

Queens Park

Nature-Based Accommodation

Revised Draft Master Plan



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1. Introduction

Queens Park Caravan Park forms part of the 37 kilometres of coastal Crown land managed by the Great Ocean Road Coast Committee (GORCC or Committee) between Torquay and Lorne. It is one of five GORCC managed Lorne caravan parks, and is bounded on the coastal side by the Great Ocean Road, residential area in the east and park reserve in the north. GORCC has developed this master plan to identify priorities and provide direction for the future use and management of Queens Park Caravan Park.

In 2013, a draft master plan for four of Lorne's Foreshore Caravan Parks (Kia Ora, Top Bank, Ocean Road and Queens Park) was produced. It was identified that a distinct and more detailed master plan was required for Queens Park Caravan Park, and a preliminary draft master plan for Queens Park was released as a stand-alone document.

Feedback received on the preliminary high level draft master plan for the park (which was released for consultation in January 2014) highlighted that campers and residents living adjacent to the park desired more detailed design information to be released for comment. The process also revealed that there were some concerns among campers and community members regarding some elements of the draft master plan.

It was also identified that further work was required on several aspects of the plan, and, in response, GORCC engaged Spatial Design Studio to consider the consultation results and other areas of input. Spatial Design Studio then prepared this revised draft master plan, which is now being released for consultation.

The plan identifies a proposed layout for the park, its facilities and services. It briefly outlines background information about the planning process and values of the park, existing issues and management objectives that have informed development of the plan. Lastly, information is provided about how interested stakeholders can have their say on the draft plan.

2. Background

2.1 Wider planning context

This plan sits within the context of, and has been informed by, relevant state, regional and local plans and strategies. They include the *Victorian Coastal Strategy* (2014), the *Great Ocean Road Region Strategy* (DSE 2004), the *Great Ocean Road Landscape Character Assessment Study* (DSE 2003) and the Surf Coast Shire Planning Scheme.

Of particular relevance is the *Great Ocean Road Coast Committee Coastal Management Plan* (CMP, 2013), which identifies priorities and provides direction for the sustainable management of the coast that it manages. The key issues, objectives and strategies in this master plan are consistent with the CMP, and apply the CMP's direction at a local scale. The review and revision of the previous master plan for the GORCC managed caravan parks in Lorne (ie the *Lorne Foreshore Caravan Park Landscape Masterplan and Design Guidelines, 2008*) is listed as an action in the CMP.

GORCC's *Queens Park Master Plan* (preliminary draft 2013) lists an objective to improve connections and pedestrian accessibility to Queens Park Caravan Park. The two master plans,

as well the Point Grey Precinct Plan, are distinct yet irrevocably linked in a wider planning context.

2.2 Prior planning and design

Following expiry of the previous Lorne Foreshore Caravan Park Master Plan, the use and management of all five Lorne caravan parks was evaluated. A draft master plan for all parks was developed by GORCC, and released for community consultation in December 2013-January 2014.

Sixty public submissions were made, with a significant amount of the feedback received relating to the draft plan released for the Queens Park Caravan Park. A summary of the feedback received on the preliminary draft master plan and how it has been responded to in this current, revised draft master plan is included as Appendix A, while a full report on the consultation process and its findings can be found on the GORCC website at www.gorcc.com.au.

Following the community consultation process, it was decided that the draft master plans for three caravan parks (Kia Ora, Top Bank and Ocean Road) could be progressed to a final plan, while further consultative work was required to progress the master plan for the Queens Park Caravan Park.

The GORC Committee has considered the feedback received as well as further advice and input from experts in a range of areas, including other government stakeholders such as Department of Environment, Land, Water and Primary Industry, CFA and Surf Coast Shire.

A landscape architect, Spatial Design Studio, was subsequently engaged to reassess and further develop the plan for Queens Park Caravan Park. Spatial Design Studio was engaged to bring planning and design expertise to the project, consider and respond to feedback received via the consultation process, incorporate expert advice and stakeholder feedback and draw up a more detailed draft concept for consultation.

A bushfire planning specialist, Regional Planning and Design Pty Ltd, was also engaged to provide specific input regarding bushfire risk and management (see Appendix B for more information).

