



FREQUENTLY ASKED QUESTIONS

Point Grey Redevelopment Community Update October 2025

Thank you to everyone who participated in the recent community engagement on the draft concept designs for the Point Grey Redevelopment Project. Your ideas, questions, and comments were greatly appreciated.

We've now gathered those questions into a simple FAQ so everyone can stay informed.



What the Point Grey Redevelopment will deliver:

This \$12.59 million project will provide:

- 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
- recognition of cultural heritage (European and Aboriginal)
- space for casual hospitality offerings, including options for coffee, takeaway and al fresco seating.

Funding partnership:

- Geelong City Deal: \$10.14 million
- Great Ocean Road Coast and Parks Authority: \$2 million
- Lorne Aquatic and Angling Club: \$450,000

This project is being delivered by GORCAPA as part of the Geelong City Deal, a collaborative partnership to transform Geelong and the Great Ocean Road by the Australian Government and Victorian Government, alongside key partners.



FREQUENTLY ASKED QUESTIONS

Why are existing buildings being replaced instead of refurbished?

The redevelopment is about respecting Point Grey's heritage while making sure the site is safe, resilient, and accessible for everyone.

Independent structural assessments have found the original 1949 Co-op building had serious structural and flood-resilience issues and could not be retained. These issues made refurbishment neither safe nor cost-effective. That is why we are building new facilities, carefully designed to echo the original building's footprint, scale and roofline while reusing salvaged materials wherever possible.

Both the new food and beverage and the Angling Club buildings will be built to modern standards but will reflect the history and character of Point Grey. This approach ensures the site feels familiar to the community while being safe and functional for generations to come.

What kind of food and beverage venue is proposed, and why is it needed?

The new food and beverage space is designed as a small, coastal-focussed Facility that will provide simple food and drinks to support people using the waterfront – from boating and fishing to visiting the pier.

This will not be a large restaurant (planning rules require the facility to be small in scale). Instead, it will be a modest hospitality facility with indoor seating, some outdoor seating, and plenty of public seating nearby. The specific operator and format will be determined through an open Expression of Interest process in due course.

Key features include:

- **Heritage connection:** Salvaged materials from the existing building will be reused, and interpretive displays will share the diverse history of Point Grey.
- **Waste management:** Extra bins, recycling facilities, and operator management requirements will ensure litter is controlled.
- **Licencing:** A liquor licence could be sought by the successful operator through the standard approval process with the Victorian Commission for Gambling and Liquor Regulator. GORCAPA does not have a role assessing or issuing licences.
- **Operator selection:** An Expression of Interest process will be run by GORCAPA. Operators will need to demonstrate appropriate experience and a viable business plan.

The facility's purpose is to make the waterfront more welcoming and active for community use serving the community who come to enjoy Point Grey's coastal setting while respecting the site's heritage character.



FREQUENTLY ASKED QUESTIONS

How will parking, traffic, and access be managed?

Parking will remain free across the precinct. Spaces are being redistributed to make the foreshore safer and more pedestrian-friendly, with some parking moved uphill to protect cultural heritage and reduce congestion by the waterfront.

Independent traffic engineering studies identified a roundabout as the safest solution for managing the complex mix of cars, pedestrians, boat trailers, pier maintenance vehicles and emergency access. The Vera Lynn car park will be reconfigured, but overall, there will be more formalised parking spaces than before.

Key points:

- **Community-focussed scale:** The precinct is designed for community use and individual visitors, rather than large tour groups. Therefore, no large coach access is permitted.
- **Flexible lower space:** The open area near the waterfront will serve as a community event space and public gathering area, with the ability to accommodate additional parking when events are not happening.
- **Public boat ramp access:** The boat ramp will remain open to the public.
- **Managed overflow parking areas:** Additional parking areas will be managed with gates or bollards, allowing them to be opened during busy periods and secured when not required.

The overall approach ensures safe, flexible access that balances community needs, visitor requirements, and environmental protection. The new layout will make the waterfront more enjoyable for pedestrians while maintaining convenient vehicle access for all users.

What is planned for landscaping and public spaces?

The redevelopment will feature native coastal plants that thrive in this environment, support local biodiversity, with structures designed to provide shade and wind protection.

The lower public open space is designed as a flexible, high-quality open space that can host markets, cultural events, small performances, and community gatherings, while remaining adaptable for additional parking when not in use. Rather than a permanent stage, temporary setups can be arranged when needed to keep the space versatile.

