



POINT GREY REDEVELOPMENT

OCTOBER 2024

Frequently Asked Questions

WHAT'S HAPPENING AT POINT GREY?

The Point Grey Redevelopment Project is a major infrastructure initiative led by the Great Ocean Road Coast and Parks Authority as part of the Geelong City Deal. Its goal is to enhance tourism and visitor infrastructure while respecting and celebrating the area's cultural and environmental values.

The redevelopment will provide new and improved facilities onsite, including:

- A new Lorne Aquatic and Angling Club;
- Improved connectivity between the water's edge and the public space with upgraded walking paths within the project area;
- Greater recognition of Cultural heritage;
- Space for casual hospitality offerings, including options for coffee, takeaway and al fresco seating.

WHAT STAGE IS THE PROJECT AT?

The Point Grey Redevelopment Project is being delivered over six phases.

We've completed the first phase, the Opportunities and Constraints Report. The Opportunities and Constraints Report is based on gathering facts that will ensure that the site is properly understood and that the strategic planning phase is appropriately informed.

We're now undertaking the strategic planning phase. This phase focuses on developing an Urban Design Framework and a Coastal Adaptation Plan that considers and responds to the findings of the Opportunities and Constraints Report.

During strategic planning we will create design concepts and strategies to illustrate and visualise potential outcomes to enable testing with stakeholders, including input from the local community.

We have created a schematic timeline (over page) to illustrate the phases of the project and our progress so far. As you will see, we are in phase 2 of a 6-phase project. These design concepts are part of the Urban Design Framework and Master Plan (see below for further explanation), and we're aiming to release these for community engagement in early 2025.



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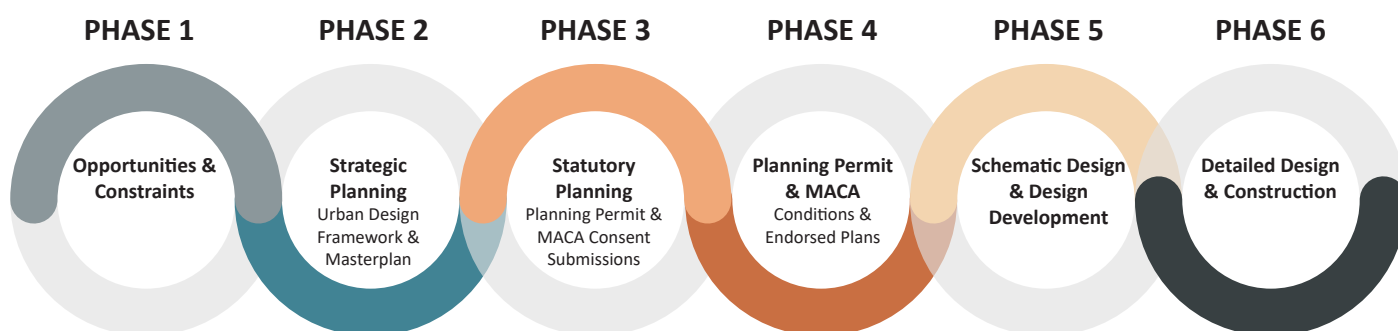


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WHEN WILL WE SEE ARCHITECTURAL DRAWINGS?

Architectural drawings will be created as a part of the Marine and Coastal Act consent application and the Planning Permit application in accordance with the outcomes identified in the UDF. These plans will be advertised as part of the statutory planning application process, at which point the community will be able to review the plans and make public submissions in relation to them.

The advertising of the planning permit application (including architectural plans) is scheduled to occur in mid-late 2025.

WHAT IS AN URBAN DESIGN FRAMEWORK (UDF)?

An Urban Design Framework is a planning tool that sets out an integrated design vision for the desired future development of a place. For Point Grey, the UDF will translate the broad aims of the Surf Coast Planning Scheme, Marine and Coastal Policy, local opportunities and constraints and community input into practical, site-specific actions.

