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RAAF Base Point Cook
Heritage Management Plan

Department of Defence

FINAL

June 2020

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ACRONYMS AND ABBREVIATIONS

ACHRIS	Aboriginal Cultural Heritage Register and Information System
ADES	Assistant Director Environment & Sustainability
AFC	Australian Flying Corps
CHL	Commonwealth Heritage List
Defence	The Department of Defence
DEHPD	Directorate of Environment and Heritage Policy Development
DoEE	The Department of Environment and Energy
DEPI	Department of Environment and Primary Industries
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EMOS	Estate Maintenance and Operations Services
ERM	Environmental Resources Management Australia Pty Ltd
EVCs	Ecological Vegetation Communities
FFG Act	*Flora and Fauna Guarantee Act 1988*
FoRM	Friends of the RAAF Museum
GEMS	Garrison Estate Management System
HMP	Heritage Management Plan
ICOMOS	International Council on Monuments and Sites
ICTs	Information Communication Technologies
IS	Interpretation Strategy
MNES	Matters of National Environmental Significance
NCO	Non Commissioned Officer
NHL	National Heritage List
NLA	National Library of Australia
PMST	Protected Matters Search Tool
RAAF	Royal Australian Air Force
RAP	Registered Aboriginal Party
RESO	Regional Environment & Sustainability Officer
SEPPs	State Environment Protection Policies
TECs	Threatened Ecological Communities
The Burra Charter	The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Adopted 31 October 2013)
WWI	World War One / First World War
WWII	World War Two / Second World War

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DEFINITIONS

Adaptation: modifying a place to suit proposed compatible uses.

Associations: the special connections that exist between people and a place.

Compatible use: a use which involves no change to the culturally significant fabric which is substantially reversible, or changes which result in minimal impact.

Conservation: all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include restoration, preservation, reconstruction and adaptation, and will commonly be a combination of more than one of these.

Demolition: is confined to actions which reveal structures of relationships of much greater significance than the structure demolished, or that will remove intrusions which reduce the significance of the place. At time demolition may be considered if portions of the site can be opened for new construction that will facilitate the successful adaptation of the more significance components.

Interpretation: all the ways of presenting the cultural significance of a place and may include exhibitions, events, publications, art works and other forms of expressions, and is not confined to the place.

Maintenance: the continuous protective care of the fabric, contents and setting of the place, and is distinguished from repair. Repair involves restoration or reconstruction.

Preservation: returning the fabric to a known earlier state by removing accretions by re-assembling or refixing components without the introduction of new materials.

Reconstruction: returning the place as nearly as possible to a known earlier state or the introduction of material (new or old) into the fabric. It does not necessarily mean going back to the earliest stage of construction or even to one date for the entire place. Reconstruction is associated with recapturing the expression of the place at points in history which are either important or at which the place demonstrated a great functional clarity or design expression.

Restoration: returning the existing fabric of a place to a known earlier state by removing accretions or reassembling existing components without the introduction of new material.

Setting: conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

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EXECUTIVE SUMMARY

Environmental Resource Management Australia Pty Ltd (ERM) was commissioned by the Department of Defence (Defence), to prepare an updated Heritage Management Plan (HMP) for the RAAF Base Point Cook, in Victoria. This HMP re-examines the historic heritage values of the Base and also examines the Indigenous and natural heritage values to provide a strategic framework to assist with their sustainable management, comply with current Defence HMP template and to meet Defence's obligations under the Environment Protection and Biodiversity Conservation Act 1999.

A HMP was previously prepared for RAAF Base Point Cook by ERM in 2008 and updated in 2012. The 2012 HMP considered historic heritage values of the Base and provided planning strategies to maintain these values. Natural and Indigenous heritage values of the Base have not been previously assessed.

Key findings of this re-examination include:

- *The natural heritage assessment reflects the highly developed and modified nature of RAAF Base Point Cook. It does not provide any significant natural heritage values and does not contribute to the Commonwealth and National Heritage values of the Base.*

- *RAAF Base Point Cook contains little tangible and intangible Indigenous cultural heritage values. These limited cultural heritage values do not contribute to the Commonwealth and National Heritage values of the Base.*

- *The historic heritage of RAAF Base Point Cook is nationally significant and the place is recognised as the oldest military aviation base in Australia; in service continually since 1914. The layout of the Base and a large majority of the buildings have significant heritage values.*

Key management recommendations include:

- *RAAF Base Point Cook has not been an active Base for more than 20 years and most buildings have been affected by a lack of regular use and maintenance. ERM recommends a detailed condition assessment to develop an updated minimum maintenance regime to preserve significant buildings while they remain vacant.*

- *As part of the redevelopment plan for RAAF Base Point Cook, repopulation and adaptive reuse of existing significant buildings should be a priority over new development.*

- *New development should be restricted to areas outside the existing heritage precincts.*

The HMP will assist in managing the heritage issues at RAAF Base Point Cook, particularly during it redevelopment phase, by providing a framework for future decisions which may impact upon the place.

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1 INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) was commissioned by the Department of Defence (Defence) in October 2016 to prepare an update of the Heritage Management Plan (HMP) for RAAF Base Point Cook, Victoria.

This revised HMP builds upon the previous HMPs to provide an over-arching, user-friendly document to assist Defence with the sustainable management of the natural, Indigenous and historic heritage values at RAAF Base Point Cook and to meet Defence's obligations under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Department of Defence (Defence) and Royal Australian Air Force (RAAF) will continue to use and operate RAAF Base Point Cook. The Base is the oldest operating Air Base in the world, with the first flight taking off in 1914. This brings many challenges arising from the need to protect the important heritage values of the site, to use and maintain aging infrastructure, and to ensure sustainable use, while also meeting Defence's operational requirements. The preparation of this report demonstrates Defence's commitment to RAAF Base Point Cook, as it enables the values of the site to be considered and protected as the use of the site continues to evolve to meet capability requirements.

1.1 SITE LOCATION

RAAF Base Point Cook is located approximately 25 kilometres south west of Melbourne, south of the Princes Highway (Geelong Road) on the shores of Port Phillip Bay. The site is located adjacent to the Point Cook Coastal Park, and is accessed from Point Cook Road.

The location of RAAF Base Point Cook is presented in *Figure 1.1*.

1.2 PREVIOUS REPORTS

This HMP is a revision of the previous historic HMPs prepared by Woodhead International in 2005 and updated by ERM in 2008 and 2012. Other reports on the biodiversity, archaeology and built heritage of the site include:

- Power (1984) *RAAF Point Cook Heritage Study*.
- Weaver, F. (1992) *RAAF Williams, RAAF Laverton and Point Cook Victoria: A Survey for Aboriginal and Historic Archaeological Sites*.
- Australian Construction Services (1994) *Property Marketing Plan Implementation for RAAF Williams: Site Assessment Section 3 – Heritage*.
- Allom Lovell & Associates (2000) *Project Cape: Heritage Assessment*.

- Biosis (2004) *Cultural Heritage Assessment RAAF Williams Point Cook, Victoria*.
- Woodhead (2009) *RAAF Williams, Point Cook: Interpretation Strategy*.
- Department of Defence (2011) *Contamination Remediation Works Former Fire Training Area, RAAF Base Williams, Point Cook, Victoria*.
- AECOM (2012) *Biodiversity Monitoring Plan: RAAF Williams, Point Cook*.
- Enviropacific Services (2013) *EVR3035 RAAF Williams Point Cook Victoria Former Fire Training Area Environmental and Heritage Management Plan*.
- GML Heritage (2015) *RAAF Bases Thematic Study*.

1.3 HERITAGE STATUS

RAAF Base Point Cook is currently a listed place on the National Heritage List (NHL) (ID #105671) and the Commonwealth Heritage List (CHL) (ID #105275). The citations for the NHL and CHL are available in *Annex A*. The significance of the base and its features are also recognised in the Victorian Heritage Inventory (D7822-0119; H7822-0120; H7822-0121), the Victorian War Heritage Inventory (Base; Cenotaph; 467-463 Squadron Memorial Plaque; Korean War Memorial Plaque) and the National Trust Database (Base - ID #5572; Hangar No. 95 - ID #B2978).

The base and several features within it are also included in the non-statutory archive of the Register of the National Estate.

s47G



Location of RAAF Base Point Cook

1.1

Drawing No:	0375381b_PC_HMP_G006_R0.mxd		RAAF Base Point Cook Heritage Management Plan
Date:	21/12/2017	Drawing Size: A4	
Drawn By:	S	Reviewed By: S	Client: Department of Defence
Coordinate System: GDA 1994 MGA Zone 55			This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

ERM

1.4 OBJECTIVES

This HMP has been prepared to assist Defence to comply with legislative requirements under the EPBC Act and to understand the heritage values of RAAF Base Point Cook to inform future management of the site and the conservation of those values. The historic heritage values of the site are well understood, however this HMP has also assessed the potential of natural heritage (including fauna and flora and geodiversity) and Indigenous heritage (including consultation with the Indigenous community).

It is the objective of this HMP to present practical policies, implementation plans and guidelines for the future heritage management of RAAF Base Point Cook.

1.5 METHODOLOGY

The preparation of this HMP has involved a review of background documents, desktop research and analysis, consultation, site investigation and assessment phases. It has been informed by the following EPBC Act and EPBC Regulations requirements, heritage industry best practice guidelines and Defence policy:

- *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and EPBC Regulations (2000) requirements for the assessment of places against the CHL criteria and Commonwealth Heritage Management Principles;
- Commonwealth Heritage Management Principles included in the EPBC Act Regulations. Available online at: http://www.environment.gov.au/heritage/management/commonwealth/principles;
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (International Council on Monuments and Sites (ICOMOS) 2013);
- *Principles For The Preservation of Historic Timber Structures* (ICOMOS 1999);
- *A Guide to Heritage Listing in Australia: Thresholds for Different Levels of Heritage Listing* (Department of the Environment, Water, Heritage and the Arts (DEHWA) 2007);
- *Identifying Commonwealth Heritage values and Establishing a Heritage Register: A Guide for Commonwealth Agencies (Australian Heritage Council, 2010);*
- *The Australian Natural Heritage Charter for the conservation of places of natural heritage significance* (Australian Heritage Commission 2002);
- *Ask First: a guide to respecting Indigenous heritage places and values* (Australian Heritage Commission 2002);

- *Australia's Commonwealth Heritage – Working Together – Managing Commonwealth Heritage Places* (SEWPaC 2008);

- *Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies: Significant Impact Guidelines 1.2: Environment Protection and Biodiversity Conservation Act 1999* (Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) 2013);

- *The Defence Heritage Toolkit* (Department of Defence, 2007);

- The Defence HMP Template with integrated Heritage Assessment (2016); and

- Department of Defence Spatial Data Management Plan (SDMP).

To assess the potential heritage values of RAAF Base Point Cook and prepare management strategies, the following tasks were undertaken:

- *Background research:* review of historical and other relevant information pertaining to RAAF Base Point Cook was sourced from previous reports, and the National Library of Australia (NLA) 'Trove' online database, vegetation, soil and geology mapping products. This information was used to formulate a historical overview of the Site and to understand its associated historic themes;

- *Database searches:* searches of relevant heritage databases were undertaken including:

    - *Commonwealth Department of Environment and Energy (DoEE) Protected Matters Search Tool (PMST) for ecological Matters of National Environmental Significance (MNES) e.g. threatened ecological communities (TECs) and species and migratory species listed under the EPBC. The search was undertaken on 27/06/2017 with a 10 km buffer around the Base;*

    - *Australian Heritage Database (World Heritage List, Commonwealth Heritage List and Register of the National Estate), National Trust Victoria Register, Victoria State Heritage Register. The search was undertaken on 12/01/2017; and*

    - *A search of the Aboriginal Victoria Aboriginal Cultural Heritage Register and Information System (ACHRIS) was undertaken on 12/01/2017.*

- *Site inspection:* an inspection of RAAF Base Point Cook was undertaken on 8 December 2016 by s47F ERM Senior Ecologist, and on 25-26 March 2017 by s47F , ERM Heritage Consultant and s47F , ERM Principal Heritage Architect;

- *Assessment against heritage criteria:* the historic heritage values of RAAF Base Point Cook are clearly recognised through the existing CHL and NHL assessments. Individual assessment of Indigenous and natural heritage values was also undertaken against the Commonwealth heritage criteria;

- *Significance Ranking:* heritage values for built elements were ranked using the Commonwealth significance criteria; and

- *Preparation of management strategies and procedures:* development of management strategies to assist with the ongoing protection of known and potential unknown heritage values of RAAF Base Point Cook.

1.6 CONSULTATION

This HMP has been prepared in accordance with the *Ask First: A Guide to Respecting Indigenous Heritage Places and Values*.

Consultation between ERM and Defence was initiated with an inception meeting on 20 October 2016 and continued through the project via email and telephone correspondence.

At the time of the writing of this HMP there was no Registered Aboriginal Party (RAP) for the area in which RAAF Base Point Cook is located. Three interested parties were identified by Defence: the Wurundjeri Tribe Land and Compensation Cultural Heritage Council; the Bunurong Land Council Aboriginal Corporation; and the Boon Wurrung Foundation.

Consultation between Defence, ERM and the Wurundjeri Tribe Land and Compensation Cultural Heritage Council was initiated with a project establishment meeting on 20 December 2016.

Consultation between Defence, ERM and the Bunurong Land Council Aboriginal Corporation and the Boon Wurrung Foundation was initiated with project establishment meetings on 20 January 2017.

All three groups were then invited to provide representatives for a site inspection on 25-26 May 2017. Representatives were nominated from each group, s47G s47F (25th May) and s47F (26th May) represented the Boon Wurrung Foundation, and s47F represented the Bunurong Land Council Aboriginal Corporation on both days.

All three groups were provided with the draft report for review, and comments were taken into account during the finalisation of this HMP. Copies of their responses and full details of the Indigenous stakeholder consultation are provided in *Annex B*.

Consultation regarding the historic heritage occurred with both the DEHPD and No. 21 (City of Melbourne) Squadron during the site inspection, as well as with staff from the RAAF Base Point Cook Museum.

1.7 *LIMITATIONS*

The natural heritage assessment was undertaken during the course of a single day site walkover and drive through. Safe access was restricted to areas outside of the central airside area along the fringes of the airside and surrounds. This allowed quantitative verification of previous studies and reports, without any new targeted flora or fauna surveys.

Only a sample of buildings was inspected internally due to the availability of keys and no airside access being available at the Museum due to security issues.

Defence requested minor corrections to this HMP in April 2020 and these were completed in this document without additional site inspection or changes to the majority of text.

1.8 *AUTHORSHIP*

The key authors of this revised HMP were as follows:

- Indigenous heritage assessment, s47F s47F
- Natural heritage assessment s47F
- Historic heritage assessment, s47F s47F
- Technical review, s47F
- Quality control review s47F

1.9 *ACKNOWLEDGEMENTS*

ERM wishes to acknowledge and thank the following people and for their time and assistance with the project:

- Regional Environment and Sustainability Officer (RESO), Service Delivery - South East Zone, Estate & Infrastructure Group, Department of Defence;
- Assistant Director Environment & Sustainability, Service Delivery - South East Zone, Estate & Infrastructure Group, Department of Defence;
- Base Support Manager – RAAF Base Williams, Service Delivery - South East Zone, Estate & Infrastructure Group, Department of Defence;

- Director, Environment and Heritage Policy Development, Environment & Engineering Branch, Department of Defence;
- Assistant Director, Environment and Heritage Policy Development, Environment & Engineering Branch, Department of Defence;
- Estate Environmental Officer, Environment and Heritage Policy Development, Environment & Engineering Branch, Department of Defence;
- Group Captain, Director Estate and Infrastructure Capability – Air Force;
- Wing Commander, Commanding Officer No. 21 (City of Melbourne) Squadron, Air Base Executive Officer RAAF Base Point Cook; and
- Squadron Leader, Executive Officer, No. 21 (City of Melbourne) Squadron, RAAF Base Point Cook.

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2 LEGISLATION

RAAF Base Point Cook is located on Commonwealth land and managed by a Commonwealth agency (Defence), hence Commonwealth legislation is the guiding legislation for the site.

2.1 STATUTORY CONSIDERATIONS

2.1.1 Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act 1999

The primary objective of the EPBC Act is to provide for the protection of the environment, particularly those aspects that are matters of National Environmental Significance. The key parts of the EPBC Act that are of direct relevance to the heritage assessment and management of RAAF Base Point Cook are:

Matters of National Environment Significance (MNES)

Part 3, Division 1 of the EPBC Act requires that actions that have, will have or are likely to have a significant impact on MNES require approval from the Australian Government Minister for the Environment. The MNES are:

- World Heritage Areas:
- National Heritage Places;
- Wetlands of international importance (Ramsar Wetlands);
- Listed threatened species and endangered communities;
- The Great Barrier Reef Marine Park;
- Listed migratory species;
- A water resource, in relation to coal seam gas development and large coal mining development;
- Nuclear actions; and
- Commonwealth marine environments.

Under this Section of the Act, any action that will or is likely to have a significant impact on a MNES is to be referred to the DoEE for consideration by the Minister for that portfolio.

DoEE administers a web-based search tool that allows a geographic search of all the species and ecological communities listed under the *EPBC Act*, NHL and CHL places that are expected/likely to be present within a given area. This tool does not preclude site verification.

a. Sections 26 and 28

Section 26 relates to actions undertaken on Commonwealth land which will, or are likely to significantly impact the environment and Section 28 relates to actions undertaken by a Commonwealth agency (such as Defence) which will, or are likely to significantly impact the environment. The term 'environment' has a broader coverage than MNES and relates to environmental matters that are not necessarily formally listed.

Any actions which will, or are likely to significantly impact the environment need to be assessed. If potentially significant impacts are identified, opportunities for their avoidance, reduction or management must be sought. A referral under the *EPBC Act* may also need to be considered. The decision on whether an action requires referral under the *EPBC Act* would be made by the Director for Environmental Protection and Assessments (DEPA), within Defence's Environment and Engineering (EE) Branch.

b. Sections 183 and 188

These Sections detail the listing of key threatening processes and amendment of these key threatening processes relating to listed threatened species and ecological communities.

c. Section 324C

This Section of the EPBC Act establishes the NHL which is managed by the Minister for the Environment. Properties and areas included on the NHL are known as National Heritage places.

RAAF Base Point Cook is included on the NHL for its outstanding historic heritage significance to the nation.

d. Section 341C

This Section of the EPBC Act establishes the CHL which is managed by the Minister for the Environment. Properties and areas included on the CHL are known as Commonwealth Heritage places.

The Australian Heritage Council (2010) guideline, *Identifying Commonwealth Heritage Values and Establishing a Heritage Register – A Guideline for Commonwealth agencies*, states that the threshold for the CHL is local heritage significance. (AHC 2010: page 7)

RAAF Base Point Cook is included on the CHL for its important historic heritage significance.

e. Section 341ZC

This Section of the EPBC Act requires the minimisation of adverse impacts to the heritage values of a National or Commonwealth Heritage place. This might be direct impacts from physical disturbance or could also include secondary impacts in the event of activities that would impact on the visual aspect, cultural importance, landscaping and curtilage of an adjacent listed property.

f. Section 341ZE

This section of the EPBC Act applies if Defence (as a Commonwealth Agency) sells or leases all or part of a Commonwealth area that is or includes part of a Commonwealth Heritage place. Defence must notify the Minister for the Environment of such an intent at least 40 business days prior to the transfer or sale, and include in the sale or lease contract a covenant to protect the Commonwealth Heritage values of the place during the sale process and after the property has left Commonwealth control.

CHL/NHL Thresholds

DoEE online heritage information provides some guidance on determining the level of heritage significance a place may have. DoEE states that as well as assessing a place against criteria for its heritage value, the Australian Heritage Council applies a 'significance threshold' test. This test helps the Council to determine the level of significance of a place's heritage value by asking 'just how important are these values?'

To reach the threshold for the NHL, a place must have 'outstanding' heritage value to the nation against one or more criteria. To be entered on the CHL, a place must have 'significant' heritage value against one or more criteria.

Other Commonwealth legislation and regulations applicable to RAAF Base Point Cook include:

- *Defence Act 1903 (as amended 2016)*
- *Defence Regulations 2016*
- *Work Health and Safety Act 2011;*
- *Disability Discrimination Act 1998;*
- *Native Title Act 1993; and*
- *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*.

2.1.2 *State Legislation*

Defence as a Commonwealth Government department is not obliged to meet State legislation. However, Defence enacts a good neighbour policy and aims to comply with state, territory and local government environmental legislation and requirements to the extent that these do not conflict with Commonwealth legislative obligations (Defence Instruction (General) Admin 40-2). State legislation is referred to herein.

Aboriginal Heritage Act 2006

The Act provides for the protection and management of Victoria's Aboriginal heritage. It establishes processes to management activities that may impact Aboriginal cultural heritage, primarily through Cultural Heritage Management Plans and Cultural Heritage Permit. The Act also allows for the formation of RAPs to act as the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in their area of interest. In the absence of a RAP for an area, the Secretary of the Department of Planning and Community Development will act as the approving body and provide advice on appropriate groups for consultation purposes. Since August 2016 the Act also regulates the requirements for conducting surveys for Aboriginal cultural heritage.

Heritage Act 2017

The *Heritage Act 2017* is administered by Heritage Victoria and is the State Government's key piece of cultural heritage legislation. The Act enables the identification and protection of heritage places and objects that are of significance to the State of Victoria. The Act outlines the requirements for the Victorian Heritage Register, the Heritage Inventory and the Heritage Council of Victoria.

The *Heritage Act 2017* establishes a legislative framework for heritage protection in Victoria, replacing the *Heritage Act 1995*. The Act modernises and improves processes and protections provided under the *Heritage Act 1995*.

Flora and Fauna Guarantee Act 1988

The *Flora and Fauna Guarantee Act 1988* is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

The flora and fauna conservation and management objectives of the Act are:

- to maintain evolutionary potential in the wild;
- to conserve Victoria's communities of flora and fauna;
- to manage potentially threatening processes;
- to ensure that any use of flora or fauna by humans is sustainable;

- to ensure that the genetic diversity of flora and fauna is maintained; and
- to provide community education programs.

