

Point Grey Precinct Plan

Consultation Report

(Stage 2, January / February 2013)

13/3/2013



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Consultation Report - Stage 2

1. Background

The Great Ocean Road Coast Committee (GORCC) is undertaking a planning process to identify a suitable option for the future use and development of the Point Grey Precinct in Lorne. This new process will run over 2012 and 2013 and will include extensive community consultation.

The plan will produce concept designs for the Point Grey Precinct and identify a suitable and achievable development and implementation process. The planning process will also consider appropriate and potential funding opportunities for the implementation of the plan, with funding to then be sought to bring the plan to fruition. The planning process will consider and build on previous planning work, and in particular, a masterplanning process undertaken in 2009.

Consultation with stakeholders and the broader community is being undertaken over three key stages. This report summarises the results of the second stage of consultation held in January – February 2013 to gain feedback on the Point Grey Precinct Plan 'Ideas Paper'. This second stage of consultation followed consultation stage 1 which was held in December 2012.

For more information about the Point Grey Precinct Plan, visit www.gorcc.com.au

2. Purpose

The objectives of the Jan/Feb 2013 consultation process were to:

- Obtain feedback from the Lorne community on the Guiding Principles and Image and Character Ideas presented in the Ideas Paper.
- Obtain feedback from the Lorne community and key stakeholders on the six Precinct Layout Scenarios for Point Grey presented in the Ideas Paper.

- Gather and consider feedback for use in the development of a draft plan for the Point Grey Precinct.

The Ideas Paper

The Ideas Paper identified a number of preliminary thoughts and ideas for how the Point Grey precinct could be planned into the future. In order to ensure the precinct is developed in a way that is consistent with community and stakeholder aspirations, the ideas contained in the paper were directed by an agreed vision and guiding principles for the precinct. The vision and guiding principles were established based on feedback gained through the first stage of community consultation (held in December 2012), and feedback from GORCC, the Point Grey Community Reference Group and Agency Working Group.

The key components of the paper included:

- A summary of Stage 1 Community and Stakeholder Engagement
- A vision for the precinct
- Guiding principles for the precinct
- Preliminary layout scenarios for the precinct
- Ideas for the image and character of the precinct
- Information about how to have your say
- What the next steps in the project are

Full and summary versions of the Ideas Paper were made available for viewing on the GORCC website and at the Open House events. The community was asked to consider what elements of the preliminary layout scenarios they like and to provide feedback on image and character ideas for the precinct.

To learn more about the project, view the 'Ideas Paper' or to download a copy of the consultation stage 1 report, visit www.gorcc.com.au.

3. Consultation Activities

Open Houses

'Open Houses' were held on the 24th and 27th of January 2013 in Lorne, from 9am to 3pm. A marquee was erected on the Lorne foreshore and included information and posters for the Point Grey Precinct Plan (principles, options scenarios and design images), the Erskine River Precinct Masterplan and GORCC. Over 300 people attended the open houses across both days. Hard copy surveys, which were identical to the online survey (see below) were made available at the Open Houses. In total, 32 hard copy surveys were submitted, however most Open House participants chose to fill out the survey on-line.

Online Survey

An online survey was also made available on the GORCC website. The online survey contained the same survey questions as the hard copy version handed out at the Open House events in January. In total, 174 surveys were submitted online.

Targeted Stakeholder Consultation

Targeted stakeholder consultation also occurred during January and February 2013 with 13 stakeholder groups (including government agencies, authorities and key stakeholder organisations). Targeted meetings were sought with these groups in order to gain their feedback on the Ideas Paper and to help to identify potential issues or directions to be used in the development of the draft plan.

Targeted Youth Workshop

A two hour youth workshop was held with 18 senior school students at the Lorne Aireys Inlet P-12 College. Students viewed information and displays about the project and participated in focus group sessions and an online survey with the same questions asked in the online survey made available to the broader community.

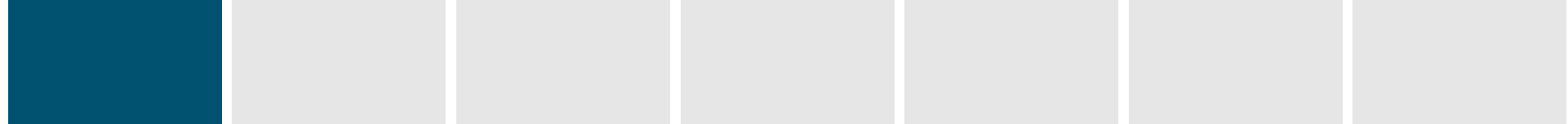
Other submissions

Several other submissions were received from various groups and individuals, including a petition from the Lorne Aquatic and Angling Club signed by 570 members which states their position and desires regarding the Point Grey precinct. All submissions are being considered along with other feedback received.

4. Promotion of consultation opportunities

Opportunities for the community to have input into the planning process through the Open Houses and/or the online survey were communicated through a range of methods including:

- The GORCC E-newsletter
- Signage displayed on the Lorne foreshore
- Public notices in newspapers (The Lorne Independent, The Echo, the Surf Coast Times and The Age)
- Mail outs and email alerts to community groups and individuals
- Media releases resulting in coverage in local newspapers
- Social media (GORCC Facebook and Twitter)
- The GORCC website
- Signage on the foreshore at the Open House Events
- Posters on public noticeboards and in community facilities
- The Point Grey Precinct Plan Bulletin



5. Survey Results

5.1 Who did we hear from?

- In total, 206 members of the community (including permanent residents, semi-permanent residents, and visitors (both regular and day trippers)) submitted a survey at an Open House or an online survey.
- Overall, 9 respondents were in the age group of 25 and younger; 24 respondents were in the age group of 26-45; 120 were in the age group of 46-65; and 53 were in the age group of 66 and older.
- 129 respondents to the survey were male; 77 respondents were female.
- In total, we heard from 57 permanent residents; 124 semi-permanent residents (both campers and holiday house owners); and 26 visitors (mostly regular visitors and some day trippers).
- 132 respondents (64.1%) were members of one of a range of Lorne community groups or organisations.

5.2 What did we hear?

Do you agree with the 13 guiding principles outlined for Point Grey?

The majority (78%) of respondents that answered this question agreed with the guiding principles for Point Grey and 22% did not.

A total of 73 comments were provided in regard to whether respondents agreed with the 13 guiding principles. Some of the recurring comments included:

- Principle 1 which proposes to reflect existing land uses is too restrictive (11 respondents)
- Buildings should be low scale (9 respondents)
- The precinct should be left as it is (5 respondents)
- Need for improved boat launching facilities (5 respondents)
- Want to see existing uses retained (4 respondents)
- Would like to see upgrades to existing facilities (4 respondents)

Are there any important guiding principles that you think are currently missing and should be added?