3. Existing park values and management

Queens Park Caravan Park has a character distinct from the other Lorne caravan parks, due to its affinity with the bush, natural beauty, panoramic views and greater distance from the town centre (as compared to other parks within the Lorne Foreshore Caravan Park). Its current undeveloped, rustic form and emphasis on the natural environment are valued qualities that greatly appeal to users, as is the 'low key', quiet atmosphere the Park provides. Removed from the main commercial hub of Lorne, its close proximity to Queens Park, the Point Grey precinct and Shelley Beach provide caravan park users with more nature-based opportunities. This remoteness from the town centre and proximity to nature essentially form the park's character.

Further adding to the park's rustic character is the historic Spotter's Hut, which is located on the middle tier of the park. The hut is subject to a Heritage Overlay, however sensitive renovation and refurbishment works are appropriate for future park use.

Due to its close proximity to nature-based opportunities along the Great Ocean Road, Queens Park Caravan Park is a 'gateway' or starting point to access these opportunities. This includes the Great Ocean Walk, Surf Coast Walk, adjacent Queens Park walks and other nearby nature experiences, such as the Otway Fly Tree Top Adventure and Erskine Falls hikes. These social values also translate into economic drivers as they support tourism and visitation, which is important to the local Lorne economy.

Natural values are the greatest asset of Queens Parks Caravan Park and this revised draft master plan focusses on maintaining and enhancing these values, while linking in with nature-based tourism opportunities. This direction is supported by several strategies and plans, including the *Great Ocean Road Destination Management Plan (2012)*, the *Lorne Destination Action Plan 2015-2017*, the *Nature based tourism strategy 2008-12* and *Surf Coast Shire – Visitor Insights (2013)*.

Park infrastructure is becoming degraded and requires significant maintenance and/or upgrades. This includes upgrades to basic services such as sewers, power and water, as well as buildings, roads and retaining walls. Significant costs are associated with these upgrades, and works will be implemented over a staged four year period. The staged approach also aims to minimise environmental impacts while enabling ongoing use of the Park in peak season.

Currently, the Park is only utilised for part of the year, generally in peak season. These upgrades also provide an opportunity to increase access to the Park over a greater period of the year, which will increase people's use and enjoyment of it, and generate greater returns for reinvestment into the park and coast.

4. Key issues and objectives

4.1 Key issues

The following key issues have been identified in the process to develop this revised draft master plan.

4.1.1 Natural environment

The Park's natural qualities are the greatest asset of Queens Park Caravan Park. Any works should reflect, incorporate and compliment the Park's natural qualities, and seek to minimise removal or impact on native vegetation.

4.1.2 Park flow and movement

The Park is used by a range of user groups. Designated areas for different uses and accommodation types have been identified to enable cohesive movement throughout the tiered site. These spatial relationships between elements also welcome and enhance visitors' experience. Formalisation and upgrades to roads will create more legible vehicular circulation and pedestrian way finding, further enhancing park movement

4.1.3 Park infrastructure

Improving the Park's facilities, amenities and recreational values will increase overall visitor experience. Opportunities have been identified to consolidate park infrastructure for ease of use and management, and freeing up of open space for better camping opportunities.

4.1.4 Accommodation mix and layout

The park currently only offers sites for use by caravans or tents. Opportunities for other accommodation types, such as cabins and group accommodation, have been identified. Optimal positioning of these within the park is important to ensure they will be well used and the values of the park are retained and enhanced.

Cabins that complement the Park's natural values have been considered. These will be suitable for overnight, weekend and short term stays and appeal to international, national and regional visitors.

Including group accommodation that is suitable for schools, clubs, institutions and seasonal workers will capitalise on the existing and future network of walking tracks and trails; coastal and forest environmental educational opportunities; local adventure and recreational activities; and to (initially) accommodate the short term building and service industries.

Powered and un-powered camp sites provide opportunity for visitors seeking a more natural environment for camping, camper trailers and campervans.

4.1.5 Changes to site configuration

In order to achieve the objectives outlined below, the proposed plan would require a change in the site's configuration and a reduction in campsites. This is also required to bring campsite sizes up to Australian Standards for minimum campsite size. Some campers are expected to be affected by these changes.

A process will be undertaken to re-allocate any affected campers to new sites where ever possible. Further information for campers regarding the proposed changes and this process is available at www.gorcc.com.au.

