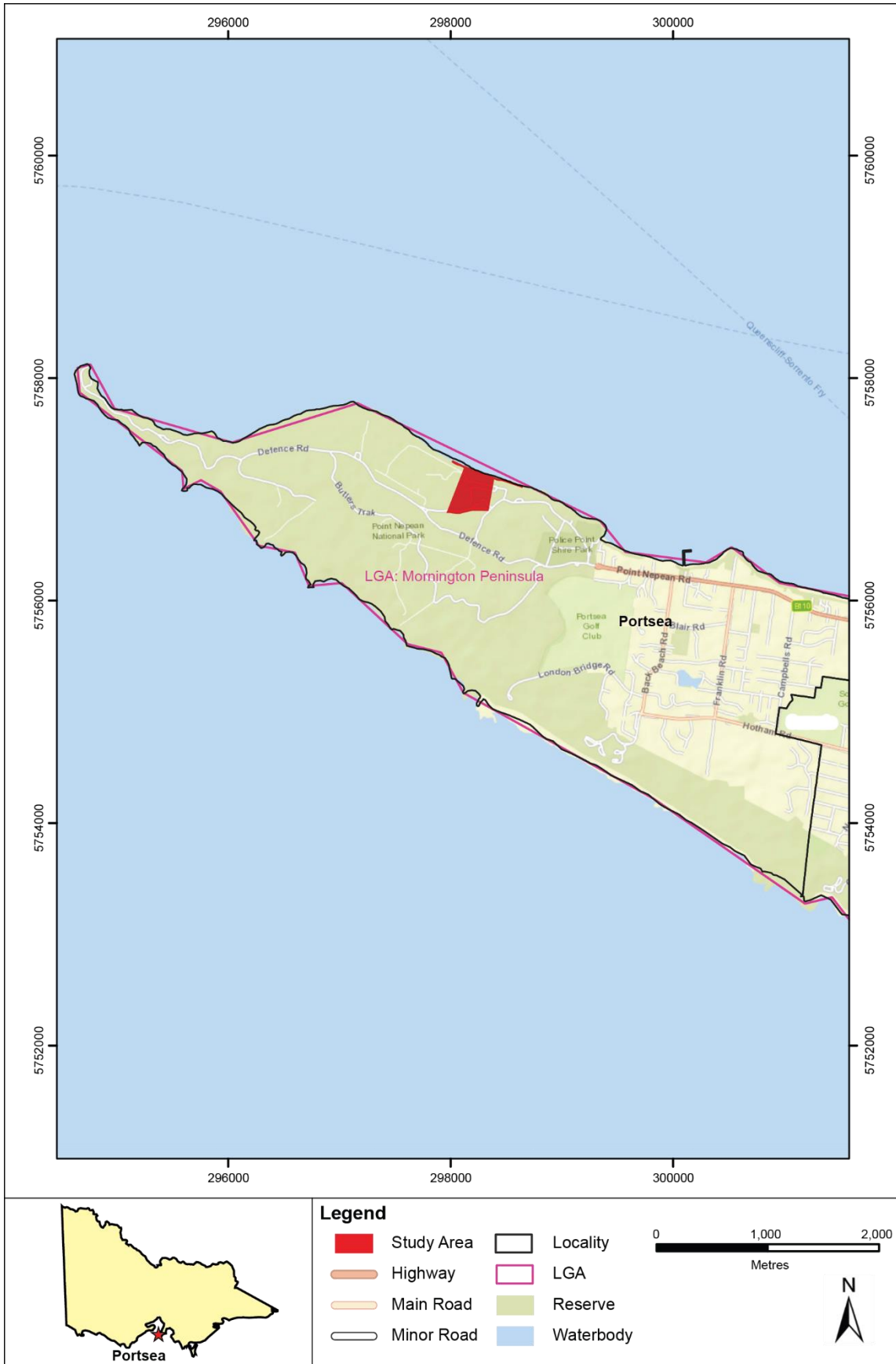
- Determine if increased visitor numbers and foot traffic associated with the proposed FCD would negatively impact any historical archaeological features and/or deposits in the vicinity of the FCD; and
- To enable an archaeological survey of areas of the site that are located outside the Stage One development footprint but could potentially be impacted by future works associated with Facilitated Camping - Stage Two development.

The area directly impacted by the proposed FCD (Stage one) is a significantly smaller, irregular shaped area of land linked by a series of linear pathways as illustrated in Figures 2-5.

## **6.3 Current Conditions**

The study area currently encompasses grassed land interspersed with vegetation – trees and scrub (north and central); a grassed oval, access track and asphalted carpark (west); carpark and roadways (southeast); a series of built structures (central and south); vegetated foreshore - trees and scrub (north); and sand shoreline (north) (Figure 1).





Map 1: Location of the study area – Point Nepean, VIC



Figure 1: Extent and current conditions within the study/survey area (adapted from Nearmap, 2021)

