



GREAT OCEAN ROAD COAST COMMITTEE

# CONSULTATION SUMMARY

## FEEDBACK ON DRAFT PLAN (DARIAN ROAD FORESHORE CAR PARK REDEVELOPMENT)

### Overview

The Draft Darian Road Foreshore Plan was released for comment for five weeks over January/February 2015. The consultation process was promoted via the following methods:

- On-site signs/displays
- Social media campaigns (Facebook and Twitter)
- Public notices (local newspapers)
- On the GORCC website
- Article in the GORCC E-Newsletter (sent to more than 1800 subscribers)
- Targeted email to Torquay community groups/organisations inviting them to take part in the consultation process.

In total, eight submissions were received. Seven of these submissions were from individuals and one was from an organisation (the Surf Coast Shire Council). Unofficial feedback was also received via social media (through Facebook comments).

All feedback received was considered, and the key theme identified (the most common issue raised by respondents) was concerns regarding diminished views due to tree planting. Other comments made were varied in nature.

## Key themes

The below table lists the key themes arising from feedback received. Examples of comments made relating to each key theme are provided, as well as an outline of GORCC's response to this feedback.

KEY THEME	EXAMPLES OF COMMENTS MADE	RESPONSE IN FINAL PLAN
<p>Concerns regarding diminished views due to tree planting from nearby residents.</p> <p>(6 respondents made a comment relating to this key theme)</p>	<p>“Whilst the improvement of the car park may have its merits, I object to the planting of trees which will “filter” and therefore diminish the views of the adjacent properties.”</p> <p>“The main objection is based on the proposal to introduce and plant scattered Moonah Trees along the foreshore. Moonah Trees grow to approximately 10 – 15 meters in height and there are concerns that the planting of these trees will significantly impact the view of the ocean currently enjoyed by owners of lots within 100 the Esplanade Torquay and this will have a flow on effect of the property prices of those lots.”</p> <p>“The issue I have with this upgrade is that I have purchased land on Bayview Tce and paid quite a high price for the land as we were told there would be un interrupted views to the sea. From your plan it shows this will now not be the case with the intention of your committee to plant native bushes/scrubs etc which will completely block our view.”</p> <p>“I would like to register a complaint about the beatification proposal for the car park proposed for the above site. Although I don’t object to the car park update in principle, I do object to the height of the Moonah trees proposed for the site. My proposal would be keep the vegetation to shrubs only.”</p> <p>“I am writing to object to the proposed car park at the bottom of Darian Road and, in particular, the need for the additional</p>	<p>GORCC acknowledges the concerns of these residents regarding the views from their properties, and, in response, GORCC has reduced the number of trees proposed and amended the layout to use smaller groups of trees with additional gaps in-between.</p> <p>Even though GORCC realises that some of these property owners would prefer to see no revegetation works proceed, revegetation with indigenous species is an important part of the plan, allowing GORCC to provide shade, improve the general amenity of the area and increase habitat available for wildlife.</p> <p>GORCC has worked to balance the revegetation program with the desires of property owners and the final plan will minimise impact on views.</p> <p>Additionally, GORCC has selected slow-growing, indigenous Moonah Trees, which in an exposed coastal area like this will take many years to establish and will be unlikely to exceed 10 metres in height.</p> <p>A graphic ‘montage’ depicting expected changes to the precinct into the future is available on the GORCC website (at <a href="http://www.gorcc.com.au">www.gorcc.com.au</a>).</p>

	<p>planting of existing shrub varieties and new Moonah trees. The main reason for this is I am concerned that additional trees and shrubs will impact on the ocean views that we presently enjoy from our home which is situated on the corner of Darian Road and Bayview Terrace.”</p> <p>“Having just built a \$1m+ home and paid premium costs for ocean views, I feel the planting of scattered groups of 10m high Moonah trees and indigenous coastal vegetation, will interrupt our views, at present, we do not have filtered views. Also additional planting of Moonah trees next to a new picnic table, close to beach access, seems excessive as this area is quite dense with Coastal vegetation at present. As for Darian Rd being one of the main iconic entrances to the Torquay foreshore, by planting scattered Moonah Tree’s this will obliterate a breathtaking View.”</p>	
<p>Suggestion that the car park should remain where it currently is (not realigned or redefined) or that minimal change occurs.</p> <p>(3 respondents made a comment relating to this key theme)</p>	<p>“Why would the car park not be upgraded where it already exists? (Cowrie St) or in front of the toilet block. I believe this would be a safer option, as Darian Rd intersection already has high volume traffic. If part of a master plan for the foreshore, why would there not be parallel parking? The same as Front &amp; Fishermans beach? I feel this car park would be continually full by guest/staff of the Wyndham Resort because of its close proximity and their lack of car parking facilities, another reason I believe the car park would be better located near the toilet block.”</p> <p>“I agree with most of what you are trying to achieve with this upgrade including safety and amenity benefits, however there is a major aspect which I cannot support. The present major car park exists in its current position because it grew that way</p>	<p>This feedback regarding the level of change proposed (and the re-positioning of the car park) has been acknowledged and duly considered, however, on balance, no change to the final plan has been recommended.</p> <p>The design retains ocean views from the car park and creates additional open grass area on the foreshore side away from the road. The area between Cowrie Road and Darian Road will remain as grass and continue to be used for public overflow parking and boat trailer parking during peak periods. Surf Coast Shire is planning the future upgrade of the Esplanade in this area and considering opportunities for additional parallel parking .</p> <p>Regarding Wyndham Resort guest parking, The use of the</p>