The UDF provides flexibility by outlining key principles for how the area should evolve. We are developing it to ensure Point Grey benefits from thoughtful urban design and placemaking, leaving a lasting positive impact.

At the same time, due to coastal hazards, the Authority is also preparing a Coastal Adaptation Plan to address and manage these risks.



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ARE YOU COMPLETING A MASTER PLAN?

The UDF will include a concept master plan which sets out:

- The location of buildings and approximate footprint
- The location and size of public realm and car parking areas
- The layout of pedestrian and vehicle access ways.

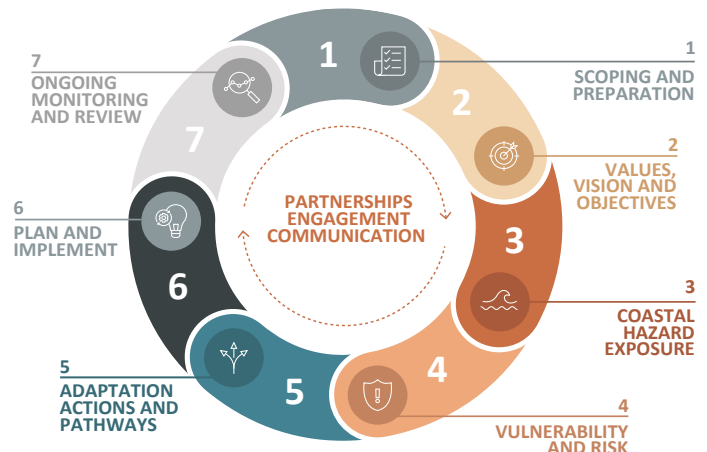
WHEN WILL WE GET TO SEE THE UDF AND MASTER PLAN?

A draft UDF is scheduled for release for community feedback in early 2025. The community will have the opportunity to review the document and have their say. This feedback will be considered in the development of the final UDF.

WHAT IS A COASTAL ADAPTATION PLAN?

A Coastal Adaptation Plan (CAP) is a strategic document which sets out the how the identified coastal hazards affecting Point Grey will be adapted to over the coming decades. The CAP will include priority actions, roles and responsibilities, change management, triggers for review, and a monitoring plan. The Victorian Resilient Coast guidelines consist of a 7-stage process, which is identified in the diagram to the right.

These stages include scoping and preparation, understanding the values and visions for the project, understanding coastal hazards and risks, and developing adaptation action pathways.