4.1.6 Sloping/tiered topography

The topography of Queens Park creates constraints for use and management of the park, and in particular the siting and design of sites, facilities and infrastructure. This is particularly relevant to caravans, as the few flat areas capable of holding caravans are small and adjacent to large slopes, posing safety and manoeuvrability issues, especially for larger, modern vans.

4.2 Key objectives

The following key objectives have been identified and used to guide development of this second draft master plan:

1. To protect, maintain and enhance the Park's existing values, and in particular its strong natural values.
2. To provide a nature-based experience which is unique to Lorne and distinguishes itself from the other town based caravan parks and accommodation options.
3. To improve the Park's facilities, amenities, recreational values and overall visitor experience.
4. To provide a safe and enjoyable holiday experience for users, particularly in regards to bush fire.
5. To provide a mix of accommodation that appeals to a range of demographics.
6. To create a strong business model that generates revenue for reinvestment into the Park and the coast.
7. To address community feedback from the first draft plan consultation process.

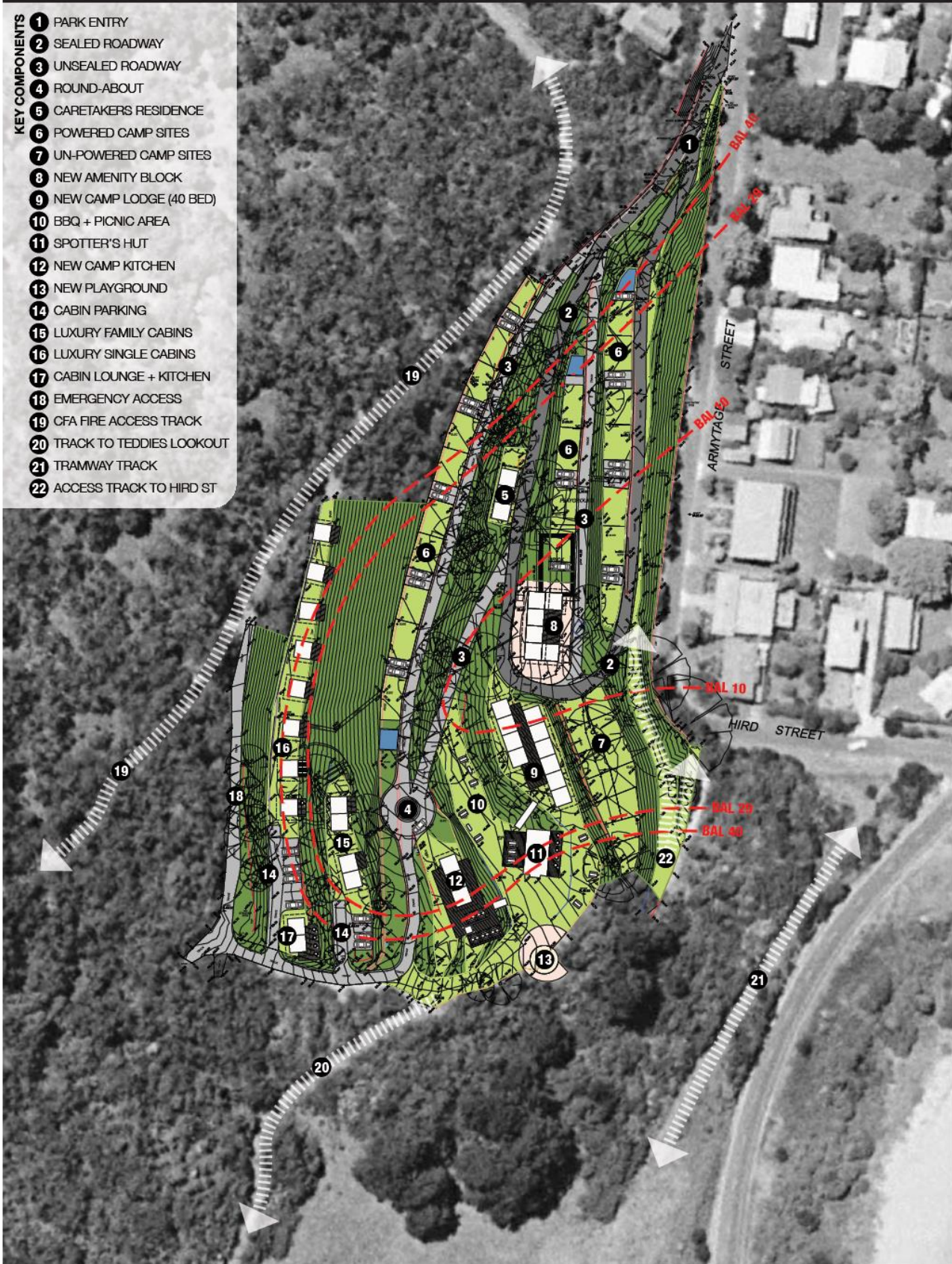
5. Master Plan

The following design and associated key elements have been developed in line with key objectives and issues. These concepts form the basis of the master plan and future works for Queens Park Caravan Park.

QUEENS PARK FOREST RETREAT

Nature-Based Accommodation Scheme

- KEY COMPONENTS**
- 1 PARK ENTRY
 - 2 SEALED ROADWAY
 - 3 UNSEALED ROADWAY
 - 4 ROUND-ABOUT
 - 5 CARETAKERS RESIDENCE
 - 6 POWERED CAMP SITES
 - 7 UN-POWERED CAMP SITES
 - 8 NEW AMENITY BLOCK
 - 9 NEW CAMP LODGE (40 BED)
 - 10 BBQ + PICNIC AREA
 - 11 SPOTTER'S HUT
 - 12 NEW CAMP KITCHEN
 - 13 NEW PLAYGROUND
 - 14 CABIN PARKING
 - 15 LUXURY FAMILY CABINS
 - 16 LUXURY SINGLE CABINS
 - 17 CABIN LOUNGE + KITCHEN
 - 18 EMERGENCY ACCESS
 - 19 CFA FIRE ACCESS TRACK
 - 20 TRACK TO TEDDIES LOOKOUT
 - 21 TRAMWAY TRACK
 - 22 ACCESS TRACK TO HIRD ST



QUEENS PARK FOREST RETREAT

Nature-Based Accommodation Scheme

Key Elements

01. Armytage Street Entry/Exit

Maintain and enhance the Armytage Street access point into Queens Park with the provision of new entry control mechanisms and signage.