Environment Protection Act 1970

The *Environment Protection Act 1970* is Victoria's primary environment protection legislation, with a basic philosophy of preventing pollution and environmental damage by setting environmental quality objectives and establishing programs to meet them.

State Environment Protection Policies – State environment protection policies (SEPPs) are subordinate legislation made under the provisions of the *Environment Protection Act 1970* to provide more detailed requirements. SEPPs currently exist for air quality, water, noise, land contamination and groundwater.

Environment Protection (Industrial Waste Resource) Regulations 2009

The *Environment Protection (Industrial Waste Resource) Regulations 2009* regulates the disposal of hazardous waste. Wastes generated from commercial or industrial sources that are potentially hazardous to humans or the environment require a high level of control and are called 'prescribed wastes' or 'prescribed industrial wastes'.

Planning and Environment Act 1987

The purpose of the *Planning and Environment Act 1987* is to establish a framework for planning the use, development and protection of land in Victoria. The main functions of the Act are to set the broad objectives for planning in Victoria, set up the key planning procedures and define the roles and responsibilities within the planning system.

Victorian Planning Provisions

The Victorian Planning Provisions includes a mandatory Clause 43 heritage provisions which provide for establishment of the Heritage Overlay (essentially a schedule of heritage places) and permit requirements for places identified in the schedule.

Wyndham City Council Planning Scheme

A 1997 Wyndham Heritage Study was conducted to identify heritage assets within the Council area. It identified RAAF Base Point Cook as being of State Significance, and describes a number of buildings as distinctive and contributory to that significance. The study recommended inclusion of the site in the Wyndham Planning Scheme however the base is not included in the 2015 Schedule to the Heritage Overlay.

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2.2 NON-STATUTORY CONSIDERATIONS

2.2.1 *Ask First*

The Australian Heritage Commission document *Ask First: a Guide to Respecting Indigenous Heritage Places and Values* provides a practical guide to consultation and negotiation with Indigenous stakeholders regarding addressing Indigenous heritage issues and maintaining heritage values and places. The Defence Heritage Toolkit states that HMPs must be developed in accordance with these guidelines.

2.2.2 *Engage Early*

The Department of the Environment published *Engage Early* (2016) to provide guidance for proponents on best practice Indigenous engagement for environmental assessments under the EPBC Act. This document provides guidance to proponents on when Indigenous communities should be consulted and sets out the Department's expectations on how Indigenous engagement should occur. This HMP has been prepared in accordance with these guidelines.

2.2.3 *The Burra Charter 2013*

The Australian ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance including owners, managers and custodians. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. A copy of the charter can be accessed online at http://icomos.org/australia.

2.2.4 *National Trust (Victoria)*

The National Trust has been gathering information about heritage places in Australia for more than three decades, and has a list of heritage places including individual buildings, precincts, natural environment places or culturally significant artefacts. These listings do not attract any legal protection for a place, nor do they put the owner of a listed place under any legal obligation.

RAAF Base Point Cook (ID #5572) and Hangar No. 95 (ID #B2978) are identified in the National Trust Database.

2.2.5 *National Construction Code of Australia*

The National Construction Code of Australia was previously known as the Building Code of Australia. It is published and maintained by the Australian Building Codes Board.

It contains technical provisions for the design and construction of buildings and other structures throughout Australia and is given legal effect by building regulatory legislation in each State & Territory.

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This Code contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, services and equipment, and certain aspects of health and amenity.

The operation of parts of the Code is varied by Victorian building regulations. The Code should be read together with the Victorian building regulations.

2.2.6 Natural Heritage Charter

The Australian Natural Heritage Charter is a distillation of 'best practice' conservation principles for Australia, based on the consensus of a broad range of experts. It aims to assist everyone with an interest in natural places to establish their natural heritage values and manage them. It can be applied to a wide range of places whether terrestrial, marine or freshwater. It offers a framework for making sound decisions for managing and restoring natural heritage places based on the ecological processes which occur in natural systems. It also provides a process that can be used to support and implement local, state and territory, national and international policies, agreements, strategies and plans. It does not replace statutory obligations.

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3 SITE BACKGROUND

3.1 SITE DESCRIPTION

RAAF Base Point Cook is located south west of Melbourne on the shores of Port Phillip Bay. The base comprises approximately 340.97 hectares of land, including the airstrip, associated buffer zones and half of the lake known as RAAF Lake. The base is located adjacent to the Point Cook Coastal Park.

The base consists of coastal dune and coastal lagoon deposits and windblown silt. The soils are sand, silt, clay and gravel.

The physical layout of Point Cook is divided into two major built up areas, divided by the airfield and open grassland. To the northern end are the accommodation areas, offices and training rooms, the RAAF Museum, the North Tarmac Precinct and administrative functions. South of the airfield is the technical workshop and hangar precinct, known as the South Tarmac Precinct.

The northern area of the site is further defined into precincts, established generally according to function and rank. The key precincts at Point Cook are shown in *Figure 3.1* and are described in the following sections. Some buildings and elements with heritage values are located outside these Precincts and are also discussed.

The landscape at Point Cook has been largely sculpted and manipulated by human intervention, with little evidence within the RAAF Base of the scrub and grassland that would have prevailed prior to its use as farm land.

3.2 NATURAL ENVIRONMENT

The natural features of RAAF Base Point Cook were comprehensively studied in 2012 (AECOM) for biodiversity management planning and were field-verified by a site walkover conducted by ERM in December 2016.

3.2.1 *Landform and Ecosystems*

The RAAF Base Point Cook is located on the shores of Port Phillip Bay, within the Western Port Catchment and the Victorian Volcanic Plain and Otway Plain bioregions (AECOM 2012). It is positioned adjacent to public conservation (Point Cook Coastal Park and Cheetham Wetlands) to the north east and private agricultural land to the west (refer *Figure 1.1*).

Natural heritage values are largely limited to the grassed areas around the runways of the airside area, RAAF Lake and the coastal strip. Directly adjacent to the site is the coastal zone and marine environment of Port Phillip Bay.

Part of the shoreline, intertidal zone and wetlands of western Port Phillip Bay make up the Port Phillip Bay (western shoreline) and Bellarine Peninsula Ramsar site (site #18). The Ramsar site comprises six distinct areas as mapped by Department of Environment and Primary Industries (DEPI) in 2013. While the RAAF Base Point Cook is not directly adjacent to the Ramsar site, it is located in between Section 1 - Skeleton Creek to Point Cook (approximately 2 km to the north east) and Section 2 - Werribee River to Avalon Airfield (6 km to the southwest). The Port Phillip Bay (western shoreline) and Bellarine Peninsula Ramsar site (among other features) is one of the most important sites in Victoria for migratory shorebirds. Important wetland areas are noted to include freshwater lakes, estuarine, some with white mangrove (*Avicennia marina*), saltmarshes, intertidal mudflats and seagrass beds (Parks Victoria, 1999). A number of the locations within the Ramsar site are noted for noteworthy flora values including (Parks Victoria, 1999):

- Examples of four vegetation types in proximity (dune vegetation, saltmarsh, swamp and grassland) at the Point Cook Metropolitan Park (this is adjacent to the Point Cook Coastal Park which is directly adjacent to RAAF Base Point Cook);
- A zone of *Halosarcia halocnemoides* broader than which it is commonly found in Victorian salt marshes at Limeburners Bay; and
- The most extensive example of Wilsonia herblands and Distichlis grassland in Victoria at Lake Connewarre.

3.3 HISTORIC ENVIRONMENT

3.3.1 The Landscape

RAAF Base Point Cook is located on flat land in an exposed location on the foreshore of Port Phillip Bay. The earliest aerial photographs show the Base's infrastructure enveloped in protective trees (refer to *Photograph 3.1*). As the base expanded over the next decades the need for protection from the wind continued when lines of windbreak Macrocarpa trees were planted along the south side of Cole Street (refer to *Photograph 3.2*). This was followed by Macrocarpa windbreak plantings up to the 1930s that took in all of the streets up to Merz Road and along Williams Road to the entrance to the Base (refer to *Photograph 3.3*). Further plantings occurred northwards along the boundary with Aviation Road and along Dalzell Road as the domestic area expanded in the 1960s (refer to *Photograph 3.4*). Other notable landscape elements include hedging surrounding the AFC Memorial and flanking memorial gardens that were planted c2017. A memorial rose garden is also located at the pathway entrance to Building 33. This is of recent origins after the earlier plantings were inadvertently removed. Other than these specific features more recent planting consists of replacement or newer eucalypts as replacement windbreak trees or in random locations. It is also noted that the garden landscapes surrounding the domestic area buildings have been removed.



Photograph 3.1 Point Cook officers' quarters, 1914 (AWM #A04589)



Photograph 3.2 Point Cook, 1932 (AWM #A04549)



Photograph 3.3 Point Cook RAAF Base, 1938 (AWM #P01254.001)



Photograph 3.4 Winjeel Trainer over Point Cook, 1966 (Herald Sun)

3.3.2 *Heritage Precincts*

The layout of RAAF Base Point Cook and the Heritage Precincts identified in this HMP are shown in *Figure 3.1*. The site assets are shown in *Figure 3.2*.

Table 3.1 Basic description of heritage precincts

Precinct	Description
South Tarmac and Seaplane Jetty Precinct	The South Tarmac and Seaplane Jetty Precinct (South Tarmac Precinct) is directly adjacent Port Phillip Bay and contains several of the oldest buildings at Point Cook. The precinct is characterised by utilitarian buildings including hangars, workshops and also contains the former seaplane jetty, magazines, ranges and a horizon tank. The hangars are clad in a combination of timber and weatherboard, and galvanized or painted corrugated steel. To the western end of the precinct is the former Aeronautics and Air Navigation School, a collection of simple weatherboard buildings constructed along the same alignment as the hangars. A row of four Bellman hangars forms a visual boundary to the north side of the precinct where it abuts the airfield.

Precinct	Description
North Tarmac Precinct	The North Tarmac Precinct contains ten Bellman hangars, arranged in pairs around an arc that defines the western edge of the airstrip. Several smaller ancillary buildings are arranged in line with the hangars, including several P1 type huts. The northern hangars have been set up to house the Museum display, and are associated with the concrete building 202 which facilitates museum administrative functions. The spaces between the buildings are bituminised and concreted, with little landscaping present in the vicinity.
Staff Officers' and NCO Residences Precinct	The Staff Officer's and NCO Residences Precinct (Staff Residences Precinct) contains eight houses fronting Cole Street and five facing Dalzell Road. The Cole Street houses are clad in weatherboard and maintain a consistent architectural language across the eight. Each of the eight has a hipped roof that generally extends over the veranda space and timber veranda balustrades. Several of the residences have had internal upgrades to kitchens and wet areas. At the southern end of Dalzell Road is Lukis House, the only two-storey residence in the precinct. The four other Dalzell Road houses are generally of a later construction date than the Cole Street residences, but maintain a consistency of materials and character.
Single Officers' Quarters Precinct	The original Single Officers' Quarters Precinct contains five, two-storey blocks of sleeping quarters, set around three sides of a grassed area, the fourth side being occupied by the original Officers' Mess. The accommodation quarters are weatherboard clad with consistent floor plans and internal arrangements. Adjacent to the Mess, two single storey accommodation blocks are located, also clad in weatherboard in keeping with all buildings in the precinct. The construction of two water towers in the central courtyard area has diminished the ability to understand the relationships between the buildings in the precinct.
Single Mechanics' Quarters Precinct	The Single Mechanics' Quarters precinct has been altered greatly from its original intact layout, centred on a Mess building. Only three of the original two-storey accommodation blocks remain, and two have been reclad in aluminium weatherboard profile cladding. The weatherboard clad cinema / auditorium remains, with the rest of the precinct largely redeveloped with newer brick accommodation blocks.
RAAF Academy Precinct	The former RAAF Academy Precinct buildings are set around an open space area, dominated by the RAAF Chapel (Building 5), which is located on the central axis of the precinct. The buildings are generally rectilinear in form, constructed predominantly in red brick, with blue spandrel panels to several buildings. The exception is the centrally located chapel, which has a diamond shaped roof of distinctive form.
Parade Ground Precinct	The Parade Ground Precinct comprises the centrally located rectangular parade ground, bordered by cypress plantings and a low chain fence and on its southern side, the former Flying Training School Headquarters (building 87), a two storey weatherboard building aligned on the central axis of the parade ground. In line with this building are the flagpole and stone AFC memorial with flanking rows of memorial trees.

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Precinct	Description
Merz Road WWII Huts Precinct	This Precinct is bounded by Merz Road, Swan Street and Dalzell Road and is clearly indicative of the layout and use of the WWII huts, once laid out over the site in their hundreds. Modifications, including replacement of asbestos cement roofing and enlargement of window openings, have been undertaken to some of the huts, but they retain their simple original form and demonstrate the planning basis employed at the time these huts were introduced, spaced at regular intervals parallel to each other.
Entry Precinct	The Entry Precinct is comprised of a small group of buildings, and centres on the guardhouse/security office (Building 70). The gateway to Point Cook is relatively informal and has lost the c1938 metal gates that incorporated the RAAF insignia, although the brick sentry box/gate posts remain. The Guard House is designed in the vernacular style commonly seen at the Base. It is a simple building clad in weatherboard punctuated by double hung timber sash windows, and roofed in corrugated sheet metal.

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Heritage Precincts

3.1

Drawing No:	0375381b_PC_HMP_G008_R0.mxd		
Date:	24/05/2018	Drawing Size: A4	
Drawn By:	s47	Reviewed By:	s4

Coordinate System: GDA 1994 MGA Zone 55

0 100 200m

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RAAF Base Point Cook
Heritage Management Plan

Client: Department of Defence

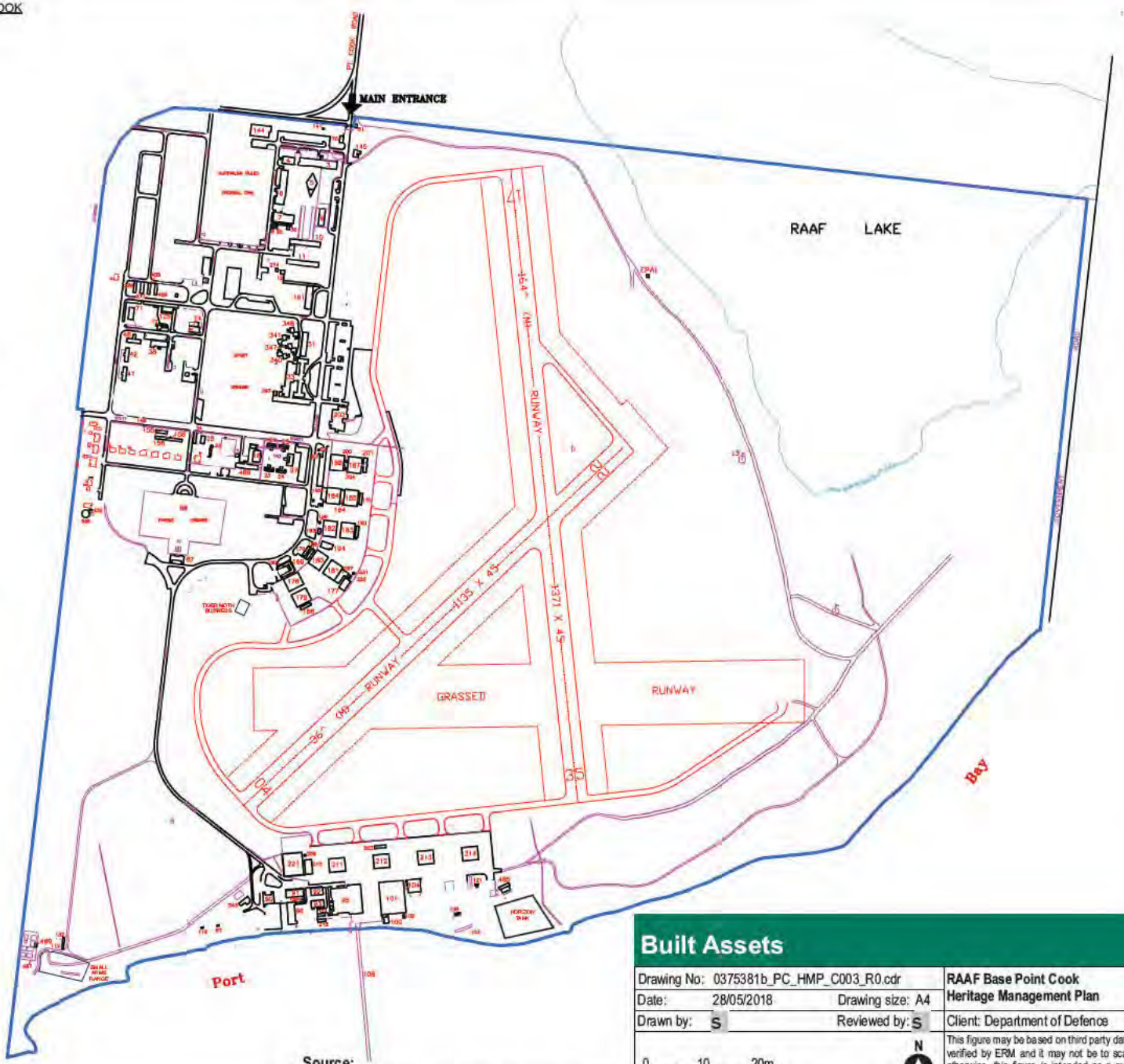
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BUILDINGS WITHIN RAAF WILLIAMS, POINT COOK

3. OTS HEADQUARTERS
4. VACANT
5. RAAF CHAPEL OF THE HOLY TRINITY
6. SCH OF POSTGRADUATE STUDIES/OTS
7. VACANT
8. FLAMMABLE LIQUID STORE
9. RAAFCOL HEADQUARTERS
10. DEFENCE LIBRARY SERVICE
11. CADETS SLEEPING QUARTERS
12. CADETS LAUNDRY
18. ANTI-ROOM
20. STORAGE SHED
21. SNCO's LAUNDRY
22. SNCO's ACCOMODATION
23, 24. ACCOMODATION
25. ELECT. POWER HOUSE & SUB-STATION No.2
27. ACCOMMODATION
28, 29. SGT's ACCOMMODATION
31. OFFICERS ACCOMMODATION
33. OFFICERS MESS
34. LOCK -UP GARAGE
35. EQUIPMENT STORAGE SHED
38. ASSEMBLY HALL/CINEMA
41, 42. O/R QUARTERS
46. O/R QUARTERS
70. DEFCREDIT/CHUBB SECERITY
71. LOCK -UP GARAGE
72. CAMP STORE
74. STATIE SCHOOL No. 4159
81. ELECTRICAL SUB-STATION No. 1
82. MAIN SWITCH ROOM
83. SEWERAGE PUMPING STATION
87. HQ 4WING AUST AIR FORCE CADETS (AAFCJ)
88. AUST FLYING CORPS MEMORIAL PARADE GROUND
90. MUSEUM STORAGE
91. VACANT
92, 93. VACANT
95. HOBBY HUT/GYM/FACS CARPENTER
96. VACANT
100. VACANT
101. RMF MUSEUM/MTMS
102. TOILET BLOCK
103. 23M RANGE STOP BUTTS
104. BIVOUAC STORE
108. JETTY & BOAT DOCK
109. 23M RANGE STORE & SHELTIER
112. STORE
120. ELECTRICAL SUB-STATION No. 3
121. LP GAS BOTTLE STORAGE - VACANT
122. HAZARDOUS STORE
125. STORE
132. MASK TRAINING FACILITY
144. HQ TRAINING COMMAND
145. SECURITY CONTROL BUILDING
155. SCOUT HUT
156. VACANT
158. VACANT
161. STRATEGIC LAND USE PLAN PROJECT OFFICE (SKM)
164. RMF MUSEUM DISPLAY AREA
168. WHEEL BAY
169. DEFENCE SECTION
170. VACANT
176. MUSEUM EQUIP. STORAGE
177. MUSEUM LIBRARY
178. MUSEUM HANGAR
179. MUSEUM STORAGE AREA
180. BELLMAN HANGAR MUSEUM
181. AIRCRAFT STORAGE
182. MUSEM PAINT SHOP
183. FLYING AIRCRAFT STORAGE
184,185. AIRCRAFT DISPLAY
186. ENGINE WORKSHOP
187. AIRCRAFT MAINENECNE
188. AAFC FLYING OPERATIONS
190. MUSEUM
193. TOILET BLOCK
194. BATTERY WORKSHOP
195. AIRCRAFT DISPLAY
196. PAINT STORE
197. SPECIAL STOAGE – MUSEUM
200. OIL STORAGE SHED
201. SAFETY EQUIPMENT/ TEA ROOM/ OFFICE
202. RMIT FLIGHT TRAINING/HQ RAAF MUSEUM
203. RAAF PCK FLYING CLUB
204. OIL STORAGE SHED
209. TOILET BLOCK
210 - 213. MUSEUM STORAGE
214. AERO CLUB
218. TOILET BLOCK
221. MUSEUM STORAGE
228. CHILD CARE CENTRE
243. GOLF CLUB HOUSE
274. STORAGE SHED
331. CONTROL TOWER
332. AIRFIELD LIGHTING SWITCHROOM
338. WATER STORAGE PUMP HOUSE
339. WATER STORAGE TANK
340, 341. OFFICERS ACCOMMODATION
347. OFFICERS ACCOMMODATION
348. OFFICERS ACCOMMODATION
455. P-C SOCIAL CLUB PLAYGROUP
456. KINDERGARTEN
467. SEWERAGE TREATMENT PLANT
468. SEWERAGE TREATMENT WORKS TANK
469. SEWERAGE TREATMENT WORKS BUILDING
485. PT COOK FLYING CLUB



Source:
RAAF Williams Point Cook - Site Plan Revised March 2007

Built Assets

3.2

Drawing No:	0375381b_PC_HMP_C003_R0.cdr		
Date:	28/05/2018	Drawing size:	A4
Drawn by:	S	Reviewed by:	S

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RAAF Base Point Cook
Heritage Management Plan

Client: Department of Defence

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3.3.3 *Assets within Each Precinct*

South Tarmac Precinct

Table 3.2 ***Assets in the South Tarmac Precinct***

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
90		Vacant	Motor Transport Garage
91		Vacant	Language / Aeronautics School
92		Vacant	Language / Aeronautics School
93		Vacant	Language / Air Navigation School
95		Store	Seaplane Hangar, Aeroplane Workshops
96		Vacant	Language / Wireless School