38% (74) of respondents felt that there were important guiding principles that were missing from the 13 presented in the Ideas Paper. Additions to the guiding principles that were suggested include:

- There should be a stronger emphasis on representing the history of the site (7 respondents)
- Pedestrian access should be better provided in regards to safety and also full access along the foreshore (7 respondents)
- There should be a principle ensuring the site is not overdeveloped (6 respondents)
- Boat launching facilities should be improved (5 respondents)
- The precinct should be left as it currently is (5 respondents)
- Providing unrestricted views (4 respondents)
- The design of buildings should reflect the site's unique character and history and be high quality (4 respondents)
- The Aquatic Club should be retained in its current location (3 respondents)

Figure 1: Respondents that agreed with the 13 guiding principles (% of all responses)

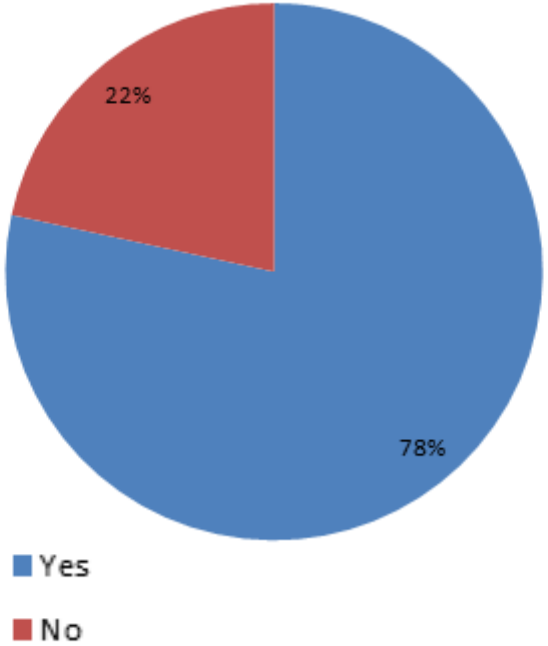
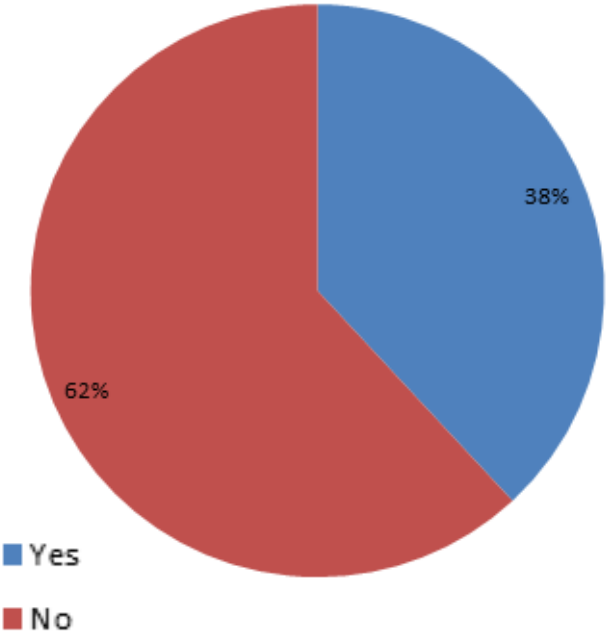
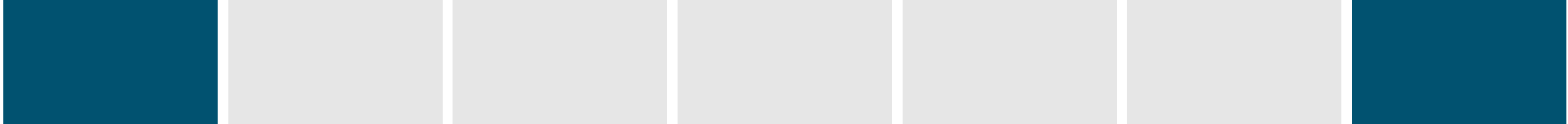


Figure 2: Respondents that thought any important guiding principles were currently missing and should be added (% of all responses)

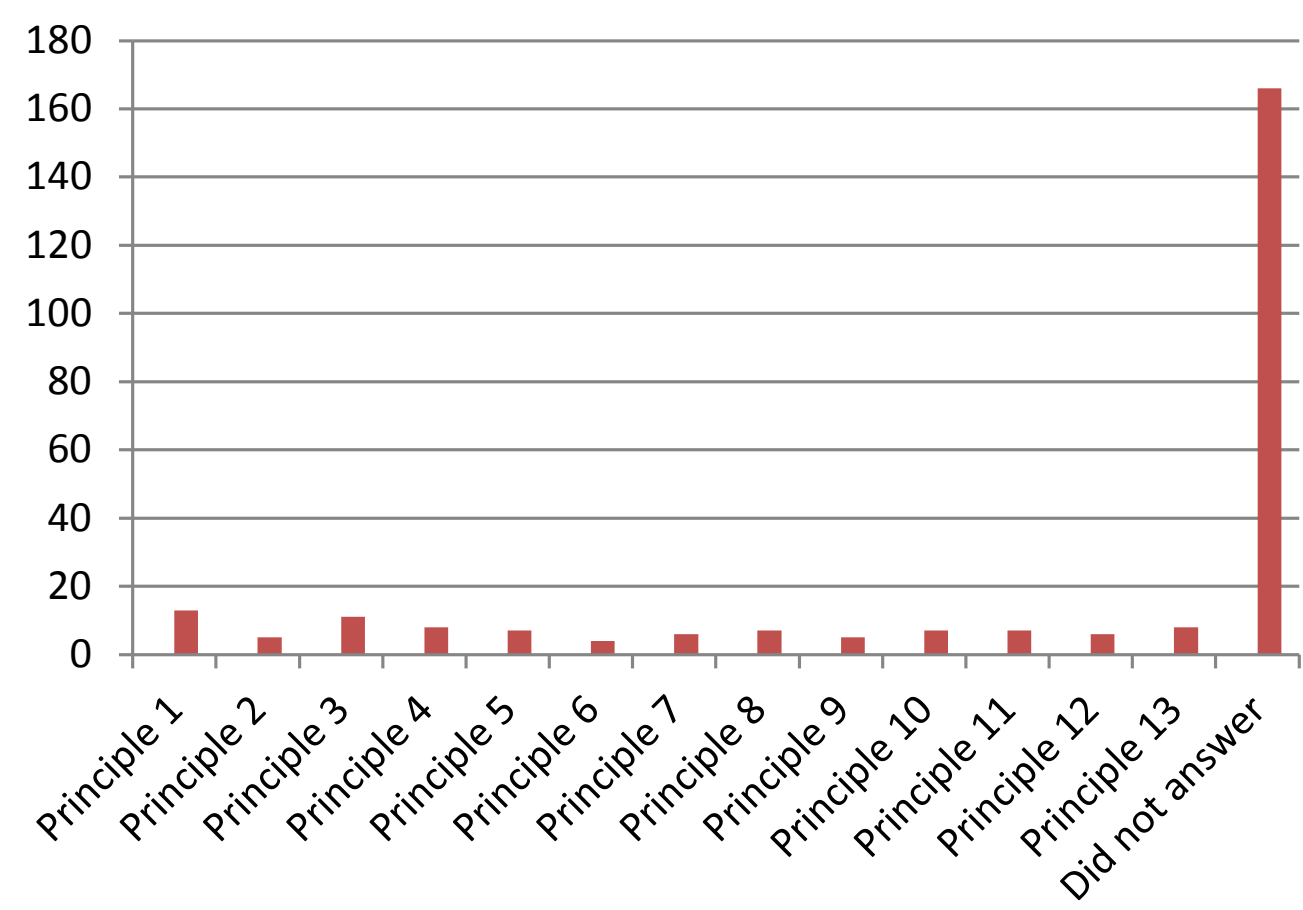




Do you think any of the guiding principles are not needed or are not relevant and should be removed?