02. Main Entry Drive

Upgrade and rationalise the existing road network. Provide a sealed main entry drive which loops passed the caretaker's residence and back out to Armytage Street.

03. Secondary Access Roads

Upgrade and rationalise the existing unsealed road network to improve legibility and direct traffic to the appropriate zones.

04. Turn-Around Point

Provision of a turn-around point to assist manoeuvrability of oversized vehicles and direct general campers away from cabins.

05. Caretaker's Residence

Provision of a new, purpose built caretaker's residence for year round park assistance, maintenance and security.

06. Powered Camp Sites

Upgrade and re-size existing grassed terraces for camping, camper trailer's, camper vans and small caravans so that they are in line with the Industry Standard "medium site area" minimum requirements (9x9m or 81sqm).

Total = 21 x Powered Sites.

Car spaces to be separated from grassed area and grouped together in two's to provide unimpeded camp site access.

Camp kitchen and playground to be relocated from these terraces.

07. Un-Powered Camp Sites

Utilisation of the existing grassed terrace below the Spotter's Hut for un-powered, walk-in camp sites suitable for group camping, hikers and campers.

Sized according to the Industry Standard "small site area" minimum requirements (8x8m or 64sqm).

Total = 12 x Un-Powered Sites.

08. Amenity Block

Demolish existing amenity building and replace with a new building further south along the middle terrace to allow for additional campsites and facilitate through access.

09. Lodge Accommodation

New purpose built, single story group accommodation building with 6 generous sized rooms sleeping up to 8 person's/room with communal kitchen, Lounge and toilet facilities. Total = 40 Beds.

10. BBQ + Picnic Area

Maintain existing grassed terrace on west side of Spotter's Hut and provide barbeque and picnic facilities for communal use and group activities.

11. Spotter's Hut

Restore the existing Spotter's Hut and refurbish as a communal gathering space/camp lounge, suitable for a range of undercover activities and programs. Includes a communal terrace to provide a central meeting place and outdoor dining area to connect with the adjacent BBQ + Picnic Area.

