

Mr Steven Avery
Executive Director
Heritage Victoria
Level 10, 2 Lonsdale Street
Melbourne VIC 3000

10 December 2024

Re: Permit Application P35431 – Point Nepean Defence and Quarantine Precinct

I refer to the above registered place which we respectfully acknowledge is located on the land of the Bunurong People, and write in response to a request for further information issued by Heritage Victoria on 12 November for permit application P35431. This permit application has been submitted for demolition, tree removal, construction, conservation and landscaping (including carparking) works for a new Research and Education Field Station in the Point Nepean Defence and Quarantine Precinct, including works to Badcoe Hall.

The following information has been requested:

- An Arborist's Report, assessing the impact of the tree removal proposed.
- Architectural render or photographic montage from a vantage point closer to Port Phillip Bay, to assist in assessing the impact of the proposed new building on the broader heritage place.

The following information is provided in response to this request.

Arborist report

The following report accompanies this submission:

- NCCEC Point Nepean Research & Education Field Station Development Arboricultural Assessment and Report, prepared by Tree Logic Pty Ltd, dated 9 December 2024

This assessment was prepared, among other things, to provide comments on the impact to the site's heritage value from the removal of trees as part of the proposed development and concluded in part as follows:

The removal of Trees 2 and 4 – 14 as part of the proposed development is not expected to have a significant impact upon the heritage value of the Point Nepean Defence and Quarantine Precinct in which the subject site is located.

The heritage significance of the trees is diminished due to their age, size, location and minor contribution to the landscape character. The subject trees have no

association with the built form that gives the site much of its heritage value as they were established within the landscape at a far later date. They also have no distinctive size within the landscape and are screened from views that may also form part of the site's heritage value.

Further information in relation to the age of the trees and planting to the south of Badcoe Hall is provided in the arboricultural report.

This report also confirms that the viability of the remaining trees surrounding the proposed new building is expected to be maintained under the design proposal.

Architectural renders

The accompanying architectural renders, prepared by Hassell, provide render views to the proposed new building and landscaping works associated with the Field Station from the northern end of the Parade Ground (view south) and from the Bay (view south).

These views show the proposed new building in the context of the surrounding buildings, in particular Badcoe Hall, and demonstrate the level of concealment and recessive form of the proposed new building in these views.

Heritage Impact Statement

The Heritage Impact Statement submitted with the permit application (dated October 2024) has been updated to include reference to the arborist report detailed above and to provide a more detailed response to reasonable use considerations. A revised Heritage Impact Statement, prepared by Lovell Chen and dated December 2024, is being submitted to replace the HIS submitted with the permit application.

I trust the submitted documentation provides the additional information as requested, however please contact the undersigned on (03) 9667 0848 or at mknehans@lovellchen.com.au should you require any further information or clarification.

Yours sincerely
Lovell Chen



Michelle Knehans
Senior Associate