



LORNE FORESHORE CARAVAN PARK

DRAFT MASTERPLAN

The Lorne Foreshore Caravan Park comprises five discrete parks. Of the five, four cluster around the entrance to Lorne at the Erskine River Bridge while one is located 'out of town' in Queens Park.

ABOUT THIS DRAFT MASTERPLAN

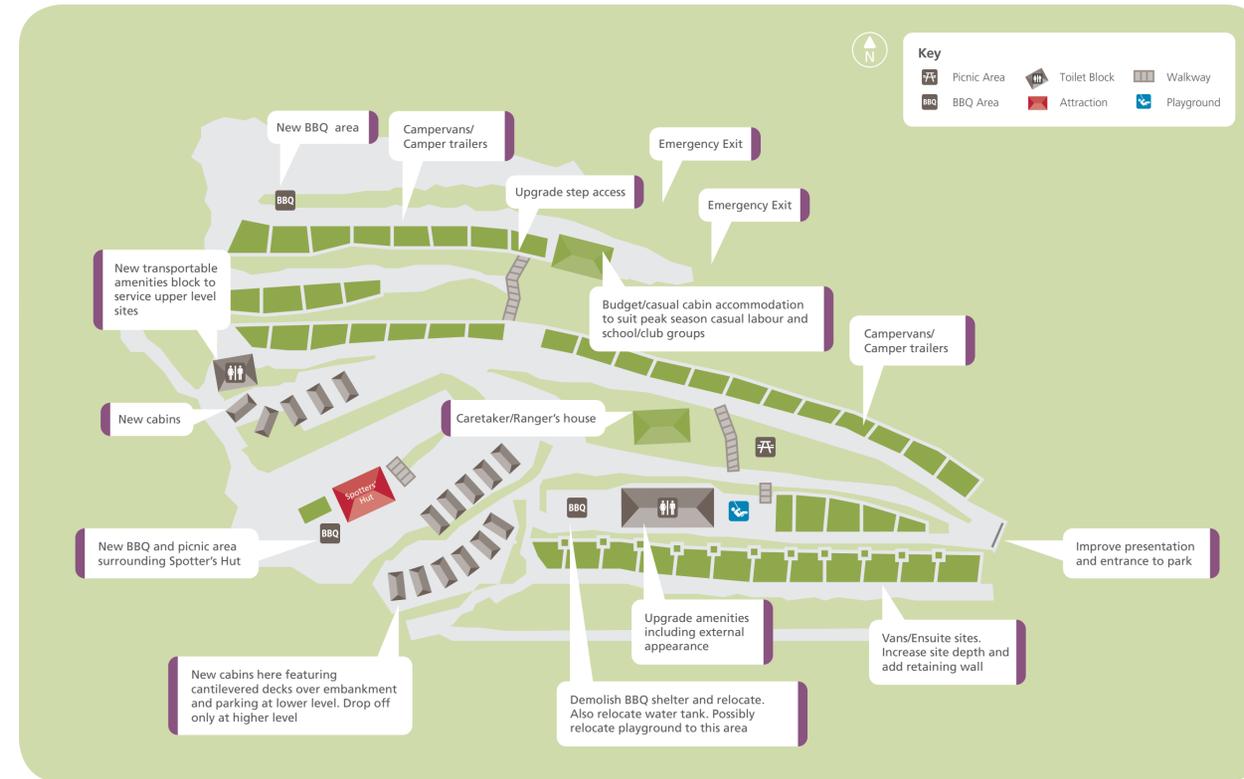
This draft master plan is being prepared by the Great Ocean Road Coast Committee (GORCC) to replace the old Lorne Foreshore Caravan Park Master Plan (2008) which has now expired (Department of Environment and Primary Industries approval expired in 2012).

Following the current consultation period, two final master plans will be created:

1. A master plan for the three township parks of Kia Ora, Ocean Road and Top Bank
2. A master plan for Queens Park.

No significant changes are planned for the Erskine River park.

1 QUEENS PARK



2 TOP BANK



HAVE YOUR SAY

GORCC is seeking feedback on the draft master plans for the Lorne Foreshore Caravan Park over the 2013 peak holiday season.

You can have your say by making an electronic or postal submission to GORCC.

SUBMISSION FORMS

Submission forms can be found either online at www.gorcc.com.au or at the following locations:

- The Lorne Foreshore Caravan Park Office (2 Great Ocean Road, Lorne)
- The GORCC office (35 Bell Street, Torquay)
- At the Lorne Open House in January (see details below)

JANUARY OPEN HOUSE

On the 23rd January 2014 GORCC is holding an 'open house' on the Lorne Foreshore (on the grass near the Surf Club car park) between 9am and 3pm. The event is an opportunity to view the draft master plan, talk to GORCC staff and pick up submission forms. Information about other projects affecting Lorne will also be available.

Submissions close Friday 31 January 2013 at 5.00 pm.

STAY INFORMED

To receive regular updates regarding the project, sign up to the Lorne Foreshore Caravan Park Master Plan mailing list (available via email or post).

To subscribe visit

www.gorcc.com.au

or contact our office on

03 5220 5055.