Key features include:

Shelter and comfort: Shaded seating area, shelters, and wind-protected spots will be distributed across the site, with specific location refined during detailed design.

Coastal character: The design maintains the foreshore's natural, coastal feel while providing ample space for people to gather and connect.

The landscaping and public spaces will create a welcoming, adaptable environment that serves the community year-round while celebrating Point Grey's unique coastal and cultural heritage.



FREQUENTLY ASKED QUESTIONS

Where will public toilets be located and what will happen to the old block?

The new public toilets will be integrated into the Food & Beverage facility, centrally located within the precinct for easy access by all visitors. They will be designed to blend sensitively with the existing character of the site.

The current toilet block will be removed, as it sits on culturally significant land. This area will become open space, with the Gunditj Lorne Garden (planned as a separate initiative and co-designed with the Eastern Maar Aboriginal Corporation) to create a welcoming, open community space that honours the site's cultural heritage.

Key considerations included:

- **Central location:** Positioning the new public toilets within the food and beverage facility provides the most convenient access for waterfront users, whether they are visiting the pier, using the boat ramp or simply exploring the precinct. This location was also strongly supported through community engagement.
- **Cultural sensitivity:** Removing the current public toilet block from culturally significant land allows for appropriate recognition and celebration of the site's Aboriginal heritage, while creating a new open space for the community.

This approach delivers the best combination of practical access and cultural outcomes ensuring public facilities serve the community while respecting the land's significance to Traditional owners. The new Gunditj Lorne Garden will be a welcoming, open space for the community to enjoy.

How will Point Grey's heritage and cultural values be represented?

The project is being developed in partnership with the Eastern Maar Aboriginal Corporation (EMAC), ensuring the site authentically and respectfully reflects Aboriginal stories and cultural values throughout the design and interpretation.

Historic maritime and timber industry artefacts including the log, crane, and trolley are being salvaged and will be reused within the new landscape.

GORCAPA is also working closely with the Lorne Historical Society to ensure the precinct celebrates Point Grey's timber and maritime heritage. Key heritage elements include:

Material reuse: Salvaged bricks, timbers, and tiles from the original 1949 co-op building will be incorporated into the new buildings and outdoor areas, maintaining a physical connection to the site's past,

Interpretive storytelling: Displays across the site will share the rich history of fishing, boating, and community life at Point Grey, bringing these stories to life for visitors

Cultural integration: Both Aboriginal and European histories will be woven together, creating a narrative that honours all aspects of the site's history.

The new precinct will become a place where the deep Aboriginal heritage and more recent maritime and timber histories are celebrated together, creating a meaningful connection between past and present for all who visit Point Grey.



FREQUENTLY ASKED QUESTIONS

Will the site accommodate the impacts of climate change on sea level?

Yes. The project has been carefully designed to address the challenges posed by climate change and sea level rise, with a focus on adaptation and long-term resilience.

Climate resilience measures include:

- **Elevated building design:** All new building floor levels have been raised above the projected inundation levels to protect against future sea level rise and storm surge events.
- **Weather-resistant materials:** Surface treatments and building materials have been selected for durability in Point Grey's harsh coastal environment.
- **Shoreline protection:** The existing revetment wall will continue to be maintained to provide ongoing shoreline protection for the precinct.

These measures ensure Point Grey will continue to serve the community safely and effectively, even as coastal conditions change over time. The design balances immediate functionality with long-term climate adaptation, protecting both the investment in improved facilities and the people who use this important site.

What happens next?

The project will now move through detailed design and statutory approvals to ensure the plans meet both community expectations and statutory requirements. This phase will refine specific elements including infrastructure placement, materials selection and construction methodologies. All work will remain consistent with the strategy for the site identified in the Urban Design Framework.

Key next steps include:

Design Development: Working through technical specifications, final material selections, and infrastructure solutions such as underground services placement.

Statutory approvals: Securing all necessary permits and approvals from relevant authorities to ensure the project meets planning, building, and environmental requirements.

Construction timeline: Work is expected to begin in early 2026, after the Australia Day long weekend, with completion targeted for mid-2026.

Community updates: GORCAPA will commit to ongoing communication to keep the community informed. Your ongoing interest and input have been invaluable in shaping Point Grey's future. Thank you!



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All questions and responses used to create the above content.

Overarching:

Q: Why does the \$12.59m project duplicate what already exists instead of meeting broader community needs?