Figure 3 presents the survey results for which guiding principles the respondents thought should be removed, with Principles 1 and 3 having the highest response. A total of 40 respondents answered this question and 166 did not answer the question.

Figure 3: Respondents that thought the following guiding principles were not relevant and should be removed (% of all responses)



'Please keep the building design, materials, style, and size in keeping with the beauty of Lorne'
(Comment from January/ February 2013 survey)

Guiding Principles included within the Ideas Summary

Please note: The version of the guiding principles shown here is the same as the version that appeared within the body of the online survey and is a summarised version. The full wording is available for viewing in the full Ideas Paper.

PRINCIPLE 1
Future uses should largely reflect what currently exists (no significant increase)

PRINCIPLE 2
*The precinct should be a **public place** and a community resource*

PRINCIPLE 3
*The **scale of new buildings** should largely reflect the existing scale*

PRINCIPLE 4
*The precinct must reflect its own **unique character and identity** and provide buildings, structures and public spaces that are simple, legible and uncomplicated*

PRINCIPLE 5
*The pier entry area and adjoining area must be a **space for people** to gather, interact and enjoy the surrounds*

PRINCIPLE 6
*The **environmental and natural qualities** of the precinct should be protected and enhanced*

PRINCIPLE 7
*The **waterfront** must be publicly accessible and enjoyable*

PRINCIPLE 8
*The precinct should celebrate and interpret the **historical and cultural values** of the area*

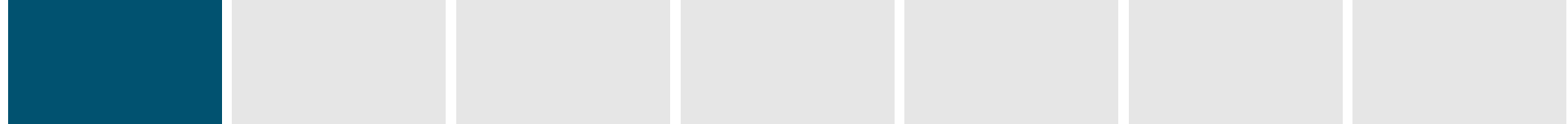
PRINCIPLE 9
*The precinct and its surrounds should be considered together in an **integrated** way*

PRINCIPLE 10
***Vehicle access and parking** should be flexible and convenient but not dominate the core of the site*

PRINCIPLE 11
***Boat launching facilities** should be retained*

PRINCIPLE 12
*Future development should utilise best practice **Environmental Sustainable Design techniques***

PRINCIPLE 13
*The Point Grey Precinct Plan must be **deliverable***



Are there elements of the precinct layout scenarios that you like in particular?

Some of the common/recurring comments provided by respondents in regard to the elements they like in each scenario included:

Precinct Layout Scenario 1 (80 comments)

- The layout scenario is low cost (15 respondents)
- Best retains the existing character of the precinct (10 respondents)
- The existing buildings are retained (10 respondents)
- The Aquatic Club stays where it is (9 respondents)
- The whole precinct essentially stays as it is (9 respondents)
- The addition of a public plaza (7 respondents)
- Like the simplicity of the layout scenario (7 respondents)

Precinct Layout Scenario 2 (32 comments)

- Like the additional open space provided and BBQ opportunities (4 respondents)
- Like the provision of a new building (3 respondents)
- Consolidation of uses into one building (3 respondents)
- Additional car parking provided (3 respondents)
- Like the through road access (2 respondents)

Precinct Layout Scenario 3 (44 comments)

- Like the provision of two new buildings (11 respondents)
- Like limited car parking on the lower levels of the site (5 respondents)
- Like the public plaza (4 respondents)
- Single storey buildings (4 respondents)
- Through vehicle access - retains northern entrance (3 respondents)

Precinct Layout Scenario 4 (31 comments)

- Like the through vehicle access removed (5 respondents)
- The provision of two new buildings (4 respondents)
- Buildings embedded into the hillside (3 respondents)
- Additional public space (3 respondents)

Precinct Layout Scenario 5 (39 comments)

- Like buildings embedded into the hillside (7 respondents)
- Limited visibility of buildings when viewed from the Great Ocean Road (6 respondents)
- Car parking arrangement (6 respondents)
- Opens up views (5 respondents)
- Single storey buildings (5 respondents)
- Provision of two buildings (4 respondents)
- Large public space (3 respondents)

Precinct Layout Scenario 6 (29 comments)

- Like the car parking arrangement (5 respondents)
- Large public space (3 respondents)
- Opens up views (2 respondents)
- Like the buildings embedded into the hillside (2 respondents)

'I like the building being embedded into the hillside to minimise its bulk as seen from the Great Ocean Rd'

(Comment from January/ February 2013 Survey)

'Potential for better and more interesting architectural design of buildings.'

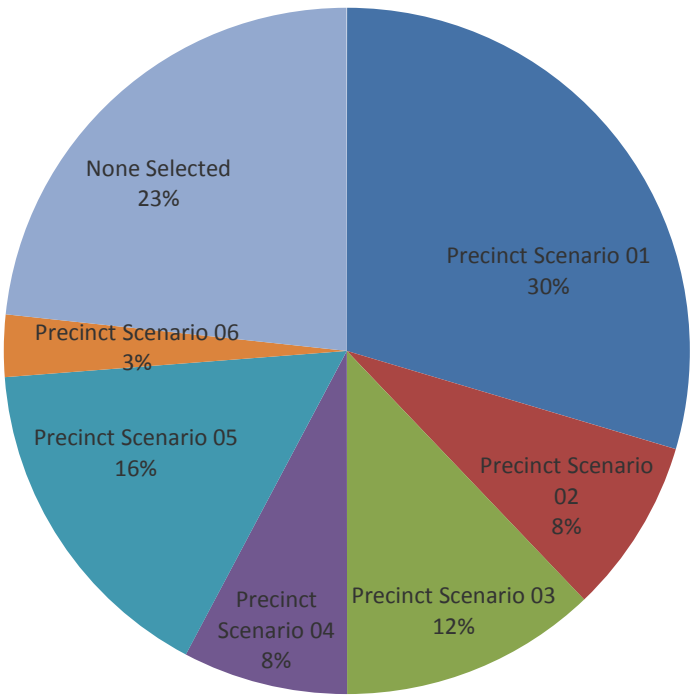
(Comment from January/ February 2013 Survey)

Of all the precinct layout scenarios, which one do you think best captures what Point Grey should be in the future?

Of all survey participants, 30% (61) felt that Precinct scenario 1 - facelift to existing buildings and new public plaza space - best captured what Point Grey should be in the future followed by 16% whom thought Precinct scenario 5 – two new buildings, main building embedded into hillside - best captured what Point Grey should be in the future. 23% of all survey participants did not choose a Scenario.