ISSUES

- Sites are small, below modern standards
- Access is difficult due to the terrain
- Conventional and traditional camping and caravanning is difficult
- Underutilised space

STRENGTHS

- Views and outlook
- Natural setting
- Unused capacity

OPPORTUNITIES

- Well suited to group bookings/ accommodation
- Build upon the natural attributes of the park

CONCEPT

To build on the natural attributes of the park with an emphasis on a mix of high quality cabins as well ensuite sites catering for larger caravans.

Queens Park improvements will see increased site sizes to 80 m² (minimum) and additional amenities at the upper level of the park for campers, casual workforce accommodation and school group facilities. The recommended works would also see the enhancement and improvement of the iconic *Spotters Hut* precinct.

ISSUES

- Through access and unmade, dusty roads make security an issue and general amenity a problem

STRENGTHS

- Convenient access from Great Ocean Road
- Proximity to river and beach
- Use as a peak overflow park
- Near-new underground power, water and sillage
- Common playground in the vicinity that is popular for picnics
- Flat open space

CONCEPT

This park is needed for overflow camping when the Ocean Road Park is too wet with surface water. The park has previously been used as overflow for unpowered camping during peak times, but not over the past four years.

In the former master plan, cabins were planned for this park as was a full reconstruction of the park and adjacent paddock area along Cyprus Avenue. This plan would have removed one of the few remaining open spaces in Lorne. For this reason, this new master plan designates Top Bank as an overflow park but strongly advises against cabins in the area.

Some site reconfiguration will be considered to suit modern caravans.



WHO IS THE GREAT OCEAN ROAD COAST COMMITTEE?

GORCC is a Committee of Management (CoM) formed by the Victorian Government in 2004. We are a community-based, not-for-profit organisation. The voluntary Committee Members of GORCC are appointed under the Crown Land (Reserves) Act 1978 for a term of three years by the Minister for Environment and Climate Change, and are selected through a public, skills-based Expression of Interest process.

GORCC manages 37 kilometres of Crown land reserves along the coast, from Point Impossible east of Torquay to the Cumberland River southwest of Lorne. Our role includes:

- Building and maintaining a wide range of facilities, assets and infrastructure
- Operating caravan parks in Torquay and Lorne, and managing the leases for two others (privately operated)
- Issuing leases, licences and permits for various commercial activities and other events on the coast
- Undertaking programs to protect the sensitive coastal environment

- Contributing to the areas overall amenity (e.g. removing rubbish)
- Designing and delivering a diverse range of special projects including environmental education programs, facility improvements and more.

GORCC currently generates around \$7 million in normal operating income annually with the majority coming from the two directly managed caravan parks in Torquay and Lorne. The remainder is derived from a range of sources including lease, licence and permit fees. GORCC is required to reinvest all generated income back into the coast.

In addition, revenue is often supplemented by grants for special projects. However, GORCC receives no recurrent funding from any level of government.



3 ERSKINE RIVER



4 KIA-ORA



5 OCEAN ROAD



CONCEPT

There will only be minor changes to the park. These changes are:

- Installation of three lane parking at the check in point
- Additional Managers' residence

ISSUES

- Older style park in need of maintenance and general upgrade
- Average sized sites

STRENGTHS

- Highly accessible, visible and well known
- Convenient to supermarket
- River frontage, bush setting
- Reasonable configuration

CONCEPT

Develop as a dedicated 'annuals' long term park, servicing Annual Permit clientele (*Annual Permits are now known as 12 Month Permits or TMPs*). This action meets the "...reconfigure park so that 12 month permit sites are consolidated into one area" requirement of the *Improving Equity of Access to Crown Land Caravan Parks and Camping Parks Policy Statement of 2010*, also meeting Best Practice policy by setting up neighbourhoods for each camping category as we do now in Torquay.

Short term and overnight tourist sites will be closed and campers will be reallocated to other Lorne Parks

This master plan will see:

- The park layout retained
- Power heads changed over
- Internal roads sealed/storm water treatment considered
- Additional further works (short term) (e.g. new boom gate system and landscaping)

The park will become a long term park servicing Annual Permit holders (Twelve Month Permits or TMPs). Usual camping sites will be converted to TMP sites from January 2014 and will not be able to be rebooked each year.

ISSUES

- Amenities require renovation
- Supermarket dominates entry area
- Congested entry area
- Neatly laid out

STRENGTHS

- Highly accessible, visible, well known
- Entry to Lorne
- Convenient to supermarket
- Good visitor parking
- Good sized sites
- Parks water supply recently upgraded and new power substation installed

CONCEPT

Maintain as a tourist/holiday park with an emphasis on all year round caravan and camping sites and group camping accommodation (subject to ground conditions in wetter months).

Only minor configuration is required as a new water supply and power substation has already been installed allowing for an increase in power loads. Recommended works are primarily cosmetic and will result in better camper services. These works include:

- Reposition park entry
- Decommission sites not used by the park
- Improve communal facilities
- Renovate existing amenities (bird proof, heating, ventilation etc.)
- Address stormwater issues
- Install modern power heads to all sites

The extremely high water table will prohibit use in the wettest months, however the overflow strategy will resolve this issue.