A: The new design deliberately honours the heritage footprint of Point Grey, while upgrading facilities to meet modern standards. It isn't a replica — the new layout includes upgraded amenities, accessible pathways, landscaping, and flexible open spaces that support the whole community, not just boating or angling. We hope to see the mixed use space be used for community events across the year.

Q: When will construction start and when will it finish?

A: Construction will commence following the completion of the detailed design and statutory approvals process. We expect works to begin in 2026 (following the pier to pub event), with construction due to be completed in Q3 2026. We will ensure key events can proceed, and then commence construction.

Q: Will the site accommodate the impacts of climate change on sea level?

A: Yes. The project has been carefully designed to address the challenges posed by climate change and sea level rise, with a focus on adaptation and resilience. To accommodate potential coastal inundation, building floor levels have been elevated, and surface treatments near the boat ramp have been selected for their ease of repair following storm events. The existing revetment will continue to be maintained to provide shoreline protection, and all new buildings have been strategically sited outside of known hazard areas to minimise exposure to future risks.

Q: Will all power in this area be moved from above ground to underground?

A: To be confirmed. We are investigating the feasibility of putting services underground.



FREQUENTLY ASKED QUESTIONS

Food and Beverage Premises:

Q: Why do we need a food and beverage venue at Point Grey?

A: The food and beverage venue has a clear coastal-dependent role. It is designed to support people engaging in maritime activities — such as boating, fishing, and visiting the pier — by providing simple food and drink options alongside essential public amenities like toilets, fish cleaning, and a boat wash. This ensures the precinct functions as a welcoming, accessible place for all who use the waterfront.

The venue is modest in scale, not a large restaurant, and is directly tied to the activation and sustainability of the foreshore. Community feedback strongly shaped this inclusion, and statutory planning processes will continue to ensure the design aligns with both coastal policy and community expectations.

Q: Why can't you make this a restaurant?

A: We are not replicating a restaurant, as this is a public park and a restaurant will not meet zoning requirements. What we are doing is providing facility to allow a vendor to create something of their own (an example being a small fish and chips kiosk or cafe) by leasing the facility. The seating will include indoor seats, an area for non-permanent outdoor seating and multiple public seating opportunities surrounding the venue.

Q: So this will be predominantly a takeaway (with seating) food venue rather than somewhere of a higher standard to sit and enjoy a meal and the view? Rubbish is always a problem in Lorne so whatever you have here GORCAPA need to make sufficient allowance.

A: Rubbish management has been raised strongly through community feedback. The design will include adequate waste facilities, recycling options, and regular servicing, and operators will be required to manage litter as part of their tenancy. Landscaping and layout will also help reduce windblown rubbish. There will be a rigorous EOI and selection process to find an appropriate lease holder managed by GORCAPA.



FREQUENTLY ASKED QUESTIONS

Q: Will it be licensed. Will there be encouragement to attract coastal bus tours to stop and eat. What about function hiring?

A: It is possible for the venue to be licenced, subject to normal approvals. GORCAPA does not provide approval for liquor licences. Its design and scale are modest — focused on serving the local community and visitors already enjoying the precinct, rather than attracting visitors.

The venue is not intended as a major function centre. While small gatherings may be possible, it will primarily operate as a casual hospitality space with strong links to the site's heritage and waterfront setting. Liquor licencing is approved by the Victorian Comission For Gambling and Liquor Regulation.

Q: Will the food & beverage area reflect the history of the Pier Restaurant

A: Yes. While the old Pier Restaurant building could not be retained for structural and flood-resilience reasons, the new food and beverage venue has been designed to honour the site's history. Salvaged materials such as bricks, timbers, and tiles from the original Co-op and Pier Restaurant will be reused, and interpretive displays will tell the story of fishing, boating, and community life at Point Grey. The new building's modest scale and coastal character also echo the relaxed feel of the original venue.

Q: What is the explanation for not refurbishing the 1948 Fishermen's Cooperative building and instead reproducing a similar building on the same site? The previous explanations regarding the state of the Old Cooperative don't justify demolition.

A: Independent engineering assessments confirmed the 1948 section of the Co-op could not be retained due to serious structural and flood-resilience issues. However, the new building honours the original by reusing salvaged materials (timbers, tiles, bricks), reflecting the historic footprint, roofline and including heritage interpretation.

Q: If the LAAC provides a food and beverage venue, and the Pacific Hotel also is a nearby food and beverage venue, why is a third food and beverage venue needed at Point Grey.

