

Lorne Central Foreshore Master Plan



Issues and Opportunities Paper

December 2016

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prepared for:



consultant team:



1.0 Introduction

1.1 Background

The Lorne Central Foreshore is an area of Crown land bounded by the Mantra Lorne complex, Mountjoy Parade and the Lorne Surf Life Saving Club. It includes the Lorne Sea Baths Precinct and skate park.

The foreshore is an area 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.

This paper will analyse the site and explore issues and opportunities relating to access and mobility, amenity, built form, the environment, events, character and the economic context. It will consider the interface of the foreshore with its edges and the strategic links which extend beyond. The report will identify the issues for consideration, consultation and development in the master plan phase.

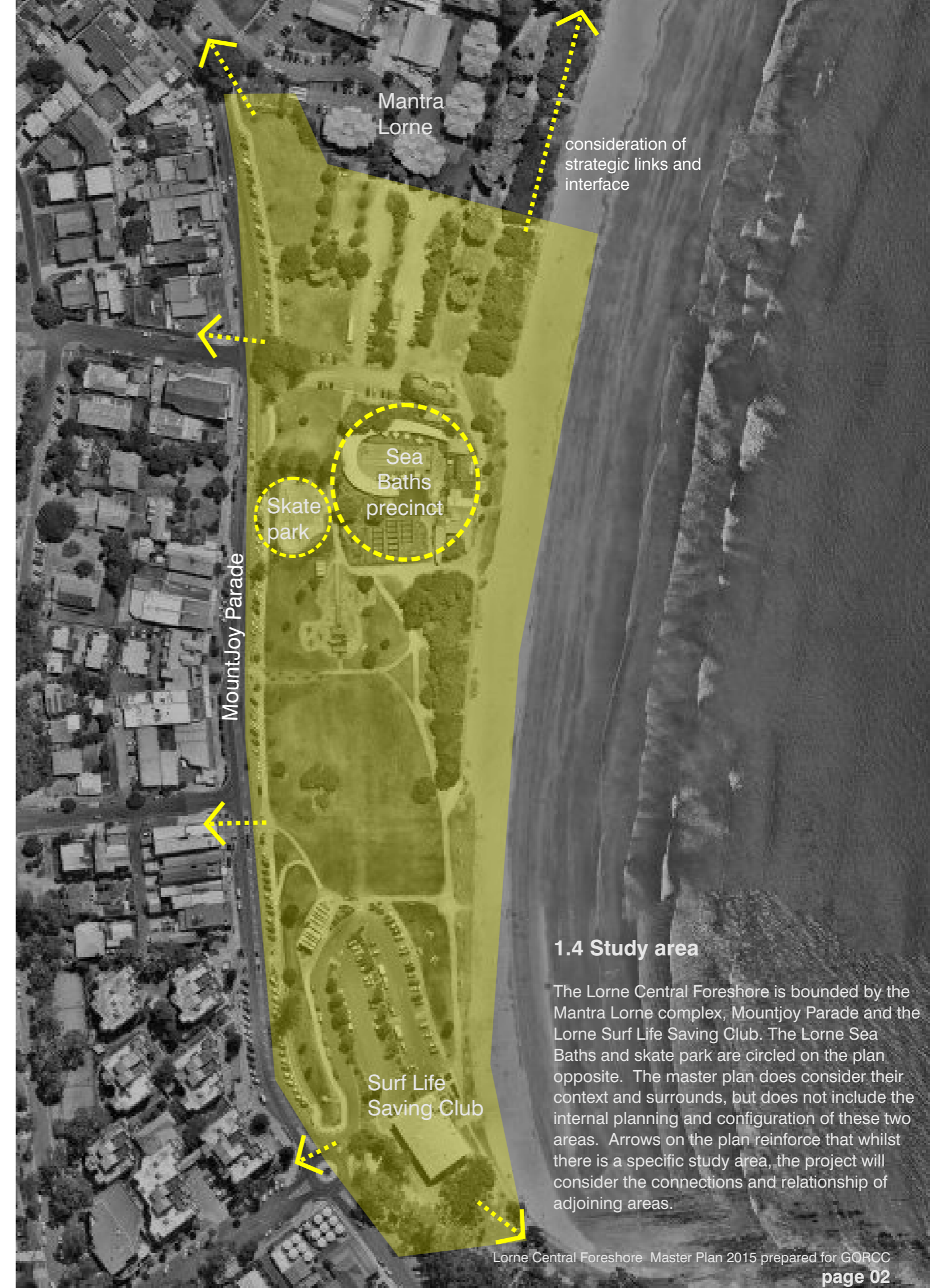
1.2 Project rationale

The Great Ocean Road Coast Committee (GORCC), land manager of the project area, has commissioned a master plan for the Lorne Central Foreshore Precinct. Through the master plan process, the previous master plan (completed in 1999) will be reviewed, and the current facilities, amenities and landscape will be assessed. Community feedback will be used to develop a document which provides GORCC and the general community with a vision and plan for the future.

1.3 Project objectives

The main objectives of the Lorne Central Foreshore Master Plan are to:

- Develop a master plan that improves the use and management of the precinct, and provides a vision and plan for the future.
- Analyse the projected impacts of climate change and coastal processes, and determine a strategy that accommodates these.
- Develop a stakeholder management strategy to address the issues of the central foreshore area now and into the future.
- Identify works that will upgrade and enhance the area while considering people's accessibility, use and enjoyment.
- Incorporate the key strategies from previous master plans and advisory documents.
- Consolidate community and stakeholder feedback, and incorporate appropriate elements into a final master plan design.
- Determine whether any additional opportunities for future use and development exist.



1.4 Study area

The Lorne Central Foreshore is bounded by the Mantra Lorne complex, Mountjoy Parade and the Lorne Surf Life Saving Club. The Lorne Sea Baths and skate park are circled on the plan opposite. The master plan does consider their context and surrounds, but does not include the internal planning and configuration of these two areas. Arrows on the plan reinforce that whilst there is a specific study area, the project will consider the connections and relationship of adjoining areas.

Introduction (continued)

1.5 Key issues and considerations

This report has been prepared to understand and draw on significant past work and to identify the context, issues, processes, challenges and opportunities of the site.

The Lorne Central Foreshore is an area of high value to locals and visitors alike - a green open space connected to the commercial heart of the town. The area contains valued public assets as well as private facilities, and provides a focal point for tourism operations, accommodation and commercial activity. The foreshore accommodates large public and community events including the annual Pier to Pub and biennial sculpture festival. The foreshore is subject to seasonal variation, from an area of intense activity at peak holiday times, to an everyday resource for local community use.

The foreshore has a dynamic and fragile natural environment that supports ecology and habitat, and is subject to coastal processes including wave action, climate change and sea level rise.

Access through and to the foreshore, whether by foot, bicycle, car or caravan is an issue that requires thoughtful consideration in order to provide best-practice universal access, and balance the needs of different modes of transport. The provision of public amenity such as shade, picnic tables, seats, and toilet facilities have the opportunity to enhance or detract from a user's experience, and these require ongoing review and management.

Future developments on the foreshore should be considered in relation to the work already undertaken, and be of benefit to the area as a whole. These key issues form a consistent framework for discussion throughout the master plan.

1.6 Roles and responsibilities

The project is led by GORCC and aims to evaluate the precinct as a whole; however GORCC cannot act on behalf of, or make commitments for, other agencies.

GORCC is a Committee of Management (CoM) established in 2004 under the Crown Land (Reserves) Act 1978 to manage 37 kilometres of coastal Crown land reserves along the heritage listed Great Ocean Road, from Point Impossible east of Torquay to the Cumberland River southwest of Lorne in Victoria, Australia.

