

GREAT OCEAN ROAD
COAST COMMITTEE

LORNE FORESHORE MASTER PLAN



STUDY AREA

PROCESS

Master plans provide us and our communities with a dynamic blueprint for a 10 to 15-year period. They set the vision and principles to guide future use and development of an area to assist long-term planning and ensure adequate resourcing of our coastal and marine environment.

This final master plan was informed by:

- A **scoping report** which reviewed background material, documents and policy to understand and draw on significant past work. The scoping report also set out the key stages / tasks, milestones and methodology for the project. Preliminary consultation undertaken in summer 2017 informed the vision of the master plan and increased the project area to include Cypress Avenue and Doug Stirling Track.
- An **issues and opportunities paper** analysed the site in detail and explored issues and opportunities relating to access and mobility, amenity, built form, the environment, events, character and the economic context. Broad consultation undertaken on the issues and opportunities paper over summer 2019 informed the development of the draft master plan.
- A **draft master plan** was developed in early 2019 based on the feedback received during previous consultation. The draft master plan was broadly consulted over winter 2019 where feedback was obtained through multiple channels to inform the development of the final master plan.

The proposed improvements detailed in this master plan were developed in response to feedback received during consultation on issues and opportunities.

INTRODUCTION

The Lorne Foreshore study area is a two kilometre stretch of coastal foreshore between Erskine River and Point Grey is Crown land managed by the Great Ocean Road Coast Committee (GORCC).

The Lorne foreshore is of significance socially, economically and environmentally. It is a focal point for recreation and activity, and is the connection between the busy 'main street' of Lorne - Mountjoy Parade, and the ocean waters of Louttit Bay. The master plan broadly aims to address our three key challenges of climate change, increased visitation and use, and aging infrastructure while continuing to support the varied Lorne communities and local businesses.

The Lorne Foreshore Master Plan study area extends from Point Grey in the south, to the Erskine River precinct to the north and includes key precincts such as Cypress Avenue, Sea Baths precinct, Central Foreshore, and Doug Stirling Track.

The Erskine River Master Plan was completed in 2014, and the Point Grey Master Plan in 2015.

THE GADABANUD TRADITIONAL OWNERS

We proudly acknowledge the Gadabanud, part of the Eastern Maar Nation, as the Traditional Owners of the lands and waters that now supports the Lorne foreshore. For thousands of generations, the Gadabanud cared for and protected the lands and waters, including its heritage, cultural values and traditions. The area was nourished and sustained the Gadabanud physically and spiritually, and continues to be important today and into the future.

We pay our respects to their Ancestors and Elders - past, present and emerging and commit to walk alongside the Gadabanud to plan for and manage the foreshore.

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KEY OBJECTIVES

CLIMATE CHANGE

The challenges of climate change are well documented (warming temperatures, extreme weather and rainfall, sea level rise and storm surge). Therefore, the impacts from climate change including shoreline recession, erosion and water security are recognised as one of our key challenges to managing the coastal and marine environment. Detailed knowledge of coastal processes to inform decision making is required.

We are committed to planning for, and responding to, climate change over the short, medium and long term by allowing natural processes such as erosion and shoreline recession to continue within natural areas such as Cypress Avenue and Doug Stirling Walk; minimising built infrastructure within areas vulnerable to climate change such as dunes and the intertidal zone; establishing shade trees to create habitable landscapes; and ensuring existing facilities are upgraded using relevant climate change data and modelling and incorporating best practice sustainable design and initiatives.

BUILT FACILITIES AND INFRASTRUCTURE

Our ageing-built infrastructure, established during a time without concern or consideration of climate change, is now under increasing use and demand as our population and visitation increases. Furthermore, the impacts from climate change, such as major storm events, means significant long-term funding is required to maintain this built infrastructure. Existing and new assets must be maintained, upgraded and replaced over time. Additionally, new assets should consider the legacy of the Gadabanud and incorporate their stories.