A: The new food and beverage offering at Point Grey is designed to be small-scale, casual, and family-friendly, complementing existing venues like the Pacific Hotel or the LAAC. Importantly, the LAAC is not licensed as a commercial kitchen — its facilities are limited to members and cannot provide the type of public food and beverage service the precinct requires.



FREQUENTLY ASKED QUESTIONS

This venue will be publicly accessible to everyone, with indoor and outdoor seating, and will also integrate essential amenities such as public toilets and waste facilities. Its purpose is to activate the foreshore, provide visitor amenity, and support the long-term maintenance and sustainability of the precinct, rather than operate as a large restaurant or compete with existing businesses.

Q: Who will manage the process to select and appoint a lessee to provide food and beverages?

A: The process will be managed by the Great Ocean Road Coast and Parks Authority (GORCAPA) through its Commercial team. An open, competitive Expression of Interest (EOI) process will be run, with applicants assessed against specific criteria to ensure the successful lessee aligns with the project vision and community expectations.

Q: If the LAAC can stay in its current position and size, why can't the CoOp do the same?

A: Both buildings are being replaced and engineered to ensure they meet planning requirements. Development of the new food and drinks premises reflects the scale, roofline, and footprint of the 1949 original building.

Q: Is it possible to create a larger food and beverage area?

A: No. The size and scale of the food and beverage offering at Point Grey is limited by planning requirements and the previous VCAT decision, which determined that a large restaurant is not permitted at this site. The redevelopment allows only for a small hospitality space, consistent with a café-style offering. This will provide basic kitchen facilities and some outdoor seating, but the focus of the precinct remains on its heritage, coastal character, and community use, not large-scale commercial operations.

Q: How can you ensure that the proposed Food and Beverage premises will remain viable?

A: Tenures for commercial sites such as cafés are awarded via an open Expression of Interest (EOI) in line with the Crown Land Leasing Policy.

As part of an EOI, applicants are required to inspect the site, they can ask questions and see further information, and within their applicant must demonstrate their experience and proposed service offering. By taking these steps GORCAPA is able to gauge the suitability of an operator for a site and their ability to deliver the requirements for leasing a site, such as operating times, types of food and beverage offerings and the experience to succeed.



FREQUENTLY ASKED QUESTIONS

Q: Why is the LAAC so dominant in these draft concept designs?

A: The LAAC is a long-standing community organisation and a key tenant at Point Grey. The redevelopment is shaped by broader community priorities identified in engagement. The design balances boating, angling, visitor needs, heritage, and open public space.

Q: I presume it will be air conditioned? What about disabled parking there?

A: The new LAAC building will be designed to modern accessibility standards, with improved circulation, amenities, and comfort for members and visitors.

Q: Will the same community events run?

A: Yes. The new LAAC building (as well as the wider precinct) will support ongoing angling competitions and community events, with improved spaces and infrastructure to make them more enjoyable and accessible.

Parking and access:

Q: Does GORCAPA intend to charge for parking at Point Grey?

A: No.

Q: Are you going to put a fence around the upper level overflow?

A: This will be confirmed during detailed design. We do know that there will be access restrictions in place to ensure safety and good site management during construction. This means it can be closed off when not needed but opened for parking or overflow use during peak periods and busy events.

Q: Will the boat ramp be maintained for public use?

A: The boat access ramp will continue to be accessible to the public

Q: Why are you moving car parks “up the hill” above shelly beach? This is too far to walk especially if you are going to pull down the old toilets.

A: Traffic safety and cultural heritage protection considerations require adjustments to the layout. Additional parking is provided uphill to balance overall demand while keeping the foreshore safer and more pedestrian friendly.



FREQUENTLY ASKED QUESTIONS

Q: Why is there a need for a roundabout which will see cars entering/exiting up same road? Why not keep the flow through road as it currently exists. There seems still to be a distinct lack of parking.

A: Independent traffic studies showed a roundabout is the safest way to manage vehicles (including emergency services and maintenance requirements), boat, and pedestrian movements at the busy intersection. It will slow traffic, improve safety, and reduce congestion. There is an increase in formalised parking across the precinct.

Q: What is going to happen to the current (“vera lynn”) car park?

A: The Vera Lynn car park will be reconfigured as part of the site improvements. Parking is being redistributed to improve safety, accessibility, and pedestrian connections. There will be an increase in formalised parking spots across the precinct.