12. Camp Kitchen & BBQ

New camp kitchen, amenities and outdoor dining facilities to be provided and located on the existing grassed terrace above the Spotter's Hut to capture the spectacular ocean views.

13. Children's Playground

New children's playground to be located adjacent to the existing Spotter's Hut and new camp kitchen for good accessibility, parental surveillance and access to existing lawn and forest play opportunities.

14. Designated Cabin Parking

Due to spatial limitations, cabin parking is to be provided at southern end of each terrace for park and walk-in access. Off-road luggage cart's provided.

15. Self-Contained Luxury Family Cabins

Self-contained cabins suitable for up to 6 people to be located on the existing grassed terrace. Park and walk-in access.

16. Self-Contained Luxury Double Cabins

Self-contained cabins suitable for 2 people to be located on the existing grassed terrace. Access via a gravel road for luggage and passenger drop-off. Park and walk-in access.

17. Cabin Lounge + Kitchen

New lounge and kitchen building to be provided for cabin only patron's to eliminate individual cabin kitchens and encourage user socialisation. Positioned on southern promontory to capture unencumbered views.

18 + 19. Fire Access Track

Maintain fire access track at uppermost level and from Charles Street to Teddy's Lookout for emergency vehicle access only.

20. Teddy's Lookout Walking Trail

Maintain existing grassed trail through to the slaughterhouse site to connect park users to and from Teddy's Lookout.

21. Historic Tramway

Maintain grassed track from Hird Street to the Slaughterhouse site for informal pedestrian and fire access.

22. Hird Street Access

Upgrade the existing Hird Street pedestrian pathway and connect into park to provide good access to and from the site.

6. Next steps

The key next steps in the planning process and their timing are outlined in the following table, and briefly discussed further below.

Planning and consultation

Description	Time
Public consultation on this revised draft plan	April-May 2015
Consideration of feedback and preparation of final master plan	May 2015
Final master plan release	October 2015

6.1 Consultation

GORCC invites submissions on the Revised Queens Park Draft Master Plan.

You can make your submission:

- A) Online at www.gorcc.com.au (follow the links from the home page)
- B) In hard copy: Submission forms are available at the Lorne Foreshore Caravan Park Office (2 Great Ocean Road, Lorne) and at the GORCC office (35 Bell St, Torquay).

Submissions close on Sunday 17 May 2015.

6.2 Preparation of final master plan

All feedback received on this draft master plan will be considered and used to prepare a final master plan. The final Queens Park Caravan Park Master Plan will require several levels of approval. This includes GORCC Committee approval and approval under the *Coastal Management Act 1995* from the Department of Environment, Land, Water & Planning. The final master plan is expected to be developed and undergo this approval process in late 2015.

6.3 Further information

For further information please contact the GORCC office on (03) 5220 5055 or the GORCC website <http://www.gorcc.com.au/>.

6.4 Further information for campers

7. Indicative project implementation timeline (overview)

Year	Proposed Works	Indicative Date
1	Infrastructure works including: water, sewerage, stormwater, electrical and road upgrades. These works are subject to final design and approval in place by March 2016, to allow tendering and contract execution period of 8 weeks.	May 2016
2	Construction of camp kitchen, manager's residence, playground, amenities upgrade and installation of 4x one bedroom cabins and 1x two bedroom cabin.	May 2017

3	Construction of 2x one bedroom cabins and 1x two bedroom cabin.	May 2018
4	Construction of dormitory and 2x one bedroom cabins.	May 2019

8. Appendices

Appendix A

The below table details key themes arising from feedback received on the preliminary version of the draft master plan for the Queens Park Caravan Park, Lorne (released over December 2013 – January 2014).

The top (most commonly commented on) areas have been described in the middle column, and the right hand side column details how the current, revised draft master plan responds to this theme. The full consultation report can be viewed at www.gorcc.com.au.