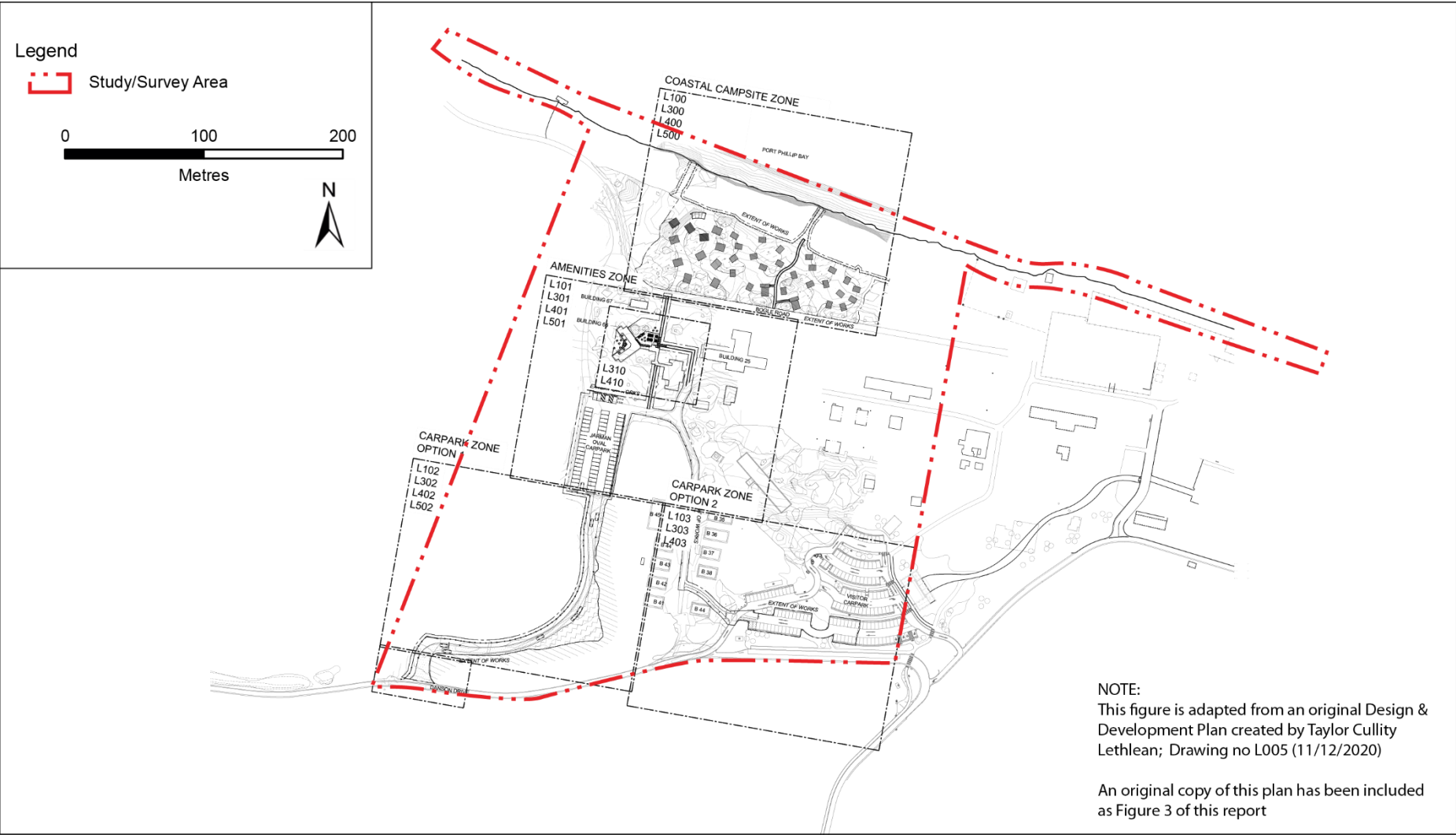


Figure 2: Study/Survey Area extent in relation to proposed facilitated camping development (adapted from Taylor Cullity Lethlean (TCL), 2020)



## **7.0 The proposed activity**

### **7.1 Overview of the proposed activity**

Parks Victoria are intending to re-develop part of the study area as a facilitated camping area. The footprint of the proposed re-development - including structures, service installations and landscaping is illustrated in (Figures 3-5).

As per the projects concept design (Lovell Chen, 2020) the proposed re-development will involve two stages and include:

#### **Stage One**

- Carpark arrival signage
- Carpark connection path and wayfinding to Reception area
- New Gravel path network
- Outdoor BBQ area (Stage One-temporary)
- Coastal camping site
- Beach shower
- Access lighting
- East access path to beach

#### **Stage Two**

- Reconfigure driveway entrance, enhanced planting
- Reuse/painting of existing asphalt as dedicated campground carpark
- Amenities deck and BBQ area connected to renovated kitchen
- Moonah Campground
- Access lighting
- Access path realignment and road realignment to pedestrian focus

This report specifically addresses impacts of the Stage One development on historical archaeology.

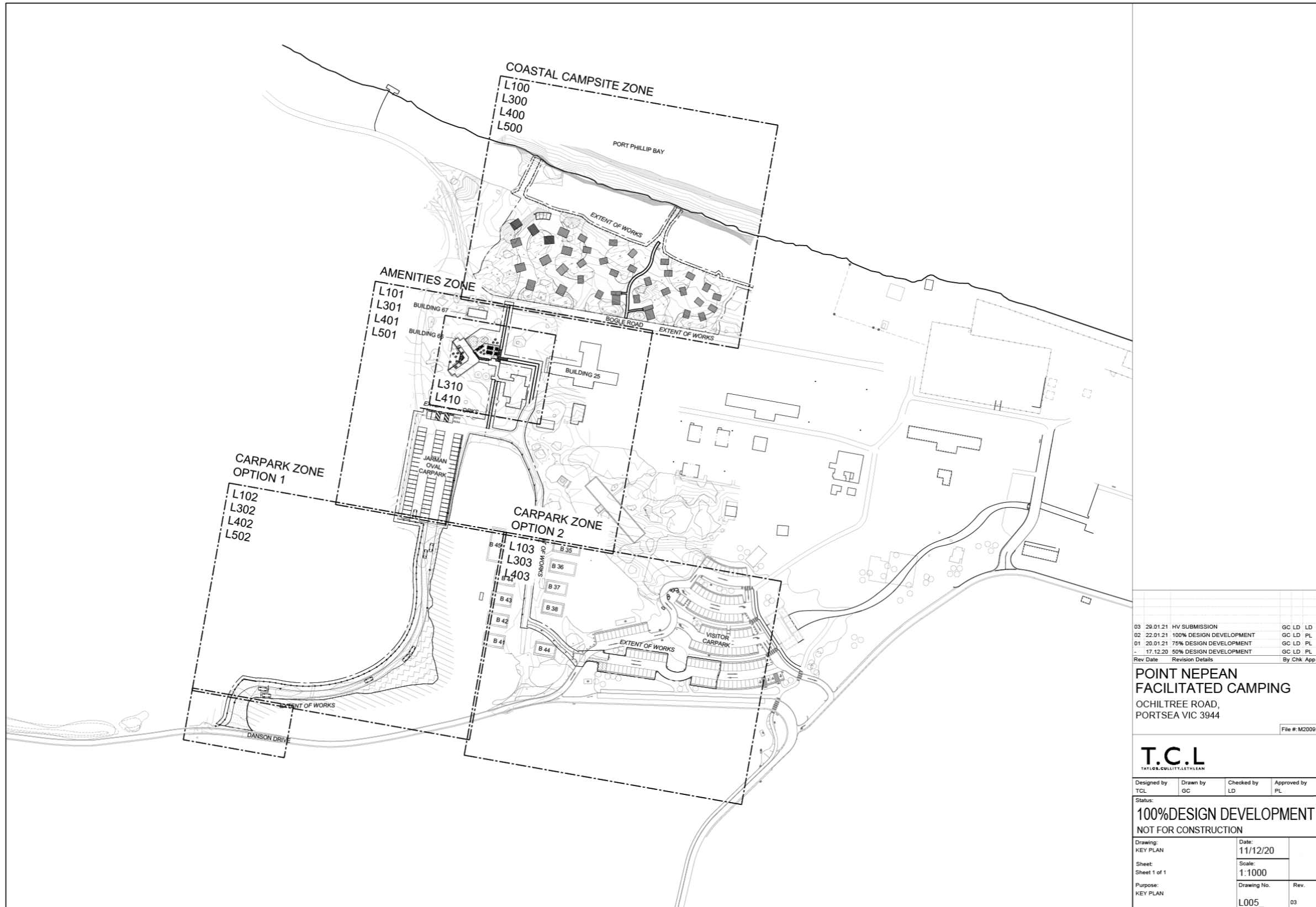


Figure 3: Point Nepean Facilitated Camping – Design Development Plan Drawing no. L005 (TCL, 2020)



Figure 4: Point Nepean Facilitated Camping – Design Development Plan Drawing no. L006 (TCL, 2020)

N.B. Illustrates extent and depth of sub-surface impacts; Figure 4 joins - is north of - Figure 5.