Q: Will this design encourage big buses entering the precinct?

A: No. The design and traffic flow is designed to improve safety and increase the number of formalised parking spots. There are no large coach parking spaces in the plan.

Q: Interchangeable lower public open space – how will this interchangeable area be managed?

A: GORCAPA will manage access to car parking across the site during appropriate times, such as during busy community events. What this looks like on the ground (gates, bollards, temporary fencing etc) will be developed during detailed design to ensure safety and good site management. We will look at usage of this space over a 12-month period and allow a level of flexibility.

Public Spaces and landscaping:

Q: What is the reason for moving the proposed new toilets into the historic site of the Old Cooperative Building? Why not move them into the LAAC?

A: This location ensures facilities are central, accessible, and linked to the food and beverage venue. The design integrates them sensitively into the precinct, with heritage interpretation included. Many locations were explored for the public toilet block, including the LAAC but it was deemed inappropriate. This location was also supported by the community through engagement.



FREQUENTLY ASKED QUESTIONS

Q: What plants do you propose, how will you invigorate the area with landscaping?

A: Landscaping will feature native species adapted to the coastal environment, supporting biodiversity and resilience. Planting will also provide shade, wind protection, and a sense of place. Final landscaping to be confirmed during design development.

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Q: *Will the old toilet block be removed or rebuilt to modern standards?*

A: The old block will be removed as it is located within an area of cultural significance. New toilets will provide accessible, contemporary facilities. This area will become part of the Eastern Maar Aboriginal Corporation co-designed Gunditj Lorne Garden space – transforming the old public toilets zone into a fantastic open area for the community.

Q: *Do you need a Stage? You’re having events and telling stories etc it will save a lot of money ad time*

A: The design does not include a permanent stage. Instead, the central open space is designed to be flexible so it can host a wide variety of activities – from markets to community gatherings, cultural events, and small performances. Temporary staging can be brought in when needed, which avoids locking the precinct into one use and keeps the space adaptable for everyone.



FREQUENTLY ASKED QUESTIONS

Q: What is the orange blob on the top right of this area?

A: This represents an interpretive platform for storytelling the site's long shared history

Q: I don't see sheltering. Where will that be?

A: Shaded seating, shelters, and wind-protected areas are included across the site. These will be finalised during detailed design.

Q: The lack of green space worries me. Why are you creating an interchangeable space in the lower public realm – won't this just become a carpark?

A: The plaza is designed as a flexible, high-quality open space for community events, gatherings, and markets. It is not intended for permanent car parking. We want to keep this open for public use due to it being a Public Park Zone, while still allowing access for maintenance and emergency vehicles when required. The community has made it clear they want access to the LAAC, the Pier, and the Food and Beverage premises during quieter times of the year. During peak periods when the site attracts many visitors, the space can be used for public recreation or events. Landscaping will ensure a coastal, natural aesthetic regardless how the space is used.

Q: When will landscaping and tree/shrub/grass planting start?

A: Landscaping and planting will take place during the main redevelopment works, which are scheduled to begin after the Pier to Pub event in January 2026 and be completed in Q3 2026. This means new greenery will be established as part of the overall works, ready for the community to enjoy once the project is finished.

Shared History:

Q: How are Traditional Owners and Aboriginal culture being represented in the Point Grey project?

A: Cultural representation in the project is being developed in partnership with the Eastern Maar Aboriginal Corporation (EMAC), the Registered Aboriginal Party. This work is focused on ensuring that the stories and values of Country are reflected in a respectful and authentic way. Alongside this, we acknowledge the ongoing connection of local Aboriginal families and community members who have lived in Lorne for generations.



FREQUENTLY ASKED QUESTIONS

Q: Are you keeping the log, crane, and trolley?

A: Salvaged items, including the log and trolley, will be reused in the new landscape design. The salvaged crane is being considered for safe display on site.

Q: There was little mention of what was proposed for the historical precinct and interpretive centre for the area. Please let me know what is planned.

A: We will engage with the Lorne Historical Society to ensure the building that will replace the Co-Op, and the broader precinct reflects their desire to properly honour the timber and maritime history of the site. We are actively looking to repurpose salvaged materials from the 1949 section of the co-op.

GET IN TOUCH

If you have further questions about the project, please visit the [Have Your Say](#) webpage.

For additional questions or to request accessible formats, contact the project team at: info@GreatOceanRoadAuthority.vic.gov.au.