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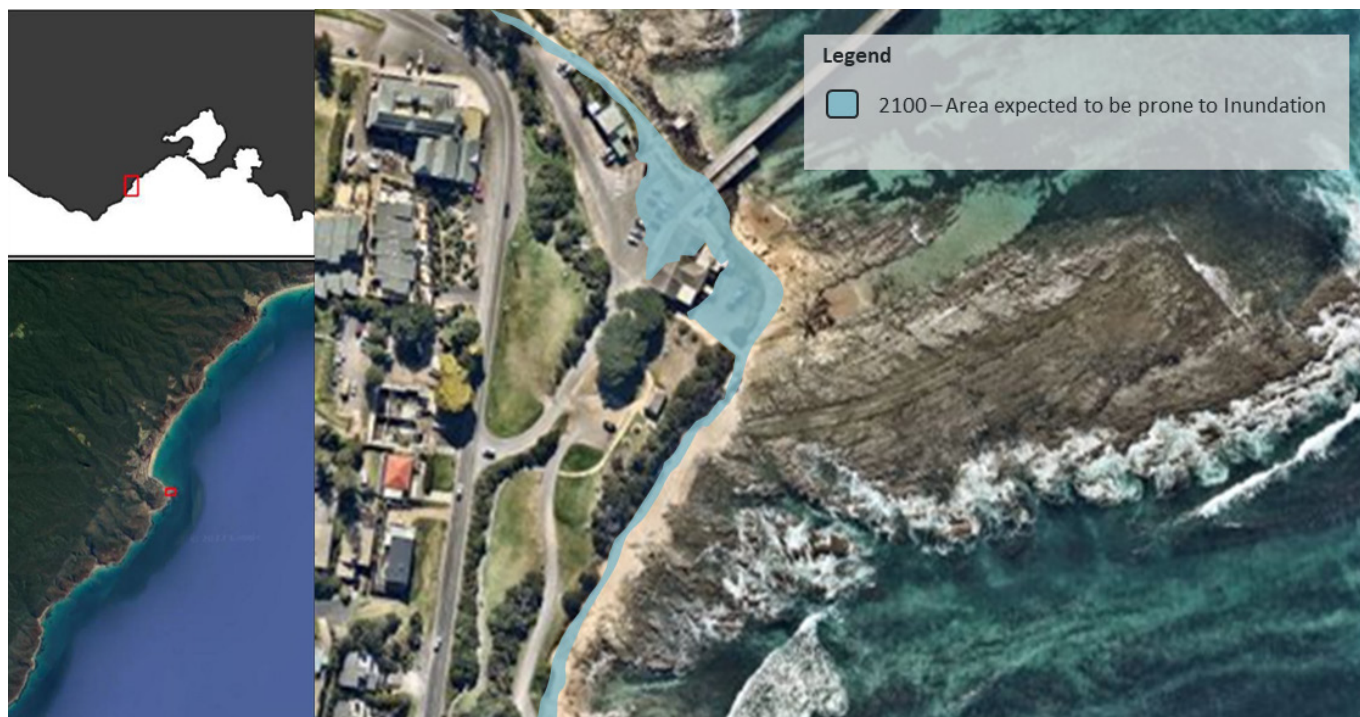
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HOW WILL YOU PROTECT THE SITE FROM COASTAL HAZARDS?

As the land manager, we must demonstrate the need to facilitate and accommodate activities and structures on our finite coastal Crown land, as part of our obligations under the *Planning & Environment Act 1987*, *Marine and Coastal Act 2018*, and our own *Great Ocean Road and Environs Act 2020*.

We also need to ensure future development can cope with climate change impacts, like sea level rise, which will impact Point Grey over time. The size and location of structures are an important consideration. We should ask, “Does this activity need to happen here?” And if so, “How can we do it sustainably?”

Our consultants, Water Technology, have undertaken coastal hazard mapping for the site (see maps below and over page). This process has identified two main hazards at Point Grey – storm tide inundation and erosion.