Some of the recurring comments provided by respondents in regard to the precinct layout scenario which best captures what Point Grey should be in the future included:

Figure 4: Which scenario respondents felt best captured what Point Grey should be in the future (% of all responses)



Precinct Layout Scenario 1 (25 comments)

- Keep the precinct as it is (6 respondents)
- Support the minor upgrades to buildings (5 respondents)
- More parking should be provided (4 respondents)

Precinct Layout Scenario 2 (10 comments)

- Tidies up the co-op (2 respondents)
- Doesn't over develop the precinct (2 respondents)

Precinct Layout Scenario 3 (11 comments)

- Represents character of the precinct (2 respondents)
- Single storey buildings (2 respondents)

Precinct Layout Scenario 4 (6 comments)

- Support reduced vehicle access (2 respondents)

Precinct Layout Scenario 5 (17 comments)

- Like single storey buildings (5 respondents)
- Like buildings embedded into hillside (4 respondents)

Precinct Layout Scenario 6 (3 comments)

- Provides the best public amenity and best views (2 respondents)

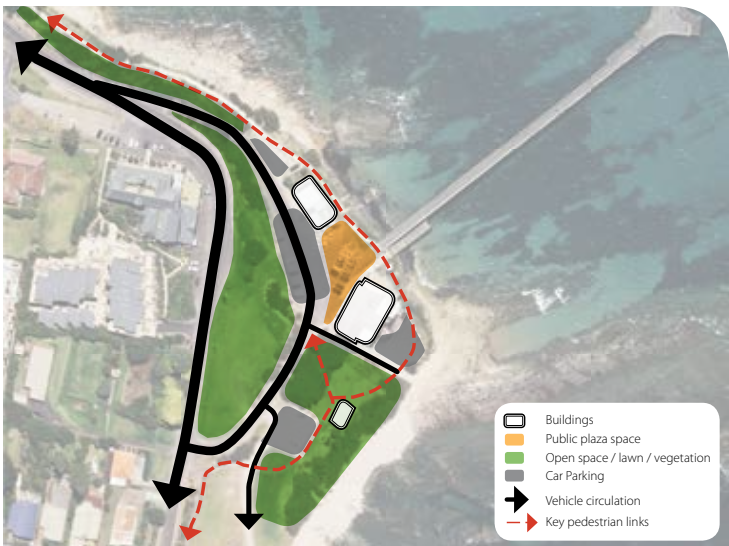
The Point Grey Precinct Layout Scenarios included in the Ideas Summary

Layout Scenario 01

“Facelift to existing buildings and new public plaza space”

Key Elements

- Minor facelift and works to existing buildings - paint and small scale maintenance or improvements
- New public plaza space created from the existing car parking
- New car parking areas behind the public plaza
- Existing green spaces to remain
- Relatively little cost* when compared to other layout scenarios



Layout Scenario 02

“New integrated facilities within one building and new public spaces”

Key Elements

- Consolidation of existing and new facilities/ uses on site within a new building on the current ‘Fishing Co-op’ site
- New dedicated public open space to the foreshore with paved and lawn areas
- New rationalised carpark providing better located car parking provision
- New stand alone pavilion/ shelter/ picnic area to the foreshore
- Revitalised picnic and bbq area on top of the midden area
- Relatively low cost* when compared to other layout scenarios



Layout Scenario 03

“Two new buildings surrounding the plaza space”

Key Elements

- Creation of the key public space plaza as a high quality landscaped space at the start of the pier
- Creation of 2 new buildings either side of the new public space/ plaza adjacent to the pier
- Limited car parking to the lower level of the site - dedicated disabled and small general parking provision
- New, more efficient car parking to the southern end of the precinct
- Potential overflow car parking to upper grassed level
- Relatively low - medium cost* when compared to other layout scenarios



Layout Scenario 04

“Two new buildings including a building set into the hill, and a new public plaza”

Key Elements

- Consolidation of existing and new facilities/ uses on site within a new building on the current ‘Fishing Co-op’ site
- New dedicated public open space to the foreshore with paved and lawn areas
- New rationalised carpark providing better located car parking provision away from the public spaces
- New facilities building set into the hill, providing multi-purpose spaces integrated with foreshore area
- Through traffic on site eliminated, a drop-off and small scale parking area is provided to lower level
- Relatively medium cost* when compared to other layout scenarios



Layout Scenario 05

“Two new buildings, main building embedded into hillside”

Key Elements

- Single storey building embedded into hillside and smaller building located north of boat ramp access to provide shelter of public space
- Car park provided on top grassed area adjacent to Great Ocean Road and towards Shelley Beach
- Access to boat ramp and building servicing remains
- Large public space with expansive views
- Relatively medium-high cost* when compared to other layout scenarios



Layout Scenario 06

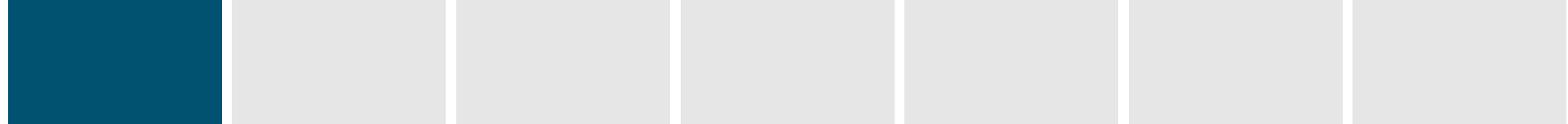
“Major building embedded into hillside”

Key Elements

- Larger single storey building embedded into hillside
- Car park provided on top grassed area adjacent to Great Ocean Road and towards Shelley Beach
- Access to boat ramp and building servicing remains
- Large public space with expansive views
- Relatively high cost* when compared to other layout scenarios



Please note: The version of the layout scenarios shown here is the same as the version that appeared within the body of the online survey and is a summarised version. The full wording is available for viewing in the full Ideas Paper.



Are there any gaps (opportunities) that have been missed by the precinct layout scenarios that should be considered?

Of the 174 respondents that answered the question, just over half (53%) of respondents felt that there were gaps (opportunities) that have been missed by the precinct layout scenarios that should have been considered and 47% did not think that there were gaps or missed opportunities. Some of the comments provided by respondents in regard to these gaps/opportunities included:

- Improved boat launching facilities (16 respondents)
- There should be greater emphasis on historical interpretation (15 respondents)
- There should be an option to keep it as it is (12 respondents)
- The powerlines along Great Ocean Road should be undergrounded to enhance the view (12 respondents)
- There is a lack of car parking in each of the options (8 respondents)
- There should be more emphasis on protection from the wind (6 respondents)
- Bus parking should be provided (5 respondents)
- The Aquatic Club should stay in its current location (5 respondents)
- Provision of picnic areas (8 respondents)



Participants at the open house events in January

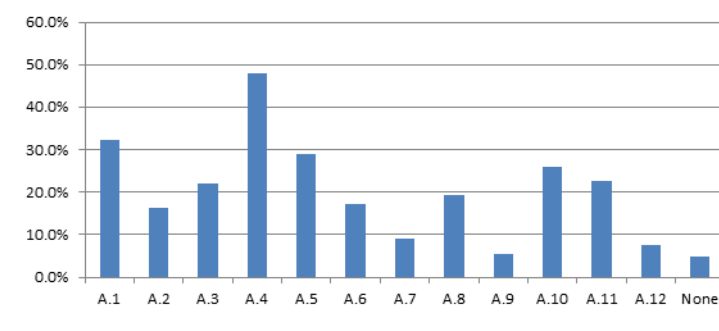
Which image(s) do you think best capture the built form and structure opportunities for Point Grey and represent how it should be in the future?

