

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

13 January 2025

**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 December 2024 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.

Correspondence has been prepared by Mornington Peninsula Shire, dated 21 November 2024, to provide heritage comments on the permit application. These comments relate particularly to Badcoe Hall and a change to the windows on the north elevation, and to the siting of the proposed new building.

The following information has been requested by Heritage Victoria:

Please provide a response regarding the issues raised in the attached Council referral response, which relate to the actions for which you seek permit approval.

The following information is provided in response to this request.

*Badcoe Hall*

Council's heritage comments query the proposed modification to the ground floor windows on the north elevation of Badcoe Hall, and how this change is indicated on the submitted drawings. The submitted architectural drawing (TP-0004) has been revised to clarify the proposed extent of demolition to accommodate enlarged windows at ground level on the north elevation, with the accompanying note: *Existing windows to be extended. Portion of existing wall to be demolished for window opening.*

The revised drawing (TP-0004) accompanies this submission to replace the drawing lodged with the permit application.



The Heritage Impact Statement (HIS) has been updated to include specific reference to the proposed window modification to Badcoe Hall and accompanies this response.

As outlined in the revised HIS, there will be no adverse heritage impact on the significance of Point Nepean Defence and Quarantine Precinct from these works. The CMP notes in relation to Badcoe Hall that 'as a secondary element and a building of limited architectural interest, it offers some flexibility with regard to full retention, adaptation and alteration.'<sup>1</sup> The proposed change relates to internal amenity associated with the adaptive reuse of this building as part of the proposed field station. In terms of presentation, and evident in the accompanying architectural package (refer drawing TP-0010), the proposed change is minor in scale and will not unacceptably disrupt the consistent presentation of the building fenestration. As with the proposed window replacement throughout the building, the existing north elevation ground floor windows will be replaced with new aluminium-framed double-glazed windows in a dark bronze finish to match the existing style and arrangement. Albeit that the proposed windows in this location are larger than the existing, this approach will ensure a consistent presentation is maintained at Badcoe Hall.

#### *Siting of the proposed new building*

Council's heritage comments question whether the proposed new building could be sited further west, so that more of the building would be concealed behind Badcoe Hall.

Careful consideration has been given to the siting of the proposed new building, including as related to non-heritage matters associated with the functioning of the field station and new built form.

Requirements for traffic movement, vehicular access and parking, and fire services informed the positioning of the proposed building.

As related to heritage considerations, the siting of the proposed building has also had regard for site planning and layout within the registered place, including the significant buildings proximate to the proposed field station. These being Building 9 Accommodation Officers (Visiting Staff Quarters) and Building 10 Headquarters (Administration), two early twentieth century single-storey buildings to the west of the proposed field station site. Siting the proposed building further west would result in taller built form nearer to buildings 9 and 10, with potential for visual dominance on the registered buildings.

With consideration to impacts on vegetation, the VHR extent of registration for the place includes landscaping elements, including cypress and Norfolk Island pines. Relocating the proposed building further west may encroach into the identified tree protection zones (TPZ) for the trees in this area, including the mature Monterey Cypress adjacent to buildings 9 and 10. A TPZ is identified for this tree in the *NCCEC Point Nepean Research & Education Field Station Development Arboricultural Assessment and Report*, prepared by Tree Logic Pty Ltd, dated 9 December 2024, and submitted to Heritage Victoria in December 2024. The arboricultural report concludes that the viability of this tree is 'expected to be maintained under the current design proposal', however this may be compromised if the new building were to be positioned closer to this tree.

Accordingly, the siting of the new building as proposed is appropriate within the registered place, having regard to heritage and other considerations.

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<sup>1</sup> Lovell Chen, *Former Quarantine Station, Point Nepean Conservation Management Plan*, 2008, p. D15.

It is additionally noted that subsequent to the preparation of the heritage comments outlined above, Mornington Peninsula Shire provided correspondence to the Department of Transport and Planning (DTP), dated 4 December 2024, in relation to the proposed Point Nepean Research and Education Field Station planning scheme amendment. This correspondence provides Council's final position on several planning matters relating to the proposed planning scheme amendment, including heritage matters. As relevant to the above considerations, Council's comments to DTP 'acknowledge that the design outcome is appropriate within the heritage context of the site.'<sup>2</sup>

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](mailto:mknehans@lovellchen.com.au) should you require any further information or clarification.

Yours sincerely  
Lovell Chen



Michelle Knehans  
Senior Associate

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<sup>2</sup> Pers. corresp. from Rachel Diamond, Mornington Peninsula Shire, to Callum Bryant, Department of Transport and Planning, Referral Request - PPA-79 - Point Nepean Research and Education Field Station (PNREFS), 4 December 2024.