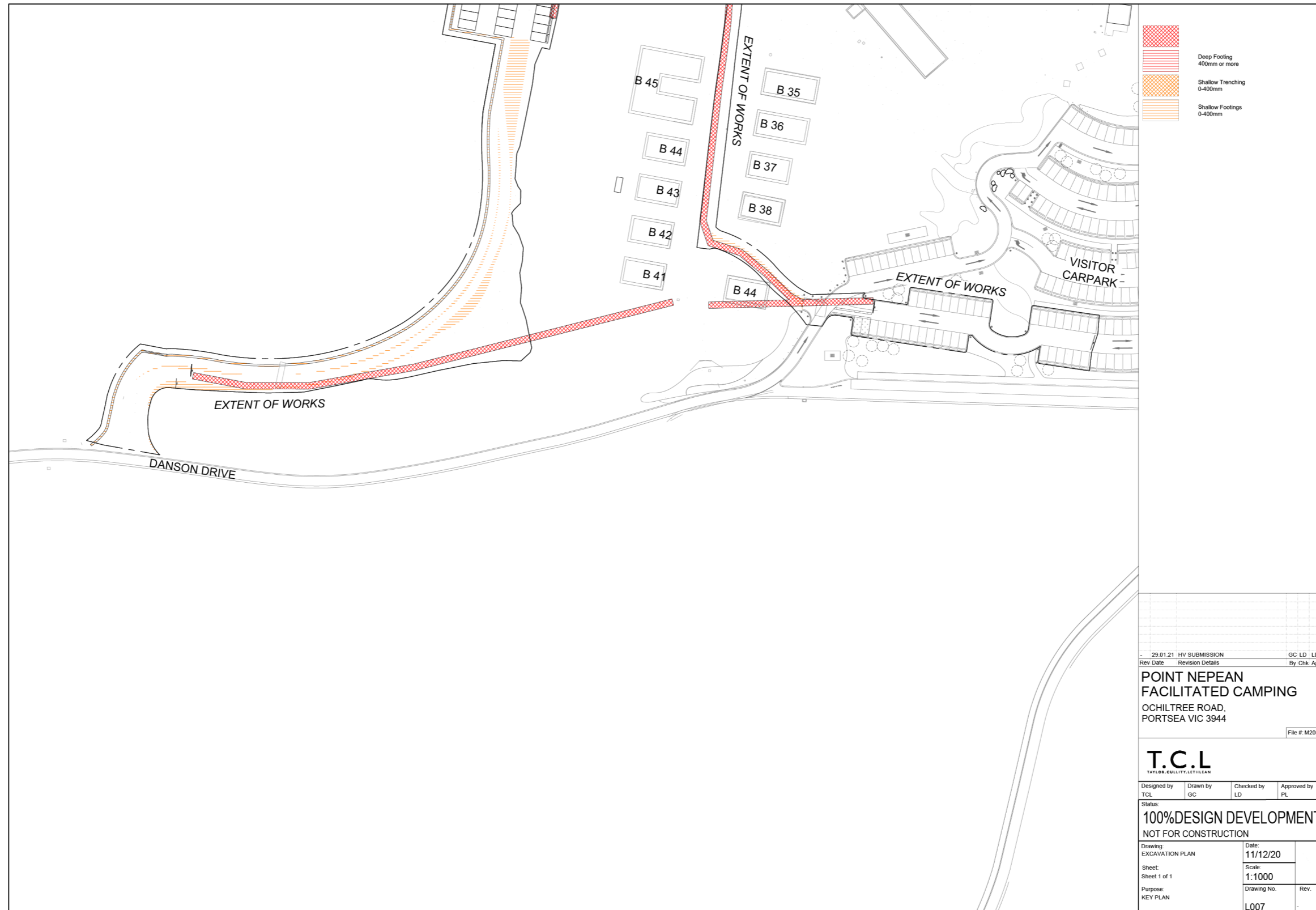


Figure 5: Point Nepean Facilitated Camping – Design Development Plan Drawing no. L007 (TCL, 2020)

N.B. Illustrates extent and depth of sub-surface impacts; Figure 5 joins – is south of – Figure 4



## Section Two: Archaeological Assessment

### 8.0 Archaeological Background

#### 8.1 Previously Identified Heritage Sites

A search of historic site registries (as detailed in Table 3) was carried out on January 4, 2021. The search showed that the study area is listed on the Victorian Heritage Register H2030. Site details, including the significance of H2030 as defined by previous heritage studies, are included in Table 4, Map 2, and Section 8.2.

**Table 3: Historic registries**

Register/List	Source
Victorian Heritage Register (VHR)	Victorian Heritage Database (DELWP 2021b); GeoVic3 (2021 DJPR)
Victorian Heritage Inventory (VHI)	“
Heritage Overlay - City of Maribyrnong (HO)	Planning Schemes Online: City of Whittlesea (DELWP 2021a)
National Trust of Australia (Victoria) (NT)	Victorian Heritage Database (DELWP 2021b)
National Heritage List (NHL)	Australian Heritage Database (DEE 2021)
Commonwealth Heritage List (CHL)	“
Register of the National Estate (non-statutory archive) (RNE)	“
World Heritage List (WHL)	Unesco World Heritage Centre

There are two Victorian Heritage Inventory (VHI) sites within study area; both of these sites are listed due to their archaeological potential; however, neither are within the footprint of the proposed redevelopment works, and as such will not be directly impacted.

There are seven VHI sites within ~200m of the study area, while none of these sites will be directly impacted by the proposed works activity, their proximity to the study area should be noted as they contribute to the archaeological potential of the area.

Of the total nine sites, seven are associated with/include known or extant structural features, the remaining two sites are identified as concentrations of historic artefacts (Map 3; Tables 5-6).

N.B. The georeferenced location of all VHI sites included in Tables 5 & 6, and illustrated in Map 3 was determined with direct reference to the original spatial data (VHI site cards), and converted to GDA94 MGA coordinates (Zone 55). It should be noted that the current location of these sites as mapped in GeoVic/VicPlan does not reflect their location as originally mapped.