A key challenge for all Crown land managers is determining who should pay for this ongoing work and how. The challenge and costs associated with climate change impacts on infrastructure, including major storm events, are significant and long-term funding will be required to remediate damage and replace infrastructure more frequently.

We are committed to enabling the use and enjoyment of our coastal and marine environment over the short, medium and long term by using master plans to guide the development of new built assets; continuing to use our Asset Management Framework to inform the replacement of built assets and ensuring that resilience is built into our planning for both natural and built assets on the coast.

INCREASED USE AND VISITATION

Visitation to the Great Ocean Road region is forecast to reach 8.6 million visitors by 2026-27. Furthermore, the population of our region (Surf Coast) is currently over 315,000 and is projected to increase to 500,000 by 2050. While this increase provides opportunities to share our stories, particularly those of the Traditional Owners, as resident and visitor numbers increase and diversify, so too does the way we use our coast.

As a Crown land manager, we must strike a balance between maintaining healthy and functioning ecosystems with the economic and social benefits of coastal use and development. Our highest priority is protecting and enhancing our natural environment and cultural heritage. Any opportunities for quality visitor and tourist development must balance safety, future use, no harm to cultural heritage, the long-term health and values of the coast and the aspirations of our community.

While we are unable to influence the number and diversification of marine and coastal users, to pro-actively manage conflict we are committed to understanding current and future demands. We will continue to facilitate equitable access to, and enjoyment of our coast by focusing new infrastructure and facilities within modified areas. While continuing to manage natural areas for biodiversity and cultural heritage, and ensuring adequate facilities for all user groups and organisations. Additionally, monitor the use of facilities and infrastructure to make informed decisions about upgrades and implementing universal access for people with limited physical mobility at priority locations. Furthermore, we commit to encouraging our communities to utilise active transport options rather than rely on vehicles, and have sustainable and innovative policy and strategic planning for events, permits and licences.

WHAT WE HEARD AND HOW WE HAVE RESPONDED

- **Open space and natural environment**
Prioritise open space, the natural setting and ecology. Large open spaces, minimal infrastructure and native vegetation are highly valued. Focus on protecting natural open spaces and planting indigenous plants while protecting sight lines.
- **Cultural Heritage**
Engage with and facilitate the Gadabanud to assert their rights and interests and share their history, stories, reinstate original place names and place the protection of cultural heritage at the core of all we do.
- **Accessibility**
Ease of access and linkage between the town shops and the beach are highly valued. Improve accessibility for people with mobility or physical disabilities. Upgrade current paths, including the Doug Stirling Walk, and provide a continuous pedestrian connection from the Swing Bridge Precinct to Point Grey.
- **New and upgraded facilities**
Improve current walking tracks, existing amenity blocks and an increase in tables, benches, shaded areas, and wayfinding signs. Extending the existing boardwalk around the Sea Baths was broadly supported. No further commercial buildings or over-development.
- **Car parking**
Additional parking solutions, including the sealing of current car park.

NEXT STEPS

The conversation with the Lorne community, the Gadabanud, relevant stakeholders and partner agencies will continue during the development of the detailed design and statutory approvals of the improvements included in this master plan.

A new authority, Great Ocean Road Coast and Park Authority (the Authority), is due to commence in December 2020, replacing GORCC and other land managers along the Great Ocean Road. The Authority will become the Crown land manager and therefore be responsible for the management of the foreshore, and implementation of this master plan. This master plan lays the foundations for the next 10–15 years, and will ensure short term improvements commence during a state of transition. The master plan will be amended to accommodate new parcels of land and assets that transition to the Authority. All assets that transition to the Authority will be managed in accordance with the current Marine and Coastal Act and Policy.

A clear delivery plan for staged works over the life of the plan will be presented to the Authority.



CONTEXT PLAN



VISION

To celebrate Lorne Foreshore as a vibrant community space, cultural heart and waterfront destination; revered by locals and visitors alike; and set within a relaxed, contemporary, natural beach setting.