Several organisations are responsible for the management and maintenance of various components of the Lorne Central Foreshore precinct including:

- **Surf Coast Shire.** Responsible for the parcel of land on the western side of Mountjoy Parade (the Great Ocean Road) the Lorne Town Centre, the parking and footpaths of Mountjoy Parade, and Grove Road to the foreshore.
- **VicRoads.** Responsible for the vehicular lanes of Mountjoy Parade (Great Ocean Road).
- **GORCC.** Responsible for the foreshore area between footpath boundary and the low tide mark of the foreshore.

1.7 Community and stakeholder engagement

A large range and number of stakeholders have an interest in the project, ranging from the local community (including residents, holiday home owners and businesses), through to local community groups and organisations and state government representatives.

Input from these stakeholders is critical to the success of the project and the final plan needs to reflect desires for the precinct. The plan will be developed through a process which acknowledges their interests and concerns, is transparent and respects competing priorities.

A comprehensive consultation process that appropriately engages all relevant stakeholders, provides all interested parties information about the plan, and offers opportunities to contribute ideas and feedback to the process will take place. This may include (but will not be limited to) mechanisms such as surveys and submissions processes over several phases of the plan's development.

In addition to opportunities for broad public involvement in the planning process, two separate groups of stakeholders have been formed to provide a formal mechanism for the participation of key groups and individuals:

- **Community Reference Group (CRG)** – comprising representatives from the local community, including residents, visitors, businesses and community groups.
- **Agency Working Group (AWG)** – comprising representatives from the main government bodies.

1.8 Purpose of this paper

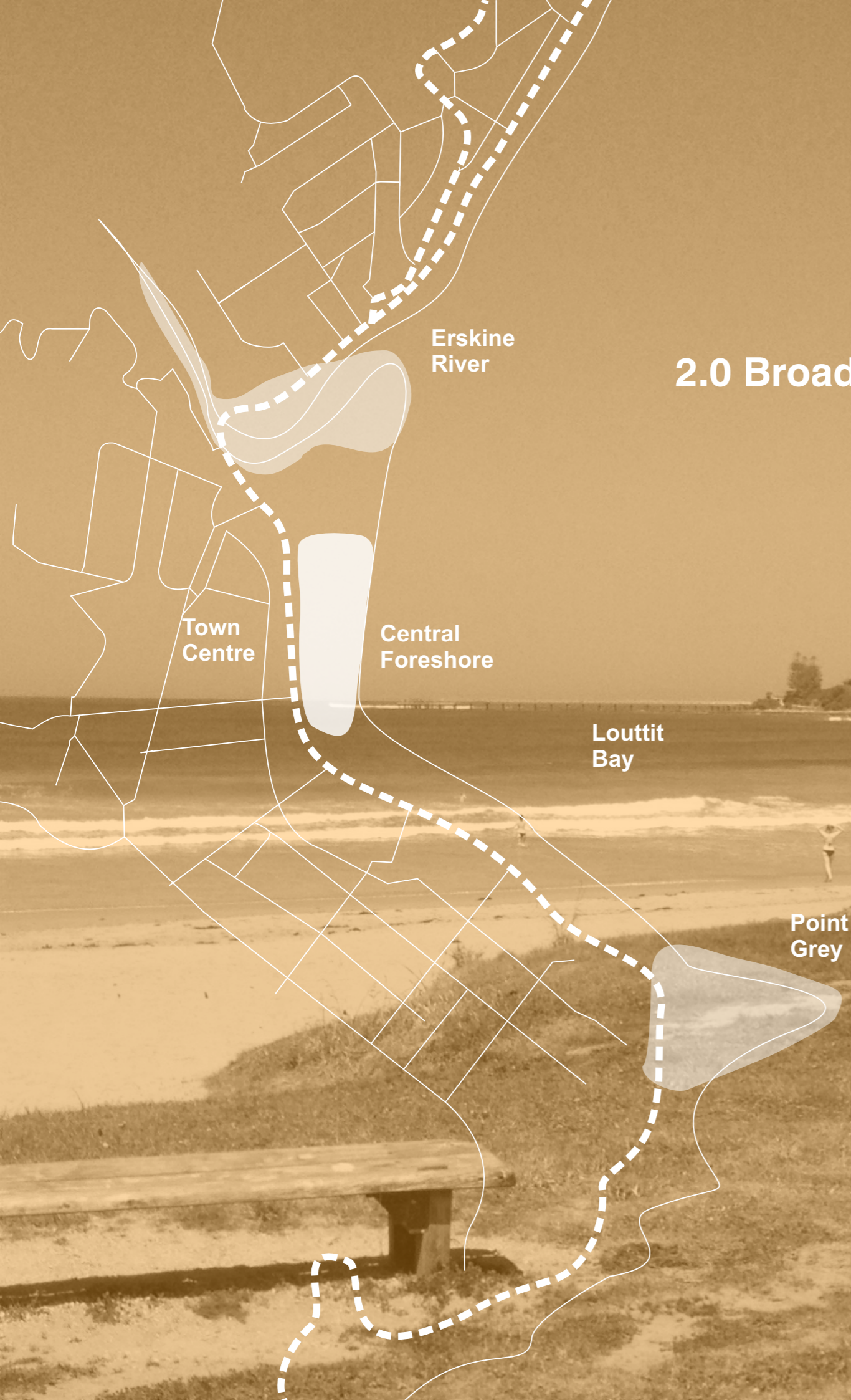
This paper presents issues and opportunities that have been identified through site investigations, background research, information from past studies and previous material, and from initial consultation with the CRG and AWG. The paper is being used to gain feedback from stakeholders and the community and identify any areas that haven't been addressed. This feedback will then help in developing a draft plan for the Lorne Central Foreshore Precinct.

Introduction (continued)

1.9 Anticipated project timeline

Task	Anticipated dates*
GORC Committee consideration/approval of issues and opportunities paper sought	November 2016
Community Reference Group and wider Consultation on issues and opportunities paper	Dec 2016 - Jan 2017
Consolidate consultation feedback and development of draft master plan	February 2017
GORC Committee consideration/approval of draft master plan	March 2017
Consultation on draft master plan	March - April 2017
Consolidate consultation feedback and amendments to draft master plan	May 2017
Present final draft master plan and make final amendments as required	May - June 2017
GORC Committee approval of final master plan	July 2017

**Subject to change*



2.0 Broader Strategic Context

The Lorne Central Foreshore is located opposite the Town Centre, between Mountjoy Parade (the Great Ocean Road) and the ocean at Louttit Bay.

The Foreshore lies between Point Grey to the south and the Erskine River to the north, both of which are significant open space and activity precincts. Connections between these major open space networks is a significant consideration of the foreshore master plan.

Point Grey and the Erskine River each have their own economic, environmental and strategic issues within the overall context of Lorne. Master plans commissioned by GORCC have been completed for both Point Grey and Erskine River.

A Lorne Central Foreshore master plan vision needs to be driven by a combination of factors - from increasing visitation and commercial opportunities, catering for local people, fostering lifestyle, health, amenities, the arts and culture. The end result should be a vision for a vibrant, sustainable, healthy and accessible foreshore catering for all users.

3.0 Access and Mobility

3.1 Overview

The following issues and opportunities identified focus on pedestrian routes and movements throughout the site, vehicle movements, car parking and the pressures on capacity during busy times, and as well as the need to consider buses, caravans and larger articulated vehicles. The analysis undertaken has identified issues of safety and pedestrian conflicts with vehicle movements.

3.2 Issues and opportunities identified

A. For visitors by car, locating off-street parking can be a challenge. Most visitors enter Lorne from the Melbourne (north) end, where access to the first (northern) car park on the foreshore is by the entry opposite Grove Road and the Lorne Theatre. The in/out lanes are spaced between existing trees, lack visual legibility and do not have a formalised crossover. The car park access also acts a main entry to the Sea Baths, but lacks a pedestrian pathway and has a steep gradient.