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
97, 119		Vacant	Magazines
100		Vacant	Seaplane Squadron HQ
101		Museum Store	Seaplane Hangar
102		Redundant	Toilet Block
103		Redundant	23m Range Stop Butt
104		Bivouac Store	Battleplane Hangar
108		Redundant	Jetty

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
109		Redundant	23m Range Store and Shelter
112		Store	-
120		Substation No. 3	-
121		Vacant	Gunnery Stop Butt
122		Vacant	Hazardous / Inflammable Store
132		Vacant	Mask Training Facility

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
203		Vacant	WWII Hut
209, 218		Redundant	Toilet Block
210		Vacant	Aeroplane Hangar
211 – 214		Vacant	Bellman Hangars
221		Vacant	Store
243		Vacant	Classroom Block RAAF College
467-469		Sewerage Treatment Plant	-

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
485		Vacant	WWII Hut and extension
Small Arms Range		Rifle Range	-
Horizon Tank		Redundant	Film set

North Tarmac Precinct

Table 3.3 Assets in the North Tarmac Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
82		Switch Room	-
83		Sewage Pump House	-

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
168		Museum Storage	WWII Hut
169		Defence Section	WWII Hut
170		Museum Use	WWII Hut
176		Museum Equipment	WWII Hut
177	No Photograph	Museum Storage	ATC/MET
178 – 187	 	Museum, Museum Store, Workshops	Bellman Hangars

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
	  		
188	No Photograph	21 Squadron Air Base Command Post	WWII Hut
190		Vacant	WWII Hut
193		Toilet Block	-
194		Battery Workshop	North Tarmac Store

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
195		Museum Entry	-
196	No Photograph	Paint Store	-
197	No Photograph	Museum Store	-
200	No Photograph	Petroleum, Oils and Lubricant (POL) Store	-
201	No Photograph	Museum Aircraft Maintenance / Flightline Administration	-
202		RAAF Museum Admin./RMIT Flight training	-
204	No Photograph	Museum Gaseous Storage	-
331		Vacant	Control Tower
332	No Photograph	Airfield lighting switch room	-

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
N/A		Tiger Moth flight business	-

Staff Residences Precinct

Table 3.4 Assets in the Staff Residences Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
M000		Vacant	2 Dalzell Road Residence
M001		Vacant	3 Dalzell Road Residence
M002		Vacant	4 Dalzell Road Residence
M003		Vacant	5 Dalzell Road Residence
M004		Vacant	1 Cole Street Residence
M005		Vacant	2 Cole Street Residence

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
M006		Vacant	3 Cole Street Residence
M007		Vacant	4 Cole Street Residence
M008		Vacant	5 Cole Street Residence
M009		Vacant	6 Cole Street Residence
M010		Vacant	7 Cole Street Residence
M011		Vacant	8 Cole Street Residence
M027 /028		Vacant	Lukis House, 1 Dalzell Road

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
338		Redundant	Water Storage Pump House
339		Redundant	Water Storage Tank

Single Officers' Quarters Precinct

Table 3.5 Assets in the Single Officers' Quarters Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
18		Vacant	Officers' Mess / Sergeants' Mess
21		Vacant	Linen & Bedding Store / Laundry
22		Vacant	Servants' Quarters (relocated from adjacent Building 18)

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
23		Vacant	Single Officers' Quarters
24		Vacant	Single Officers' Quarters
27		Vacant	Single Officers' Quarters
28		Vacant	Single Officers' Quarters
29		Vacant	Single Officers' Quarters
30		Not Operational	Water Towers

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
488		Vacant	Single Officers' Quarters

Single Mechanics' Quarters Precinct

Table 3.6 Assets in the Single Mechanics' Quarters Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
38		Major Henry Petre Auditorium	Airmen's Gymnasium / Cinema
41		Vacant	Mechanics' Quarters
42		Vacant	Mechanics' Quarters
46		Vacant	Mechanics' Quarters

RAAF Academy Precinct

Table 3.7 Assets in the RAAF Academy Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
3		I Security Forces – Police Section and 21	RAAF Academy

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
		Squadron Storage	
4		Vacant	RAAF Academy
5		Chapel	Assembly Hall
6		Future AAFC Classrooms	RAAF Academy
7		Vacant	RAAF Academy
8	No Photograph	Flammable Liquid Store	-
9		21 Squadron Headquarters	RAAF College Headquarters
10		Vacant	RAAF Academy

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Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
11		Vacant	RAAF Academy
12		Vacant	Cadet's Laundry
20	No Photograph	Storage Shed	-
35	No Photograph	Equipment Storage Shed	-
144		Cadet's Headquarters No. 4 Wing	-
274		Storage Shed	-

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Document 1

Table 3.8 Assets in the Parade Ground Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
86		Flagpole	-
87		Vacant	Flying Training School HQ; RAAF Station HQ; Base Squadron HQ.
88		Parade Ground	-
94		AFC Memorial	-
		Memorial Trees c2017	-

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Document 1

Merz Road WWII Huts Precinct

Table 3.9 Assets in the Merz Road WWII Huts Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
228		Vacant	Trainee Sleeping Quarters
277		Vacant	Trainee Sleeping Quarters
455		Vacant	Trainee Sleeping Quarters
456		Vacant	Trainee Sleeping Quarters

Entry Precinct

Table 3.10 Assets in the Entry Precinct

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
70		Security Office	Guard House

Asset No.	Photograph (All photographs ERM March 2017 unless noted otherwise)	Current Use	Former Use
81		Substation	-
145		Point Cook Flying Club	-
932	 	Sentry Boxes	-

3.3.4 *Other Built Elements*

Outside of the precincts described above are a number of site elements and buildings. Descriptions are provided below. The locations of these elements and buildings are shown on *Figure 3.2*.

Table 3.11 Other built elements outside the precincts

Element / Building	Photograph (All photographs ERM March 2017 unless noted otherwise)	Description
Airstrip	 http://www.defence.gov.au/AircraftNoise/Williams/Aircraft.asp	The 04/22 and 17/35 runways are surfaced, whilst the 13/31 and 26/80 runways are grassed and for use by lighter craft only.

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Element / Building	Photograph (All photographs ERM March 2017 unless noted otherwise)	Description
Airfield Drain Grates		Grates made up of 4" x 2" sections approximately 600mm wide covering concrete lined field drains.
Landscape Elements		The choice of cypress for the extensive planting undertaken at Point Cook is presumably based on its reputation as a good windbreak. The Mechanics' Precinct was enclosed on all four sides by cypress trees, and both sides of Williams Road, including in front of the Officers' Mess were also formally planted. Many of these trees were removed at some time during the 1960s, however substantial sections remain. Mature cypress trees line the shore adjacent to the end of the jetty, and a stand is located behind the concrete slabs that are remnants of Buildings 105 and 106 (c1918 hangars). Of greater note at the South Tarmac area are the plantings located at the entry to various buildings in the former Air Navigation School complex. Different species appear in pairs either side of the entry doors to the Building 91 (Cabbage Trees), Building 92 (Italian Cypress 'Candle Pines'), and Building 96 (Canary Island Palms). The reason for this variation is unknown. Mature cypress pines line Cole Street, Stutt Street, one side of Williams Road, Merz Road and encircle both the Parade Ground and central sports ground. These trees are heritage listed under Victorian heritage legislation (refer to Heritage Victoria Site Inventory Register No. H7822-0119).
Building 25, Substation No. 2		Substation No. 2 was built in 1941, constructed in unadorned face red brick, with an asbestos cement roof. It retains its rendered finish detailing around the cornice level. The building is out of context in an area of predominantly weatherboard buildings, but is stylistically indicative of its function.

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Element / Building	Photograph (All photographs ERM March 2017 unless noted otherwise)	Description
Building 31		Two storey Officers' accommodation block constructed in red brick with a hipped glazed terracotta tiled roof sited to the north of B33.
Building 33, Officer' Mess		The Officers' Mess (1937) is constructed in face red brick, with a rendered portico and window dressings to its central portion, and a terracotta tile roof. Architecturally the Mess was a significant departure from the prevailing use of timber, weatherboard and corrugated galvanized sheet roofing. The building is located in a solitary position, visually impressive when viewed from Williams Road, but remote from other precincts. Later, two-storey projecting masonry wings are located to the north and south of the building.
Building 34, Garage		This building is an unassuming, utilitarian building constructed in weatherboard and corrugated sheet metal, complementing the fabric of the Mechanics' Precinct and other adjacent buildings of medium heritage significance due to its association with the WWII era of development and activity at Point Cook.
Building 71, Airmen's Garage		Building 71 is an unassuming, utilitarian building constructed in weatherboard and corrugated sheet metal, complementing the fabric of the Mechanics' Precinct and other adjacent buildings but of no outstanding architectural merit of its own accord.
Building 72, Barracks Office and Store		The former Barracks Office and Store were originally erected at the South Tarmac Precinct in 1915 and 1917. The two buildings are clad in weatherboard with galvanized sheet metal gable roofs. Both are relatively small structures with multi-paned timber windows, and both remain fairly intact with only minor later additions and alterations. The Office (72W) was relocated to its current site in 1935, and the Store (72E) was moved twice, first to the Cole Street mechanics area, and then to its present location in 1946.
Building 74, State School		The school building is typical of the early style utilised at Point Cook, with weatherboard cladding, a corrugated sheet metal roof, and displaying the cross motif on the veranda balustrade found on residential buildings at the Base. The building is also quite typical of regional school buildings in Victoria during the early twentieth century.

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Element / Building	Photograph (All photographs ERM March 2017 unless noted otherwise)	Description
Building 125, P1 Hut		Building 125 is a remnant circa WWII hut, displaying the characteristics of this building type including corrugated sheet metal cladding horizontally laid, timber casement windows and simple rectangular form. Its solitary placement is not indicative of the way in which the P1 type hut was generally used, and may be a remnant from a much larger group.
Buildings 155, 156, 158, P1 Huts	  	This group of three WWII huts are remnants of the early 1940s boom period, when hundreds of P1 type huts were constructed on the Point Cook site. They are corrugated sheet metal clad, timber framed buildings with corrugated sheet metal roofs, raised on stumps.
Building 161, Library /HQ, 1st FTS		This building was originally the School of Instruction. Comprising a central two storey brick core with timber framed single storey wings to the north and south; Building 161 complements the adjacent Officers' Mess through its scale and use of face red brick, but is less resolved and elaborate in its detailing. Modifications to the window openings to the north wing have disrupted the symmetry of the whole, and the use of asbestos / fibre cement cladding gives the building a less sophisticated air than its neighbour.
Buildings 340, 341 and 347 and 348		Three storey accommodation blocks constructed in red brick.

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Element / Building	Photograph (All photographs ERM March 2017 unless noted otherwise)	Description
Building M026, Caretaker's Cottage		The Caretaker's cottage is clad in weatherboard, as are most of the early residences at Point Cook, and is relatively intact. It retains its timber verandah and balustrade, and has a corrugated sheet metal roof. It is visually separated from the other early residences on the Base, having been relocated in 1936 from the corner of Williams and Stutt Street. (Pers. comms s47F 2/9/2007) The residences to the immediate south were constructed in the 1980s to replace a row of fourteen residences dating from 1918 to 1923. It retains its detached laundry / store and garage to the rear of the residence.
Unknown		Recent building (post-2007) of unknown use.

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4 HISTORICAL BACKGROUND

The history of Point Cook has been comprehensively documented in the recent book *An Interesting Point: A History of Military Aviation at Point Cook 1914-2014*, by Steve Campbell-Wright (2014), as well as concise summaries in earlier heritage reports such as Allom Lovell and Associates (1992) and Biosis (2004). The historical summary provided in this section is a combination of a brief summary of the Aboriginal ethnographic history, early European settlement, the Commonwealth Gazette of the history of RAAF Base Point Cook and a table containing an overview of the key changes and events that have occurred at Point Cook. For detailed historical information, reference should be made to the Campbell-Wright history.

There is continuing disagreement on the traditional Aboriginal boundaries around Melbourne and particularly on the east side of the Werribee River. The area of Point Cook has been identified as part of Wurudjeri, Kurung, Bunurong or Woiwurrung lands by various sources (Geering & Hughes 1984; Biosis 2004). The coastal areas of this territory would have provided numerous fishing grounds, as well as swamp and grassland areas that would have been attractive habitats to large game and birdlife. Ethno-historic studies are limited but do describe hunting and particularly fishing practices which would have been common along the shallow waters off the coast of Point Cook (Geering & Hughes 1984). The Aboriginal population across the region declined rapidly after the European settlement of Melbourne in the 1830s (Presland 1983).

The first sighting of the region by Europeans was thought to have occurred in 1824 when Hume and Hovell passed through the area. After the arrival of John Batman to the Melbourne area the land containing what is now Point Cook was allocated to John Helder Wedge, although these claims were later disallowed. Several landowners were associated with Crown licenses in the area until 1852, with Thomas Chirnside taking up freehold acreage in that year. By 1880 Chirnside owned over 80,000 acres in the Werribee district, which was only to remain intact for a short time, with his brother Andrew and subsequently his sons selling and leasing large portions of land.

In 1904 the Victorian Government purchased 23,000 acres under the Closer Settlement Act, to encourage small farm holdings. In 1913, the Commonwealth Government purchased a parcel of land with a view to establishing the Central Flying School (ERM 2008).

RAAF Base Point Cook was established in 1914 by the Federal Government as Australia's first military flying school, the Central Flying School, after establishing the Australian Flying Corps (AFC) in September 1912. From this modest beginning, Australia became the only British dominion to set up a flying corps prior to WWI and sustained the distinction throughout the war. The first flying training and first aircraft mechanics courses commenced at Point Cook on 17 August 1914. The AFC saw active service in Mesopotamia, Palestine and on the Western Front in France. It was clear by the end of WWI that air power was an important military capability.

In January 1919, the Federal Government decided to form a separate air service. The RAAF, formed on the 31st of March 1921, was the second professional air force in the world, established three years later than the British Royal Air Force. The Prime Minister, Billy Hughes, saw the benefits of airpower in the defence of the coastline, supporting the creation of the RAAF.

The first aerial circumnavigation of the Australian coastline was made from Point Cook in May 1924 by RAAF personnel Goble and McIntyre. Five years earlier, in 1919, the first south-north crossing of the continent had been achieved by a BE-2e and pilots from Point Cook, in order to test the air route intended for Ross and Keith Smith at the conclusion of the England to Australia air race. Connections with civilian aviation were reinforced in 1928 when Charles Kingsford-Smith took off from Point Cook in the Southern Cross, for the first non-stop, east -west crossing of the continent.

With the outbreak of war in September 1939, RAAF Base Point Cook maintained its focus on RAAF training in Australia, a role which is central to its existence and one which it maintained until the 1990s. Following the cessation of training activities at Point Cook in the early 1990s, its future was uncertain and the Base was under consideration for disposal for many years. Defence decided to retain the Base in 2005 and announced that it would maintain ownership of RAAF Base Point Cook indefinitely and redevelop it as an 'Open Working Heritage Base'. The Base is currently supporting limited functions, and redevelopment planning is in progress which will see the RAAF Base Point Cook become a multi-user, medium to large-sized operational heritage base.

RAAF Base Point Cook is recognised as the oldest military aviation base in in the world (RAAF Historian) in continuous service since 1914. Aspects of the base, which illustrate its long service and origins, include the planning and layout of the base prior to WWI, during the Inter-war period and during WWI and WWII, as well as individual buildings and suites of buildings (Commonwealth Gazette).

Table 4.1 *Timeline of key historical phases and events*

Date	Event
Pre-European settlement	Point Cook part of the Wurudjeri, Kurung, Bunurong or Woiwurrung lands.
1852	Thomas Chirnside freehold acreage taken up.
1904	Victorian Government purchased 23,000 acres to encourage small farm holders under the Closer Settlement Act.
1913	Commonwealth Government purchased land to establish a Central Flying School and form the Australian Flying Corps.
1 March 1914	First flights from Point Cook undertaken by Harrison and Petre.
August 1914	Pilot training courses commenced at Point Cook including student Lieutenant Williams, later Air Marshal Sir Richard Williams Chief of Air Staff.

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Date	Event
1917	Master Plan for Point Cook commenced at the request of the Defence Minister.
31 March 1921	Australian Air Force formed.
May 1924	First aerial circumnavigation of the Australian coastline departed from Point Cook.
1925	1918 Master Plan substantially implemented, design and planning undertaken by Government Architect John Smith Murdoch.
WWII	Point Cook played key role in the Empire Air Training Scheme.
1952	RAAF Museum established.
1960s	RAAF Academy buildings established at Point Cook.
1989	Point Cook and Laverton amalgamated as RAAF Williams.
1992	Pilot training operations closed.
2004	Point Cook included on the CHL.
2005	Australian Government announces Point Cook will continue to operate as a Working Heritage Base.
2007	Point Cook included on the NHL.
2010	Half of the heritage assets mothballed.
2016-2017	Initial business case developed for redevelopment of the Base as a multi-user, medium to large-sized operational heritage base.

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5 ASSESSMENT OF HERITAGE SIGNIFICANCE

This section describes the significance assessment of the natural and Indigenous heritage values identified. The historic assessment presented here is based on the NHL and CHL citations and previous HMPs and has only been updated where the site inspections have determined changes in extant buildings and condition.

The contribution of individual site elements has been ranked using the Garrison Estate Management System (GEMS) Heritage Importance Rankings Definitions. These rankings and definitions are presented in *Table 5.1* below.

Table 5.1 GEMS Heritage Importance Rankings

Importance to Listed Place	Importance to Listed Place Code	Definition
Cited in Listing	C	The Item/Value is cited in the listing.
High	H	The Item/Value makes an irreplaceable contribution to the significance/heritage value of the listing as a whole. Without this element the significance of the listing is diminished.
Medium	M	The Item/Value makes an important contribution to the significance/heritage value of the listing as a whole. Without this element the significance of the listing may be diminished.
Low	L	The Item/Value makes a contribution to the significance/heritage values of the listing as a whole. Without this element the significance of the listing may not be diminished, provided mitigation measures are implemented.
Intrusive	I	The Item/Value which detracts, or has the potential to detract, from the significance of the listing.
None	N	The Item/Value has no importance to the listing

Ranking of relative value is a tool to be used in the development of management recommendations, maintenance priorities and long term planning decisions. Secondly, they can be used in support of funding and resource allocations.

The overall significance assessment of heritage values is assessed against the CHL criteria in *Section 5*.

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5.1 INDIGENOUS HERITAGE

The development of this Indigenous heritage assessment has been informed by the EPBC Act and Regulations requirements and heritage industry best practice guidelines:

- *Ask First: A Guide to Respecting Indigenous Heritage Places and Values*;
- *Recognising Our Heritage: Defence Heritage Assessment Kit* (2010); and
- Victorian *Aboriginal Heritage Act 2006*.

This section includes a description of the local environment and how it would have affected Aboriginal use of the landscape, a description and assessment of the Aboriginal heritage values identified within RAAF Base Point Cook and a discussion of the archaeological potential across the site.

5.1.1 *Description*

The area of Point Cook has been identified as part of Wurudjeri, Kurung, Bunurong or Woiwurrung lands by various sources (Geering & Hughes 1984; Biosis 2004). A brief ethnohistoric account of Aboriginal life in the area is provided in *Section 4.* s47G

As there are no permanent or fresh watercourses within the site, occupation of the area would most likely have been transitory. s47G The soils across RAAF Base Point Cook are mostly fine and without stony inclusions. This would suggest that the material used for the manufacture of stone artefacts found in the site was most likely imported from elsewhere.

5.1.2 *Archaeological Potential*

The results of the site inspection, coupled with an understanding of local and regional site patterning, allows the identification of areas or landforms that have archaeological potential. These areas can be defined as locations where the possibility of discovering new Aboriginal heritage sites exists. The level of archaeological potential is based upon three measures:

- the statistical likelihood of finding a site (based upon a background understanding);
- the condition of any area (the condition of the natural materials within the study area); and
- the integrity of any sites (how much the study area has been disturbed since it was created).

A basic ranking system can be applied – high, medium, low or very low potential (see *Table 5.2*). These rankings can be used to provide management guidance for future use of RAAF Base Point Cook.

Table 5.2 ***Definitions of levels of archaeological potential***

Level of Archaeological Potential	Definition	Example
High	Artefacts are consistently found in comparable landforms or similar environmental contexts and will very likely be found if soil/sand excavation occurs.	Landforms with known environmental focus areas encouraging repeat visitation to specific locale, i.e. margins of estuaries or near high order creeks.
Medium	Artefacts are known to occur in comparable landforms in detectable densities (~1artefact/m^2) and there is possibility of detection.	Landforms with an environmental focus which may have seen seasonal Aboriginal visitation.
Low	Artefacts are not normally found in comparable contexts but could occur in low densities making detection unlikely.	Landforms with no specific focus for use, i.e. with no water source or undifferentiated slopes.
Very low	Artefacts are very unlikely to occur in situ.	Eroded landforms, reconstructed landscapes, hazardous landscapes, developed areas.