Befitting of a unique coastal town and major destination along a world-class touring route, the foreshore is attractive, inviting and accessible; adaptable and resilient for events and activities; and retains its unique coastal character and open space functionality for local everyday use.

GUIDING PRINCIPLES

1. Protecting and enhancing our natural environment and cultural heritage is our highest priority.
2. Our coastal reserves provide strong health, wellbeing, community, economic, and heritage benefits which support recreational and community enjoyment.
3. We provide the opportunity to enjoy world-leading coastal and cultural heritage experiences that are affordable, inclusive and welcoming.
4. We foster partnerships and volunteerism by improving access and understanding, education and engagement.
5. Our activities and partnerships are built on mutual trust, open communication, collaboration and transparency.
6. We use information and data and make evidence-based decisions.
7. We engage and consult with our communities and stakeholders to inform our planning.
8. We think long term, use strategic business planning tools and innovation to make the best use of our financial, human and physical resources.
9. Good governance is core to everything we do and who we are.





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SUMMARY OF PROPOSED IMPROVEMENTS

1. Provide a continuous and accessible all-weather pedestrian path from the Sea Baths Precinct to the Swing Bridge including the extension and widening of the current boardwalk. Upgrade the Doug Stirling Track to provide continuous pedestrian connection to Point Grey including low level lighting.
2. Upgrade existing amenity blocks to provide *Disability Discrimination Act 1992* (DDA) standard facilities, increase capacity, improve shower and changing facilities in accordance with best-practise sustainable standards, including water capture and reuse.
3. Provide new and upgrade existing DDA compliant access from Mountjoy Parade to the foreshore and key destinations.
4. Upgrade the Grove Road car park and precinct including improvements to the entry and exit and sealing of the car park.
5. Upgrade open grassy spaces in the vicinity of the Surf Life Saving Club (SLSC) including defined surf patrol areas to improve the safety and functionality of events.
6. Work with Eastern Maar Aboriginal Corporation to manage and protect Gadubanud heritage, increase engagement and understanding of cultural sites.
7. Overall additions and upgrades of site-wide furniture and infrastructure such as seating, picnic facilities, bins and rubbish management, drinking fountains, signage and way-finding.
8. Overall management and upgrade of the natural environment including weed control, strategic tree planting to provide shade and vegetation management.

Detailed locations and descriptions of these improvements, and other proposals are shown on the following plans.





PROPOSED IMPROVEMENTS

LEGEND

(Applies to all plans. Refer also to action item numbers for detailed description)

- Open grassed area
- Ground level / understorey planting
- Indicative tree locations / planting embellishment
- Existing BBQ / picnic areas
- Existing paths to be reconfigured
- Master Plan Extent

NORTHERN FORESHORE AND CYPRESS AVENUE

	Action	Priority
01	Provide a new continuous, all-weather pedestrian path to <i>Disability Discrimination Act 1992 (DDA)</i> standard between the Sea Baths Precinct and the Swing Bridge.	SHORT
02	Connect existing beach access points to the new pedestrian path. Consolidate and upgrade furniture.	SHORT
03	Maintain Cypress Avenue as two-way vehicle access, connecting to overflow parking and facilities at the Erskine River precinct. Investigate and implement parking options, subject to traffic analysis.	SHORT
04	Retain and manage existing Cypress trees for safety. If removal of senescent Cypress trees is required, replace with the same species.	SHORT
05	Reconfigure and upgrade Grove Road car park including a safer and more efficient layout. Replace existing planting with shade trees and include water sensitive urban design.	MEDIUM
06	Improve vehicle access between Grove Road and Mountjoy Parade through reconfigured entry and exit routes that are separated, safer and clear.	LONG