Opportunity: Identify the car park entry more clearly with physical improvements such as kerb outstands, re-alignments and linemarking.

Opportunity: Improve pedestrian routes and navigability to the foreshore, northern car park and the Sea Baths.

Consultation and Approvals: The following responsible authorities are to be consulted in the process of implementing any parking and access changes:

- VicRoads
- Surf Coast Shire
- GORCC
- Sea Baths Precinct Leaseholders

B1. The southern car park is smaller but is very visible from the roundabout, and anecdotally is more congested than the northern car park, particularly at the in/out point on the roundabout where vehicles circulate searching for car park spaces.

B2. The northern car park is unsealed and the layout lacks some efficiencies with over-sized lanes and awkward turning space. The 1999 master plan nominated expansion of the northern car park and integrated it with bus parking to service the Visitor Information Centre and public toilets. The Visitor Information Centre has since been located elsewhere. Larger vehicles, caravans and trailers do not have well defined car park spaces.

Opportunity: The car park layout could be configured to fit more vehicles and designated / zoned for specific vehicles including buses, larger and articulated trailers. There may be opportunities for sealing and line-marking to define the car parks, however this needs to be balanced with replacing established vegetation and keeping the 'natural' character of the area.



Access and Mobility (continued)

3.2 Issues and opportunities identified (continued)

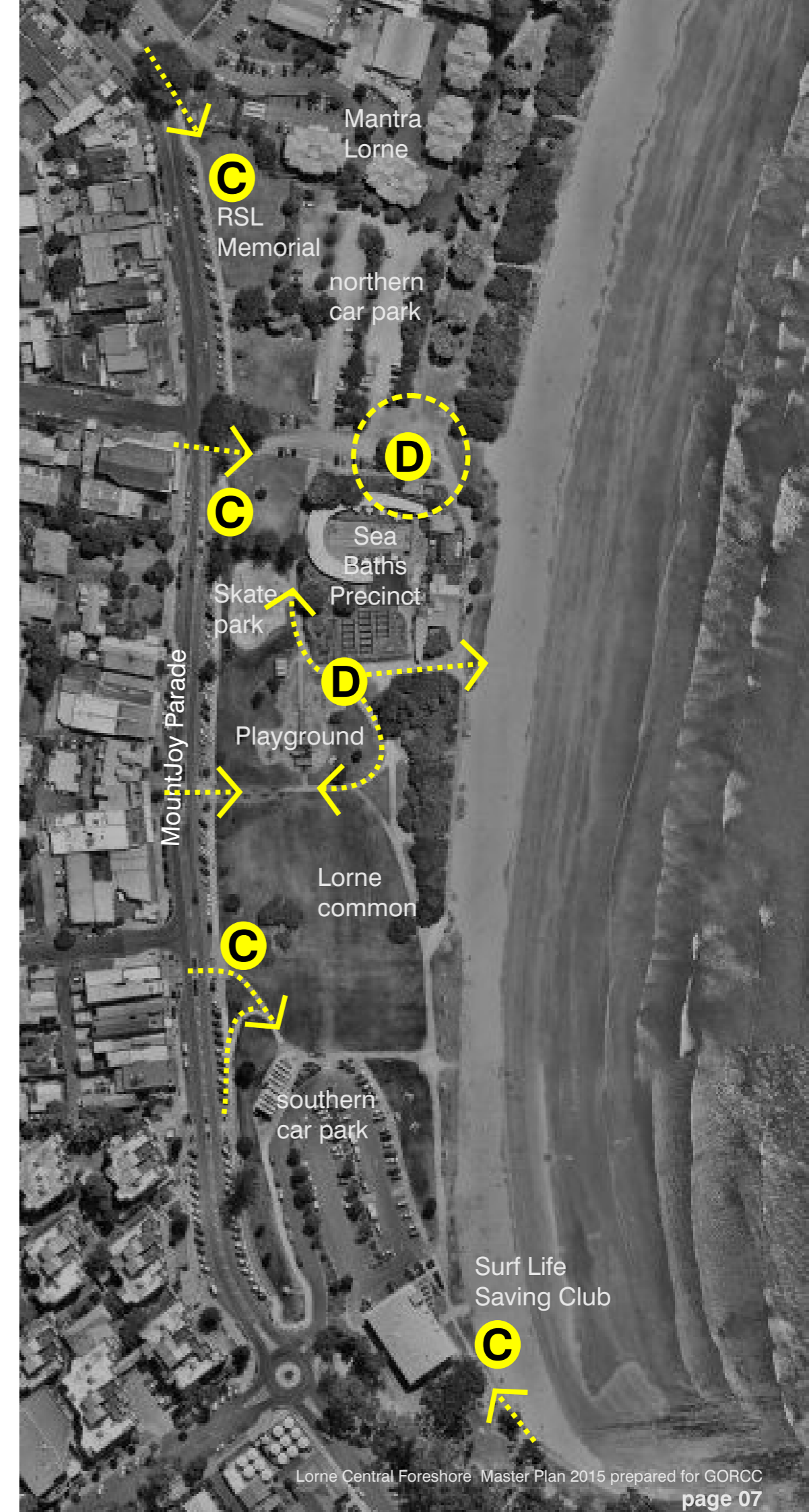
C. Pedestrian connections from Lorne’s main street, Mountjoy Parade, to the foreshore and beach range from legible and well-integrated to poor and illegible. In some areas, well resolved kerb ramps and crossing points incorporating seats and rubbish bins connect with well-graded and smooth surfaced paths to the foreshore. The level change and embankment from Mountjoy Parade into the foreshore reserve presents a physical challenge to achieving compliant DDA access.

Opportunity: Poor connections at the Sea Baths entrance, the RSL Memorial Park and the Scotchman’s Hill picnic area represent opportunities to provide better links to the central foreshore.



D. Key nodes and arrival points for the foreshore, particularly around the Sea Baths, have restricted views and have poor legibility that is compounded by a lack of clear footpath links and signage.

Opportunity: Define footpaths that connect to major arrival points, improve sightlines and provide better quality, more accessible paths. Install signage and provide “pause points” with seating to give adequate space at changes of direction, or connecting pathways.



Access and Mobility (continued)

3.2 Issues and opportunities identified (continued)

E. The steep gradient at the interface with Mountjoy Parade provides a challenge for people with mobility issues and is a limitation to universal access. Similarly, access to the beach from the grassed embankment onto the sand is not DDA compliant. In some areas it may be suitable to have informal, non-universal access, in others there may be an identifiable need to upgrade access for wheelchairs or those with mobility issues.

Opportunity: Consider locations where improved and optimal universal access is possible, such as graded ramps onto the beach, or additional ramped footpaths from Mountjoy Parade.

F. An opportunity exists to enhance connections and links beyond and along the foreshore. The northern edge of the central foreshore borders the private hotel complex Mantra Lorne. This is a particularly underdeveloped connection to the continuation of the foreshore and other public recreation zones such as Erskine River.