**Table 4: Victorian Heritage Register site encompassing the study area**

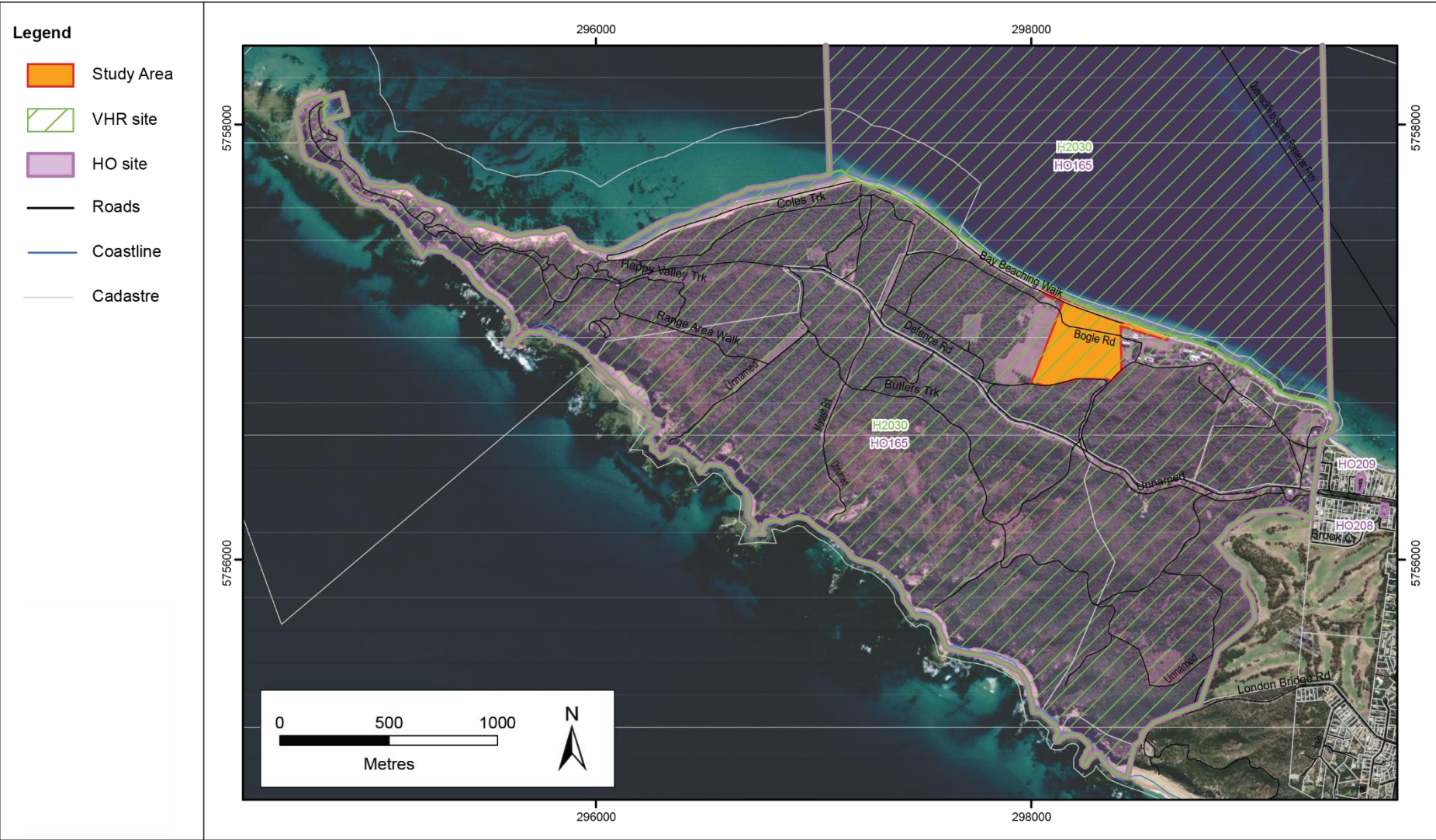
Listing	Site no.	Site Name	Site Description
VHR	H2030	Point Nepean Defence and Quarantine Precinct	The Point Nepean Defence and Quarantine Precinct occupies the western extremity of the Mornington Peninsula. The site has a large number of Aboriginal Places, and also evidence of lime burning industries. Point Nepean contains the oldest surviving buildings constructed for quarantine purposes in Australia. Point Nepean also contains extensive military infrastructure.
HOMPS	HO165	“	“
Abbreviations: VHR - Victorian Heritage Register; HOMPS - Heritage Overlay Mornington Peninsula Shire Sources: DEWLP 2021a & 2021b			

**Table 5: Victorian Heritage Inventory sites within the study area**

Listing	Site no.	Site Name	Site Type	Site Condition	Site Description
VHI	H7821-0118	Quarantine Station: Historic Artefact Scatter 1	Civic, Military	Very poor	A small scatter of artefacts located on a track, comprising of glass, slate and brick with no diagnostic features, possibly 19 <sup>th</sup> century [N.B. site description dates to 2006].
VHI	H7821-0125	Point Nepean: Bluestone Foundations	Not specified	Poor	An area of exposed bluestone blocks and concrete situated on a slightly raised area. Possible foundations or paving, some of the bluestones have white paint on them [N.B. site description dates to 2006].
Note: Description and site condition based on information provided at the time of the site’s identification/nomination as per Heritage Inventory Site cards Sources: Hermes Database, Heritage Victoria (accessed 04/01/2021)					

**Table 6: Victorian Heritage Inventory sites in the vicinity the study area**

Listing	Site no.	Site Name	Site Type	Site Condition	Site Description
VHI	H7821-0053	Quarantine Station Lime Kiln 2	Structure	Poor	Deteriorated structural remains of a lime kiln on the beach edge. Present is a limestone brick wall 3.4m in length, max height 1.3m and 0.5m wide with a set of limestone block stairs leading down the side of the kiln.
VHI	H7821-0054	Limestone Cottage	Structure	Fair	Single roomed limestone cottage with underground cellar. Underground room has been dated to 1848.
VHI	H7821-0122	Point Nepean Limestone Quarry	Industrial	Fair – Good	Evidence of a lime and sandstone quarry along at least 250m of the coastal cliff face with the possibility of further quarrying extending further east.
VHI	H7821-0123	Point Nepean Loading Ramp	Commercial	Good	Timber and earth loading ramp consisting of vertical and horizontal timbers creating a 1.2m high by 3m wide ‘wall’ that holds back a soil ramp that gently slopes north for 8m.
VHI	H7821-0124	Point Nepean Rubbish Scatter	Domestic, Other (Institution)	Good	European rubbish dump covering an area of approx. 75m x 75m that is pockmarked with shallow holes and trenches that are approx. 50-100cm deep.
VHI	H7821-0126	Point Nepean Cottage 2	Domestic	Poor	Sandstone footings forming a 4.8m x 2.4m 2 room cottage orientated N-S. Probable fireplace or doorway on the southern side. A depression 5.3m east of the footings may be evidence of a cesspit or well.
VHI	H7821-0127	Point Nepean Cottage 1	Domestic	Fair – Good	Remains of a sandstone building with 2 rooms (or possibly 4), measuring 9.5m x 4.5m with sections of the walls still standing to approximately 1m. Interior walls are rendered and slots in the lower walls indicating it once had a wooden floor. Situated on a flat area at the top of a steep slope and 6m to the SW is a small 80x80cm brick foundation.
<p>Note: Description and site condition based on information provided at the time of the site’s identification/nomination as per Heritage Inventory Site cards</p> <p>Sources: Hermes Database, Heritage Victoria (accessed 04/01/2021)</p>					



Map 2: Location and extent of Victorian Heritage Register site H2030





Map 3: Location of Victorian Heritage Inventory Sites within/in the vicinity of the study area

N.B. The georeferenced location of all VHI was determined with direct reference to the original spatial data (VHI site cards); converted to GDA94 MGA coordinates (Zone 55).

## 8.2 Point Nepean Defence area and Quarantine Precinct (H2030) - Statement of Significance

VHR site H2030 encompasses Point Nepean Defence area and the Quarantine Precinct, now located within Point Nepean National Park, and extends north into Port Phillip bay (Map 2). The study area is encompassed by the registered site; and includes part of the former Quarantine Station. The 'statement of significance' for Point Nepean Defence and Quarantine Precinct H2030 (as established by the gazetted registration) is reproduced below; significance attributes particularly relevant to the archaeological potential of the proposed facilitated camping area are highlighted by bold text.

### **What is significant?**

Point Nepean Defence and Quarantine Precinct at the western extremity of the Mornington Peninsula consists of approximately 526 hectares of land about 95 km from Melbourne. The site has an entry from Point Nepean Road, and is partially bounded on the east by the Portsea Golf Club. At the time of Federation, Point Nepean was transferred to Commonwealth ownership, although not gazetted until 1919. In 1988, as part of Australia's Bicentennial celebrations, 300 hectares were transferred to the State of Victoria to become part of a new Point Nepean National Park. This park incorporated the previous Cape Schanck Coastal Park and areas of the Nepean State Park. From August 1995 the park became known as the Mornington Peninsula National Park. A large section of land, some 220ha, south of Defence Road, remains in Commonwealth ownership with no public access due to unexploded ordnance. The Quarantine Station and Police Point have also been in Commonwealth ownership.