Short Term: 1-3 years,
Medium Term: 4-7 years,
Long Term: 8+ years
Ongoing



PROPOSED IMPROVEMENTS

LORNE CENTRAL FORESHORE

	Action	Priority
07	Provide at-grade, DDA compliant access between Mountjoy Parade and the foreshore. A new pathway to the north of the Sea Baths precinct connecting to beach, toilets and foreshore path, and reconfigured ramped access to the existing path which connects south to the Surf Life Saving Club.	SHORT
08	Refurbish the existing amenity block in the Sea Baths precinct including the provision of DDA standard toilet facilities, increased capacity, improved shower and changing facilities with best-practise sustainable standards, including site water capture and reuse.	MEDIUM
09	Extend and widen the existing timber boardwalk north into the Sea Baths precinct and south towards the Surf Life Saving Club car park including uplifting existing vegetation to improve sightlines and special opportunity. Ensure the extension and design is not vulnerable to or will impact existing coastal processes.	SHORT
10	Rationalise existing pedestrian paths connecting Mountjoy Parade with the foreshore.	SHORT
11	Upgrade the existing playground to include shade trees nature-based play environment and more diverse, all-ages facilities.	MEDIUM
12	Maintain the central lawn area for events and general day-to-day use. Regrade as appropriate and investigate opportunities to harvest and use stormwater for irrigation.	SHORT
13	Upgrade existing amenity block to increase capacity, ensure compliance with DDA requirements and best-practise sustainable standards, including site water capture and reuse.	MEDIUM
14	Work with the SLSC on their redevelopment proposal. Ensure the proposal and lease aligns with relevant Acts, policies and guidelines, including but not limited to the Marine and Coastal Policy and the Occupation and Use of Crown Land by Lifesaving Clubs in Victoria Policy.	SHORT
15	Provide an enlarged plaza area in front of the Surf Life Saving Club reducing access conflicts for both surf club operations and beach front access. Ensure the upgrade and design detailing does not alter existing coastal processes and incorporates best-practice coastal adaptation. Subject to Marine and Coastal Act Consent.	LONG

Short Term: 1-3 years,
Medium Term: 4-7 years,
Long Term: 8+ years
Ongoing



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* Subject to Marine and Coastal Act (2018) consent

PROPOSED IMPROVEMENTS

SOUTHERN FORESHORE & DOUG STIRLING WALK

	Action	Priority
16	Upgrade Doug Stirling Track to provide an all-weather pedestrian path to Point Grey, replacing the existing aging and interrupted route. Include low level solar powered lighting.	SHORT
17	Rationalise and upgrade existing beach access points/stairs along the Doug Stirling Track.	SHORT
18	Rationalise and upgrade existing BBQ, picnic and parking areas along the Doug Stirling Track.	MEDIUM
19	Upgrade existing amenity block to include best-practise sustainable standards, including site water capture and reuse.	MEDIUM
20	Rationalise existing view points along the Doug Stirling Track. Construct new viewing areas in strategic locations.	SHORT

Short Term: 1-3 years,
Medium Term: 4-7 years,
Long Term: 8+ years
Ongoing



PROPOSED IMPROVEMENTS

ONGOING

Action	Priority
Work with the Gadabanud to manage and protect cultural heritage, increase engagement and understanding of cultural sites.	ONGOING
Ensure existing stormwater outfalls mitigate erosion and include best-practise sustainable standards including litter control.	ONGOING
Develop and install interpretive signage to communicate Traditional Owner, environmental and heritage coastal values and stories.	ONGOING
Monitor impacts from climate change and implement adaption measures if required.	ONGOING
Upgrade existing picnic and BBQ facilities, including bins, lighting and shade provision to meet best-practise sustainable standards.	ONGOING
Increase shade trees and landscaping along the foreshore with indigenous species ensuring no impacts to existing ocean view lines.	ONGOING
Provide wayfinding to connect the foreshore with sites of interest such as Queens Park, Teddy's Lookout, Erskine River and Point Grey.	ONGOING
Remove weeds, including Coast Tea-tree <i>Leptospermum laevigatum</i> .	ONGOING
Ensure all improvements are consistent with and integrate with Pt Grey Redevelopment and Erskine River Master Plan	ONGOING

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POINT GREY REDEVELOPMENT AREA