	<p>by popular demand. It currently provides maximum opportunity to view the beach, waves and weather. Watching the sun or moon rise over the ocean and sand will not be possible from the relocated car park. This park should be about being near the beach and natures elements, sitting in the car on winter's eve being jostled by a stiff south-easterly, views towards the point and boat ramp area. The current park location is a very popular spot, please don't mess it up!"</p> <p>"For once don't see progress as alteration - such significant alteration which only seeks to CONTROL the use and access and amenity of this site.....why not for once see progress as the maintenance of a lovely space .....so much of the character of Torquay has been allowed to be lost.....and I note seeing the proposal on your website - correct it's all about the sailing club.....that seems to smack of elitism for a small amount of users.....consider the ratepayers who use this location daily with love and appreciation."</p>	<p>existing foreshore car park by Wyndham Resort guests is being monitored. If their use of the car park impacts on available parking capacity for other foreshore visitors a review of time restrictions will be further discussed with Shire Local Laws.</p> <p>In response to these concerns raised it should also be noted that the redevelopment was identified in the Torquay Foreshore Masterplan and Management Plan 1998. The location was reviewed and confirmed again in 2007 as part of GORCC submissions during redevelopment of The Esplanade between Darian Road and Deep Creek completed by Surf Coast Shire as part of the Wyndham Resort development.</p>
<p>Suggestions that the consultation process should be extended or better publicised.</p> <p>(2 respondents made a comment relating to this key theme)</p>	<p>"Incidentally, at this late stage, some property owners are still unaware of this proposal. I understand that the Wyndham Resort Owners Corporation has just become aware of this and I expect that you will receive a separate representation. I therefore suggest that some flexibility on the closing date for submissions would be appropriate."</p> <p>"Furthermore, having recently been involved in the purchase of one of the impacted properties, I am unaware of this plan ever having any visibility to prospective buyers."</p>	<p>While a response to this feedback in the final plan is not applicable, as the consultation process has now closed, GORCC acknowledges these concerns regarding the engagement activities conducted.</p> <p>Submissions were invited over a 5 week period, and widely publicised. However, GORCC takes this feedback on board and as part of our work to continually improve communication and engagement activities, we will consider the concerns raised in respect to future consultation processes.</p> <p>In response to these concerns raised it should also be noted</p>

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Other comments (1)	"I would also ask and wish to be informed have the local Aboriginal custodians been part of the development of this proposal."	The relevant Registered Aboriginal Party was notified of the proposed plan and invited to comment as per standard consultation processes.

The Surf Coast Shire also made a submission in response to the draft plan. GORCC is taking the following actions in response to feedback received from the council.

<b>FEEDBACK</b>	<b>GORCC RESPONSE</b>
Advised that council will provide a long vehicle bay as part of its 2016 works at the location shown opposite the toilets and that GORCC could provide this path connection when undertaking works.	Unsealed path connection to be built by GORCC as part of the planned foreshore upgrade works.  Plan amended to show long vehicle pull over bays to concept plan
Requested that there be access to the sewer station opposite Cowrie Road sealed for about 5 – 10 meters back from The Esplanade. This will prevent loose gravel working its way out onto the pavement and cycle lane which creates a hazard for cyclists.	GORCC to liaise with the Shire during future upgrade of the Esplanade to seal this entry.  Plan amended to show 5-10m sealed connection to the Esplanade.
Council advised that they are proposing a pedestrian refuge across The Esplanade just south of Cowrie Road and at the time of construction it would be good to provide a path connection to GORCC's path network at that time.	Path works to be undertaken following completion of the refuge by the Shire.  Plan amended to show path and connection to future refuge in the Esplanade for Surf Coast Shire consideration.

Suggested that it would be good to have grass swale drains for stormwater runoff from the unsealed car parks so it can be filtered/treated before discharge to the creek or foreshore.

Car park drainage will adopt water sensitive urban design principles (WSUD). Car park runoff will be directed to garden beds and grass areas to remove pollutants prior to discharge to the creek and foreshore.

### Next steps and more information

The feedback received has been considered in the development of a final plan which has now been released. A tender process will now be conducted to identify suitable consultants to conduct construction works.

Works are expected to commence in mid-2016.

More information can be found at [www.gorcc.com.au](http://www.gorcc.com.au).