A number of Aboriginal sites have been identified on Point Nepean. These include coastal shell middens which reflect indigenous food gathering practices over the past 6000 years.

The first European use of the land was for grazing and lime burning. From the 1840s, lime burning became the chief industry in the Portsea area, supplying lime to Melbourne's building trade. Nepean limestone was shipped to Melbourne from the late 1830s. Many of the early lime kilns at Portsea were located along the shoreline. By 1845, a regular fleet of 20 to 25 schooners carried lime to Melbourne. Large quantities of local timber were cut to supply the lime kilns, causing the natural vegetation of banksia and sheoak to become scarce. Two lime kilns are known to remain on the site.

The limestone Shepherd's Hut (c.1845-54) is believed to be a rare example of employee housing from this period. Although all the fabric is not original, this may well be of high significance and requires further investigation. It is possible that only the cellar dates from 1845. The hut was used as a dairy from the 1880s until 1897, and as a dispensary until 1908. It became the Regimental Sergeant Major's Office during the Army occupation of the site.

**Point Nepean contains the oldest surviving buildings erected for quarantine purposes in Australia.** The peninsula was chosen as the first permanent quarantine station in Victoria because of its early isolation, access to shipping, deep-water anchorage and security. **The Quarantine Station was constructed from 1852 and operated from the 1850s until 1979.** Point Nepean was also used in the management of infectious diseases within Victoria, housing a leper colony from 1885 to the 1930s, when the surviving patients were transferred to Coode Island, and a consumptives' colony from the 1880s. Although the buildings of the leper colony were burnt down in the 1930s, at least one grave of a Chinese leper patient is in the Point Nepean cemetery.



The Point Nepean site housed a remarkable medical complex for its time. The development of the quarantine station reflected changes in medical knowledge about infection and the transmission of disease over the years of its existence and the way major public health issues were dealt with in Victoria. The arrangements of the hospital buildings mirrored the class distinctions of the ships bringing passengers to Melbourne, separating upper class passengers from the rest. The Quarantine Station buildings include: Boatman's Quarters (1888) & Original Entry Road Alignment, Staff Quarters, Hospitals 2-5 (1858-59), Hospital No. 1 (1917), Kitchen No.2 (1858-59), Kitchen No. 3 (c. 1869), Kitchen No.5(c.1885) , First Class Dining Room (1916) Administration Building (1916), Disinfecting & Bathing Complex (1900), Isolation Hospital (1916-20), Cemetery (1852-54), Cemetery (1854-90) , Crematorium (1892), Heaton's Memorial (1856-58), **Isolation Hospital (1916-20)**, Matron's Quarters (1856-58), **Morgue and Mortuary (1921)**, Doctor's Consulting Room and Post Office (1913) relocated in 1925 and used as a Maternity Hospital, Administrative Building and Visiting Staff Quarters (1916-17) and **Influenza Huts (1919)**. **The Influenza Huts housed soldiers with influenza returning from World War I when almost 300 ships with over 11,800 passengers were quarantined between November 1918 and August 1919.** Other uses of the Quarantine Station have included the temporary housing of several hundred children from the Industrial School at Prince's Bridge in 1867.

The security of the Quarantine Station was crucial to its function. Police guarded a forty foot stretch of land between two fences to keep passengers in and others out of the station. A prefabricated iron police house was replaced in 1859 by a barracks to house a number of police sent from other stations to guard the site whenever passengers were in residence. The single storey timber Superintendent's quarters were built on the site of this barracks in 1916. Police were then accommodated in the new administrative complex. There is some evidence that this 1916 house may contain part of the 1859 police barracks including a simple symmetrical two roomed cottage with a hipped roof, similar to the plan of two-roomed hipped-roof police barracks built by the Public Works Department in several locations in 1859. The police barracks site is also of archaeological significance. A number of wells and possible cess pits are visible in that area.

The Quarantine school (Portsea No. 2929) was located near the east boundary of the site. The remains have not so far been located. The school opened in 1889 with about 23 pupils and appears to have closed in 1894. The site, inside the fences of the Quarantine Station, caused difficulties when there were patients in quarantine. Some of the children subsequently attended Sorrento School No. 1090.

The Quarantine Station jetty, built in timber in 1859-60, was demolished in 1973. The cattle jetty was built in 1878. The anchorage around the Quarantine Station and also that around the Fort Nepean jetty are of archaeological significance.

The other staff residences on the site reflect the quarantine and defence functions. These include the 1899 Medical Superintendent's house, its size and siting appropriate to his position. The house retains its stable, which has been converted to other uses. The 1899 house may include elements of the first doctor's house constructed in 1854. The Matron's House was formerly Pike's Cottage, one of three original stone labourer's cottages built in 1856-58. The Gatekeeper's House was formerly the Boatman's Cottage built in 1888. Residences from the early twentieth century relate mainly to the public health usage of the site such as the four attendants' cottages of c. 1922 near the entrance gate. Their location was well away from the hospital buildings, perhaps to protect families from infection. Buildings dating from the period of Army occupation such as the Cadet Accommodation blocks may not be individually significant but as a collection illustrate this period of development of the site.



**A small quarantine cemetery located near the water's edge was used for the burial of passengers from the 'Ticonderoga' and other early ships between 1852 and 1854. The Heaton Monument, a 12-foot high Neo-Egyptian sandstone monument built in 1856-58 still remains at this site.**

A new cemetery was established in September 1854, just outside the Station's western boundary and is now located within the Mornington Peninsula National Park. Many early settlers were buried in the new cemetery, as well as sailors from the ships 'Tornado' (1868) and 'Cheviot' (1887), wrecked at the Heads. This cemetery was used by local residents until the General Cemetery at Sorrento was opened to the public in 1890. In 1952 the surface remains (several stone monuments and the remains from the Heaton Monument vault), in the old cemetery were relocated to the new cemetery.

The crematorium was built of brick on high ground south of the Quarantine Station complex. Built in 1892, it is said to have been primarily intended for the cremation of people who died of leprosy and is strongly associated with the Quarantine Station operation.

In 1951 the Officer Cadet School of the Australian Army took over the main buildings on the quarantine station site. Very small numbers of people were quarantined from that time until the official closure of the Quarantine Station in 1980. A number of new buildings were constructed c.1963-65 as part of the Officer Cadet School such as a gymnasium, barracks, library and gatehouse. In 1984 the Officer Cadet School was relocated to Canberra. The main Parade Ground and Flagstaff have an historical association with the Officer Cadet School.

The School of Army Health replaced the Officer Cadet School from 1985 to 1998. This was the main establishment in Australia for the training of Army health officers. In 1999 the Quarantine Station buildings were used to accommodate Kosovar refugees.