Image A4 was the most popular (48% of respondents) followed by A1 (32% of respondents) in terms of what the respondents felt best capturing the built form and structure opportunities for Point Grey in the future.

Some of the comments provided by respondents in regard to the images included:

- Keep area natural through materials, forms and siting (10 respondents)
- Utilise design and materials to respond to the harsh weather conditions (6 respondents)
- Need to show existing buildings as an outcome (6 respondents)
- Utilise simple designs (4 respondents)
- Ensure development is unobtrusive (4 respondents)

Figure 5: Which image(s) respondents felt best captured the built form and structure opportunities for Point Grey in the future (% of all responses)



Built Form and Structures



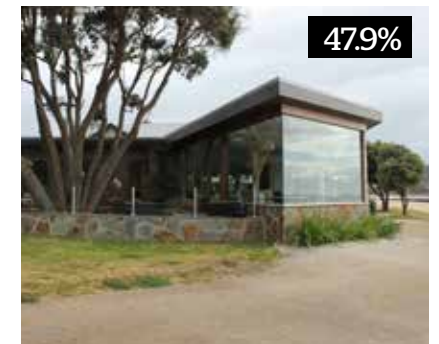
A.1 Built form imbedded in landform



A.2 Natural and light weight construction materials



A.3 Natural materials and simple forms



A.4 Use of glass providing views to water



A.5 Use of timbers and glass



A.6 Simple, contemporary built form



A.7 Rammed earth



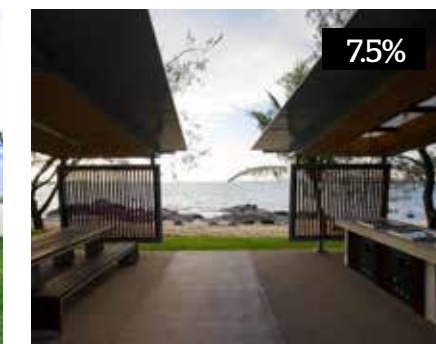
A.8 Iconic built form. Form reminiscent of boat sail



A.9 Natural and light weight construction materials



A.10 Simple form that permits views through



A.11 Built form framing views to water



A.12 Iconic built form using corten steel

'Keep it simple! and as natural as possible without massive buildings.'

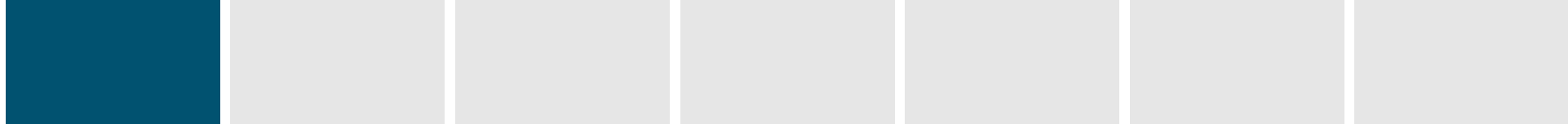
(Comment from January/ February 2013 Survey)

'A beautiful building which blends with landscape yet serves its purpose, brings the outside in...use of local timbers.'

(Comment from January/ February 2013 Survey)

'The built form and structure needs to be strong enough to withstand extreme weather.'

(Comment from January/ February 2013 Survey)



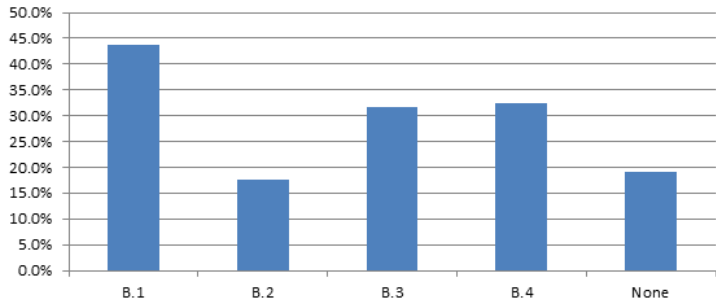
Which image(s) do you think best capture the play opportunities for Point Grey and represent how it should be in the future?

Image B1 was the most popular (43.7% of respondents) followed by B4 (32.4% of respondents) in terms of what the respondents felt best capturing the play opportunities for Point Grey in the future.

Some of the comments provided by respondents in regard to the images included:

- Play areas are not appropriate for Point Grey, the main foreshore area provides this function (27 respondents)
- The foreshore and natural environment provides all of the play opportunities required (11 respondents)
- Keep the play area natural (5 respondents)

Figure 6: Which image(s) respondents felt best captured the play opportunities for Point Grey in the future (% of all responses)



Play Opportunities



B.1 Nature based play encouraging children to discover the foreshore environment



B.2 Formal play spaces reminiscent of foreshore environment



B.3 Recycled materials imbedded into the landscape to encourage site exploration



B.4 Opportunities for water play

'Not appropriate to erect play opportunities in area- they already exist in foreshore above main beach.'

(Comment from January/ February 2013 Survey)

'Maybe this is not the place for huge play space feel the recreation should be more related to picnic and places to eat'

(Comment from January/ February 2013 Survey)

'Nature provides its own playground and all we need to do is provide safe access.'

(Comment from January/ February 2013 Survey)

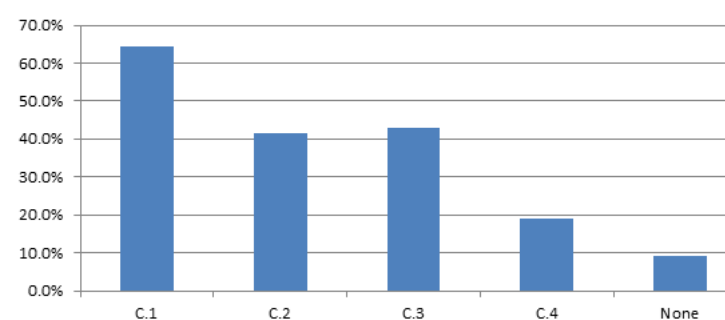
Which image(s) do you think best capture the passive recreation opportunities for Point Grey and represent how it should be in the future?

Image C1 was the most popular (64.5% of respondents) followed by C3 (42.8% of respondents) in terms of what the respondents felt best captured the passive recreation opportunities for Point Grey in the future.

Some of the comments provided by respondents in regard to the images included:

- Passive recreation should be provided elsewhere (6 respondents)
- Need shelter from the wind for picnic and BBQ areas (4 respondents)
- Provide picnic facilities (4 respondents)
- The existing environment already provides passive recreation opportunities (3 respondents)
- Provide more trees (3 respondents)
- No BBQ facilities (3 respondents)

Figure 7: Which image(s) respondents felt best captured the passive recreation opportunities for Point Grey in the future (% of all responses)



Passive Recreation



C.1 Lawn areas and facilities for picnicking



C.2 BBQ facilities



C.3 Undulating topography creating semi intimate spaces for various uses



C.4 Open lawn areas to read and relax

'...keep it simple and natural.'