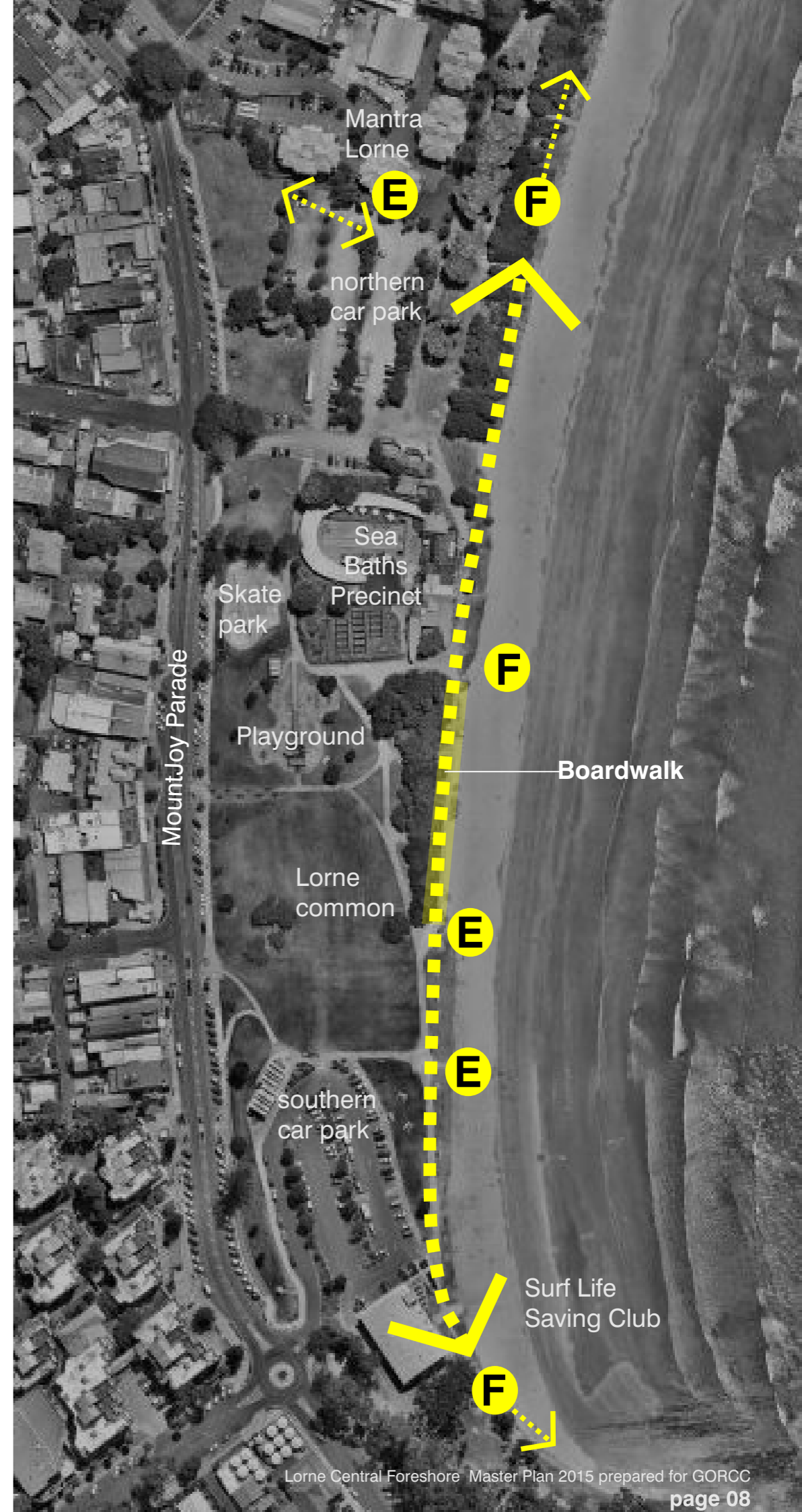
The southern pathway, which is part of an important link to Point Grey, lacks connection and legibility, particularly at the location of the Surf Life Saving Club (SLSC), where the path is often crowded with activities and craft associated with operations.

The existing north/south path along the beach foreshore is non-continuous, unclear and inconsistent in materials, changing from gravel, to concrete, then boardwalk, and gravel again. It lacks legibility as a link within the site and beyond, missing an opportunity to connect various elements such as the SLSC, Sea Baths, north towards Erskine River and south towards Point Grey.

Opportunity: To connect the different elements of the foreshore and to areas beyond the foreshore, such as Erskine River and Point Grey. A more generous, accessible and defined north-south path could provide an opportunity for access around areas of high-intensity activity.

Opportunity: Consider upgrading the path surface to a sealed or more robust material that is DDA compliant and accessible for wheelchairs, prams, bicycles and the like. Strengthen path connections to public recreation zones including the passive picnic areas adjacent to the Sea Baths, and Scotchman's Hill.

Opportunity: Consider the addition of boardwalk including south of the Surf Club to Scotchman's Hill and in areas adjacent to and north of the Sea Baths Precinct.



4.0 Facilities and Amenity

4.1 Overview

Users of the foreshore, both locals and visitors alike, appreciate the provision of basic amenity which enhances safety and personal comfort. Amenity can be defined as adequate lighting, shade and shelter, as well as the provision of public services such as seating and picnic tables, toilets, showers and drinking water. An assessment of the facilities currently provided will investigate the need for an upgrade, or a re-provision of these amenities.

4.2 Issues and opportunities identified

G. There is a lack of public beach side seating and amenities along the foreshore, including near the Sea Baths which is a significant activity hub.

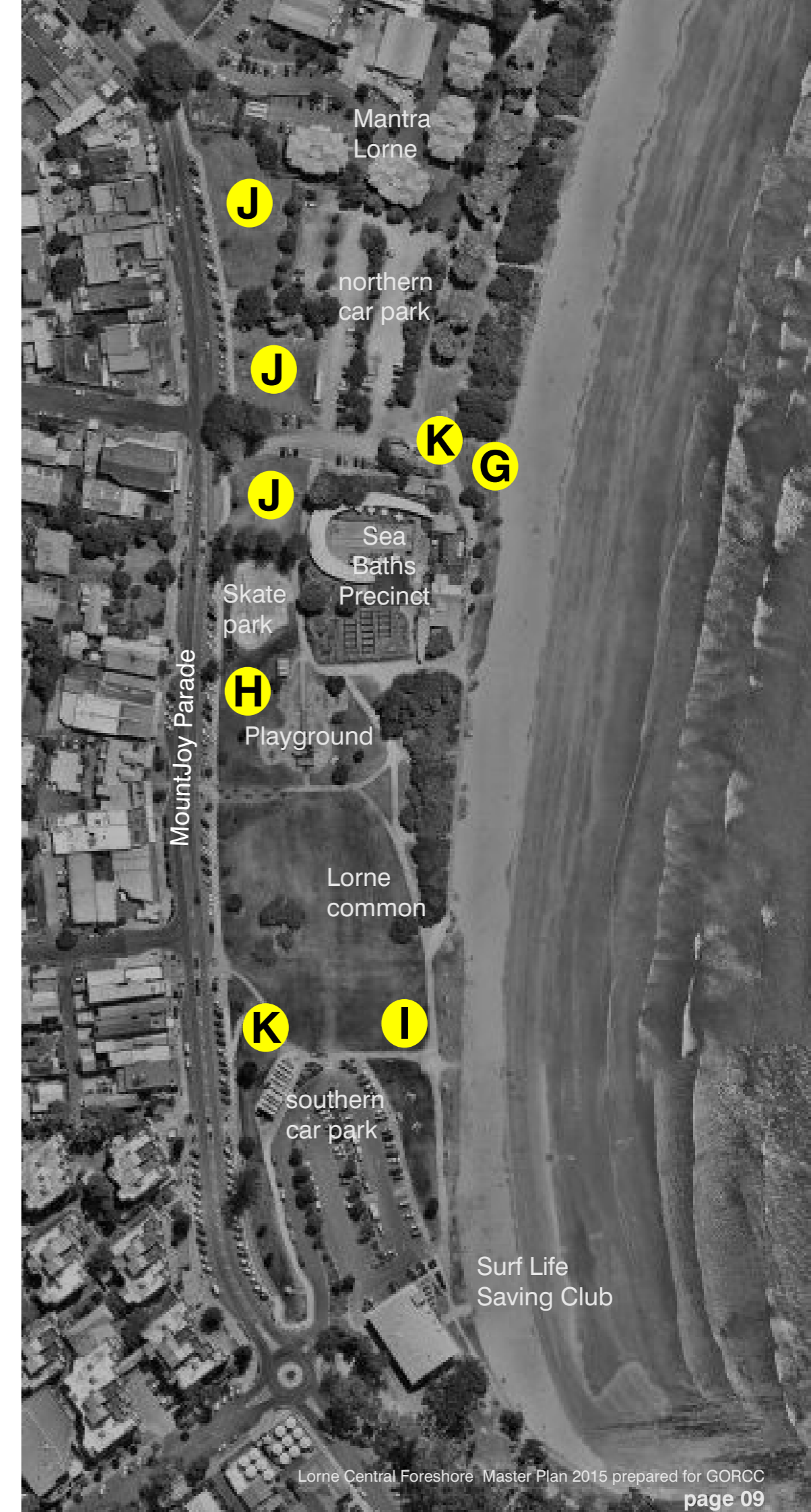
Opportunity: Review the current amenities and propose upgrades and increased provision. Although a private facility, the Sea Baths is likely to benefit from better integration with the public spaces around it.