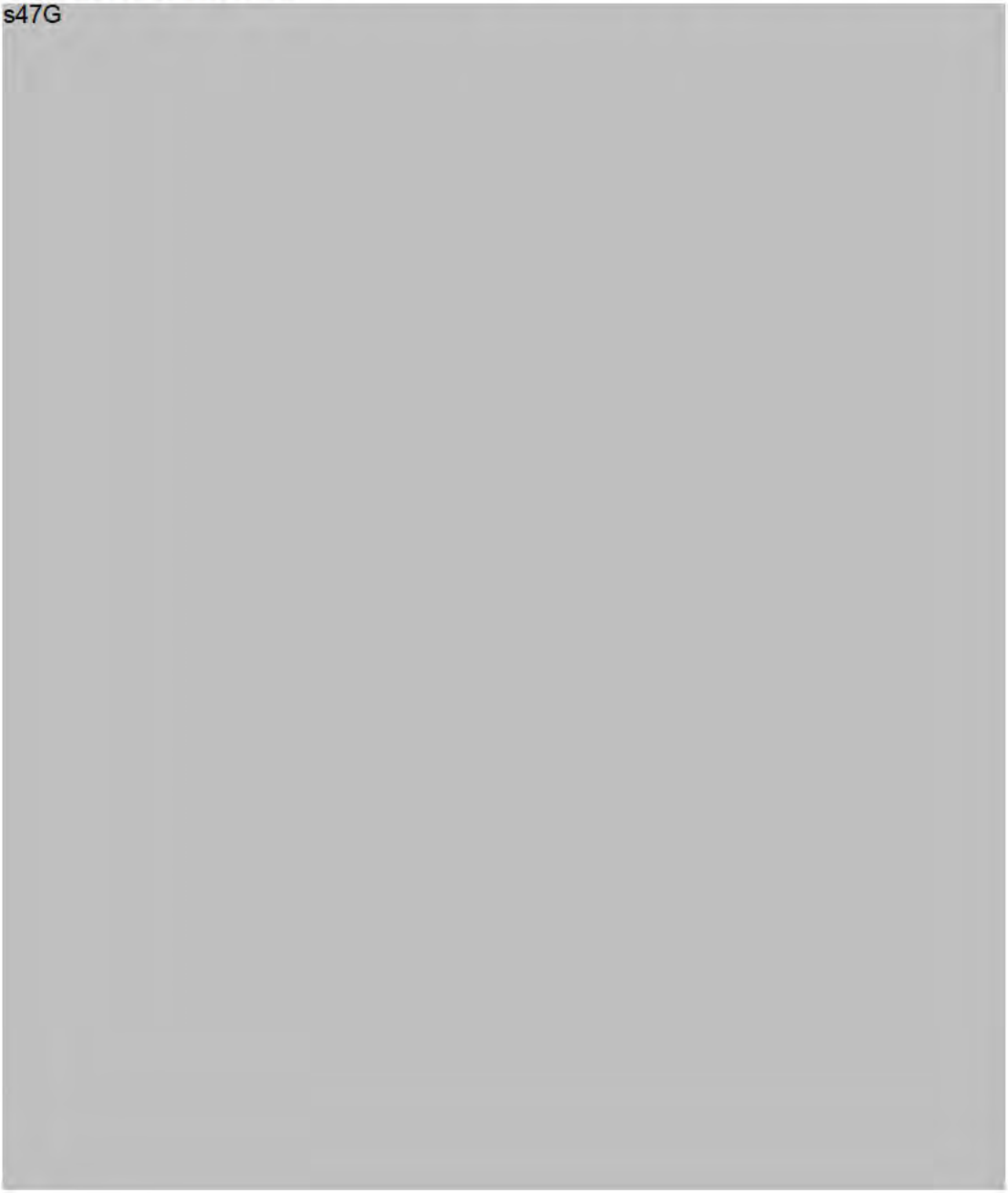
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5.1.3 *Assessment of Indigenous Heritage Significance*

Construction and use of the operational areas of RAAF Base Point Cook has transformed the local terrain, levelling former beach ridges and low transgressive dunes. The airfield has been subject to grading and construction of the runways, the historic heritage precincts have significantly altered the natural landform in the north-west corner of the Base, the western section was modified for use as a former golf course, and various locations along the southern coastline have been affected by the construction of firing ranges, the southern tarmac and sea-plane jetty, the horizon tank, the former fire training area and a landfill site.

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Table 5.3 Assessment of Indigenous values against the CHL criteria

Criterion	Discussion
Criterion a) - *the place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history*	s47G
Criterion b) - *the place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*	
Criterion c) - *the place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*	
Criterion d) - *the place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:* 1. *a class of Australia's natural or cultural places; or* 2. *a class of Australia's natural or cultural environments*	
Criterion e) - *the place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*	
Criterion f) - *the place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period*	

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Criterion	Discussion
Criterion g) – *the place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	s47G
Criterion h) – *the place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history*	
Criterion i) – *the place has significant heritage value because of the place's importance as part of Indigenous tradition*	
s47G	

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5.2 NATURAL HERITAGE

5.2.1 Description

The majority of the base is disturbed land, with native and non-native grasslands that are regularly mown (a management practice that has simplified the structure and integrity of those grasslands). The native vegetation occurs around RAAF Lake and the coastal fringe (see *Figure 5.3)*. This section describes the natural heritage values found at RAAF Base Point Cook based on the following broad categories:

- Habitats;
- Vegetation and Threatened Ecological Communities (TECs);
- Threatened Flora; and
- Threatened Fauna.

Habitats

Habitat mapping undertaken (AECOM, 2012) across the RAAF Base Point Cook delineates five broad habitat types (see *Figure 5.3)*. They are as follows:

- Alkaline scrub;
- Grassland;
- Saltmarsh, shrubland and estuarine grassland;
- RAAF Lake; and
- Urban and parkland area.

There are intertidal sandflats, mudflats and rocky areas utilised by various shorebirds and benthic invertebrates in the coastal zone that extends out from the coastal boundary of the site (AECOM, 2012).

'Point Cook and Laverton Saltworks' is listed on the Directory of Important Wetlands (VIC116). The listed area contains saltmarsh, dune vegetation, grassland, freshwater meadows, fresh to brackish marshes and a saline lake (DNRE, 1995). Part of the RAAF Lake is within this area. The saltworks ponds and lake provide important habitat for waders, in particular sandpipers, avocets and stilts and other waterbirds (DNRE, 1995). The listing also notes that there is an unusual occurrence of grey glasswort (*Halosarcia halocnemoides*) within the coastal park as well as 13 flora species considered rare or restricted (DNRE, 1995). In addition to substantial diversity and population of migratory and waders bird species other threatened species have been recorded including the orange-bellied parrot (*Neophema chrysogaster*), fairy tern (*Sternanereis*), Lewin's rail (*Lewinia pectoralis*), and great egret (*Egretta alba*) (DNRE, 1995).

Biosis Research (1992) highlighted three habitats of importance including:

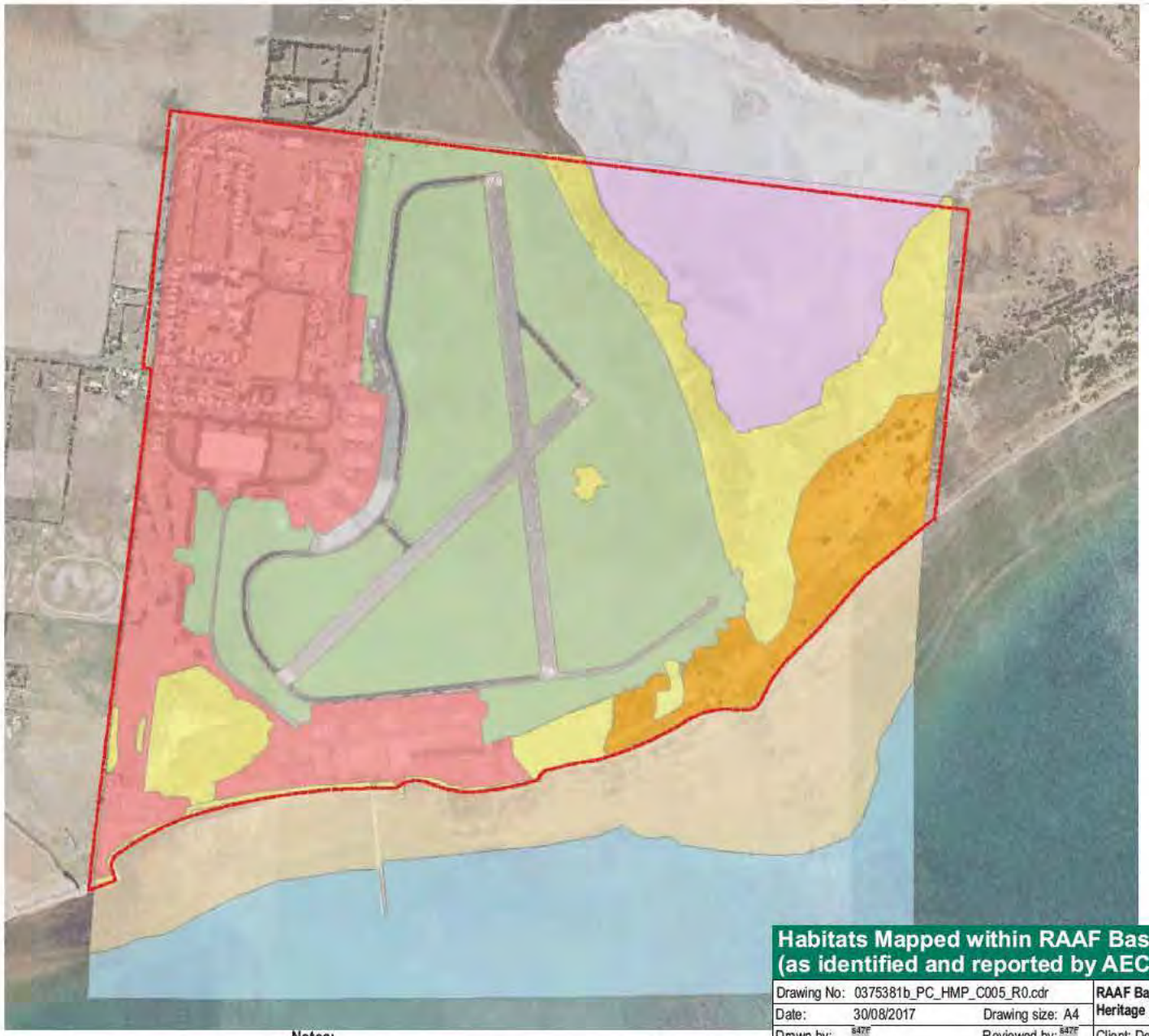
- RAAF Lake noted to be of importance as a migratory wader roost area,
- the intertidal flat reported significant as part of the western wetlands wader habitat, and
- the saltmarsh reported important in a role of potential habitat for the orange bellied parrot.

A description of the habitats shown in *Figure 5.3* is summarised in *Table 5.4*.

Table 5.4 Habitat Types mapped within the RAAF Base Point Cook

Habitat Type	Features
Alkaline scrub	Occurs mainly as degraded Coastal Alkaline Scrub vegetation type (EVC 858) which is mapped as Modified Treeless Vegetation. Although modified, provides habitat values for native fauna, in particular birds.
Grassland	Most common habitat type within the site. Would have originally been dominated by Plains Grassland vegetation type (EVC 132)*. Has been significantly altered and diversity of native grasses, herbs and forbs typical of high-quality grasslands on the Victorian Volcanic Plain is absent. Little surface or embedded rock. Subject to near-continuous mowing to a low height (<20cm).
Saltmarsh, shrubland and estuarine grassland	Includes patches of Coastal Saltmarsh (EVC 9), Berm Grassy Shrubland (EVC 311) and Estuarine Flats Grassland (EVC 914) vegetation types that occur around the edges of the lake and fringes of the foreshore.
RAAF Lake	Fluctuating water levels – filling after prolonged rain and drying on occasion. Important habitat for waterfowl and shorebirds.
Urban parkland area	Landscaped areas that include street trees, shrubs and maintained lawn. Provides habitat for common native species and introduced species.
Information summarised from AECOM (2012). * ERM field visit (December 2016) identified >50% native grass cover and consider that the Grassland habitats are consistent with EVC 132: Plains Grassland with notable simplistic, low non-grass herb diversity.	

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Notes:
Habitat Zone Number used in AECOM 2012 and not relevant to this HMP

Source:
RAAF Williams Point Cook - AECOM Biodiversity Monitoring Plan Figure 9 (June 2012)

Habitats Mapped within RAAF Base Point Cook (as identified and reported by AECOM 2012)

5.3

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RAAF Base Point Cook
Heritage Management Plan

Client: Department of Defence

This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

ERM

Vegetation and TECs

The PMST identified five TECs with potential to occur in the locality (defined as 10km radius around the RAAF Base). Of these, only the Critically Endangered Natural Temperate Grassland of the Victorian Volcanic Plain (albeit in a highly disturbed state) has been confirmed within the site.

The AECOM (2012) vegetation mapping undertaken across the RAAF Base Point Cook did not identify any EPBC Act listed TECs in the site. However, ERM's site inspection in December 2016 of the grasslands of the airside area mapped by AECOM (2012) as 'modified treeless vegetation' indicated that this area may meet the criteria for a TEC. The mapped patches are characterised by native grasslands and are dominated by one native grass species: a Wallaby Grass (*Rytidosperma longifolium*). Occasional other native Speargrasses (*Austrostipa spp.*) were also noted in the grasslands, outside the north western airside edge. The mapped patches were assessed to have very low native herb diversity (none were observed) although the dominance and relative percentage of cover of the Wallaby Grass (>50%) within those patches meets the minimum condition threshold for the EPBC Act listed Critically Endangered Ecological Community (CEEC): Natural Temperate Grassland of the Victorian Volcanic Plain.

The 2012 survey by AECOM (2012; p33) assessed the grasslands as not having a relative percentage cover higher than 50%, which is a key diagnostic for the CEEC. Although the community meets the minimum condition threshold, ERM notes that these areas:

- are not of a high floristic quality;
- are dominated by only one native grass species; and
- represent a low quality and regularly disturbed version of the CEEC. A recognised species assemblage response to regular mowing and slashing is diminishing the floristic integrity where Kangaroo grass (*Themeda triandra*) is replaced with Wallaby and Speargrasses (TSSC 2008; p7).

These patches of grassland also meet the condition for the State listed Western (Basalt) Plains Grassland Community threatened community (under the FFG Act) and also recognised in the Victorian Volcanic Plains Bioregion as EVC 132: Plains Grassland which is listed as endangered.

Within the alkaline scrub, grassland and saltmarsh habitats AECOM (2012) mapped three additional ecological vegetation classes (EVC) in accordance with Victorian DSE benchmarks and descriptions in Oates and Taranto, 2001. ERM observed these habitats to be present in December 2016 and noted that community descriptions provided by AECOM (2012) remain accurate. None of these communities are noted as being EPBC Act listed TECs, although are designated by AECOM (2012) as being of various levels of conservation significance due to condition and integrity (refer *Section 5.2.2* and *Figure 5.4*).

AECOM (2012) map areas of 'very high' and 'high' conservation significance outside the airside areas around the western and eastern sides of RAAF Lake and in the south eastern and western corners of the base (refer *Figure 5.4*).

Table 5.5 summarises the EVCs mapped and recognised onsite by AECOM (2012) and updated by ERM.

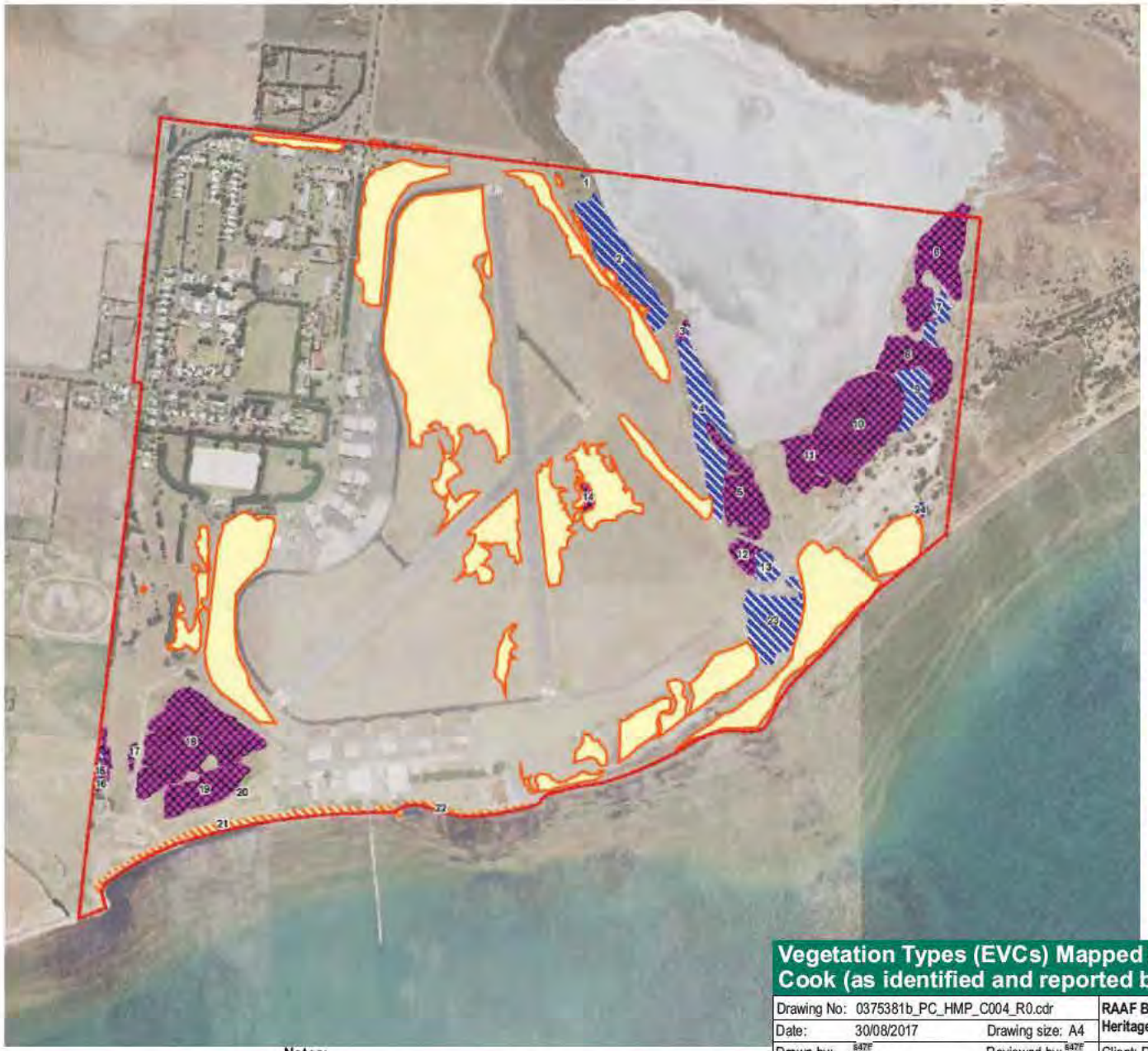
Table 5.5 Ecological Vegetation Classes mapped within the RAAF Base Point Cook

Ecological Vegetation Class	Bioregional Conservation Status*	Source	Area (ha) (reported by AECOM 2012)	Description
EVC 9 Coastal Saltmarsh	Vulnerable	AECOM (2012)	19.8	Occupies poorly drained soils that are waterlogged with semi-saline to saline water for the majority of the year. Lower and more inundated areas are dominated by Beaded Glasswort (*Sarcocornia quinqueflora*), Shrubby Glasswort (*Sclerostegia arbuscular*) and Austral Seablite (*Suaeda australis*).
EVC 132 Plains Grassland	Endangered	ERM field visit (2016)	32.2	Patches in airside areas, regularly mown and slashed. Dominated by Wallaby Grass (*Rytidosperma longifolium*). Occasional other native Speargrasses (*Austrostipa spp.*) appear in the grasslands outside the north western airside edge. The patches are very low in native herb diversity (none were observed) although the dominance and relative % cover of the Wallaby Grass (>50%) meets the minimum condition threshold for the EPBC Act listed Critically Endangered Ecological Community (CEEC): Natural Temperate Grassland of the Victorian Volcanic Plain. Previously mapped by AECOM (2012) as modified treeless vegetation (MTV) due to <50% relative cover of native grasses. All mapped MTV in AECOM (2012) is not equivalent to EVC 132. AECOM (2012) did not differentiate which patch of MTV equates to grassland, although it can be taken that this EVC is mostly in the airside area.

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Ecological Vegetation Class	Bioregional Conservation Status*	Source	Area (ha) (reported by AECOM 2012)	Description
EVC 311 Berm Grassy Shrubland	Endangered	AECOM (2012)	1.48	Occurs as low shrubland on sand deposits formed by low energy wave action. Community is dominated by coast saltbush (*Atriplex cinerea*) and a number of salt-tolerant ground covers/shrubs such as rounded noon-flower (*Disphyma crassifolium* subsp *clavellatum*), beaded glasswort (*Sarcocornia quinqueflora*) and seaberry saltbush (*Rhagodia candolleana* subsp *candolleana*).
EVC 914 Estuarine Flats Grassland	Endangered	AECOM (2012)	8.99	Occurs as closed-grassland occupying well drained sandy flats. Dominant species are prickly spear-grass (*Austrostipa stipoides*), blue tussock-grass (*Poa poiformis*), hairy spinifex (*Spinifex sericeus*), coast saltbush (*Atriplex cinerea*) and chaffy saw-sedge (*Gahnia filum*)
* for the Victorian Volcanic Plains (VVP) Bioregion with the exception of EVC 311 which is identified by AECOM (2012) and is known from the Otway Plains Bioregion.				

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Vegetation Types (EVCs) Mapped within RAAF Base Point Cook (as identified and reported by AECOM 2012)

5.4

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This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

ERM

Notes:
Habitat Zone Number used in AECOM 2012 and not relevant to this HMP

Source:
RAAF Williams Point Cook - AECOM Biodiversity Monitoring Plan Figure 4 (June 2012)

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Threatened Flora

The PMST identified ten EPBC Act listed flora species that have potential to occur within 10km of the RAAF Base Point Cook. The Atlas of Living Australia (search date 22/6/2017; search radius 10km) does not contain any records of these species within 10km of the site.

Two conservation significant species were reported to occur within the site by AECOM (2012):

- Salt Lawrencia (*Lawrencia spicata*) – (EPBC Act: not listed; FFG Act: rare) – more than 100 individuals were observed by AECOM (2012) on the western and eastern shores of RAAF Lake amongst coastal grassland and saltmarsh. In 2016, ERM estimated the population at over 300 individuals with substantial population recruitment and age classes in the area west of RAAF Lake and east of the airside area (refer *Figure 5.5* and *Photograph 5.3*); and

- Slender Bindweed (*Convolvulus angustissimus* subsp. *omnigracilis*) – (EPBC Act: not listed; FFG Act: data deficient) – one individual was observed by AECOM (2012) in degraded grassland of urban and parkland area (refer *Figure 5.6*). ERM could not confirm this occurrence due to access restrictions.