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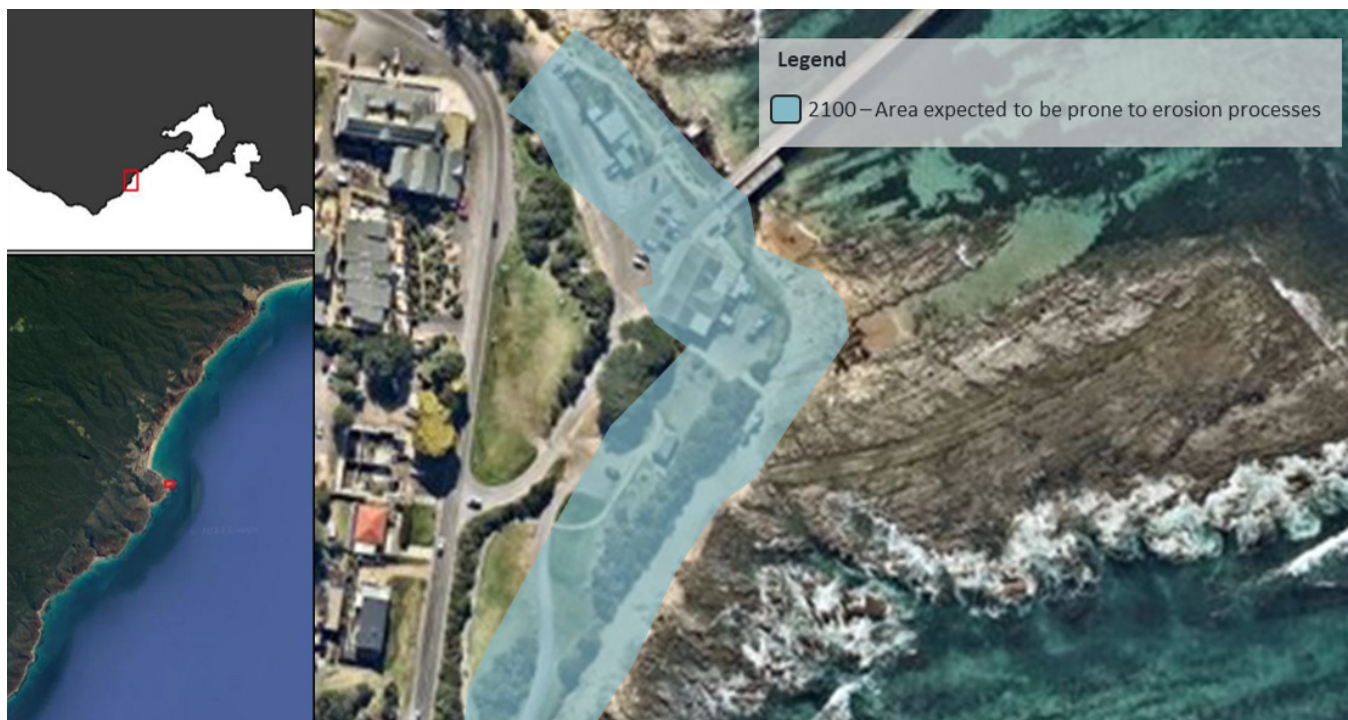


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WE LIKE THE AQUATIC CLUB THE WAY IT IS, SO WHY IS IT BEING REPLACED?

The Lorne Angling and Aquatic Club is included in the redevelopment because the current clubhouse is outdated, no longer fit for purpose and does not meet modern building standards.



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An aerial photograph of the Point Grey pier, a long concrete structure extending from the shore into the ocean. The pier has a curved section near the shore with stairs and railings. Several people are walking on the pier. The ocean is a deep blue, and the coastline with some buildings and greenery is visible in the background.

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WILL THE FISHING CO-OPERATIVE BUILDING BE PROTECTED?

We haven't made any decisions about the old Fishing Co-Operative building yet. The Authority will consider whether to keep, remove, or replace the buildings as part of the strategic planning process.

The old Fishing Co-Operative building was assessed as part of the Opportunities and Constraints phase. The old Fishing Co-op building dates back to 1949, with various additions and alterations made to the building in 1968, and again in 1977.

Due to its age and its location near the shoreline, it has suffered from significant damage, primarily to the roof and masonry walls, with cracking, water damage, non-compliant electrical, damp and rust found throughout the building.

Engineers have advised that major structural work will be required to bring the building up to current design and regulatory standards. This information will be used to inform the UDF.

WHAT INFORMATION IS AVAILABLE ABOUT THE POTENTIAL CASUAL HOSPITALITY OFFERINGS?

As part of the Geelong City Deal, we're committed to providing space for casual hospitality options like coffee, takeaway, and al fresco seating. No decisions have been made yet on the format, offering or operation.

The footprint of the hospitality area will depend on the available development space, considering:

- Coastal hazards to the east
- The boat ramp to the south
- Vehicle access routes connecting the two, fixed Great Ocean Road vehicle access points and the boat ramp to the south-west.
- Pedestrian areas near the pier to the north-west.

The casual hospitality offering will also need to align with the Surf Coast Planning Scheme and the Marine and Coastal Policy, which aim to minimise development footprint on coastal Crown land. The Authority aims to create a hospitality offering that fits these requirements.

WHEN WILL CONSTRUCTION BEGIN?

Construction is scheduled to commence in 2026.