Key area	Description of key theme in comments received	How the revised draft master plan responds
Natural values and bush character	Concern that first draft proposals would adversely impact on or destroy the Park's natural values and character.	Natural values will be enhanced and retained as a priority. Trees that provide shelter and habitat for native fauna will not be removed. Limbs will be managed for safety, and works will incorporate the natural environment wherever possible.
Introducing cabins to Park design	Opposition to any cabins included within the Park, on the basis they change the Park's essential nature and users' experience.	To achieve an appropriate mix of accommodation offerings and create a viable business model for reinvestment back into the Park and coast, cabins are included in the revised draft master plan. Cabins are sensitively sited and will be incorporated into the existing environment to retain the Park's natural values.
Cabin location	Opposition to cabins located on lower levels and support for cabins to be located on higher tiers.	Cabins have been relocated to the upper levels of the Park among the tree tops. All accommodation types have been consolidated to provide distinct offerings within the Park, with cabins providing a secluded 'forest retreat' experience.
Traffic flow	Road design will cause disrupted internal traffic flow and restricted access to fire and emergency vehicles.	Roads have been realigned and consolidated to maximise traffic and pedestrian flow. No proposals are sited near the firetrack to enable unencumbered fire and emergency access.
Adequate car parking	There is a lack of parking for guests and campers. Informal parking creates access issues.	Parking space for one vehicle per camp site and cabins has been provided. Further parking is not considered appropriate due to the constraints of the site and the objective

		to retain and enhance the Park's natural values and bush character.
Road sealing	Both opposition and support for road sealing works.	A mix of asphaltting and gravel works to consolidate roads are required to address road safety issues. This sensitive mix of formal road networks aim to address traffic issues and road safety community concerns, while retaining the Park's character.
Ensuite sites	Strong view that ensuites are unnecessary and concern that they will change the Park's natural outlook.	No ensuite sites are included in the second draft master plan.
Transportable amenities block	Concern for appropriateness of proposed location and overall need.	No transportable amenities block is included in the second draft master plan.
New BBQ area	Opposition to a new BBQ area.	To further consolidate the Park's accommodation types and enhance user experience, a new BBQ and camp kitchen is proposed in the second draft master plan. It is sited within the designated 'community hub' area, which includes the newly proposed dormitory accommodation building, relocated playground and existing Spotter's Hut.
Changes to the Spotter's Hut	Opposition to changes.	The Spotter's Hut is subject to a Heritage Overlay and therefore major works are not appropriate. Minor internal refurbishments are proposed to enable its appropriate use as the Park's community/communal area.

Appendix B

Bushfire Management

Queens Park Caravan Park is situated in a Public Conservation and Resource Zone (PCRZ) and is subject to a Bushfire Management Overlay (BMO). The BMO requires assessment of vegetation and topography within a 250 and 150 metre radius of the site to determine the highest threat vegetation. Defendable zones and Bushfire Attack Level (BAL) are set using this information.

Regional Planning and Design (RPD) has conducted a site assessment in line with BMO requirements, and consequently made recommendations for building positions and construction materials. These recommendations have been incorporated into draft designs.

However, the most important component of bushfire management for Queens Park Caravan Park is development of a robust Emergency Management and Evacuation Plan. This plan has also been developed by RPD, and in principle support granted by the Country Fire Authority (CFA) and Surf Coast Shire (SCS).

GORCC will continue to implement a vegetation management and arborist regime to reduce fuel loads and remove dangerous tree limbs within the caravan park and adjacent residential areas. GORCC will also continue to work with DEWLP, Parks Victoria, the Country Fire Authority and volunteer group Friends of Queens Park to ensure best bushfire management practices are effectively implemented in the adjacent Queens Park and its surrounds.

Bushfire Attack Levels (BAL) – Victorian Building Authority 2014

Residential buildings are now subject to the Australian Standard, AS 3959-2009, with the aim to improve the ability of buildings to withstand attack from bushfires. This provides greater protection for the occupants of a building while the fire front passes as well as to the building itself.

The Standard sets out construction requirements based on Bushfire Attack Levels (BAL). The BAL takes into consideration a number of factors including the Fire Danger Index, the slope of land, types of surrounding vegetation and its proximity to any building. Based on BALs, certain construction materials are recommended.

A BAL 10 provides a suitable area for siting a place of refuge, while a BAL 29 area provides an adequate area for siting a place of refuge. BAL 40 materials are more durable.

Based on specialist advice, construction to BAL 29 is advisable. A robust emergency management plan and bushfire evacuation plan is also advised.

More information regarding BALs can be found at http://www.vba.vic.gov.au/consumer-resources/building/pages/bushfire-information#bushfire_attack_level_bal