Photograph 5.3 Salt Lawrencia observed in Eastern Part of Airside Area, west of RAAF Lake (ERM 2016)

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LEGEND

Site Boundary

Source:
RAAF Williams Point Cook - AECOM Biodiversity Monitoring Plan Figure 2 (June 2012)

Threatened Flora (as identified and reported by AECOM 2012)

5.6

Drawing No:	0375381b_PC_HMP_C006_R0.cdr		RAAF Base Point Cook Heritage Management Plan
Date:	30/08/2017	Drawing size: A4	
Drawn by:	[redacted]	Reviewed by: [redacted]	Client: Department of Defence

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Threatened Fauna

AECOM (2012) reported three threatened fauna species (listed under the FFG Act) that have been identified within the site as part of surveys or previous field studies (none under the EPBC Act). These are the Blue-billed Duck (*Oxyura australis*), Altona Sedge-skipper (Butterfly) (*Hesprilla flavescens* subsp. *flavescens*) and White-bellied Sea-eagle (*Haliaeetus leucogaster*).

The 2016 ERM site inspection confirmed that habitats likely to support these species are present and consistent with AECOM (2012).

Migratory Species

AECOM (2012) reported 57 migratory/marine bird species (listed under the EPBC Act) that have been identified within the site as part of surveys or previous field studies.

A number of important shorebird roosting and foraging sites are reported to occur in western Port Phillip Bay (which includes the site). Given the characteristics of the site shorebirds may also undertake localised movement between key roosting and foraging sites, within RAAF Base Point Cook (AECOM, 2012).

Numerous waterfowl have also been recorded on RAAF Lake, including large numbers of some species, e.g. up to 3500 pink-eared ducks, over 2000 ducks, and up to 90 cormorants cited in AECOM (2012).

5.2.2 *Assessment of Natural Heritage Significance*

The potential natural heritage values at RAAF Base Point Cook include:

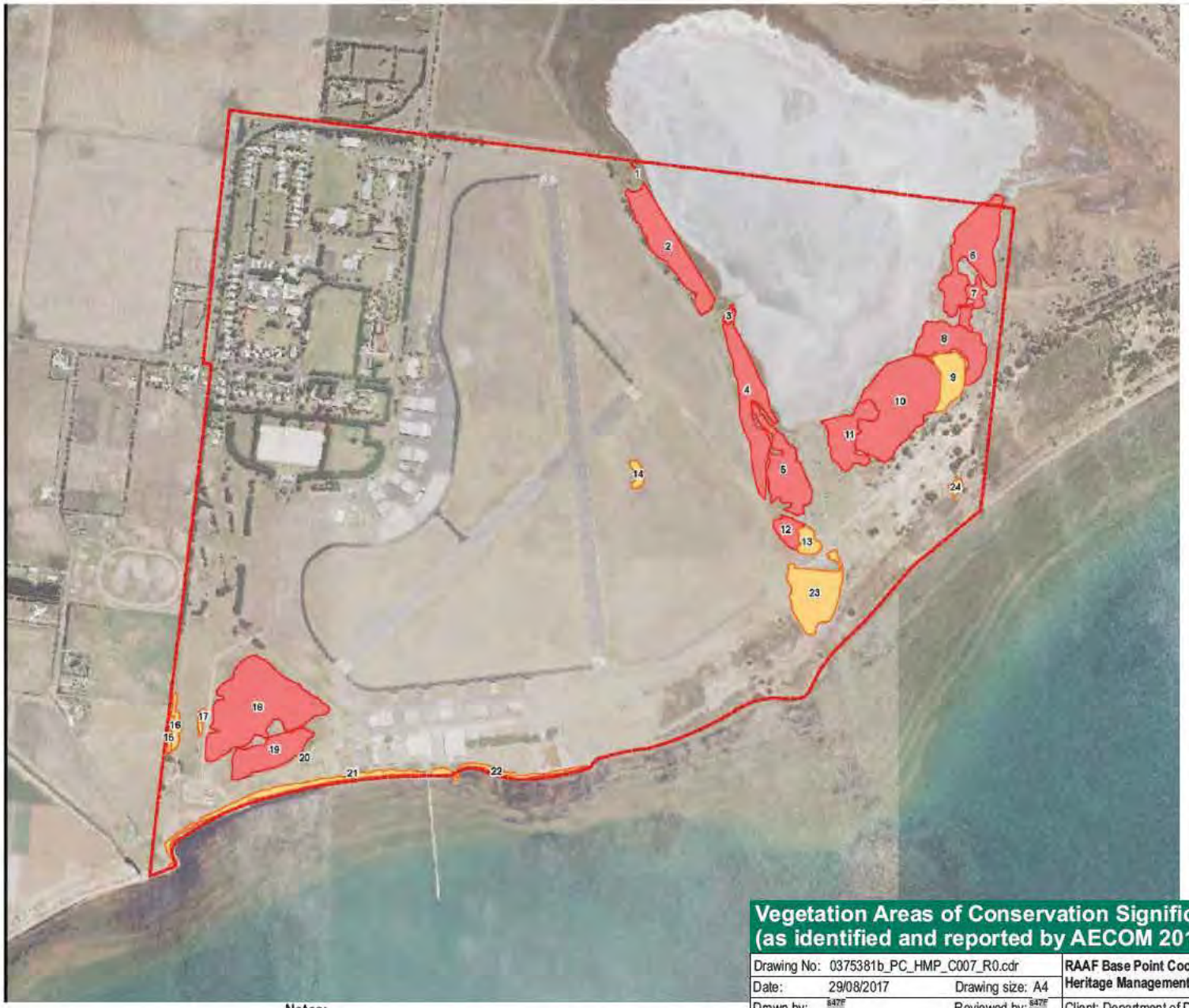
- Lake and lacustrine habitats in RAAF Lake important for migratory birds and intertidal habitats on the Port Phillip Bay shoreline.
- Four native vegetation communities, all of which have conservation significance at the bioregional level listed as vulnerable or endangered under the FFG Act, one of which also meets the criteria for an EPBC Act listed community. AECOM (2012) map areas of 'very high' and 'high' conservation significance outside the airside areas (based on qualitative condition data they collected relative to benchmark condition data) around the western and eastern sides of RAAF Lake and in the south eastern and western corners of the base (refer *Figure 5.7*).
- Two conservation significant (one FFG Act listed threatened) flora species known to occur.
- Three FFG Act listed fauna species known to occur.
- Fifty-seven EPBC listed migratory/marine birds known to occur.

Table 5.6 contains a description of the natural heritage elements of the RAAF Base Point Cook.

Table 5.6 Description of the Natural Heritage Values of the RAAF Base Point Cook

Natural Heritage Value	Description
Wetlands and Intertidal Areas	RAAF Lake and the intertidal marine zone of RAAF Base Point Cook provide important lake and lacustrine habitats for migratory birds. These habitats are contiguous with the neighbouring Point Cook Coastal Park and Cheetham Wetlands and are reported to be of importance as a migratory wader roost area, with the intertidal flat reported significant as part of the western wetlands wader habitat (Biosis Research, 1992). RAAF Base Point Cook is near the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site.
Landscape Representativeness of TECs/EECs	The whole RAAF Base Point Cook is largely cleared, regularly mown grassland of largely non-native species with low species diversity native grassland patches. The only relatively intact native vegetation occurs in small areas within the eastern, southern and south western parts of the site. Native grasslands across the airside and surrounding grassed areas are highly disturbed by regular mowing. On review of the Victorian Biodiversity Interactive Map, these native vegetation types are rare in the broader western Port Phillip Bay landscape due to urban and agricultural land use. Of the small native vegetation patches present, four native vegetation communities of conservation significance are represented. At the bioregional level they are listed as vulnerable or endangered under the FFG Act. One of the communities also meets the criteria for an EPBC Act listed community. AECOM (2012) has mapped areas of 'very high' and 'high' conservation significance outside the airside areas around the western and eastern sides of RAAF Lake and in the south eastern and western corners of the base.
Species Diversity and Habitat	Although the landscape is heavily modified with only small areas of native vegetation along the lacustrine and coastal fringes, species diversity is relatively high because the grasslands, lake, saltmarsh, dune scrub and intertidal environments provide a high level of landscape and habitat diversity in a small area. These habitats are replicated in much larger scale occurrences in the contiguous Point Cook Coastal Park and Cheetham Wetlands immediately to the north.
Threatened Flora	Two conservation significant (one threatened) flora species are known to occur at RAAF Base Point Cook (AECOM, 2012). Threatened flora records and habitat values of conservation significance are restricted largely to the native vegetation east and south western parts of the Base.
Threatened and Migratory Fauna	Three FFG Act listed fauna species (no EPBC Act listed) and 57 migratory birds are known to occur at RAAF Base Point Cook (AECOM, 2012). Threatened and migratory fauna habitat values of conservation significance within the RAAF Base Point Cook are limited largely to the native vegetation in the east and south western parts of the Base, RAAF Lake and the intertidal marine environments.

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LEGEND

- Site Boundary
- High
- Very High
- 24 Habitat Zone Number

Notes:

Habitat Zone Number used in AECOM 2012 and not relevant to this HMP

Source:

RAAF Williams Point Cook - AECOM Biodiversity Monitoring Plan Figure 5 (June 2012)

Vegetation Areas of Conservation Significance (as identified and reported by AECOM 2012)

5.7

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Date:	29/08/2017	Drawing size:	A4
Drawn by:	[redacted]	Reviewed by:	[redacted]

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RAAF Base Point Cook
Heritage Management Plan

Client: Department of Defence

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A summary of potential natural heritage is provided against the value categories described by the Australian Natural Heritage Charter 2002 (AHC, 2002) (refer *Table 5.7*).

Table 5.7 ***Natural Heritage Elements of RAAF Base Point Cook using the Australian Natural Heritage Charter***

Element	Comment	GEMS Ranking
Ecosystem diversity	An ecosystem is a dynamic complex of organisms and their non-living environment, interacting as a functional unit (AHC, 2002). Ecosystem diversity is determined by the species composition, physical structure and processes within a place. The grasslands, RAAF Lake, saltmarsh, dune scrub and intertidal environments provide a high level of landscape and ecosystem diversity in a small area. These habitats are replicated in much larger occurrences in the contiguous Point Cook Coastal Park and Cheetham Wetlands immediately to the north. None of the habitats are restricted to or solely dependent on the resources available within the site; that is the ecosystem diversity immediately north of the site is not dependent on the small area of habitat within the RAAF Point Cook. The Point Cook Coastal Park and Cheetham Wetlands immediately north of the site represent greater local (and protected) examples of these values. The site is not considered important for natural values noted in terms of ecosystem diversity.	Low
Species Diversity	Species diversity is the variety of species within a place (AHC, 2002). Species diversity is relatively high as although the landscape is heavily modified with only small areas of native vegetation along the lacustrine and coastal fringes; the grasslands, lake, saltmarsh, dune scrub and intertidal environments provides a high level of landscape and habitat diversity in a small area. These habitats are replicated in much larger occurrences in the contiguous Point Cook Coastal Park and Cheetham Wetlands immediately to the north. One flora species listed under the FFG Act is prolific along the airside-estuarine grasslands interface on the eastern side of the airfield. Four additional non-migratory species of conservation significance (two birds, one butterfly and one plant) have been recorded. The native vegetation patches mapped are representative of EVCs which are bioregionally conservation significant (one of which is listed as a CEEC under the EPBC Act). Most notably, RAAF Lake has the potential to support a large diversity of species with 57 EPBC listed migratory species recorded on the site. While these values are noted they are similarly and more extensively represented in the adjacent Point Cook Coastal Park and Cheetham Wetlands and Ramsar wetland in the wider landscape. The site is not considered important for natural heritage values in terms of species diversity.	Low

Element	Comment	GEMS Ranking
Geodiversity Value	Geodiversity means the natural range (diversity) of geological (bedrock), geomorphological (landform) and soil features, assemblages, systems and processes. Geodiversity includes evidence of the past life, ecosystems and environments in the history of the earth as well as a range of atmospheric, hydrological and biological processes currently acting on rocks, landforms and soils (AHC, 2002). No significant or important geodiversity features were identified and no geodiversity heritage values exist within the Site.	None
Natural Integrity	Natural integrity means the degree to which the place retains its natural biodiversity and other natural processes and characteristics (AHC 2002). Four native vegetation types (covering approximately 62.47 ha) have sufficient integrity to be classified as threatened EVCs (in the bioregion), one of which also meets the minimum criteria for an EPBC Act and FFG listed TEC. None of the species or communities are restricted to or solely dependent on the resources available within the site. The Point Cook Coastal Park and Cheetham Wetlands immediately north of the site represent greater local (and protected) examples of these values. The site is not considered important for natural heritage values in terms of natural integrity.	None
Existence Value	Existence value means the intrinsic value that living organisms, earth processes and ecosystems have beyond the social, economic or cultural values held by humans (AHC, 2002). The habitats and vegetation at RAAF Base Point Cook contain intrinsic existence value, but areas providing specifically high existence value are the native vegetation areas outside of the airside area at the fringes of the base area and RAAF Lake. Given the existence value within the RAAF Base Point Cook is not substantial, the site is not considered of importance regarding this element.	Low
Scientific Value	The scientific value of a place refers to the Site's known or potential ability to reveal further information (AHC, 2002). While the RAAF Base Point Cook may have scientific value for its potential to reveal important ecological information on migratory species' use of coastal lake and intertidal habitats, or for the threatened species present on the site; this value is similarly (and more extensively) represented in the adjacent Point Cook Coastal Park and Cheetham Wetlands. Given the larger representation of these features in the wider landscape, RAAF Base Point Cook is not considered of importance regarding scientific value.	None

Element	Comment	GEMS Ranking
Indigenous Species	Indigenous species means a species that occurs at a place within its historically known natural range and that forms part of the natural biodiversity of a place (AHC, 2002). As described, four native vegetation types (covering approximately 62.47 ha) represent threatened EVCs (in the bioregion), one of which also meets the criteria for an EPBC Act listed TEC. The site also contains four threatened or conservation significant species (in Victoria) (two flora species and two fauna species). The lake, lacustrine and intertidal environments provide habitat for 57 EPBC listed migratory bird species. While these elements are noteworthy none of these features are restricted to or solely dependent on the resources available within the site. The site is not a key source population for any taxa, nor is a significant proportion of any taxon's population known from the site. The site is not considered important for natural heritage values in terms of indigenous species.	None
Aesthetic Value	Natural aesthetic value is the beauty that people perceive in nature (AHC, 2002). No specific aesthetic values assessment has been undertaken. Previous assessments of heritage at the site and the site visit did not identify any specific aspects of natural beauty.	None

An assessment of the place and its natural elements against the CHL criteria is contained in *Table 5.8*.

Table 5.8 ***Assessment of natural values against the CHL criteria***

Criterion	Discussion
Criterion a) - *the place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history*	The coastal environments of the site are a very small element of Port Phillip Bay coastline. Similarly, the site is largely modified from its natural state due to land-use activities since 1914 and managed as grassland. With the Point Cook Coastal Park and Cheetham Wetlands immediately north, containing a greater representation of the coastal and lake environments of the site, the site does not represent uniquely important elements in the course or pattern of Australia's natural history. **This criterion is not met.**
Criterion b) - *the place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*	The native vegetation, lake and intertidal areas of RAAF Base Point Cook contain the following rare or endangered natural elements: • Four native vegetation communities of conservation significance at the bioregional level listed as vulnerable or endangered under the FFG Act, one of which also meets the criteria for an EPBC Act listed community; • Two conservation significant (one threatened) flora species are known to occur; • Three FFG Act listed fauna species are known to occur; and • Fifty-seven EPBC listed migratory birds.

Criterion	Discussion
	None of these species are restricted to or solely dependent on the resources available within the site. The site is not a key source population for any taxa, nor is a significant proportion of any taxon's population known from the site. Although rare and endangered elements do occur on the site, none of the occurrences are unique or represent a significant proportion of a population. **This criterion is not met.**
Criterion c) - *the place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*	The Site is considered to have value for its potential to reveal important ecological information on migratory species' use of coastal lake and intertidal habitats, as well as for the threatened species present on the site. This value is not unique to the site, with larger, protected examples of those habitats and vegetation types present in the Point Cook Coastal Park and Cheetham Wetlands immediately north. **This criterion is not met.**
Criterion d) - *the place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:* *3. a class of Australia's natural or cultural places; or* *4. a class of Australia's natural or cultural environments*	Some of the natural places and environments of RAAF Base Point Cook are listed under relevant biodiversity conservation legislation as rare and endangered, although the site as a whole is largely disturbed. The natural environments are restricted to small areas within the eastern, southern and south western parts of the site (with disturbed grassland sections throughout the airside). With the Point Cook Coastal Park and Cheetham Wetlands immediately north, representing larger and protected examples of similar environments, the site does not contain principal characteristics of Australia's natural places or environments. **This criterion is not met.**
Criterion e) - *the place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*	No particular aesthetic study was undertaken, although it is considered unlikely that RAAF Base Point Cook would contain high values for this element. Previous assessments of heritage at the site and the site visit did not identify any specific aspects of natural beauty. **This criterion is not met.**
Criterion f) - *the place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period*	**This criterion is not relevant to natural heritage.**
Criterion g) - *the place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	**This criterion is not relevant to natural heritage.**

Criterion	Discussion
Criterion h) – *the place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history*	The place possesses nothing relevant to the works of a person of importance in Australia's natural history. **This criterion is not met.**
Criterion i) – *the place has significant heritage value because of the place's importance as part of Indigenous tradition*	**This criterion is not relevant to natural heritage.**
Conclusion: The conclusion of the assessment is that the RAAF Base Point Cook, while possessing some elements recognised in biodiversity conservation legislation as rare and endangered, does not possess the size, integrity and representativeness to meet the threshold for the CHL. The biodiversity values are important in the state of Victoria, nationally and internationally (specifically RAAF Lake and the intertidal areas for migratory birds) but they are not unique to the site, with the Point Cook Coastal Park and Cheetham Wetlands immediately north representing greater local (and protected) examples of such values.	

Table 5.8 demonstrates that although RAAF Base Point Cook contains some natural elements that are rare and endangered, the environments are not of significant quality, extent or uniqueness to meet the threshold for the CHL. RAAF Lake, the intertidal marine zone and the native vegetation in small areas within the eastern, southern and south western parts of RAAF Base Point Cook are of importance as contiguous parts of the neighbouring Point Cook Coastal Park and Cheetham Wetlands, however not as a place of CHL natural heritage value.

Management of those natural elements should aim to maintain and enhance the ecological integrity of those elements, however will not be detailed further in the HMP because they are not elements that meet the threshold for the CHL. Any proposed actions should consider those elements and potential impacts using different tools to HMP processes as they deal with biodiversity legislation protecting those elements.

5.3 HISTORIC HERITAGE

5.3.1 *Description*

RAAF Base Point Cook is recognised as the oldest military aviation base in Australia in service continually since 1914. Aspects of the base, which illustrate its long service and origins, include the planning and layout of the base prior to WWI, during the Inter-war period and during WWII, as well as individual buildings and suites of buildings.

Most of the historic heritage of RAAF Base Point Cook can be grouped into nine precincts which represent different uses of the base, often correlating with different construction periods. Assets within these precincts generally vary in their level of significance, depending on their date of construction, importance to the history and function of the place, and their level of integrity.

There are eight assets at RAAF Base Point Cook with highly significant heritage value:

- Aeroplane Hangar (210), South Tarmac Precinct, built in 1914;
- Single Officers' Quarters (488), Single Officers' Quarters Precinct, built in 1914;
- Seaplane Hangar (95), South Tarmac Precinct, built in 1915;
- Battleplane Hangar (104), South Tarmac Precinct, built in 1917;
- Officers' Mess; Sergeants' Mess (18), Single Officers' Quarters Precinct, built in 1918;
- Officers' Mess (33), Single Officers' Quarters Precinct, built in 1918;
- Parade Ground (88), Parade Ground Precinct, built c1920; and
- Flying Training School HQ; RAAF Station HQ; Base Squadron HQ (87), Parade Ground Precinct, built in 1929.

There are also 40 assets identified as having high heritage value, 35 with medium value, and 7 with low value. Details regarding each asset with identified heritage value are provided in the following section.

5.3.2 *Assessment of Built Heritage Values*

RAAF Base Point Cook has been assessed as having significant heritage value and the values of the contributory elements are clearly understood through the detailed information in the current NHL and CHL listings.

The following tables and significance mapping plans summarise the heritage values of the RAAF Base Point Cook precincts and provide a significance ranking and description of the current condition of individual assets.