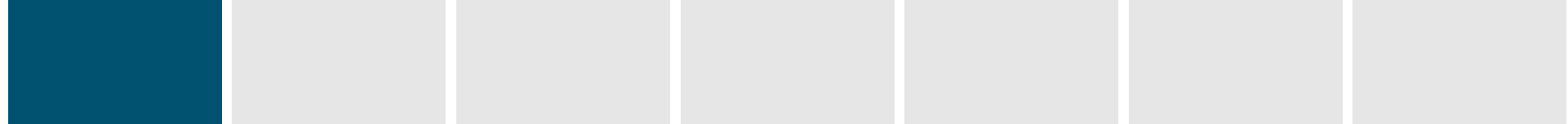
(Comment from January/ February 2013 Survey)

'Shelter from the wind should be a priority'

(Comment from January/ February 2013 Survey)

'Lawn areas at ocean's edge ideal for picnics'

(Comment from January/ February 2013 Survey)



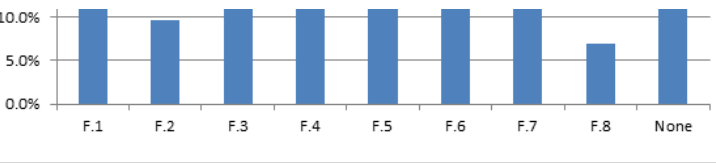
Which image(s) do you think best capture the plaza opportunities for Point Grey and represent how it should be in the future?

'None' was the most popular response (27.1% of respondents) followed by F4 (21.5% of respondents) in terms of what the respondents felt best captured the plaza opportunities for Point Grey in the future.

Some of the comments provided by respondents in regard to the images included:

- No need for a plaza (10 respondents)
- Keep it natural (10 respondents)
- Examples shown are too formal (8 respondents)
- Plaza space should be limited (3 respondents)
- Keep planting low-level for views (3 respondents)

Figure 8: Which image(s) respondents felt best captured the plaza opportunities for Point Grey in the future (% of all responses)



Plaza



F.1 Open plaza with feature trees and limited items of furniture



F.2 Open plaza with feature paving materials



F.3 Gravel plaza space with low / ground cover planting to allow for views



F.4 Combination of materials and planting creating a contemporary plaza space



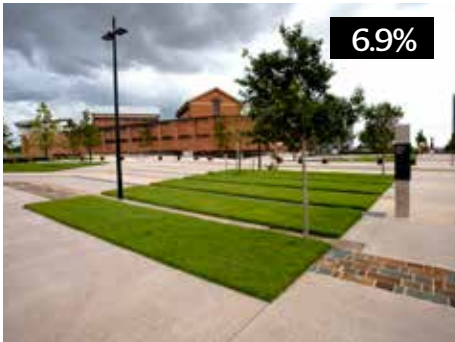
F.5 Feature paving materials and low / ground cover planting



F.6 Open plaza with feature trees and limited items of furniture



F.7 Open plaza with feature trees and limited items of furniture



F.8 Open plaza combining lawn, tree and paving

'Very limited "plaza/feature hardspace" is needed.'

(Comment from January/ February 2013 Survey)

'None of above needed just a few seats and BBQ facilities. Keep it simple. Keep it rustic.'

(Comment from January/ February 2013 Survey)

'Materials used should be a reflection of the old pier and fishing history.'

(Comment from January/ February 2013 Survey)

'Planting (both low/ground cover and tress) should be indigenous and take into account the prevailing weather.'

(Comment from January/ February 2013 Survey)

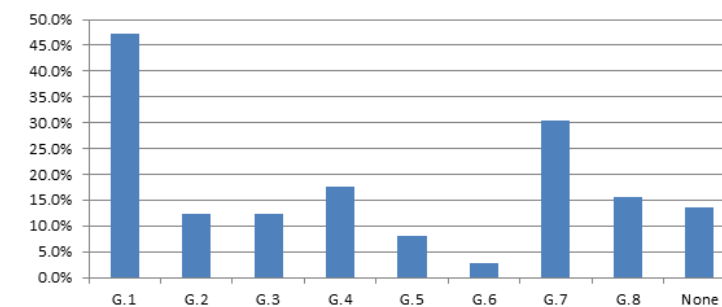
Which image(s) do you think best capture the interpretation opportunities for Point Grey and represent how it should be in the future?

Image G1 was the most popular (47.3% of respondents) followed by G7 (30.4% of respondents) in terms of what the respondents felt best captured the interpretation opportunities for Point Grey in the future.

Some of the comments provided by respondents in regard to the images included:

- Keep it simple and unobtrusive (17 respondents)
- Heritage interpretation not needed (9 respondents)
- Need to provide shelter (3 respondents)

Figure 9: Which image(s) respondents felt best captured the interpretation opportunities for Point Grey in the future (% of all responses)



Do you feel that your views have been captured in the precinct layout scenarios and other information presented in the Ideas Paper?

Of the 45 respondents that answered this question, 53% (24) felt that their views had been captured in the precinct layout scenarios and other information presented in the Ideas Paper and 47% (21) felt they had not.

'I would like more detail about how buildings would be used.'

(Comment from January/ February 2013 Survey)

Interpretation



G.1 Simple form using solid timber and historic images



G.2 Glass walls with interpretive information allowing views through to adjacent landscape



G.3 Interpretive shelter allowing for all weather access



G.4 Paving used to provide interpretation



G.5 Interpretive wall / structure providing shelter and all weather access



G.6 Interpretive fence / wall providing large amounts of information including images



G.7 Slim line interpretive signage, ideal for lookouts or views to selected features



G.8 Interpretive centre / structure providing shelter and all weather access

'Interpretive opportunities should be captivating but also subtle...'

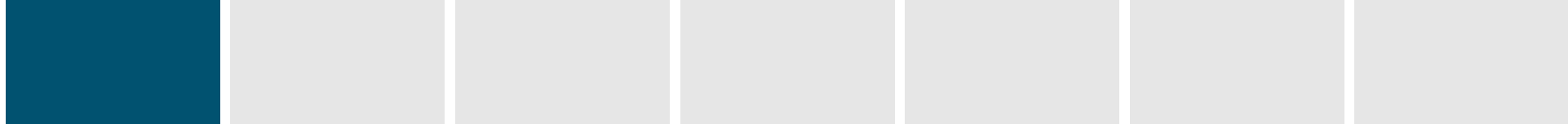
(Comment from January/ February 2013 Survey)

'Keep it simple and don't detract from the world class view'

(Comment from January/ February 2013 Survey)

'There's definitely a story to be told about the old Co-op.'

(Comment from January/ February 2013 Survey)



6. Targeted youth workshop

A targeted workshop was conducted with students from the Lorne Aireys Inlet P-12 College to gain an understanding of their views and aspirations for the Point Grey Precinct. A total of 18 students of various ages participated in focus group discussions and filled out a survey which contained the same questions posed in the broader community survey. The following summarises the results from this workshop.

6.3 Focus Group Sessions

Small groups of students were asked to answer and discuss the following three questions. Below is a summary of the discussion/responses:

What do you use Point Grey for?

The most common/recurring responses were:

- Jumping off the pier (3 responses)
- Fishing (3 responses)
- I am or a member of my family is a member of the aquatic club (3 responses)
- I go to the restaurant with my family (3 responses)
- Other responses included diving, spear fishing, walking (along paths and the pier), using the boat ramp, attending weddings, surfing, sporting events and the school fish count.

What do you like about Point Grey?