H. The playground, whilst appearing a popular and iconic design, is directed towards a mostly older / primary school age range, limiting its appeal and play value. Limited shade and seating near the playground and skate park prevents broader use of this area, particularly during the summer season.

Opportunity: Consider incorporating a broader age range in the overall playground - potentially designated pre-school provision. Integrate shade structures or shade planting with companion activities such as public BBQs and picnic tables to both play and skate park areas.

I. The existing regime of public lighting is inconsistent and sporadic in location, appearing to lack an overall strategy.

Opportunity: Consider the need for public space lighting at an appropriate level and scale given the character of the “natural” beach side setting. Temporary lighting may be appropriate for events. Consideration could be made for upgrades consistent with the functionality of the existing.



Facilities and Amenity (continued)

4.2 Issues and opportunities identified (continued)

J. (refer to page 09 map) The grassed embankments adjacent to Mountjoy Parade and west of the Sea Baths appear under-utilised. These areas are not well-integrated with the broader foreshore from a site planning perspective - and yet they include important cultural sites such as the RSL Memorial Park and the Ivy Baldry Walk. These spaces feel more related to the street than the foreshore and its facilities.

Opportunity: The RSL Memorial Park has a functional purpose as well as a cultural one, and this needs to be protected and possibly enhanced. The gradient and level change between the road and the lower beach level suggest that these areas remain linked to the streetscape, but with additional public amenity and definition. Improved signage, way-finding and access may provide stronger connections east to the foreshore and northern car park.

K. (refer to page 09 map) Public amenities such as toilets and showers are important facilities to provide for a long-stay visitor experience. There are two amenities blocks with toilets, showers and change areas in the foreshore with an additional public toilet block at the Scotchman's Hill picnic area. The north amenities block has been semi-integrated into the Sea Baths development, is older, and not very visible or well-signed for visitors.

The south amenities block next to the Surf Life Saving Club car park is newer, more visible and in reasonably good condition.

Opportunity: More way-finding to the existing amenities, and long-term plan to upgrade the northern amenities block.

Opportunity: Install outdoor showers stands adjacent to north and south car parks where swimmers are exiting the beach. Design could include drainage, paving and adjacent seating.



Facilities and Amenity (continued)

4.2 Issues and opportunities identified (continued)

L. Sea Baths Precinct

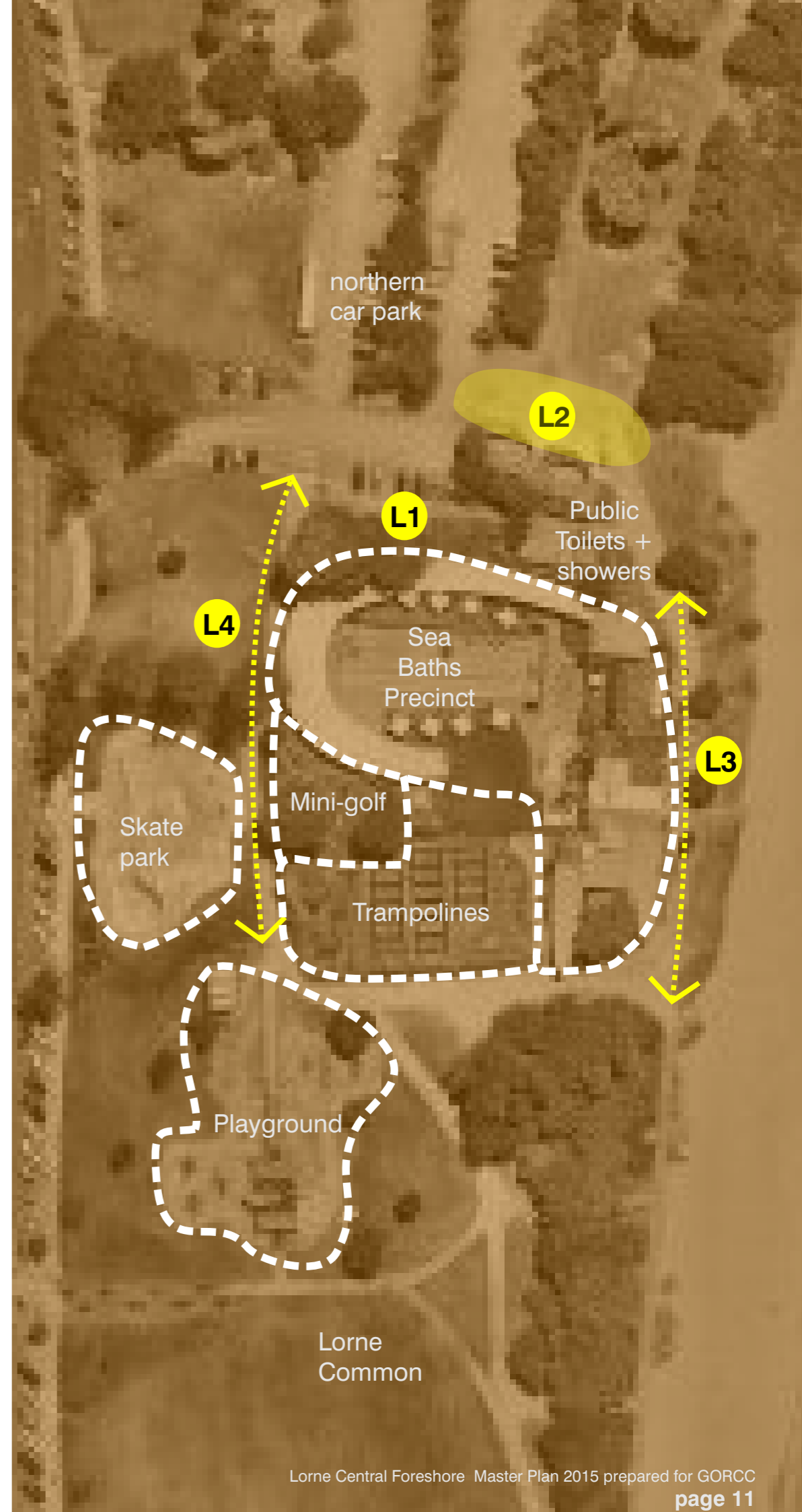
The area surrounding the Sea Baths lacks legibility for visitors, with informal gravel paths, minimal signage and an unclear definition between public and private areas. The precinct is one of major activity, including the skate park and children’s playground. The Sea Baths, mini-golf and trampolines are privately managed and require paid entry.

There is no dedicated pedestrian access path from Mountjoy Parade to the Sea Baths, or designated loading zones for delivery vehicles, and disabled parking. The surrounding paths are informal and ill-defined, and could be better integrated with the adjacent areas, particularly the grassed common and the northern carpark. The surrounding vegetation (tea-trees, and planting on the northern side) prevents some views towards the Sea Baths, and contributes to some of the access and legibility issues.