Table 5.9 ***Summary of precinct heritage assessment***

Precinct	Heritage Values	GEMS Ranking	Asset Information
South Tarmac	Retains the oldest, most extensive WWI complex of military aviation buildings in Australia; contains rare and uncommon examples of specific military aviation building types; demonstrates the early planning preferences of the era through its physical separation from other precincts and rectilinear planning.	Cited in Listing	34 assets: 21 Cited in Listing, 3 Low, 10 None / Intrusive
North Tarmac	Encapsulates the significance of the site as the focus for WWII RAAF training activities though its rapid construction and development; indicates the extent of aircraft support facilities required through intact number and planning layout of Bellman Hangars.	High	31 assets: 14 cited in Listing; 4 Medium, 2 Low, 11 None/Intrusive

Precinct	Heritage Values	GEMS Ranking	Asset Information
Staff Residences	Contains a rare and intact group of RAAF staff housing spanning from 1914 to the late 1930s, of consistent design and construction; representative of the segregation of rank within the RAAF through its connection with single men's quarters (Officers' Barracks Precinct) to the east.	High	15 assets: 13 Cited in Listing, 2 None/Intrusive
Single Officer's Quarters	Contains one of the earliest remaining buildings on the site; representative of the other ranks' accommodation styles and layout within the RAAF.	High	10 assets: all Cited in Listing
Mechanics' Quarters	Originally highly indicative of the importance of airmen through extent of precinct, architecturally and planning-wise an important group of buildings; significance has been diminished through demolition and major alterations.	Medium	4 assets: all Cited in Listing
RAAF Academy	Representative of the continued use of early planning principles at the Base; last major development at the site before gradual decline in use.	Medium	14 assets: 9 Medium, 5 None/Intrusive
Parade Ground	Central ceremonial focus of the site, strategically located between administrative and housing functions and technical areas; retains important buildings and site elements, landscaping and historical use of main building as Base Squadron HQ.	High	5 assets: 4 Cited in Listing, 1 Medium
Merz Road WWII Huts	One of few remaining collections of P1 type huts, representative of the massive influx of infrastructure required in WWII; retains original interrelationships between buildings, original form and some early fabric.	High	4 assets: 3 Cited in Listing, 1 High
Entry	Important as the 'face' of Point Cook, 1930s developments including the sentry boxes and gates demonstrated the attitude of officials to the growing stature and permanence of the Air Force.	Medium	4 Assets: 3 Cited in Listing, 1 Intrusive
Outside the Precincts		High	24 assets: 12 Cited in Listing, 2 Medium, 9 Low, 1 Intrusive

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Table 5.10 South Tarmac Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
90	The Motor Transport Garage	Poor	Cited in Listing
91	The Language / Aeronautics School	Poor	Cited in Listing
92	The Language / Aeronautics School	Poor	Cited in Listing
93	The Language / Air Navigation School	Poor	Cited in Listing
95	The Seaplane Hangar, Aeroplane Workshops	Fair	Cited in Listing
96	The Language / Wireless School	Poor	Cited in Listing
97, 119	Magazines	Fair	None
100	The Seaplane Squadron HQ	Fair	Cited in Listing
101	The Seaplane Hangar	Fair	Cited in Listing
102	The Toilet Block	Poor	Intrusive
103	23m Range Stop Butt	Poor	Low
104	The Battleplane Hangar	Fair	Cited in Listing
108	The Jetty	Poor	Cited in Listing
109	23m Range Store and Shelter	Poor	None
112	Store	Fair	None
120	The Substation No. 3	Fair	Low
121	The Gunnery Stop Butt	Fair	High
122	The Hazardous / Inflammable Store	Poor	Cited in Listing
132	Mask Training Facility	Fair	None
203	The WWII Hut	Poor	Cited in Listing
209, 218	The Toilet Block	Poor	None
210	The Aeroplane Hangar	Poor	Cited in Listing
211 – 214	The Bellman Hangars	Poor	Cited in Listing
221	The Store	Poor	Cited in Listing
243	The Classroom Block RAAF College	Poor	Cited in Listing
467 - 469	Sewerage Treatment Plant	Good	None
485	The (WWII Hut) and extension	Good	Cited in Listing
-	Small Arms Range	Fair	Low
-	Horizon Tank	Good	Intrusive

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- Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

South Tarmac Seaplane Jetty

5.8

Drawing No:	0375381b_PCHMP_HMP_C008_R1.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date:	29/05/2018	Drawing size: A4	
Drawn by:	s47F	Reviewed by: s47F	Client: Department of Defence

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Table 5.11 North Tarmac Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
82	The Switch Room	Poor	Cited in Listing
83	The Sewage Pump House	Poor	Medium
168	The WWII Hut	Fair	Medium
169	The WWII Hut	Fair	Medium
170	The WWII Hut	Fair	Medium
176	The WWII Hut	Good	Cited in Listing
177	The Electrical Supply	Good	None
178 – 187	The Bellman Hangars	Good/Fair	Cited in Listing
188	The WWII Hut	Good	Cited in Listing
190	The WWII Hut	Poor	Cited in Listing
193	The Toilet Block	Poor	Low
194	The North Tarmac Store	Fair	Intrusive
195	The Museum Entry	Good	None
196, 197, 200, 201, 204	The Museum Store and Miscellaneous Stores	Fair - Good	None
202	The RAAF Museum Admin./RAAF/Flight Training	Good	Low
331	The Control Tower	Good	Intrusive
332	The Airfield lighting switch room	Good	None
Unknown	Tiger Moth flight businesses	Good	None

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Legend

- Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

North Tarmac Precinct

5.9

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Table 5.12 Staff Residences Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
M000	2 Dalzell Road	Fair	Cited in Listing
M001	3 Dalzell Road	Fair	Cited in Listing
M002	4 Dalzell Road	Fair	Cited in Listing
M003	5 Dalzell Road	Fair	Cited in Listing
M004	1 Cole Street	Fair	Cited in Listing
M005	2 Cole Street	Fair	Cited in Listing
M006	3 Cole Street	Fair	Cited in Listing
M007	4 Cole Street	Fair	Cited in Listing
M008	5 Cole Street	Fair	Cited in Listing
M009	6 Cole Street	Fair	Cited in Listing
M010	7 Cole Street	Fair	Cited in Listing
M011	8 Cole Street	Fair	Cited in Listing
M027/028	Lukis House, 1 Dalzell Road	Fair/Poor	Cited in Listing
338	Water Storage Pump House	Good	None
339	Water Storage Tank	Good	None

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Legend

- Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Staff Officer's and NCO Residences Precinct

5.10

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Drawn by: [redacted]	Reviewed by: [redacted]		Client: Department of Defence

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Table 5.13 Single Officers' Quarters Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
18	The Officers' Mess / Sergeants' Mess	Fair	Cited in Listing
21	The Linen & Bedding Store / Laundry	Poor	Cited in Listing
22	The Servants' Quarters (relocated from adjacent Building 18)	Poor	Cited in Listing
23	The Single Officers' Quarters	Poor	Cited in Listing
24	The Single Officers' Quarters	Poor	Cited in Listing
27	The Single Officers' Quarters	Poor	Cited in Listing
28	The Single Officers' Quarters	Poor	Cited in Listing
29	The Single Officers' Quarters	Poor	Cited in Listing
30	The Water Towers	Fair	Cited in Listing
488	The Single Officers' Quarters	Poor	Cited in Listing

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Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Single Officers' Quarters Precinct

5.11

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Date: 21/12/2017 Drawing size: A4	
Drawn by: s47F Reviewed by: s47F	Client: Department of Defence
0 10 20m N	This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

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Table 5.14 Single Mechanics' Quarters Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
38	The Airmen's Gymnasium / Cinema	Fair	Cited in Listing
41	The Mechanics' Quarters	Fair	Cited in Listing
42	The Mechanics' Quarters	Fair	Cited in Listing
46	The Mechanics' Quarters	Fair	Cited in Listing

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Legend

- Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Single Officers' Quarters Precinct

5.12

Drawing No: 0375381b_PC_HMP_C012_R0.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date: 21/12/2017	Drawing size: A4	
Drawn by: s47F	Reviewed by: s47F	Client: Department of Defence

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Table 5.15 RAAF Academy Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
3	The OTS Headquarters	Good	Medium
4	The RAAF Academy	Good	Medium
5	The Chapel	Fair	Medium
6	The School of Post Graduate Studies	Good	Medium
7	The AAFC Offices and Lecture Rooms	Good	Medium
8	Flammable Liquid Store	Good	None
9	The RAAF College Headquarters	Good	Medium
10	The RAAF Academy	Fair	Medium
11	The RAAF Academy	Good	Medium
12	The Cadet's Laundry	Good	Medium
20	Storage Shed	Good	None
35	Equipment Storage Shed	Good	None
144	Cadet's Headquarters No. 4 Wing	Good	None
274	Storage Shed	Good	None

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Document 1



Legend

- Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

RAAF Academy Precinct

5.13

Drawing No:	0375381b_PC_HMP_C013_R0.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date:	29/05/2018	Drawing size: A4	
Drawn by:	s47F	Reviewed by: s47F	Client: Department of Defence

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Table 5.16 Parade Ground Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
86	The Flagpole	Fair	Cited in Listing
87	The Flying Training School HQ; RAAF Station HQ; Base Squadron HQ.	Good	Cited in Listing
88	The Parade Ground	Good	Cited in Listing
94	The AFC Memorial	Good	Cited in Listing
	Memorial Trees	Fair	Medium

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Document 1



Legend

- Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Parade Ground Precinct

5.14

Drawing No: 0375381b_PC_HMP_C014_R1.cdr			**RAAF Base Point Cook Heritage Management Plan**
Date: 22/04/2020	Drawing size: A4		
Drawn by: s47	Reviewed by: S		Client: Department of Defence

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Table 5.17 Merz Road WW2 Huts Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
228	The Trainee Sleeping Quarters	Fair	Cited in Listing
277	The Trainee Sleeping Quarters	Fair	Cited in Listing
455	The Trainee Sleeping Quarters	Fair	Cited in Listing
456	The Trainee Sleeping Quarters	Fair	High

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Legend

Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Merz Road WWII Huts Precinct

5.15

Drawing No: 0375381b_PC_HMP_C015_R0.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date: 21/12/2017	Drawing size: A4	
Drawn by: s47F	Reviewed by: s47F	Client: Department of Defence

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Table 5.18 Entry Precinct Assets

Asset No.	Heritage Values	Condition	GEMS Ranking
70	The Guard House	Good	Cited in Listing
81	The Substation	Fair	Cited in Listing
145	Point Cook Flying Club	Good	Intrusive
932	The Sentry Boxes	Fair	Cited in Listing



Legend

Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Entry Precinct

5.16

Drawing No:	0375381b_PC_HMP_C016_R0.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date:	25/05/2018	Drawing size: A4	
Drawn by:	[redacted]	Reviewed by: [redacted]	Client: Department of Defence

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Table 5.19 Assets outside precincts

Asset No.	Heritage Values	Condition	GEMS Ranking
25	The Substation No. 2	Fair	Low
31	Officers' Accommodation	Good	Medium
33	The Officers' Mess	Good	Cited in Listing
34	The Garage	Good	Cited in Listing
71	The Airmen's Garage	Fair	Cited in Listing
72	The Barracks Office and Store	Fair	Cited in Listing
74	The State School	Fair	Cited in Listing
125	The P1 Hut	Good	Medium
155,156,158	The P1 Huts	Poor	Cited in Listing
161	The Library / HQ, 1st FTS	Good	Cited in Listing
340, 341, 347, 348	Accommodation Blocks	Good	Low
M026	The Caretaker's Cottage	Good	Cited in Listing
Unknown	Unknown use	Fair	Low
Airstrip	The Airstrip	Fair	Cited in Listing
Airfield	Timber Drain Grates	Poor	Low
Landscape Elements	The Landscape Elements	Fair	Cited in Listing



Legend

Site Boundary

Heritage Significance

- Cited in Listing
- High
- Medium
- Low
- Intrusive
- None

Locations of Buildings Outside Precincts

5.17

Drawing No:	0375381b_PC_HMP_C017_R3.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date:	22/04/2020	Drawing size: A4	
Drawn by:	s47F	Reviewed by: s47F	Client: Department of Defence

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N

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5.4 ASSESSMENT OF SIGNIFICANCE

5.4.1 Assessment of Significance

Commonwealth Heritage List

The current CHL listing citation for RAAF Base Point Cook (CHL Place ID 105275) is shown at *Table 5.20*. The listing citation has been reviewed by ERM based on its findings as a result of the investigations for this HMP.

Table 5.20 Assessment of historic values against the CHL criteria

Criterion	Existing Assessment	Discussion
Criterion a) – *the place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history*	Point Cook Air Base, including the airfield, runways, jetty, hangars, parade ground, headquarters building, Aeronautics School and training buildings, staff housing and landscaping is important for its association with the establishment of Australia's military aviation forces in 1913 by the Commonwealth Government. As a Federation related initiative, Point Cook in Victoria, the temporary home of the new Commonwealth Government, was chosen for the potential to operate both land and water based aircraft. The Central Flying School and the Australian Flying Corps were based at Point Cook, which in 1921 became the focus of the newly formed RAAF under the influence of Sir Richard Williams. As an expression of the Commonwealth's defence policy Point Cook developed under the influence of Director-General for Public Works P T Owen and Commonwealth Architect J S Murdoch. The planning of the base reflects the early perception of sea planes as integral to the military use of aviation. Subsequent planning developments, seen in the establishment of an Aeronautics School under RAAF control from 1922, expressed the prevailing philosophies based on British ideas. These ideas included the clear separation of functions and expression of the social structure of the Airforce. The influence of Murdoch is seen in the continuing use of the Commonwealth Vernacular and Classical Revival styles for single and double storey weatherboard, timber buildings. In common with other pre and early Second World War bases the increased funding made available for defence by the Commonwealth allowed some buildings and service structures to be erected in brick. Style Modern features, which illustrate this phase of development, are included in the designs for the Officers Mess (Building No. 33). Point Cook is important for its association with the training of senior air force officers until the 1960s, when the RAAF Staff College was transferred to Canberra. The importance of the	ERM concurs with this assessment. **This criterion is met.**

Criterion	Existing Assessment	Discussion
	base historically is seen in its use as the starting point for the first transcontinental flight to Darwin in 1920, the first round Australia flight in 1924 and the first non-stop flight to Perth in 1928. Attributes The whole of Point Cook Air Base, including the airfield, runways, jetty, hangars, parade ground, headquarters building, Aeronautics School and training buildings, staff housing and landscaping plus Officers Mess, Building 33.	
Criterion b) - *the place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*	Point Cook Air Base is important in demonstrating the development of a distinctive way of life on Australian air force bases. The base includes examples of early and seminal buildings and structures, which retain their relationship to each other and to the base as a whole. Buildings and structures of particular importance, both individually and as groups, illustrate the development of functional buildings and residential accommodation by the Commonwealth in the following periods. 1914-1918: Building 95 the Waterplane hangar of 1915, one of the two oldest defence aviation buildings in Australia; Building 210, the aeroplane hangar of 1914, the earliest example of a defence hangar; Building 104, the battleplane hangar of 1917, one of two surviving World War One hangars; Building 108, the hydroplane and seaplane jetty dating from 1916; Building 488, the single officers' quarters erected in 1914; Buildings M004-006, M010 and M026,married officers' quarters, which with building 488, are the earliest surviving buildings at the base; Building M011, married quarters, erected in 1915-1916; Building 18, the former Single Officer's Mess dating from 1918; and Building 23, the Single Officers Quarters of 1918 which established the pattern for later development. Inter War 1919-1939: Buildings 24 and 27-29, single officers' quarters of 1929-1939; Buildings 41, 42 and 46, airmen's quarters, 1928-1939; Building 33, the new Officer's Mess of 1937; Building M027-028, CO's Married Quarters of 1937-38; Building 87, the Base Squadron Headquarters of 1929; the first purpose built headquarters building for the RAAF; and Buildings 91 and 92, the Aeronautics Schools of 1922 and 1939. The Air Navigation School and Wireless School (Buildings 93 and 96) erected in 1939 illustrate the distinctive and primary training role of the Base. Building 101, the seaplane hangar erected in 1927 is important in illustrating the continuing, and distinctive, role of seaplanes at the base in conjunction with Building 100, the seaplane	ERM concur with the assessment, however, Building 121 has been added as an example of a very rare single bay Stop Butt. **This criterion is met.**

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Criterion	Existing Assessment	Discussion
	squadron headquarters erected in 1938. Building 121 is a rare single bay Stop Butt. Attributes The particular buildings identified above.	
Criterion c) - *the place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*	N/A	**This criterion is not met.**
Criterion d) - *the place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:* 1. *a class of Australia's natural or cultural places; or* 2. *a class of Australia's natural or cultural environments*	The Base is important in demonstrating the principal characteristics of air force bases developed in Australia under British influence between 1914 and 1939. These characteristics include the clear separation of functions and expression of the social structure of the Air Force. Individual buildings and structures important in illustrating the principal characteristics of the base are outlined under Criterion B.2. Building 88, the Parade Ground of 1930; Building 38, and Building 94, the War Memorial of 1938 are important in illustrating the development and formalisation of planning concepts utilised in other later bases. Supporting buildings which contribute to the characteristics of the base include Nos 21-22, 30, 34, 38, 70, 72, 90, 142, M001-002, M003, 73, 108, 110, 121, 155, 156, 158, 163, 176, 188, 190, 203, 211-214, 225, 228, 241-243, 259, 261, 277, 327, 427, 453, 455, 457-459, 481, 482 and 485. One and two storey weatherboard housing at the base is important in demonstrating the influence of the Commonwealth Architects Office under John Smith Murdoch and the Vernacular style employed by the Commonwealth between 1914 and 1939. Vernacular weatherboard structures are generally modest, single or double storey, with low-pitched corrugated iron or tile roofs, wide open eaves with exposed rafters, multi-paned double sash windows and a verandah or verandahs under the main roof profile. The principal characteristics of the Moderne Style are evident in the design of the brick Officers Mess, Building 33, erected in 1937. Attributes The buildings identified under criterion B that illustrate major phases of development, plus the additional buildings identified above, the one and two storey weatherboard buildings, and the new Officers Mess, Building 33.	ERM concur with the assessment, however, Building 121 has been added as an example of a very rare single bay Stop Butt. **This criterion in met.**

Criterion	Existing Assessment	Discussion
Criterion e) – *the place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*	N/A	**This criterion is not met.**
Criterion f) – *the place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period*	N/A	**This criterion is not met.**
Criterion g) – *the place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	The Base is important as a place, which is highly valued by members, and former members, of the RAAF for its symbolic, cultural and social associations. Attributes Not clarified.	ERM concurs with this assessment. **This criterion is met.**
Criterion h) – *the place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history*	Point Cook Air Base is important for its close association with Sir Richard Williams, one of the first cadets at the base, who was responsible in 1922 for the formation of the RAAF. Attributes Not clarified.	ERM concurs with this assessment. **This criterion is met.**

Criterion	Existing Assessment	Discussion
Criterion i) – *the place has significant heritage value because of the place's importance as part of Indigenous tradition*	N/A	**This criterion is not relevant to historic heritage.**
Conclusion: RAAF Base Point Cook meets the criteria for inclusion on the CHL.		

National Heritage List

The NHL is a list of places with outstanding natural, Indigenous or historic heritage value to the nation.

The current NHL citation for RAAF Base Point Cook (NHL Place ID 105671) is shown at *Table 5.21*. Edits to the Gazette Notice provided by Defence are included as *italics*. The listing citation has been reviewed by ERM based on its findings as a result of the investigations for this HMP.

Table 5.21 Significance assessment of RAAF Base Point Cook against NHL criteria

Criterion	Existing Assessment	Discussion
Criterion a) – *the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history*	The story of Point Cook, as the oldest military airbase in Australia, is an essential part of the story of the RAAF and the development of military and civil aviation in Australia. RAAF Base Point Cook was established in *1914* by the Federal Government as Australia's first military flying school-the Central Flying School *after establishing the Australian Flying Corps in September 1912*. From this modest beginning Australia became the only British dominion to set up a flying corps *prior to WWI and sustained the distinction throughout the war*. The first flying training *and first aircraft mechanics* courses commenced *at Point Cook* on 17 August 1914. The Australian Flying Corps (AFC) *saw* active service in Mesopotamia, *Palestine* and on the Western Front in France. It was clear by the end of World War One that air power was an important military capability. In January 1919 the Federal Government decided to form a separate air service. The RAAF, formed on the 31st of March 1921, was the second professional air force in the world, established three years later than the British Royal Air Force. The Prime Minister, Billy Hughes, saw the benefits of airpower in the defence of the coastline, supporting the creation of the RAAF.	ERM concur with the assessment. **This criterion is met.**

Criterion	Existing Assessment	Discussion
	The first aerial circumnavigation of the Australian coastline was made from Point Cook in May 1924 by RAAF personnel Goble and McIntyre. Five years earlier, in 1919, the first *south-north* crossing of the continent had been achieved by a BE-2e and pilots from Point Cook, in the search for a suitable landing ground for Australian aviators Ross and Keith Smith. Connections with civilian aviation were reinforced in *1928* when Charles Kingsford-Smith took off from Point Cook in the Southern Cross, for the first non-stop, east–west crossing of the continent. With the outbreak of war in September 1939, RAAF Base Point Cook *maintained its* focus *on* RAAF training in Australia, a role it maintained until *2004*. RAAF Base Point Cook is recognised as the oldest military aviation base in Australia *in service continually since* 1914. Aspects of the base, which illustrate its long service and origins, include the planning and layout of the base prior to World War One, during the Inter-war period and during World Wars One and Two, as well as individual buildings and suites of buildings.	
Criterion b) - *the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*	RAAF Base Point Cook is the only remaining World War One military airfield complex in Australia and features the oldest, most extensive complex of military aviation buildings in Australia. The master plan, designed in 1917, and implemented from 1918 under J. S. Murdoch, first Commonwealth Architect, was seminal in Australia and would influence the planning and development of later military aviation bases in Australia. Together, the planning, layout and built fabric comprise the only example of a military air base associated with the major periods of development of the RAAF: pre-World War One, World War One, Inter-war and World War Two. The base includes uncommon examples of building types specific to each of these periods. In particular the fabric of the base includes examples of the oldest hangars (Bldgs 95, 104 and 210 erected 1914-1917) and workshops, military or civilian, in Australia. The Australian Flying Corps complex on the Southern Tarmac area, including the seaplane jetty (Bldg 108 erected 1916-1937), the water-plane hangar of 1914 and the later 1920s seaplane complex, is recognized internationally as rare and as a whole the Point Cook air base is perhaps the only remaining relatively intact early military airfield in the world.	ERM concur with the assessment, however, Building 121 has been added as an example of a very rare single bay Stop Butt. **This criterion is met.**

Criterion	Existing Assessment	Discussion
	This rarity is reinforced by the survival of early examples of staff housing, such as the Dalzeill Street group of housing (Bldgs M004-006, M010 and M026 erected 1914-1915) and uncommon examples and groups of seminal, military aviation buildings of each of the major periods of development. Uncommon buildings of the Inter-war period include the Aeronautics School (Bldg 92 erected 1922), Base Squadron Headquarters (Bldg 87 erected 1929), the Officers Mess (Bldg 33 erected in 1937) and a rare single bay Stop Butt (Bldg 121 constructed c1938). In particular the School of Instruction (Bldg 161 erected in 1940) is one of only three surviving examples, which, in conjunction with the unusually large number of Bellman Hangars (Bldgs 211-214 and 178-187 erected 1940), reinforces its significance as the focus of World War Two RAAF training activities.	
Criterion c) - *the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*	N/A	**This criterion is not met.**
Criterion d) - *the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:* 1. *a class of Australia's natural or cultural places; or* 2. *a class of Australia's natural or cultural environments*	RAAF Base Point Cook demonstrates the principal characteristics, including building types, planning and layout, which illustrate the development of military aviation bases in Australia during the pre-World War One, World War One, Inter-war and World War Two periods. The 1917 master plan for the base established the clear separation of functions required for military aviation. The dominant functional zones included the Southern (hangars and workshops) and Central (accommodation) Tarmac areas and the runway areas formalized in 1943. The administration and training areas were typically located between the early accommodation areas and the hangars and workshops, with a clearly articulated layout based on major and minor planning axes. The plantings of windbreak trees in the 1920s, in particular *Cypressus* species, created a landscape with both functional and formal values, with characteristics reflected in other military and aviation bases such as RAAF Base Richmond.	ERM concur with the assessment. **This criterion is met.**

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Criterion	Existing Assessment	Discussion
	The parade ground at Point Cook, completed in 1930, would become a prominent feature of later RAAF bases, as would the rows of prefabricated Bellman Hangars, erected during World War Two, at the interface with the runway and apron areas. These functional zones, landscape elements and features would be characteristic of RAAF bases erected between 1924 and 1945, their relationship depending on site parameters and operational requirements, including runway layout and orientation. The social hierarchy, way of life and organisation of the RAAF, are expressed in the location and range of accommodation types at Point Cook. These accommodation types would become characteristic of RAAF bases such as RAAF Base Richmond and had similarities with early accommodation at HMAS Cerberus and Duntroon College, the pre-WW1 Navy and Army equivalents to RAAF Base Point Cook. Of particular note are excellent representative examples of single-storey houses and two-storey weatherboard accommodation units (e.g. Bldgs 18, 23, 24, 27, 28, 29, 41, 42, 46, M011 and M001-002 erected from 1914-1939), in addition to examples of servant's quarters associated with the single officer's quarters erected in 1918 (Bldg 22). At Point Cook, a range of building types demonstrate the role of the Commonwealth Architect's department in introducing high standards of design across sites associated with military activities. These generic standards continued into the post 1945 period (the National Service era which began in the 1950s), although little detailed information about these structures at RAAF base Point Cook and elsewhere is available. Buildings and structures of particular interest, and which characterise the major periods of development, include: a) Pre-World War One and World War One; 18, 21, 22, 23, 30, 72, 81, 82, 95, 104, 108, 210, 488, M011, M004-006, M010, M026. b) Inter-war; 24, 27, 28, 29, 33, 34, 38, 41, 42, 46, 70, 71, 74, 86, 87, 88, 90, 91, 92, 93, 94, 96, 100, 101, 121, M00, M001-003, M007-009, M0027-0028, sentry boxes; and c) World War Two; 161, 178-187, 211-214 and the concrete runways of 1943. P-type, timber hutments illustrate the need for a considerable work force during the wartime years 1939-1945. These include buildings Nos 73, 110, 122, 155, 156, 158, 163, 176, 188, 190, 203, 221, 225, 228, 241-243, 259, 261, 277, 327-329, 427, 453, 455, 457, 458, 459, 481, 482 and 485.	