Point Nepean was a major part of the Victorian coastal defence system which made Port Phillip Bay reputedly the most heavily defended harbour of the late nineteenth and early twentieth century in the southern hemisphere. It is said that the fortifications at Point Nepean are the best examples demonstrating the development of military technology of the Port Phillip Bay network. Remaining buildings and structures from the defence use of the site include the gun emplacements, light emplacements, observation posts, tunnels, Pearce Barracks, Fort Pearce, Eagle's Nest, and the Engine House, and a number of archaeological sites such as Happy Valley, the site of a World War II camp. The land south of Defence Road was used by the Army as an operational training ground. Rifle, mortar, anti-tank and machine gun firing ranges were constructed in this area. The Lewis Basin was used for field training exercises, as evidenced by the obstacle course facility built in this area. The Monash Light navigational aid is located in this area, with a cleared tree/fire break maintaining an uninterrupted line of vision between the Light and the navigational beacon located at the western end of Ticonderoga Bay. This area has had limited disturbance over the past hundred years because it has been used only for defence activities. The area contained observation points associated with the fortifications, observation points for range firing at sea targets and range points for such firing.

The coastline of Point Nepean, on one side of the hazardous entrance to Port Phillip Bay, has been the site of many wrecks, as ships passed through the Heads to and from the port of Melbourne. The causes of the wrecks have included collisions, weather conditions, ignorance of the hazards of the Rip, negligence, drunkenness, navigational errors and arson. In December 1967 the Australian Prime Minister Harold Holt disappeared and was believed to have drowned while swimming in the surf at Cheviot Beach.

**There has been a long association between the community and the defence occupation of the site**, in particular, involvement with the activities of the Officer Cadet School and School of Army Health. The community holds strong shared memories of experiences and social life on that land, which have created a strong connection to the place. **The ovals north of Defence Road and west of the Quarantine Station were used for joint defence-community and local sporting activities. The areas of community activity were not restricted to the buildings but included privileged access to various parts of the whole of Point Nepean.**

After determining in 1998 that the Point Nepean land was surplus to Australian Defence Force requirements, Commonwealth Government offers to return large sections of the land to the Victorian people were rejected several times by the Victorian Government.

The Commonwealth's insistence in 2001 that the Victorian Government pay the cost of clearing unexploded ordnance from the land on offer led to a protracted political dispute between the two governments.

In April 2002 the Commonwealth announced its intention to dispose of its land at Point Nepean after a community consultation process to evaluate future usages. During this process in late 2002 and early 2003, a series of public protests demonstrated widespread community support for a campaign to 'Save Point Nepean' by keeping the land in public ownership. In March 2003 the Commonwealth Government agreed to give 205 hectares of native bushland to the Victorian Government for a national park, with the Commonwealth paying for the clearance of unexploded ordnance, and 17 hectares of land at Police Point to the Mornington Peninsula Shire Council for use as public open space.

The remaining 90 hectares of Commonwealth land were offered to the Victorian Government as a priority sale at market value. When the Victorian Government rejected these terms, the Commonwealth invited tenders for a 40-year lease. During the tender period, the National Trust and the Victorian National Parks Association led a vigorous protest campaign against the proposed lease. After announcing a preferred tenderer in October 2003, the Commonwealth said in December 2003 that it had terminated the lease process after failing to reach a 'satisfactory outcome'. At the same time, the Commonwealth declared that the remaining 90 hectares would be vested in a charitable trust called the Point Nepean Community Trust with the intention of transferring the land to the Victorian Government for integration into a national park within five years.

**How is it significant?**

**Point Nepean Defence and Quarantine Precinct is of archaeological, aesthetic, architectural, historical, scientific and social significance to the State of Victoria.**

**Why is it significant?**

Point Nepean Defence and Quarantine Precinct is of outstanding aesthetic significance for its landscape, its open space, some avenues and stands of trees, and its internal and external views. These views include the relationship between bush and sea, between the buildings and their context, the views across the Heads to Queenscliff and the Otways, views back towards Melbourne, to the Bay and from the water to the site, and the 360 degree views from the narrowest portion of land near the tip of the peninsula.

Point Nepean Defence and Quarantine Precinct is of architectural significance for the limestone Shepherd's Hut [c.1845-54] believed to be a rare example of employee housing from this period.

Point Nepean Defence and Quarantine Precinct is of architectural significance for its quarantine station buildings, a rare example of a building type and the only example in Victoria. The hospital buildings of 1858-59 are important examples of Early Colonial buildings, which are rare in Victoria, and the work of the Public Works Department architect, Alfred Scurry. The design of the Administration building is an accomplished example of Colonial Revival architecture, with planning influences from noted architect, J S Murdoch. **The y-shaped Isolation Hospital (1916-20) is a rare example of a building type with an exchange room for staff to change their clothes between wards.** The other residential buildings of the later period of construction are of architectural significance as representative examples of twentieth century government employee housing

**Point Nepean Defence and Quarantine Precinct is of outstanding historical significance for its capacity to demonstrate the historic use of the site over a long period, from the Aboriginal period to the most recent use of the land for recreation.** Each phase of use has left evidence in the landscape, in built form, or in archaeological remains. The shell middens demonstrate the use of the place by indigenous people. The limestone Shepherd's Hut (c.1845-1854) reflects the early grazing use by Europeans and the remaining lime kilns, the lime burning industry. Significant historical archaeological sites are likely to exist across the whole of Point Nepean, from pre-quarantine use of the land right through to the defence operations.

**The Point Nepean site, including the Quarantine Station and the two cemetery sites and crematorium, is of historical significance in the history of migration and the history of public health in Victoria. The Station is historically significant as the first permanent quarantine station in Victoria and one of the earliest and most substantial in Australia. It contains the oldest surviving buildings erected for quarantine purposes in Australia.**

**Point Nepean Defence and Quarantine Precinct is historically significant in the history of defence in Victoria** from its first use as one of a number of colonial defence installations round Port Phillip Bay, as an important Commonwealth defence site before and during the two World Wars and in the latter twentieth century, the site used for the training of Australian Army personnel at the Officer Cadet school and the School of Army Health.

The staff residences of all periods of construction are of historical significance in reflecting the quarantine and defence functions. Buildings dating from the period of Army occupation may not be individually significant but as a collection illustrate this period of development of the site.

Point Nepean Defence and Quarantine Precinct is historically significant as the site of many shipwrecks in the nineteenth and early twentieth centuries, demonstrating the importance of maritime activity to the development of Victoria.

Point Nepean Defence and Quarantine Precinct is historically significant as the place where Australian Prime Minister Harold Holt is believed to have drowned.

**Point Nepean Defence and Quarantine Precinct is an area of high archaeological significance as the location of early European settlement in Victoria, which included agricultural and lime burning activities. Significant historical archaeological sites exist across the whole of Point Nepean, from pre-quarantine use of the land right through to the defence operations. Archaeological remains on the police residence site are particularly important.** The defence exercise area south of Defence Road and Happy Valley are also of archaeological significance.

The Disinfecting and Bathing Complex at the Quarantine Station is of scientific significance as a rare representative of its type which became the model for a series of similar complexes around Australia. The complex retains equipment and fabric which can demonstrate the history of the control and management of infectious diseases in Australia.

Point Nepean Defence and Quarantine Precinct is of social significance for its recreational use since at least the 1950s when defence authorities allowed community use and joint defence-community sporting activities. The part of Point Nepean which has been a national park since 1988 is of social significance as a tourist attraction in allowing public access to a unique site of natural and historic value within Victoria.