The most common/recurring responses were:

- The Fish Shop (3 responses)
- The Aquatic Club (3 responses)
- Like it how it is –simple and minimal (2 responses)
- Other answers included the restaurant (but with a facelift), the pathways, the open space and the environment.
- I like this one best because it gives you a great view of the whole of Point Grey
- Indoor wave pool
- Mega ramp

What don't you like about Point Grey?

The most common/recurring responses were:

- There's not much to do there (10 responses)
 - There's not enough shade or vegetation (3 responses)
- Other answers included that it is too far away/disconnected from the rest of Lorne, the restaurant blocked the corner/ views, and that the buildings were old and needed upgrading.

What would make you want to visit Point Grey more?

The most common/recurring responses were:

- Cheaper cafe or takeaway food options (examples given included fish and chips, cafe food and kebabs) (5 responses)
 - More vegetation, grass etc. (4 responses)
 - Better, upgraded buildings (2 responses)
 - A wave pool (2 responses)
 - Artificial reef and better surf (2 responses)
- Other responses included better BBQ facilities, something up above the car park (grassy area), more water activities, concrete edges/ledges suitable for skating, sculptures, smooth paths (not gravel), tramway tracks back on the pier and sculptures.



Participants at the student workshop in February

6.4 Survey Results

Below is a summary of the results of the survey highlighting the key themes and most recurring type of comments arising from the survey responses.

Are there elements of the precinct layout scenarios that you like in particular?

There was an almost even spread of responses to this question across all six scenarios indicating that the students liked some parts of every scenario. Comments were made by the students about their selections and the responses were:

Precinct Layout Scenario 1

- Minor facelift to existing buildings
- The buildings stay the same
- The two entries are good
- I like it because it's simple but effective
- Minimal impact layout
- New plaza place
- Keeps aquatic club

Precinct Layout Scenario 2

- New public space
- Lots of space
- Yes this looks good
- Car park areas and the plaza area

Precinct Layout Scenario 3

- New, more efficient parking
- Lots of space
- I like the plaza area

Precinct Layout Scenario 4

- More efficient parking
- Lots of space
- The car parking areas
- The public plaza
- Build an indoor skatepark (x2)

Precinct Layout Scenario 5

- Access to boat ramp and building services remain
- Lots of space
- Buildings out of the way – public space
- Fits in well with the environment and works well with the pier
- Street spot to skate

Precinct Layout Scenario 6

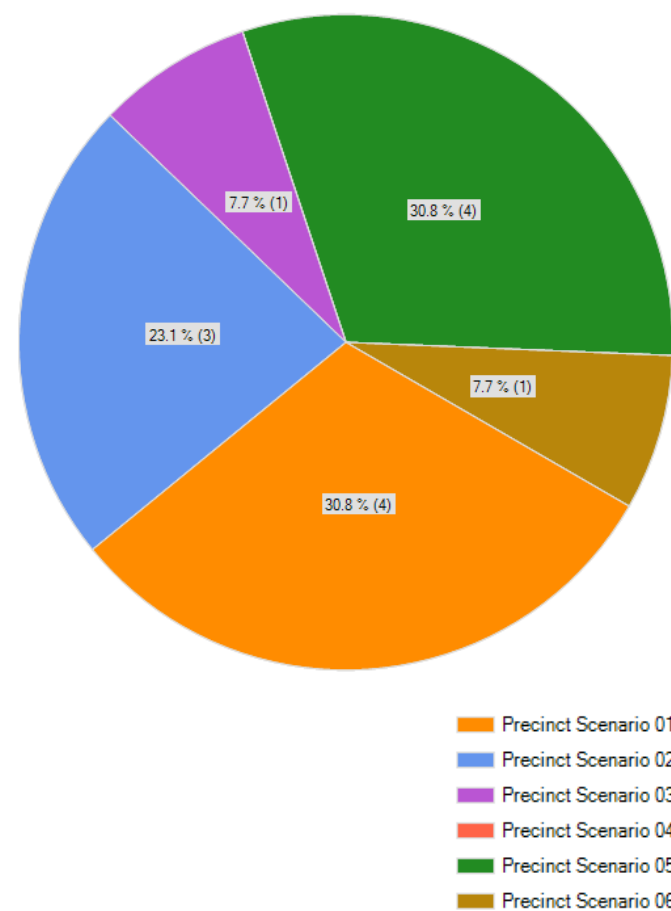
- Large public space
- Lots of space
- It all faces the Pier
- I like this one best because it gives you a great view of the whole of Point Grey
- Indoor wave pool
- Mega ramp

Of all the precinct layout scenarios, which one do you think best captures what Point Grey should be in the future?

30.8% (4 students) felt that Precinct Scenario 1 and 30.8% (4 students) felt that Precinct Scenario 5 best captured what Point Grey should be in the future. This was followed by Precinct Scenario 2 which was selected by 3 students.

The most commonly recurring reason as to why these three scenarios were selected were:

- Lots of space and open areas (Scenarios 3 and 5)
- New plaza area (Scenarios 1 and 3)
- Buildings remain but with a facelift (Scenario 1)



Are there any gaps (opportunities) that have been missed by the precinct layout scenarios and should be considered?

33% (6 students) felt there were gaps (opportunities) that had been missed. The gaps that were suggested were:

- Wave pool
- Skate park
- Area should stay the same
- Buildings pushed back into the hill

Responses to images and character ideas

As in the broader community survey, the students were asked to evaluate which images best captured various elements of how Point Grey should be in the future (see sections 6.7 – 6.10 of this report to view the images).

Built form and structure opportunities

A10 and A11 were the most popular images and were both selected by 33% of respondents (5 students each). This was followed by A1 and A5 (both selected by 4 students)

Play opportunities

B1 was selected by 60% of respondents (9 students), closely followed by B4 (8 students), B2 (7 students) and B3 (6 students).

Passive recreation opportunities

C1 was the most popular choice and was selected by 66.7% of respondents (10 students), followed by C1 - 53.3% (8 students)

Plaza opportunities

5 students (33.3%) selected F5, which was the most popular choice, and this was followed by F2, F?4 and 'none' which were each selected by 4 students (26.7%).

Interpretation opportunities

G1, G3, G6 and G7 were the most popular choices and were each selected by 5 students (33.3%) while G8 and 'none' were selected by 4 students (26.7%)

Responses to images and character ideas

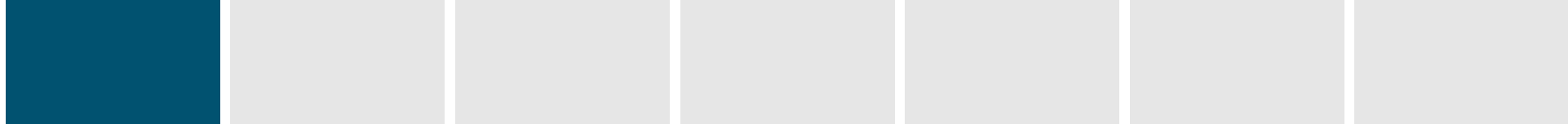
Other comments and suggestions were made, and the most common responses indicated that many of the students felt the precinct should be sensitively managed and developed, not made too 'touristy' or modern or changed too much and that more activities for youth should be available (e.g. skate parks and wave pools).