Criterion	Existing Assessment	Discussion
Criterion e) – *the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*	N/A	**This criterion is not met.**
Criterion f) – *the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period*	N/A	**This criterion is not met.**
Criterion g) – *the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	RAAF Base Point Cook was the birthplace of the RAAF in 1921. The place has a special association with Australian RAAF personnel and veterans and as the core training complex for the Australian Flying Corps and RAAF from 1914 until 1992. As the longest continuously operating military air base in Australia, RAAF Base Point Cook has been collectively identified by the RAAF for its cultural values. In 1952 action was taken by the RAAF to establish an aviation museum at Point Cook. The museum provides research and restoration facilities for historic aircraft and is involved in commemorative events such as VP Day. Many of these functions are fostered through the services of volunteer staff, including former RAAF engineers and flight crew.	ERM concur with the assessment. **This criterion is met.**
Criterion h) – *the place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history*	RAAF Base Point Cook is important as a whole to RAAF personnel and ex-RAAF personnel as the first military aviation base in Australia and as the birthplace of the RAAF in 1921. In these roles, over almost an eighty-year period from 1914, RAAF Base Point Cook had a special association with Australian military forces as the focus of training for the Australian air force. Candidates Richard Williams and Thomas Walter White, two of the four who graduated from the first training course, which began in August 1914, saw service in the Middle East during World War One in the Australian Flying Corps and are noted for their distinguished service and special association with RAAF Base Point Cook.	ERM concur with the assessment. **This criterion is met.**

Criterion	Existing Assessment	Discussion
	Williams is known as the father of the RAAF, formed in March 1921, for his efforts in promoting air power in Australia's defence. White, captured by the Turks in 1915 and escaping via Russia in 1918, continued his association with the military, writing *Sky Saga*, a Story of Empire Airmen in the Second World War. In 1949, White was appointed Minister for Air and Civil Aviation in the Menzies Government.	
Criterion i) – *the place has outstanding heritage value to the nation because of the place's importance as part of Indigenous tradition*	N/A	**This criterion is not met.**
Conclusion: RAAF Base Point Cook meets the criteria for inclusion on the NHL. N.B. The site references refer to features identified in: *RAAF Williams-Point Cook and Laverton*, an appraisal of heritage significance. This was prepared by Allom Lovell & Associates, for the Department of Defence, in 1992.		

5.4.2 *Statements of Significance*

National Heritage List

The following statement of significance is from the NHL (Place ID 105671):

RAAF Base Point Cook was established in 1913 by the Federal Government as Australia's first military flying school- the Central Flying School. From this modest beginning Australia became the only British dominion to set up a flying corps of its own for service during World War One.

RAAF Base Point Cook is important as the first military aviation base in Australia and as the birthplace of the RAAF in 1921. The RAAF, formed on the 31 March 1921, was the second professional air force in the world, established three years later than the British Royal Air Force. In these roles, over almost a eighty-year period from 1914, RAAF Base Point Cook had a special association with Australian military forces as the focus of training for the Australian air force, including training Australia's first military airmen in August 1914. The first circumnavigation of the Australian coastline also occurred from Point Cook in May 1924 by RAAF personnel Goble and McIntyre.

RAAF Base Point Cook is the only remaining World War One military airfield complex in Australia and features the oldest, most extensive complex of military aviation buildings in Australia. The master plan, designed in 1917, and implemented from 1918 under J. S. Murdoch, first Commonwealth Architect, was seminal in Australia and would influence the planning and development of later military aviation bases in Australia. Together, the planning, layout and built fabric comprise the only example of a military air base associated with all the major formative periods of development: pre-World War One, World War

One, Inter-war and World War Two. The base includes uncommon examples of building types specific to each of these periods. In particular the fabric of the base includes examples of the oldest hangars and workshops, military or civilian, in Australia. The Australian Flying Corps complex on the Southern Tarmac area, including the uncommon 1916 seaplane jetty, the water-plane hangar of 1914 and the later 1920s seaplane complex (which is recognised internationally as rare) form part of the air base. This makes RAAF Base Point Cook perhaps the only remaining relatively intact early military airfield in the world.

RAAF Base Point Cook demonstrates the principal characteristics and development phases of military aviation bases in Australia from their earliest beginnings. The 1917 master plan for the base established the clear separation of functions required for military aviation. In particular the social hierarchy, way of life and organisation of the RAAF, was expressed in the range of accommodation types provided at Point Cook as well as in the function and location of the Central and Southern Tarmac areas.

RAAF Base Point Cook has a special association with RAAF veterans as the core training complex for the Australian Flying Corps and RAAF from 1914 until 1992. Candidates Richard Williams and Thomas Walter White, two of the four who graduated from the first training course, which began in August 1914, saw service in the Middle East during World War One in the Australian Flying Corps and are noted for their distinguished service and special association with RAAF Base Point Cook. Williams is known as the father of the RAAF for his efforts in promoting air power in Australia's defence. White, captured by the Turks in 1915 and escaping via Russia in 1918, continued his association with the military, writing *Sky Saga*, a Story of Empire Airmen in the Second World War, in 1943. In 1949, White was appointed Minister for Air and Civil Aviation in the Menzies Government.

As the longest continuously operating military air base in Australia, RAAF Base Point Cook has been collectively identified by the RAAF for its cultural values. In 1952 action was taken by the RAAF to establish an aviation museum at Point Cook. The museum provides research and restoration facilities for historic aircraft and is involved in commemorative events such as VP Day. Many of these functions are fostered through the services of volunteer staff, including former RAAF engineers and flight crew.

Commonwealth Heritage List

The following statement of significance is from the CHL (Place ID 105275). ERM's recommended changes are in **bold**.

Point Cook Air Base, including the airfield, runways, jetty, hangars, parade ground, headquarters building, Aeronautics School and training buildings, staff housing and landscaping is important for its association with the establishment of Australia's military aviation forces in 1913 by the Commonwealth Government. As a Federation related initiative, Point Cook in Victoria, the temporary home of the new Commonwealth Government, was chosen for the potential to operate both land and water based aircraft.

The Central Flying School and the Australian Flying Corps were based at Point Cook, which in 1921 became the focus of the newly formed RAAF under the influence of Sir Richard Williams. As an expression of the Commonwealth's defence policy Point Cook developed under the influence of Director-General for Public Works P T Owen and Commonwealth Architect J S Murdoch. The planning of the base reflects the early perception of sea planes as integral to the military use of aviation. Subsequent planning developments, seen in the establishment of an Aeronautics School under RAAF control from 1922, expressed the prevailing philosophies based on British ideas. These ideas included the clear separation of functions and expression of the social structure of the Air Force. The influence of Murdoch is seen in the continuing use of the Commonwealth Vernacular and Classical Revival styles for single and double storey weatherboard, timber buildings. In common with other pre and early Second World War bases the increased funding made available for defence by the Commonwealth allowed some buildings and service structures to be erected in brick. Style Moderne features, which illustrate this phase of development, are included in the designs for the Officers Mess (Building No. 33).

Point Cook is important for its association with the training of senior airforce officers until the 1960s, when the RAAF Staff College was transferred to Canberra.

The importance of the base historically is seen in its use as the starting point for the first transcontinental flight to Darwin in 1920, the first round Australia flight in 1924 and the first non-stop flight to Perth in 1928.

Point Cook Air Base is important in demonstrating the development of a distinctive way of life on Australian air force bases. The base includes examples of early and seminal buildings and structures, which retain their relationship to each other and to the base as a whole. Buildings and structures of particular importance, both individually and as groups, illustrate the development of functional buildings and residential accommodation by the Commonwealth in the following periods

1914-1918:

Building 95, the Waterplane hangar of 1915, one of the two oldest defence aviation buildings in Australia; Building 210, the aeroplane hangar of 1914, the earliest example of a defence hangar; Building 104, the battleplane hangar of 1917, one of two surviving World War One hangars; Building 108, the hydroplane and seaplane jetty dating from 1916; Building 488, the single officers quarters erected in 1914; Buildings M004-006, M010 and M026,married officers quarters, which with building 488, are the earliest surviving buildings at the base; Building M011, married quarters, erected in 1915-1916; Building 18, the former Single Officer's Mess dating from 1918; and Building 23, the Single Officers Quarters of 1918 which established the pattern for later development.

Inter War 1919-1939:

Buildings 24 and 27-29, single officers quarters of 1929-1939; Buildings 41, 42 and 46, airmen's quarters, 1928-1939; Building 33, the new Officer's Mess of 1937; Building M027-028, CO's Married Quarters of 1937-38; Building 87, the Base Squadron Headquarters of 1929; the first purpose built headquarters building for the RAAF; and Buildings 91 and 92, the Aeronautics Schools of 1922 and 1939. The Air Navigation School and Wireless School (Buildings 93 and 96) erected in 1939 illustrate the distinctive and primary training role of the Base.

Building 101, the seaplane hangar erected in 1927 is important in illustrating the continuing, and distinctive, role of seaplanes at the base in conjunction with Building 100, the seaplane squadron headquarters erected in 1938.

The Base is important in demonstrating the principal characteristics of air force bases developed in Australia under British influence between 1914 and 1939. These characteristics include the clear separation of functions and expression of the social structure of the airforce. Individual buildings and structures important in illustrating the principal characteristics of the base are outlined under Criterion B.2. Building 88, the Parade Ground of 1930; Building 38, and Building 94, the War Memorial of 1938 are important in illustrating the development and formalisation of planning concepts utilised in other later bases. Supporting buildings which contribute to the characteristics of the base include Nos 21-22, 30, 34, 38, 70, 72, 90, **121**, 142, M001-002, M003, 73, 108, 110, 155, 156, 158, 163, 176, 188, 190, 203, 211-214, 225, 228, 241-243, 259, 261, 277, 327, 427, 453, 455, 457-459, 481, 482 and 485.

One and two storey weatherboard housing at the base is important in demonstrating the influence of the Commonwealth Architects Office under John Smith Murdoch and the Vernacular style employed by the Commonwealth between 1914 and 1939. Vernacular weatherboard structures are generally modest, single or double storey, with low-pitched corrugated iron or tile roofs, wide open eaves with exposed rafters, multi-paned double sash windows and a verandah or verandahs under the main roof profile.

The principal characteristics of the Moderne Style are evident in the design of the brick Officers Mess, Building 33, erected in 1937.

Point Cook Air Base is important for its close association with Sir Richard Williams, one of the first cadets at the base, who was responsible in 1922 for the formation of the RAAF.

The Base is important as a place, which is highly valued by members, and former members, of the RAAF for its symbolic, cultural and social associations.

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6 RISK ASSESSMENT AND OPPORTUNITIES

This section identifies the current and potential threats to the significant heritage values of the Base. These threats include natural landscape processes, building fabric, Defence activities, Defence organisation and management approaches (e.g. reactive or proactive management, consultation) and public access.

6.1 RISK REGISTER AND RISK RESPONSES

The risks have been listed in *Table 6.1*, with comments against the assessed heritage values categories and risk rating applied. Recommended risk responses have been identified to assist in avoiding or reducing potential threats to the heritage values of the place. These recommendations have informed the heritage management policies and guidelines contained in the following sections. The recommendations are provided in *Table 6.1*. These recommended risk responses have informed the heritage conservation policies and guidelines provided in *Sections 7* and *8*.

The risk responses in conjunction with the policies and guidelines aim to assist Defence in providing continued protection of the identified heritage values of RAAF Base Point.

The Risk Assessment model has been determined in accordance with guidance from the Defence Enterprise Risk Management Guidelines and Australian Standard AS/NZS 4360. The risk has been determined by mapping the consequence and likelihood rating in accordance with the Defence Consequence and Likelihood Descriptors and the overall risk rating presented in accordance with the following risk assessment matrix.

Table 6.1 Risk Assessment Matrix

Risk Assessment Matrix					
Likelihood Rating	Consequence Rating				
	Severe	Major	Medium	Minor	Negligible
Almost Certain	Very High	Very High	High	Medium	Low
Likely	Very High	High	High	Medium	Low
Possible	High	High	Medium	Medium	Low
Unlikely	High	Medium	Medium	Low	Low
Rare	Medium	Medium	Low	Low	Low

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Table 6.2 Risk assessment for heritage values at RAAF Base Point Cook

Risk Dimension	Risk Description	Unmitigated Impact of Heritage Values	Likelihood	Consequence	Risk Rating	Mitigation / Management	Policies and Guidelines Reference
Change In Ownership	Not meeting the requirements of the Commonwealth Property Disposals Policy.	Heritage values could be destroyed or damaged without adequate legal protection.	Unlikely	Major	High	Defence will ensure the ongoing protection of Commonwealth Heritage values post-sale. Defence will notify the Minister for the Environment in accordance with section 341ZE that a place listed on the CHL is to be sold. Noting that Defence has decided to retain RAAF Base Point Cook as a Working Heritage Base for the long term, divestment is very unlikely.	Policies 4and 5
No Investment in Maintenance	Heritage buildings continue to deteriorate due to lack of maintenance or structural redress.	Buildings deteriorate beyond salvage and must be demolished. Most buildings on Base currently have a useful life of 0-5 years.	Likely	Major	High	Defence will implement the RAAF Base Point Cook Redevelopment Plan and prioritise refurbishment of buildings with the highest heritage values, and adaptively reuse of existing buildings over the construction of new ones. DEHPD to advocate for increased Estate Maintenance budget based on heritage requirements and increased value to the Defence Estate that well-maintained heritage assets can add. Ensure that Estate Appraisal includes heritage requirements. Develop maintenance plans and proactively prepare future maintenance funding bids.	Section 9

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Risk Dimension	Risk Description	Unmitigated Impact of Heritage Values	Likelihood	Consequence	Risk Rating	Mitigation / Management	Policies and Guidelines Reference
Changes to Fabric	Unsympathetic changes to heritage fabric.	Loss of understanding of early Base core layout features through overdevelopment without retention of spaces or interpretation Damage to or loss of heritage values.	Possible	Major	High	Ensure that Estate Appraisal includes heritage requirements. Physical works affecting heritage values should be conservation focused, and significant adverse changes should be avoided. Ensure work is planned in accordance with the Defence Estate Planning Process, particularly that consultation with the RESO and DEHPD occurs for any large projects at early stages so risks can be flagged and avoided. Ensure Estate upkeep contractors are aware of the HMP requirements and have an approved ECC when carrying out maintenance works that may impact heritage values.	Policy 19 and 27 and Section 8.2 generally
Aboriginal heritage	Disturbance of an Indigenous site due to inappropriate controls.	Damage to the context and fabric of the site, as well as damage to Defence's reputation and their relationship with the local Indigenous stakeholders.	Unlikely	Medium	Medium	Unexpected Finds and Incident reporting processes developed and implemented. Heritage values mapping prominently displayed, regularly consulted at the Pass Office and included in approved ECCs when Estate upkeep contractors are carrying out maintenance works that may impact Indigenous sites.	Section 8.3.1

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Risk Dimension	Risk Description	Unmitigated Impact of Heritage Values	Likelihood	Consequence	Risk Rating	Mitigation / Management	Policies and Guidelines Reference
Future Use And Adaptive Reuse	Lack of integration of heritage management planning into redevelopment and change of use.	Heritage values damaged or destroyed through unsympathetic changes in use and new development.	Possible	Major	High	Ensure that Estate Appraisal includes heritage requirements. Ensure work is planned in accordance with the Defence Estate Planning Process, particularly that the necessary EPBC Act approvals and Defence approvals are obtained in accordance with the Defence Heritage Toolkit.	Policy 19
Interpretation	Insufficient or inaccurate interpretation of heritage values.	Heritage values may not be understood by management and/or visitors. Inappropriate interpretation of historical heritage could lead to impacts from visitors.	Unlikely	Medium	Medium	Defence will continue to provide information about the heritage values of RAAF Base Point Cook through the Museum and other interpretative events/displays.	Section 7.3.4 and Annex E
Legislative Compliance	Clearing an identified area with heritage values to allow for redevelopment.	Damage to the context and fabric of the site, as well as damage to Defence's reputation	Possible	Medium	Medium	Ensure that Estate Appraisal includes heritage requirements and impacts. Ensure work is planned in accordance to the Defence Estate Planning Process, particularly that consultation with the RESO and DEHPD occurs for any large projects at early stages so risks can be flagged and avoided.	Section 8.1.3
Legislative Compliance	Confusion over legislative requirements could lead to non-compliance.	Activities may be undertaken that may result in damage to or loss of heritage values and incur penalties under the EPBC Act.	Possible	Medium	Medium	A summary of legislative requirements is provided in *Section* 2 of this HMP. Regular training and awareness of site personnel and Estate upkeep contractors will be required to ensure that risks of non-compliance are avoided.	Section 8.1.3

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Risk Dimension	Risk Description	Unmitigated Impact of Heritage Values	Likelihood	Consequence	Risk Rating	Mitigation / Management	Policies and Guidelines Reference
Legislative Compliance	Not meeting Defence policy requirements in regards to management of heritage values.	Unintentional damage caused to heritage values.	Possible	Medium	Medium	Training and awareness should be provided for management personnel, including Defence, contractors and site users. Prepare, implement and regularly update this Heritage Management Plan.	Section 8.1.3
Legislative Compliance	Not meeting the requirements of the EPBC Act in managing heritage values.	Possibility of prosecution and damage to reputation.	Unlikely	Medium	Medium	Ensure work is planned in accordance to the Defence Estate Planning Process, particularly that the necessary EPBC Act approvals and Defence approvals are obtained in accordance with the Defence Heritage Toolkit. Prepare, implement and regularly update Heritage Management Plan.	Section 8.1.3
Natural Landscape Processes	These processes are generally outside the control of Defence land managers, but provide an underlying landscape context for other changes and impacts that result from local operational and land management practices.	Diminished species diversity, reduction in fauna habitat values, overall reduction of natural values including nationally important wetlands and sensitive aquatic ecosystems.	Possible	Major	High	While no natural values were determined to meet CHL thresholds, a number of features have conservation significance values on a regional scale. Land management approaches should be designed to limit disturbance to native vegetation communities within the RAAF and ecosystems adjacent to the property that hold natural values.	Section 7.2.1
Formal Planting Landscape	Ageing and loss of heritage plantings.	Loss of formal landscape design present throughout life of the base.	Possible	Major	High	Implement the Landscape Planting Guide (available in the HMP handbook).	Annex G

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Risk Dimension	Risk Description	Unmitigated Impact of Heritage Values	Likelihood	Consequence	Risk Rating	Mitigation / Management	Policies and Guidelines Reference
Formal Planting Landscape	Inappropriate land management or construction of new buildings near formal/heritage planting.	Aesthetic impact of formal planting reduced, or health of trees impacted.	Possible	Medium	Medium	Ensure that Estate Appraisal includes heritage planting requirements and impacts. Ensure work is planned in accordance to the Defence Estate Planning Process, particularly that the necessary EPBC Act approvals and Defence approvals are obtained in accordance with the Defence Heritage Toolkit. Implement the Landscape Management Plan (available in the HMP handbook).	Annex G
Public Access	Visitor numbers may result in damage to heritage items and sites, including vandalism and souveniring.	Damage to heritage sites and places, with a consequential loss and damage to the heritage values.	Possible	Major	High	The interpretation of RAAF Base Point Cook should act to educate the general public as to the values and significance of the site. Buildings and areas outside the Museum Precinct should be secured with internal access restricted to authorized personnel.	Section 7.3.4 and Annex E
Risks posed by Heritage Fabric	Some heritage fabric and sites can pose a risk to health and safety, such as asbestos materials, trips and falls.	Inadvertent damage to or loss of heritage values arising from asbestos removal or stabilisation works.	Possible	Major	High	Ensure work is planned in accordance to the Defence Estate Planning Process, particularly that the necessary Defence approvals are obtained in accordance with the Defence Heritage Toolkit. Ensure Estate upkeep contractors have an approved ECC when carrying out maintenance works that may impact risky heritage fabric. Engage appropriate specialists to advise on works where necessary. Provide signage to warn of presence of asbestos in appropriate locations.	Policy 27, 36, 39 and Section 8.2 generally

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Risk Dimension	Risk Description	Unmitigated Impact of Heritage Values	Likelihood	Consequence	Risk Rating	Mitigation / Management	Policies and Guidelines Reference
Consultation	Consultation with stakeholders can take time, which can delay activities. Lack of stakeholder consultation when planning changes that will impact heritage values can cause delays during the approvals phase.	An absence or lack of consultation may lead to activities being undertaken that may result in damage to or loss of heritage values, and possibly legislative non-compliance.	Possible	Major	High	Where an activity is proposed that may require approval, early consultation with the RESO, DEHPD and DoEE is advised to ensure all timelines for approvals are factored into works programs. Ensure consultation is undertaken and allows sufficient time for public/community input and responses.	Section 8.1.4
Consultation	This threat relates to communication, awareness and the integration of management approaches to different aspects of the environment.	Failure to implement plans to protect significant sites and places from known threats, whether because of resourcing problems or decisions about priorities, may result in damage to known significant heritage values.	Possible	Major	High	Ensure that Estate Appraisal includes heritage requirements and impacts. Consult with key stakeholders on matters that may involve heritage impacts to discuss the extent of implementation and effectiveness of the HMP recommendations and management program.	Section 8.1.4

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7 MANAGING HERITAGE VALUES

The information and analysis presented in the preceding chapters of this HMP shows that Defence has responsibility for Indigenous, historic and natural heritage values of varying significance, when assessed against Commonwealth and National heritage criteria. *Section 6* discusses the range of potential risks from the interaction of day to day and strategic Defence activities and the heritage values of RAAF Base Point Cook.