The Precinct is also of social significance because of the sustained and effective broad based community action involved in having the entire site set aside as public land rather than being sold to private interests which was the Federal Government's original plan.

Heritage Council of Victoria; Heritage Database (DELWP, 2021b)

### **8.3 Previous Historical Archaeological Assessments**

#### **Former Quarantine Station Point Nepean: Conservation Management Plan, Non-Indigenous Cultural Heritage (Lovell Chen, 2008)**

During the preparation of a Conservation Management Plan (CMP) for the registered site (H2030), a detailed archaeological (historical) assessment of the Point Nepean Quarantine Station was undertaken by Lovell Chen; the resulting report (Lovell Chen 2008, Section 3.4) details the methodology used to determine the location of archaeological sites and areas of archaeological potential within the Heritage Register site H2030. The assessment included:

- A review of historic maps and other historic documents;
- Archaeological survey work and archaeological sub-surface testing; and
- The identification of sites listed on the Victorian Heritage at the time of the assessment.

The above research methodology was used to establish the likelihood of identifying non-Aboriginal historic archaeological sites within the former Quarantine station. The assessed archaeological potential of areas potentially impacted by the proposed facilitated camping development are reproduced below:

**The isolation facility:** remains recovered from sub-floor deposits associated with Buildings 65 and 66, and those in the vicinity of these two buildings have the potential to provide information on early twentieth-century isolation practices.

**The influenza huts:** this series of twelve huts (one of which is no longer extant) [Buildings 35-38 & 41-44] were constructed to house returned servicemen during the influenza pandemic following World War 1. Deposits beneath and around these buildings may contain items with the potential [to] inform on the personal life of military men quarantined during this period of international health crisis.

(CMP, Lovell Chen, 2008, p.125-126)

With the exception of Lovell Chen's 2008 assessment no historical archaeological assessments/investigation have been identified - during a desktop review of available documents – that specifically address those portions of the registered site (H2030) that will be impacted by the proposed facilitated camping development.

### **8.3.1 Implications for the development of the Proposed Facilitated Camping**

A review of the sites Conservation Management Plan (Lovell Chen, 2008) findings in relation to historical archaeology was undertaken in order to determine the implication of these findings for the proposed facilitated camping area, in summary:

- Although the site as a whole was occupied by European settlers from c.1840, no nineteenth century structures (c.1840-1900) have been identified within the footprint of the proposed works;
- No previously identified registered archaeological sites are located within the footprint of the proposed works; and
- The earliest known structures within the footprint of the proposed works were constructed during the period 1900-1920 (as detailed in Table 7).

In addition, a portion of the proposed works are located in areas of the site (H2030) identified as having 'Moderate (historical) Archaeological Potential'. These areas of potential were inspected during the field survey undertaken as part of this assessment (January 15, 2021). As no significant ground disturbance works have occurred within these areas of archaeological potential, post Lovell Chen's 2008 assessment, the archaeological potential is unchanged (see Section 8.3). Figures 15-16 illustrate areas of archaeological potential within and in the immediate vicinity of the proposed works (facilitated camping), as established by the CMP (Lovell Chen, 2008), and re-confirmed by this assessment.

## **9.0 Historic Background**

The occupation history of the Point Nepean Quarantine Station has been well documented by previous heritage studies in particular by the CMP for the Quarantine Station (Lovell Chen, 2008); this document should be consulted for a detailed history of the sites occupation and built structures within the Quarantine Station. As per the project scope historic research was limited to a review of the known history of the site, augmented by reference to historic maps and images pertinent to the study area, in order to determine if any previously unidentified areas of archaeological potential or archaeological sites were likely to be impacted by the proposed works. In summary:

- No previously unidentified historic structures or areas of archaeological potential were identified during a review of historic images (Figures 6-13).
- Significant ground disturbance works, involving stripping and leveling of a large area of land extending across Jarman oval to the shoreline, is evident in a 1957 image (Figure 10). Based on a review of earlier aerial images (See Figures 8-9) this landform modification occurred between 1951 and 1957, and it seems likely that it is associated with army activities during their occupation of the former Quarantine Station during the 1950s [N.B. During the field survey January 15,

2021, it was evident that the landscape in this area had been significantly truncated by this c.1950s activity; this area is located to the west of the proposed works area].

Identified historic structures/features located within the proposed works area detailed in Table 7.

**Table 7: Identified historic structures/features located within the proposed works area**

<b>CMP Building no.</b>	<b>Building Name</b>	<b>Date of Construction</b>	<b>Original Period of Use</b>	<b>Subsequent Function Army Use</b>
35 to 38; & 41 to 45	Influenza Emergency Huts	c.1919	1919-1925	Workshop storage (c.1950+)
65	Isolation Hospital Administration Building	c.1912	1900-1925	Dental Training (c.1950+)
66	Isolation Ward	c.1912	1900-1925	Dental Laboratory (c.1950+)
Source: Lovell Chen, 2008: 164-165				

It should be noted that a cemetery was established on the foreshore to east of the study area in 1852 and remained in use for the next two years. At least a portion of the burials were removed and reinterred in the more remote western cemetery (Lovell Chen, 2008, p.90 & 124; Figures 7 & 9). The current mapped area of 'High Archaeological' potential marks the assumed extent of this cemetery, however as the full extent of the cemeteries original area is unknown it is possible that burials were located outside the area currently designated as having 'High Archaeological' potential (Figure 15).

It is also worth noting that an 1875 plan of the site indicates that 'earth closets' were situated behind the nineteenth century hospital buildings (these buildings are now designated as Building 16, 22 and 25). The 1875 plan showing the approximate location of each earth closet (Lovell Chen, 2008, p.43), suggests that they are located well outside the footprint of the proposed works; however, as this plan is not drawn to scale the exact location of these features is uncertain. The approximate location of the earth closets in relation to the proposed works area is illustrated in Figure 15.





Figure 6: Surveyor General's Office (c.1855) 'Point Nepean – Coastal Survey No. 77' [Detail View]

Note: Absence of structures within the footprint of the proposed FCD (i.e., western portion of the study area)