"A playground that is also skate-able so it is multifunctional." (student comment from the February 2013 workshop)

"As simple as possible, I don't think the area should turn into something really modern. I like that it is old and rustic." (student comment from the February 2013 workshop)

"I don't think it should be made too modern." (student comment from the February 2013 workshop)

"Just don't wreck the natural environment that it is there now." (student comment from the February 2013 workshop)



7. Targeted Stakeholder Consultation

7.5 Overview

Meetings were held with key stakeholders identified for their importance to the project to ensure their views were heard prior to development of the draft plan. The stakeholder groups consulted were:

- Department of Transport
- VicRoads (South Western Victoria)
- Barwon Water
- Heritage Victoria
- Tourism Victoria
- Regional Development Victoria
- Department Planning and Community Development
- Department of Sustainability and Environment (DSE)
- Parks Victoria
- Wathaurung Aboriginal Cooperation
- Kuuyang Maar
- Existing lessees at the Precinct
- Department of Sustainability, Environment, Water, Population and Communities (Commonwealth)

A number of the targeted stakeholders indicated general support for the project and emphasised the importance of developing a masterplan for the precinct.

The following summarises some of the key implications for the Point Grey Precinct Plan based on the discussions with targeted stakeholders.

7.6 Accessing the precinct

- The existing access on Great Ocean Road (GOR) will need to be modified or upgraded to cater for traffic accessing the precinct. It will be necessary to consider the amount and type of vehicles using the access (e.g. tourist coaches, service/delivery vehicles, boat trailers) and ensure that the access arrangements can cater safely for these vehicles.
- The existing southern precinct access has good sight lines along GOR and could be used as the access to the precinct. The GOR intersection layout would need upgrading to cater for the increased traffic volumes. In particular the GOR roadway would need to be widened to allow through traffic to pass vehicles turning left and right into the precinct. Details of the intersection upgrade can be determined when more information on future traffic is known.
- The existing northern access is close to a curve in GOR and is unsuitable for increased traffic use. Right turn into this access from GOR is problematic. This access could be closed as part of the redevelopment. However, it provides a second access point to the precinct which is advantageous for its use as a Neighbourhood Safer Place.
- Bus/coach parking adjacent to GOR using the existing widened roadway (just south of the curve) may be acceptable. However, the existing widened area may need to be lengthened and the cost & feasibility of this needs to be further investigated. Lengthening it may involve moving power poles.
- Private vehicle parking on GOR is not acceptable because of the safety risk to people getting in and out of vehicles and the interference parking maneuvers would have on traffic flow.
- Pedestrian desire lines between the Point Grey Precinct and the south and west side of GOR (i.e. the Grand Pacific Hotel) need to be identified. Appropriate pedestrian crossing arrangements need to be provided. This may in the form of a pedestrian refuge in the middle of GOR.
- VicRoads' responsibility would extend to 10 metres east and north of the GOR centre line (i.e. about 5 metres beyond the edge of bitumen). This effectively means that the land being considered is under GORCC control.
- Car parks and roads should be minimised in the precinct. Some trailer parking will be required but level of service needs to reflect 'local' facility status.

7.7 Funding opportunities

- It is currently difficult to attract State Government funding to projects. It was recognised that the project will need to provide some source of private investment in order to attract government funding.
- The project will need to have a sound funding model which includes both public and private investment.
- Lease terms and future uses and development footprint will impact on the ability of the project to attract private investment.
- Staging of the development may be important in the delivery model.
- All lines of government funding should be pursued - Local, State and Federal.

7.8 Buildings / Development

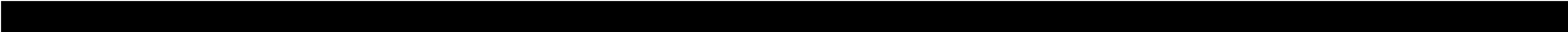
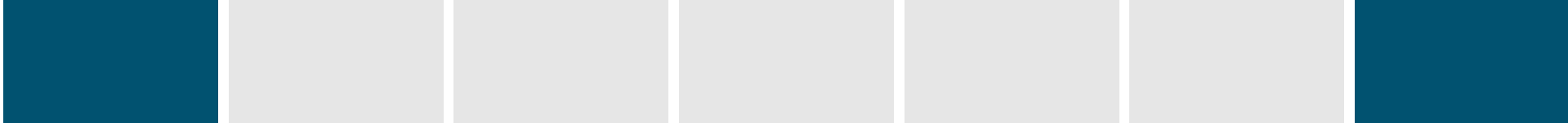
- To be consistent with the Victorian Coastal Strategy, any new development should be set back to allow for broader community benefit of coastal Crown land.
- A single multi-use building would best fit government policy and provides the best coastal design outcomes.
- There is risk to government if existing buildings don't meet current building code / Australian standards.
- The Lorne Aquatic and Angling Club submitted a petition to GORCC signed by 570 members which has been tabled with the Committee for consideration along with all other feedback received and which states that the club desires to operate from its current site with an extended footprint.

7.9 Heritage

- The 'Great Ocean Road and Scenic Environs' is included in the National Heritage List and it is the National Heritage listed values associated with this place [which includes Point Grey] that are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. Particular consideration is to be given to ensuring any new development and/or infrastructure does not diminish the aesthetic value of the place, for example by obstructing views or access.
- It would be good to keep in mind the sensitivity of fossil sites (listed as part of the National Heritage values), some of which extend to the Lorne area. Appendix A presents further advice from the DSEWPAC.
- Heritage Victoria (HV) has recently proposed that the Great Ocean Road be placed on the Victorian Heritage Register (number PROV H2261) because of its archaeological and heritage significance. In discussion with HV, the agency indicated that they do not believe there to be any impacts on the proposed registered land, being the GOR road reserve, as the works appear to be outside of the road reserve. Widening road reserves may be an impact. The nomination for placement on the Victorian Heritage Register is yet to be approved by the Heritage Council of Victoria

7.10 Infrastructure

- There are water and sewerage assets servicing Point Grey, mainly the restaurant and angling club. There are no current plans by Barwon Water to update these facilities. Barwon Water provided a plan showing the location of these assets.



8. Next Steps

The feedback from this stage of consultation will be used to guide the development of the draft Point Grey Precinct Plan to be presented for further community consultation in May/June 2013.

Consultation opportunities on the draft Point Grey Precinct Plan will include an Open House session to be held on the Lorne foreshore.

The overall timelines for the project is represented in Figure 10, opposite.

Figure 10: Indicative Project Timeline

Stage	Description	Time
1a	Project Research and scoping phase (analysis of issues and opportunities, review of previous reports, etc)	Oct. 2012- Nov. 2012
1b	Consultation to confirm or update the findings for the 2009 Place Essence Report	Dec. 2012
2a	Consideration of feedback and development of ideas for the future of the Point Grey precinct	Dec. 2012 - Jan. 2013
2b	Consultation on ideas for the Point Grey precinct	Jan. 2013 - Feb. 2013
3a	Consideration of feedback and development of the draft plan	Feb. 2013 - Apr. 2013
3b	Consultation on the draft plan	May 2013 - June 2013
4	Consideration of feedback and development of a final plan	July 2013
5	Approval process for the final plan	Aug. 2013 onwards
6	Funding sought for plan implementation	Aug. 2013 onwards

*Note - Project timeline is subject to change.