L1. Opportunity: Provide a dedicated entry to the Sea Baths from the northern car park. Integrate a pedestrian access path and parking with the adjacent access paths and trafficable areas. There is potential to improve pavements and landscape planting, and add facilities such as bicycle parking and seating, as well as clarifying the entry location and providing universal access. Opportunities and issues relating to the built form of this area are discussed in further detail in section 5.0 Built Form.

L3. Opportunity: Provide an improved north/south access path along the foreshore in front of the Sea Baths, with more ‘breathing space’ to the interface of the public pathway and the restaurant frontage - noting that the existing lease allows a 2m external buffer in front of the dining area.

L4. Opportunity: Improve link path through to the playground, Lorne Common on the northern side of the Sea Baths, and provide for better utilisation of the adjacent green space through seating, shade and other amenities.



5.0 Built Form

5.1 Overview

This section considers the key buildings on the foreshore which have a physical and contextual impact on the function of the surrounding open space. They include:

- The Surf Life Saving Club (SLSC)
- Mantra Lorne
- The Sea Baths

5.2 Issues and opportunities identified

M. The SLSC is a major landmark and reference point as a life saving and community facility. The SLSC frontage is a key node on an important path link to Scotchman’s Hill and the Point Grey Precinct. During major events, activity in front of the SLSC with the loading and movement of equipment and craft can restrict through-access for pedestrians

Opportunity: Consider an upgrade to the pedestrian link in front of the SLSC, as part of a broader analysis of the building setting and its relationship to the foreshore.

N. The interface onto the foreshore from The Mantra presents a ‘back of house’ look with high, blank fencing. The Mantra benefits from some green outlook over the foreshore with balconies overlooking green space.

Opportunity: An investigation of a more open, less privatised edge that offers benefits to the foreshore.



Built Form (continued)

5.2 Issues and opportunities identified (continued)

O. (refer to page 12 map)

The low level, single storey form of the Sea Baths successfully maintains views from Mountjoy Parade to the water. From within the private area, the transparency of some external edges allows views to the ocean, whereas the glazed entry overlooks the gravel carpark. The entry suffers from a lack of clarity, as discussed earlier under 3.0 Access and Mobility, and a 'blank' facade to the western / skate park side could benefit from an improved edge condition that may include landscape, planting and seating provision.

The overall Sea Baths precinct, inclusive of the skate park, blocks views within the foreshore from north to south, highlighting a greater need to concentrate on the path links either side.

Opportunity: Open up some strategic views through trimming of vegetation and removal of weeds (such as Tea-tree). Provision of an improved connection to the grassy lawn on the west side, offset with wider paths, and a landscape buffer.



6.0 Ecology and Environment

6.1 Overview

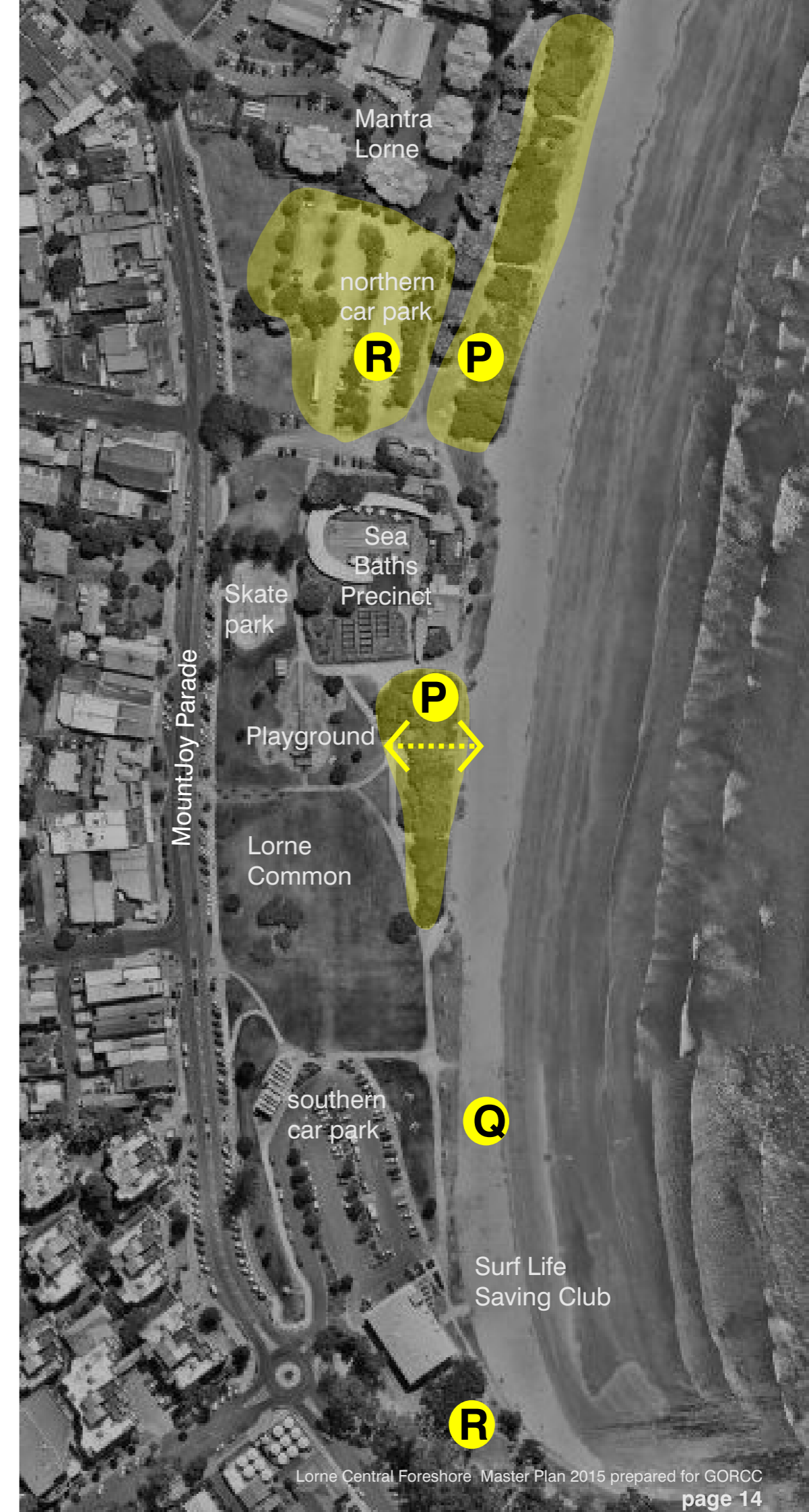
Discussions and proposals around ecology and environment focus on the ecology of the foreshore edge and coastal system - which are likely to face long term challenges from sea level rises and storm events. Vegetation, particularly the balance and provision of indigenous versus exotic species, is a key issue and requires a sensitive approach. More recent tree plantings include Moreton Bay Figs and Norfolk Island Pines with the intent of providing shade in the more open, grassed areas.

6.2 Issues and opportunities identified

P. The line of Tea-tree and Cypress trees form a dense barrier against off-shore breezes and provide shade at various times of the day. On their lee side are plenty of picnic tables, but they lack any midday or afternoon shade. Conversely, these trees provide valuable afternoon beach shade on hot days. Both the Tea-tree and Cypress trees however are non-indigenous, and based upon weed and vegetation management policy require phased removal and replacement with indigenous species.

The density of their planting also blocks views, which presents problems associated with visual amenity and perceived safety and security.

Opportunity: Additional indigenous understory planting for habitat creation, opening up of views and sightlines around the buildings for improved safety and amenity, and provision of clear pathway signage and delineation for beach access.