This section establishes a structure for the Defence response to the identified risks. It defines principles, policies and guidelines for addressing ongoing heritage management at RAAF Base Point Cook.

7.1 OBJECTIVES

The management objectives establish aims for the conservation of the Commonwealth and National Heritage values of RAAF Base Point Cook in the context of a range of management requirements and issues. The management objectives have been informed by the heritage values of the study area, results of stakeholder consultation and the site investigation analysis outlined in *Chapter 5* and *Annex B*.

The overall heritage management objective is to ensure that RAAF Base Point Cook is managed in a manner that conserves the heritage values of the place whilst allowing for continued Defence uses and activities now and into the future.

The detailed heritage management objectives provided herein are the primary responsibility of Defence, with input from DoEE as required. The objectives for heritage management at RAAF Base Point Cook are to ensure:

- the continued, sustainable use of the place is compatible with the heritage values of RAAF Base Point Cook;
- the management and maintenance of the place is informed and guided by its heritage values;
- the heritage values of the site are understood and interpreted; and
- stakeholders and the local community are consulted on relevant issues arising from the use and management of the place in relation to heritage values.

Policies and guidelines for the management, heritage approach, future use, development, disposal, reporting, detailed management and maintenance are set out in the following sections.

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7.2 OPPORTUNITIES

7.2.1 *Natural Heritage*

While the natural values of RAAF Base Point Cook have been assessed as not meeting the threshold for the CHL and therefore not contributing to the heritage values of the place, opportunities to enhance the natural landscape of the site are available. The site supports the RAAF Lake habitat which plays a role in the 'Point Cook and Laverton Saltworks' important wetland highlighted for values to migratory waders, intertidal flats and saltmarsh ecosystems. It also contains four native vegetation communities recognised on a regional scale. Opportunities to manage and/or enhance these features within the site include:

- Management of weed and non-native flora species. This includes managing the introduction of weeds and the spread of weeds outside the boundaries of the site.
- Consideration of local native vegetation types when undertaking any revegetation or planting works within the site. Utilisation of species known from those communities where appropriate.
- Consideration of foreshore rehabilitation using appropriate vegetation communities when developing erosion management approaches to the coastal zone.

7.2.2 *Indigenous Heritage*

While the Indigenous values of RAAF Base Point Cook have also been assessed as not meeting the threshold for the CHL and therefore not contributing to the heritage values of the place, opportunities to highlight the Indigenous heritage that is present at the Base include:

- Engagement with the Indigenous stakeholders to develop input on Aboriginal heritage for the RAAF Base Point Cook induction presentation.
- Engagement with the Indigenous stakeholders to provide welcome to country prior to visits by dignitaries or special events such as NAIDOC Week.
- Engagement with the Indigenous stakeholders to develop cultural awareness training for employees and contractors.
- Promoting the 'return to country' application process to Indigenous stakeholders for community members to spend time on-country.
- Coordination with the Point Cook Museum to include Indigenous heritage values.

Other suggestions made by the Aboriginal stakeholders include:

- Consultation during the redevelopment works to identify recruitment opportunities, heritage monitoring requirements, and Indigenous interpretation opportunities.

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[redacted]

7.2.3 *Historic Heritage*

The relocation of the Pilot Training from RAAF Base Point Cook to other RAAF bases including RAAF Base East Sale in the 1990s has left much of RAAF Base Point Cook's infrastructure redundant outside of those features occupied by the Point Cook RAAF Museum, RMIT and 21 Squadron and some cadet uses.

Defence has in place a strategy for the reoccupation of RAAF Base Point Cook (AF2021) which, if implemented, is programmed to come on line by 2021 at the RAAF Centenary.

The eight assets at RAAF Base Point Cook identified as having highly significant heritage value have also been identified as being essential as part of AF2021:

- Aeroplane Hangar (210), South Tarmac Precinct, built in 1914;
- Single Officers' Quarters (488), Single Officers' Quarters Precinct, built in 1914;
- Seaplane Hangar (95), South Tarmac Precinct, built in 1915;
- Battleplane Hangar (104), South Tarmac Precinct, built in 1917;
- Officers' Mess; Sergeants' Mess (18), Single Officers' Quarters Precinct, built in 1918;
- Officers' Mess (33), Single Officers' Quarters Precinct, built in 1918;
- Parade Ground (88), Parade Ground Precinct, built c1920; and
- Flying Training School HQ; RAAF Station HQ; Base Squadron HQ (87), Parade Ground Precinct, built in 1929.

In the meantime these and any other vacant heritage building stock will need continued care until it can be effectively used again. To support this, the Redevelopment Initial Business Case recommends a baseline Heritage Condition Assessment (including detailed structural assessment) of the Base's heritage buildings and their suitability for adaptive reuse, including options assessment to determine assets suitable for adaptive reuse and costing for the same.

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7.3 POLICIES AND GUIDELINES

7.3.1 *Compliance and Review of the Heritage Management Plan*

The acceptance and implementation of this HMP by the key RAAF Base Point Cook stakeholders is important to ensure the ongoing conservation and maintenance of this exceptionally significant heritage site.

Policy 1
This HMP is to be adopted by the key RAAF Base Point Cook Defence stakeholders responsible for its maintenance and care and is to be used in its ongoing strategic and day to day management.

Training management personnel about the heritage values and management requirements is a key part of protecting the heritage significance of RAAF Base Point Cook.

Policy 2
Training and awareness should be provided for management personnel, including Defence, contractors and site users (undertaking training activities in or near sensitive environments) about the heritage values of RAAF Base Point Cook, management of sensitive information, stop work procedures, legislative requirements and where to seek further information and guidance.

For this HMP to remain a useful heritage management and conservation tool it needs to be reviewed and updated at regular intervals. It is unlikely that the entire HMP will require extensive revision.

The review is to be undertaken by Defence, with assistance from a heritage specialist as required. The review is to focus on amending responsibilities, include commentary on any works undertaken since the last HMP review; it will also consider any changes or planned changes of use and the interpretation strategy.

Whilst RAAF Base Point Cook remains a Commonwealth property, in accordance with the *EPBC Act*, this HMP must be reviewed at least once every five years. The review should assess the content of the plan and determine its effectiveness in protecting the heritage values of the place, and make recommendations for updating or re-writing the plan as required.

Policy 3
This HMP will be reviewed and updated at least once every five years in accordance with Section 324W of the EPBC Act.

7.3.2 *Change in Ownership*

In the unlikely event that RAAF Base Point is again in the future considered surplus to Defence requirements, it would be disposed of in accordance with the requirements of the Commonwealth Property Disposals Policy, which is administered by the Department of Finance.

Policy 4
If part or all of RAAF Base Point Cook is to be disposed of in the future, Defence will notify the Minister for the Environment in accordance with section 341ZE that a place listed on the CHL is to be sold.
Policy 5
Defence will ensure the ongoing protection of registered heritage values post-sale. Protection measures should include providing the HMP to the purchaser and confirmation of its inclusion in the NHL.

7.3.3 *Future Use and Development*

Future Use

RAAF Base Point Cook was under consideration for disposal action for many years. As a consequence of this uncertainty, infrastructure investment has been limited and the current condition of Base infrastructure and assets is generally poor. The Base Purpose Statement from the draft Defence Estate Base Plan (2016) states that: *"From a skeleton RAAF heritage base, RAAF Base Williams (Point Cook) will become a multi-user, medium to large-sized operational heritage base. The Base's historical legacy, coastline location and airfield capability in close proximity to Melbourne make it a unique Defence asset. The Base will provide a secure military airhead for the greater Melbourne area and aerodrome operations for Defence, the RAAF Museum and authorised civilian aircraft. Areas of the Base will be open to the public for access to the RAAF Museum and enable limited non-military use, such as civilian flying training schools. The Base will be revitalised by 2021 (RAAF Centenary) as it is upgraded and developed to accommodate relocation of Defence training units, logistics units, operational units, cadets and Reserves."*

Changes in use and new development have the potential to impact the heritage values of RAAF Base Point Cook. It is important to ensure any proposed changes consider potential heritage impacts and the necessary approvals have been obtained. Opportunities to enhance heritage values should be incorporated into proposed future uses where possible.

Policy 6
Consider heritage values when planning new uses and ensure proposed changes and development consider potential heritage impacts. Seek advice from DEHPD as required.
Policy 7
Ensure proposed changes and developments obtain the necessary EPBC Act approvals and Defence approvals in accordance with Defence Heritage policy.

New Development

The management and use of RAAF Base Point Cook should seek to conserve its heritage values. New development in close proximity to heritage buildings have potential to impact on their setting, architectural and aesthetic values. Therefore it is important to consider additional factors such as bulk, scale, siting, height and setback in relation to important buildings when new development is proposed.

New development at RAAF Base Point Cook can be carefully planned to avoid and minimise adverse heritage impacts. Recognising the National Heritage significance of RAAF Base Point Cook is essential at the outset of planning new development. This may include specialist heritage advice to avoid heritage impacts and realise opportunities. A Heritage Impact Assessment (HIA) will be required for certain activities and works. Any HIAs should be prepared in accordance with the Defence Heritage Toolkit and the EPBC Act guidelines for Matters of National Environmental Significance (Significant impact guidelines 1.1) and Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies (Significant impact guidelines 1.2).

Policy 8
New development proposed at RAAF Base Point Cook should aim to preserve the heritage setting of the place and be sited in an appropriate manner.
Policy 9
New buildings should be constructed of high quality, modern materials sympathetic to the existing building fabric of RAAF Base Point Cook, but not a pastiche of replicated existing materials.
Policy 10
Ensure that consultation with Indigenous stakeholders is undertaken early in the process where proposed changes or new development will require any subsurface excavation.

7.3.4 *Development Controls*

The Site Layout – Domestic Area

The earliest planning of Point Cook aviation school was set out on a grid pattern when Captain Clougston prepared a site plan in 1914. This was closely followed by planning showing a "garden city" with a strong orthogonal frame of roads with circular nodes at intersections; open reserves, football fields and residential allotments (refer *Figure 7.1*). By 1935 the earlier plan was still being followed with the Parade Ground in place bordered by sweeping driveways connecting on an axis with the Flying Training School HQ (refer *Photograph 7.1*). During WWII archival photographs show a plethora of temporary P1 Hut accommodation in place all following the regimented grid pattern. This followed into the 1950s (refer *Photograph 7.2*). This approach to the planning of the site continued through the 1960s when the Academy was built. There were

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some exceptions to the early planning philosophy, but only "off grid" Buildings 340, 341, 347 and 348 remain, and the strong orthogonal grid is apparent. The important streets that should be retained are Williams Road, Ross Smith Road, Dalzell Road, Cole Street, Stutt Street and Merz Road.

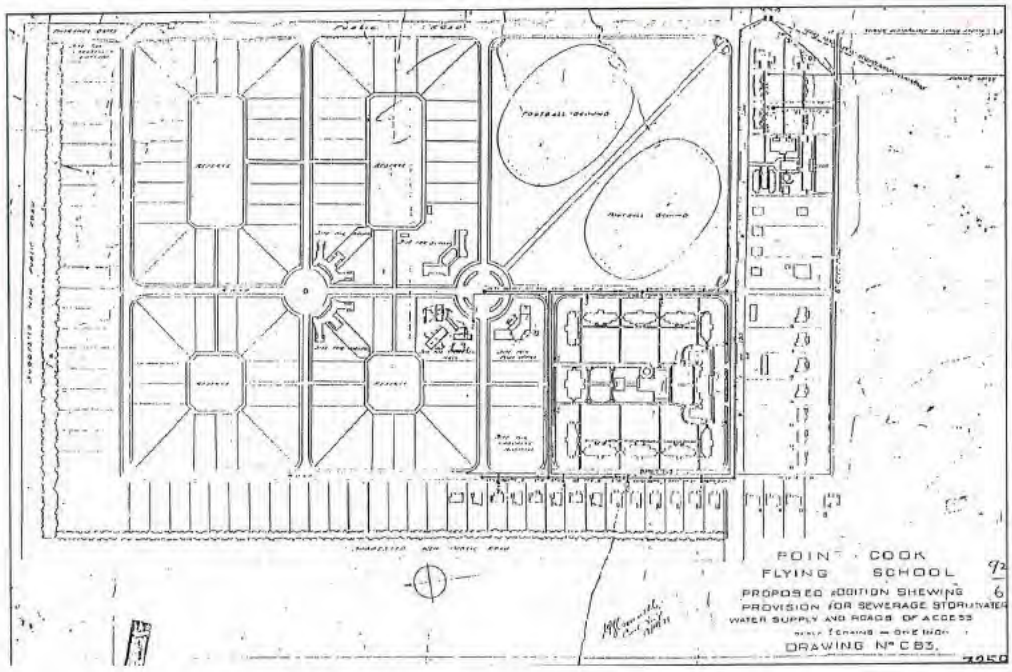
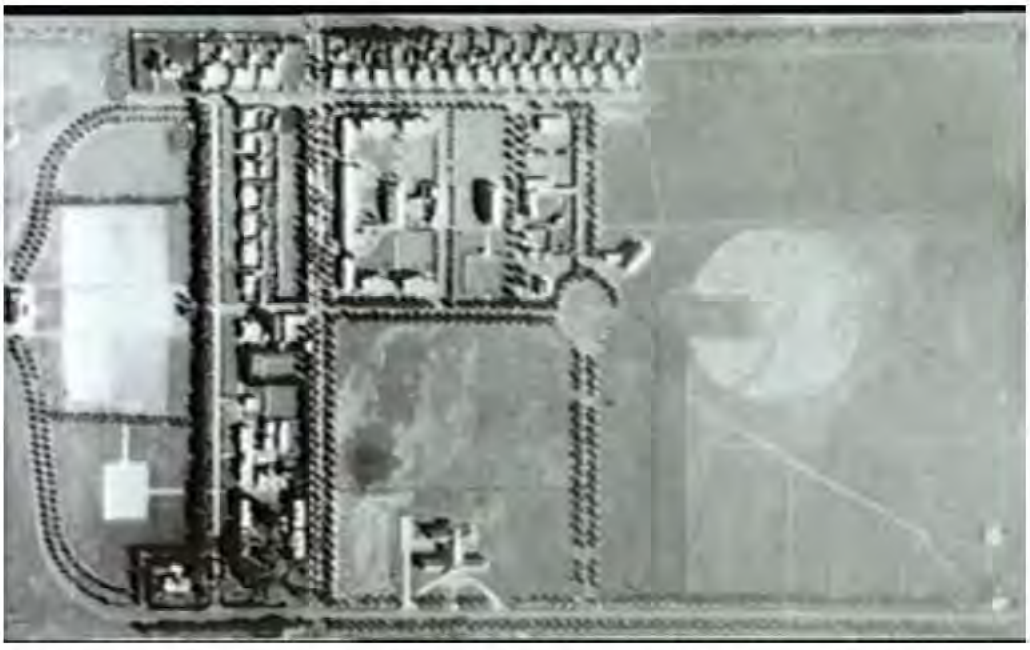


Figure 7.1 Early site plan (from Campbell-Wright, p59)



Photograph 7.1 Aerial photograph of base layout, 1935 (AWM #P01370.001)

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Photograph 7.2 Aerial photograph of the base, 1958 (Radschool Association Magazine 2014)

Policy 11
The strong orthogonal planning of RAAF Base Point Cook should be continued, retaining important streets and roads. The remaining "off grid" developments should be removed where possible to do so.

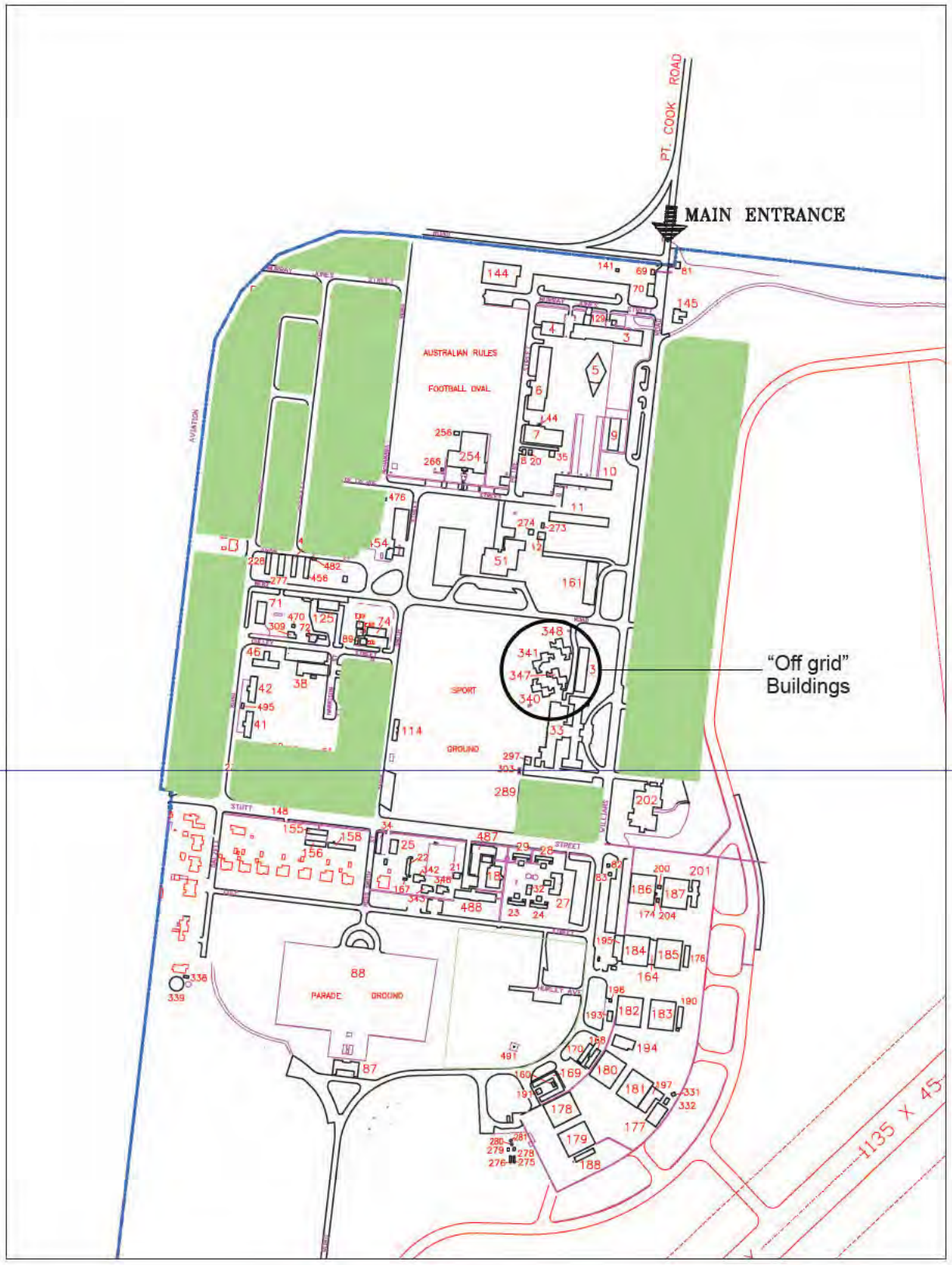
Figure 7.2 shows the recommended areas for new development, these represent areas where previous development has been removed. The "off grid" accommodation buildings are also indicated on this figure.

Policy 12
New development should be confined to areas of previous development and be cognisant of Policies 8-10 relating to footprint size, scale, form and materials.

Site Layout - Open Spaces

The earliest planning for RAAF Base Point Cook included symmetrically positioned open reserve spaces and recreational space. The geometry of these areas has been subsumed to some degree by later changes, however a number of open spaces remain which should be either retained or provision for symmetrically positioned additional open space allowed for in the master planning of new development.

Policy 13
Symmetrically positioned open space should be allowed for in master planning for the site.



Legend

Development Areas

Source:

RAAF Williams Point Cook - Site Plan Revised March 2007

Development Areas - Domestic & North Tarmac

7.2

Drawing No:	0375381b_PC_HMP_C001_R0.cdr		**RAAF Base Point Cook** **Heritage Management Plan**
Date:	03/07/2017	Drawing size: A4	
Drawn by:	647F	Reviewed by: 647F	Client: Department of Defence

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This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

ERM