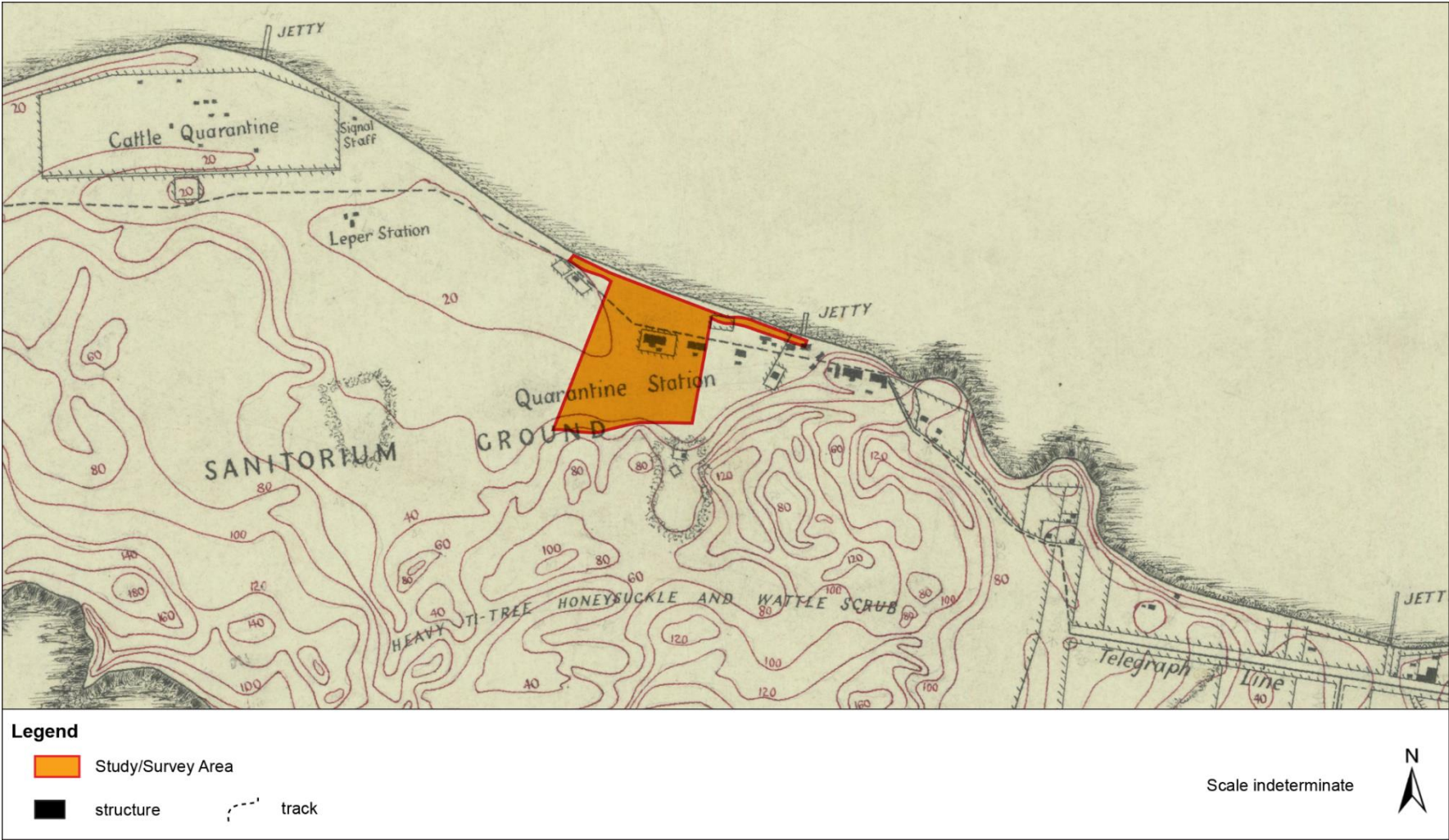


Figure 7: Department of Crown Lands and Survey (1890) 'Mornington Peninsula Sheet 7' [detail view]

Note: Absence of structures within the footprint of the proposed FCD (i.e., western portion of the study area); fenced cemetery in the northeast survey area.





Figure 8: Aerial View of Study Area (c.1922; adapted from Lovell Chen, 2008)

Note: Land/structural modifications including construction of Buildings 65, 66 & 67 with associated fencing (northwest), and influenza huts (south)

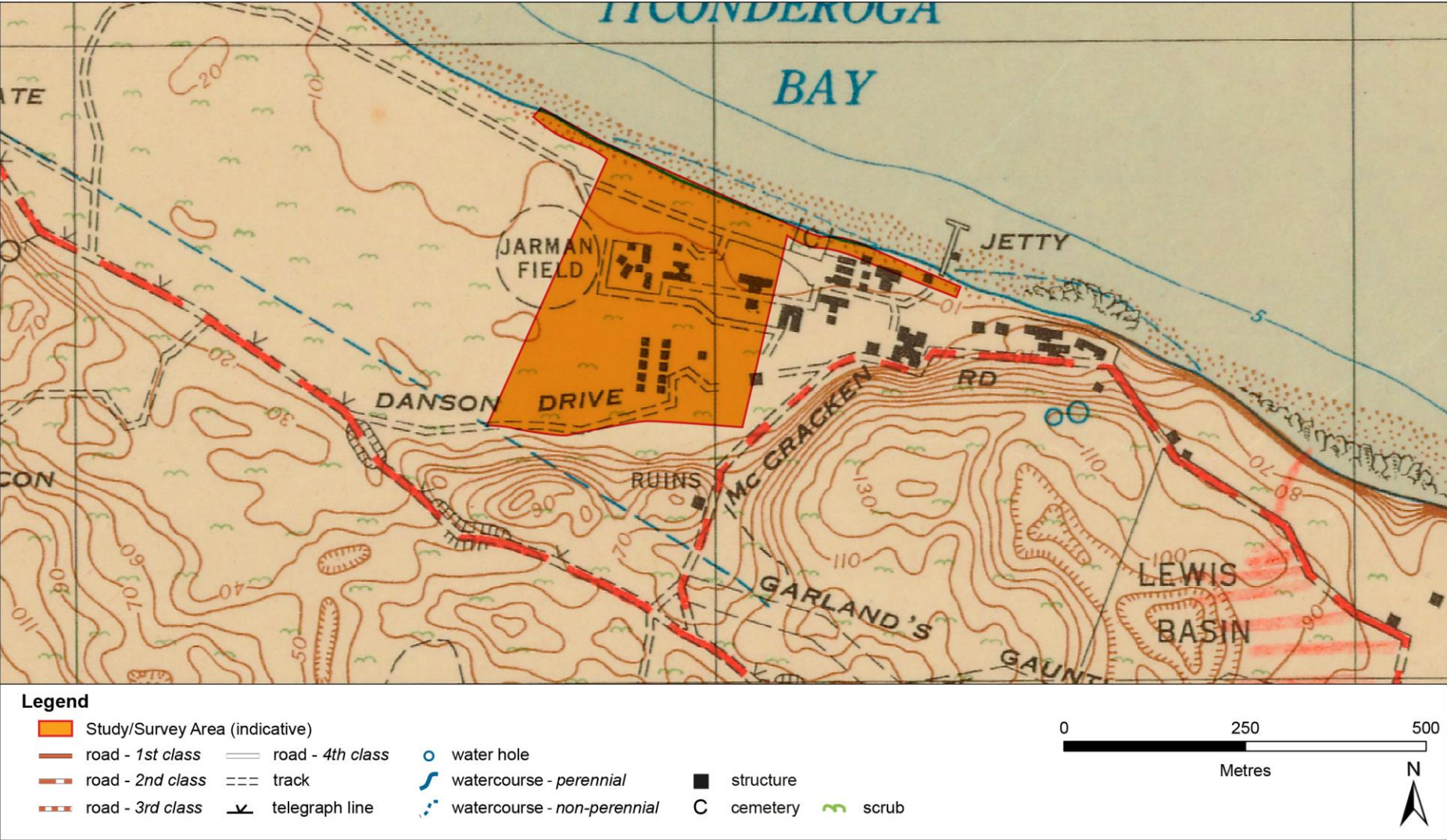


Figure 9: Royal Australian Survey Corp (1953) ‘Point Nepean (Special) Victoria’ [detail view] – Based on a 1951 Aerial Survey  
 Note: Land/structural modifications including construction of Buildings 65 & 66 (northwest), and influenza huts (south); cemetery (northeast)