Ecology and Environment (continued)

6.2 Issues and opportunities identified (continued)

Q. (refer to page 14 map) The informal grassed / rock edge to the beach provides little environmental or functional benefit and is at risk from storm damage and wave action. Hard infrastructure such as concrete steps, handrails and boardwalk, whilst subject to natural erosion, sand movement, and damage associated with sea level change, do provide an opportunity to manage access. There is evidence that the existing boardwalk is impacting sand movement - with vegetation colonising around the structure.

Opportunity: Balancing the risks of damage due to coastal processes, consider integration of structures or infrastructure that improve access and amenity as well as the opportunity for a more protected and enhanced dune vegetation system.

R. (refer to page 14 map) Indigenous vegetation and planting in various locations contributes to the natural feel, character and ecology of the foreshore.

The northern car park has indigenous planting between the car park aisles, supplemented by the Ivy Baldry Walk, and it would be beneficial to maintain this in any car park reconfiguration.

The Scotchman's Hill path and picnic areas transition into indigenous woodland vegetation, a valued aspect of these areas.



7.0 Events and Activation

7.1 Overview

The Lorne foreshore is a major natural and recreational facility for the Lorne township and visitors alike. The Surf Life Saving Club is a major hub for surf life saving operations, surf carnivals and social events. It is serviced by the southern car park, picnic facilities and adjoining amenities block which includes showers and toilets. The broad grassed recreational areas of the foreshore are also utilised for events and overflow parking.

7.2 Issues and opportunities identified

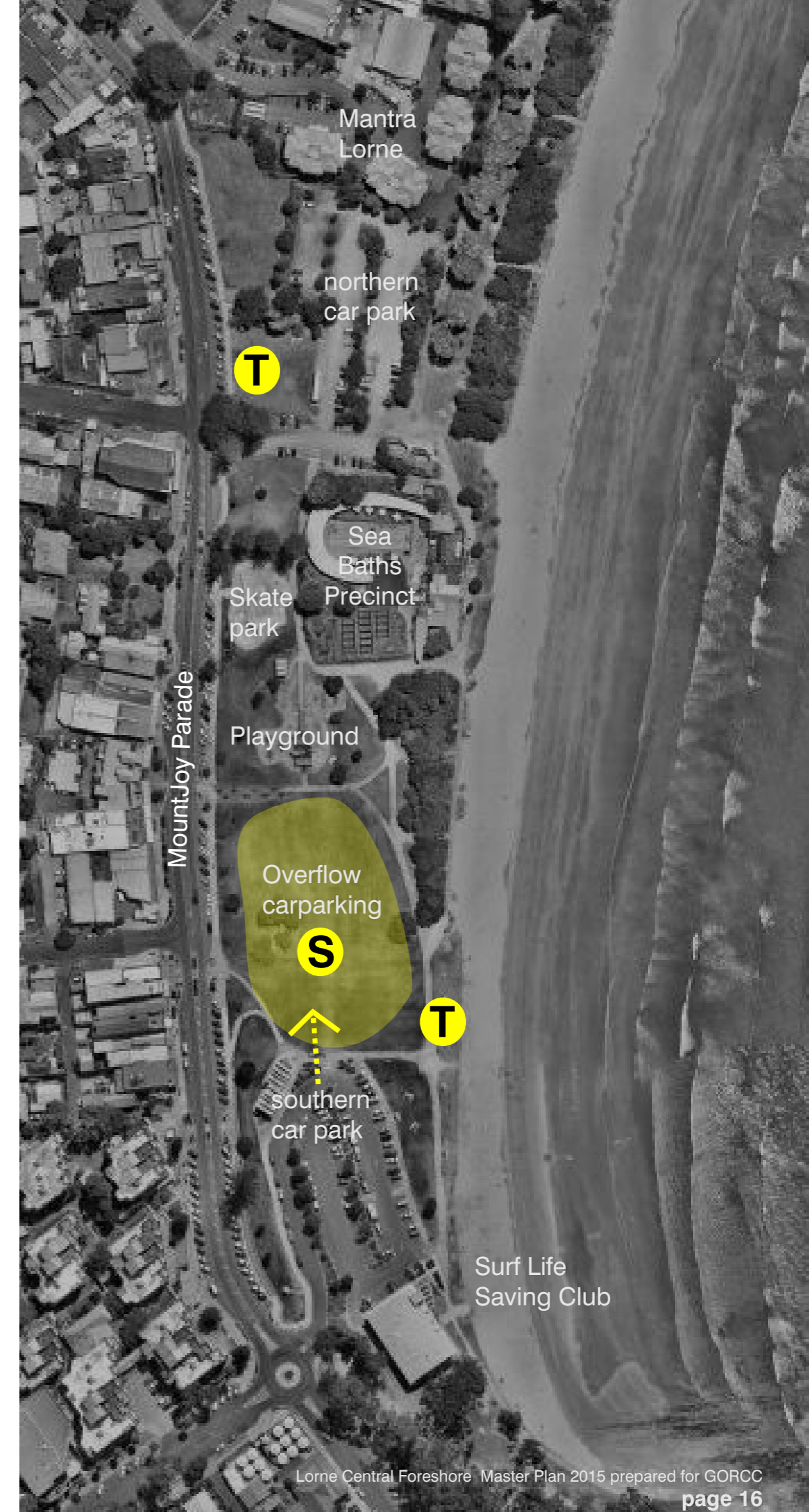
S. Overflow car parking occurs on the grassed common during Pier to Pub events, creating extra car-carrying capacity. Whilst permits and management structures are in place, it appears that the parking and activity constrains and impacts adversely on the space and amenity of the play and picnic areas to the north, and beach edge.

Opportunity: Strengthen the north/south foreshore path and links around the grassed area to define better pedestrian access and legibility during events. Consider how a more flexible, integrated design could manage access as well as providing amenity such as seating and viewing space.

Provide physical interventions to control and restrict access, and protect specific areas from uncontrolled overflow parking.

T. During events, particularly when overflow carparking is in place, there is little available space for people other than the beach.

Opportunity: Protect and define the edges and spaces around the Sea Baths to facilitate more pedestrian movement and better define the foreshore edge. Encourage better utilisation of the green spaces opposite Mountjoy Parade, to provide alternative picnic/gathering places when events are underway.



Events and Activation (continued)

7.2 (Issues and opportunities continued)

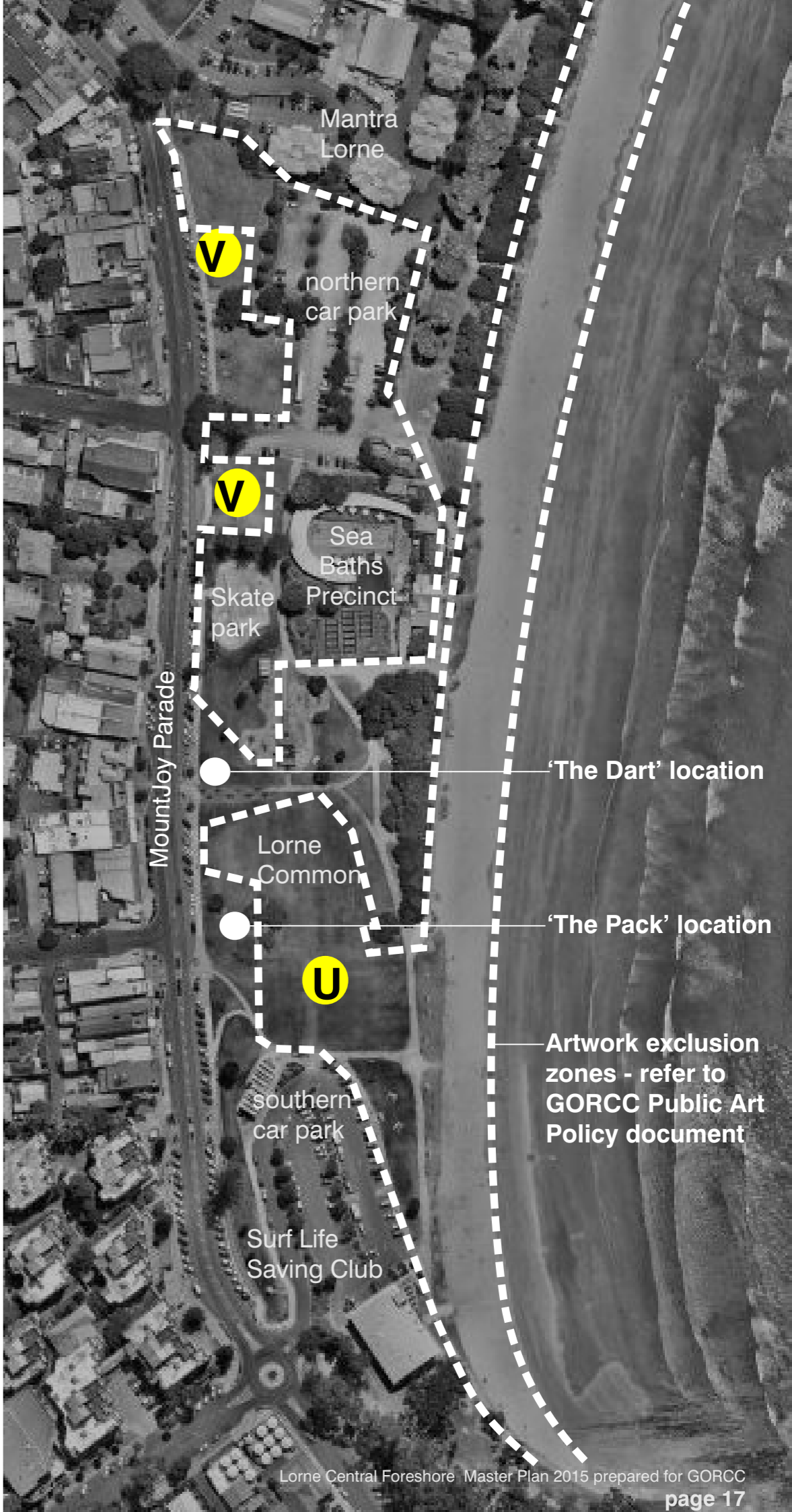
U. Public events are a significant function of the Lorne Central Foreshore Precinct, particularly since the consolidation of the large, open green space highlighted on the map as the 'Lorne Common'. Careful consideration of facilities for events is important so that the temporary impact can be contained. Flexibility is also critical, in order to keep options as wide open as possible.

Opportunity: Defining the Lorne Common as an event space by carefully considering its edges will be the main design approach while also maintaining the space for passive recreation when not in event mode.



V. The Lorne Sculpture Biennale is a valued event on the local calendar and the permanent installations have become interesting and valuable elements, which provide playful pockets and gathering spaces. New artwork siting and selection is governed by the Department of Environment, Land, Water and Planning (DELWP) consent under the Coastal Management Act 1995 and falls within the recommendations of the GORCC *Public Art Policy* for wider Lorne.

Opportunity: Continue to develop the addition of public art within the foreshore, with consideration for location, safety, longevity and maintenance and the statutory guidelines.



8.0 Character

8.1 Overview

The character of a place is explained partly by its 'look and feel', and the combination of strong and defining factors specific to that place. The identity of Lorne specific to the foreshore is mixed and inconsistent, with a suite of materials too broad to create a unified feel. Recent upgrades to the streetscape of Mountjoy Parade offers a good model - it exhibits strong characteristics in terms of material choice such as timber, pavements, street furniture and a planting palette.

8.2 Issues and opportunities identified

W. (refer to page 17 map) Overall there is a 'natural' character and feel to the foreshore - important to the identity of Lorne as a place to enjoy the natural environment.

Opportunity: Enhance and preserve this character, particularly the northern car park and Scotchman's Hill, which maintain a natural feel and relaxed character of the foreshore. Ensure any new design interventions and planting contribute positively to reinforce a natural character.

X. (refer to page 17 map) The foreshore overall lacks a cohesive language of materials and character. Elements such as seating, bins, picnic structures, lighting, signage, paving, balustrades, walls and fences are generally of varying age, condition and style.

Opportunity: To create a more unified palette with a strong consistent theme and tie together the structures and built form so that the overall site exhibits a strengthened sense of place.



9.0 Economic and Commercial

9.1 Overview

Leased space to private and public operations within the foreshore such as the Sea Baths and Surf Life Saving Club (SLSC) provide commercial opportunities, visitor facilities and income to GORCC for re-investment into management of Coastal Crown land, but face issues associated with a lack of legibility between private and public amenity. Local business along Mountjoy Parade and within the broader township derive mutual benefit from the foreshore, but operate in a competing business environment with commercial operations on the foreshore.

9.2 Issues and opportunities identified

Y. Currently the Sea Baths have a 21 year lease agreement with GORCC which define various operational and commercial provisions. The SLSC have a lease under the Surf Life Saving Association Act of 1967. The lease encompasses the footprint of the buildings.

Opportunity: Ensure on-going clarity and understanding around the specific requirements and operational provisions of the lease agreements.

Opportunity: Surrounding design interventions may be considered that better integrate the surrounds of the buildings within the foreshore and provide a clear distinction between public and private operating space.

Z. While the streetscape of Mountjoy Parade and the retail strip are not within the discussion for the master plan, both the foreshore and main street feed off one another with mutual benefits.

Opportunity: Strengthen the pedestrian links into the foreshore, through accessible path connections, or aligning the pedestrian crossovers across Mountjoy Parade with key links within the reserve.

Opportunity: Generally improve the amenity and facilities of the foreshore that enable and encourage visitors to stay longer, better utilise the space and maximise the benefits and opportunities for businesses.



10.0 Next Steps

10.1 Summary of key issues and opportunities

This paper has identified a number of key issues and opportunities for The Lorne Central Foreshore. It is important that community and stakeholders provide feedback and further input for the development of the draft master plan. As a guide, the following **top 5 issues and opportunities** should be considered:

1. What are the main priorities, and how best to provide safer, more functional and equitable access to and within the foreshore - particularly to create better continuous north-south beach front access and links to broader destinations?
2. How can the foreshore be arranged, design and managed better to accommodate the major public events, commercial activities, tourism and seasonal variations that exist, yet balance and maintain the space as an everyday resource for local community use?
3. What key measures might be undertaken to strengthen the environmental and ecological resilience of the foreshore? Particularly appropriate are re-vegetation, weed removal and protection against coastal processes including wave action, climate change and sea level rise.
4. Which facilities and amenities are most in need of improvement, or lacking altogether?
5. What are the inherent qualities and character of the foreshore that gives it a unique identity? How might these be further developed, strengthened and embedded within the master plan.

Feedback on these, and all other issues and opportunities discussed is welcomed and essential to the development of a successful vision for The Lorne Central Foreshore.

10.2 How to have your say

GORCC is currently seeking your feedback on the issues and opportunities identified in this paper.

To have your say, fill out the survey which can be found:

- Online at www.gorcc.com.au (Follow the links from the homepage)
- In hard copy at:
 - The GORCC Office (23 Bell Street, Torquay)
 - The Aireys Inlet Post Office (Shop 1/44 Great Ocean Road, Aireys Inlet)

Survey closes (at a time to be confirmed).

10.3 Next steps

The release of this Issues and Opportunities paper is an important milestone in the development of a Lorne Central Foreshore Master Plan, and is part of the first stage of consultation for the planning process.

Consultation on this Issues and Opportunities Paper will occur over December 2016 - January 2017. Following this consultation period, all comments will be consolidated into a consultation report.

The report (summarising all feedback received) will then be considered in the development of a vision and guiding principles for the precinct and the subsequent development of a Draft Plan, which will be released for consultation later in 2017 (Dates TBC).