

## FREQUENTLY ASKED QUESTIONS (FAQs) Queens Park Revised Draft Masterplan

<p><b>1. What was the process undertaken to produce the revised draft master plan?</b></p>	<p>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.</p> <p>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.</p> <p>The feedback received was then consolidated into a consultation report, which was publicly released and presented to the GORC Committee for consideration. The feedback summarised in this consultation report has been considered in the development of a revised draft master plan (the current draft which has been released for comment).</p>
<p><b>2. Why was there a time lapse between the release of the preliminary draft master plan and the revised draft master plan?</b></p>	<p>Since the consultation process undertaken in January 2014, The GORC Committee has considered the feedback received as well as further advice and input from experts in a range of areas. These include bushfire management consultant, Regional Planning and Design, and other government stakeholders including Department of Environment, Land, Water and Primary Industry, CFA and Surf Coast Shire.</p> <p>Consulting firm Spatial Design Studio was also 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.</p> <p>Given the seasonal nature of the park, it was considered important to release the plan over a peak visitation period. The revised draft master plan was not finalised in time for release over Summer 2014/15, so Easter and the school holiday period were considered to be the most appropriate time for this current</p>

	consultation period to be held.
<p><b>3. What is the rationale behind the proposed changes to Queens Park Caravan Park?</b></p>	<p>A number of key objectives have driven the development of the draft master plan. These objectives are:</p> <ul style="list-style-type: none"> <li>• To protect, maintain and enhance the Park’s existing values, and in particular its strong natural values.</li> <li>• To provide a nature-based experience which is unique to Lorne and distinguishes itself from the other town based caravan parks and accommodation options.</li> <li>• To improve the park’s facilities, amenities, recreational values and overall visitor experience.</li> <li>• To provide a safe and enjoyable holiday experience for users, particularly in regards to bush fire.</li> <li>• To provide a mix of accommodation that appeals to a range of demographics.</li> <li>• To create a strong business model that generates revenue for reinvestment into the park and the coast.</li> <li>• To address community feedback from the first draft plan consultation process.</li> </ul> <p>The most significant change proposed is the inclusion of cabins and group accommodation (dormitory building). These changes aim to not only increase occupancy, and enjoyment of and access to the park over off-peak and shoulder periods (where the park is currently un-utilised, being generally only used in peak season), but also increase opportunities for a wide range of users to enjoy the park.</p> <p>The vital revenue generated by these changes will be reinvested back into the park, other parks under GORCC management and the coast. GORCC receives no recurrent funding from the State or Surf Coast Shire and approximately 80% of its income is derived from the operation of GORCC-managed caravan parks. GORCC is required to reinvest all revenue it raises each year back into the management of its Crown land reserves, and to share this revenue appropriately across all reserves (including caravan parks).</p>
<p><b>4. What requirements/ legislation does GORCC have to consider in the development of the revised draft master plan?</b></p>	<p>Queens Park Caravan Park is situated in a Public Conservation and Resource Zone (PCRZ) and is subject to a Bushfire Management Overlay (BMO). Regional Planning and Design (RPD) consultant 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.</p>

	<p>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).</p> <p>The plan must also comply with the following policies and legislation:</p> <ul style="list-style-type: none"> <li>• GORCC Coastal Management Plan</li> <li>• Surf Coast Shire Planning Scheme, and approval through the Planning Permit process</li> <li>• Coastal Management Act, and approval through Coastal Management Consent (Department of Environment, Land, Water and Planning)</li> <li>• Victorian Coastal Strategy (2014)</li> </ul>
<p><b>5. How will campsites and campers be affected by the proposed plan?</b></p>	<p>The proposed plan will see a change to the number of campsites available in the park.</p> <p>Currently, there are approximately 70 existing sites that support a mix of caravans and tents. Many of these sites are well under the acceptable size for a campsite for a modern caravan park. The revised draft master plan contains 33 sites in total. These 33 sites are proposed to be a mix of powered caravan/camping sites (21) and unpowered tent sites (12). In addition, there is proposed to be 12 temporary sites until Year 4 of implementation (which is expected to commence following the summer peak season 2019 – i.e. May 2019).</p> <p>This means that, in total, the new plan will see the total number of camping sites reduced by 37 sites when it is fully implemented. During the plans implementation stage, a further 12 sites will also be available (until 2019).</p> <p>Given that the plan identifies the number of sites at the park is to decrease, it may not be possible to offer all current Queens Park campers a suitable site at the park in the future. A process will be undertaken to fairly re-allocate campers to available Queens Park sites. GORCC will place a priority on working to reallocate campers who are not offered a site in Queens Park to other sites across other Lorne caravan parks wherever possible (see FAQ 7).</p>
<p><b>6. When will these changes be taking place?</b></p>	<p>Implementation of the plan is expected to begin following peak season in 2016 (i.e. May 2016 approx.), subject to planning and approval processes.</p>

	<p>Current campers will therefore have until the end of peak season 2016 before any changes occur. An indicative timeline for implementation is provided below.</p> <ul style="list-style-type: none"> <li>• Year 1, May 2016: Infrastructure upgrades, sewerage and electricity construction. This is subject to approvals and design finalisation. Reconfiguration of sites will occur at this stage.</li> <li>• Year 2, May 2017: Construction of camp kitchen, managers residence, playground and 4 new cabins, and amenities upgrade.</li> <li>• Year 3, May 2018: Construction of 4 additional cabins.</li> <li>• Year 4, May 2019: Construction of remaining cabins (2) and dormitory.</li> </ul>
<p><b>7. How will campers be reallocated to other sites?</b></p>	<p>Given that the plan identifies the number of sites at the park is to decrease, it may not be possible to offer all current Queens Park campers a suitable site at the park in the future. A process will be undertaken to fairly re-allocate the available sites to existing Queens Park campers (i.e. an independent draw).</p> <p>GORCC will look to reallocate campers who are not offered a Queens Park site to available sites in other Lorne caravan parks wherever possible. At the end of each peak period (end of Summer and after Easter), current campers are given the opportunity to re-book their current sites across all the parks.</p> <p>When this rebooking period ends, there are generally a number of sites remaining that are not rebooked and these are opened up for booking by others. While it cannot be guaranteed how many sites will be available for peak season 2016/2017 following the prior rebooking period, it is proposed that existing Park campers who have not received a new Queens Park Site be given first opportunity to access the available sites at other parks before they are made available to others for booking.</p>
<p><b>8. What if there aren't enough sites available for every camper to be re-allocated elsewhere?</b></p>	<p>While it is expected that GORCC will be able to reallocate every Queens Park camper to a new site (in Queens Park or in another Lorne caravan park), due to the fluctuating nature of demand for sites this cannot be guaranteed. In the circumstance that sites cannot be found for a camper or campers for the 2016/2017 season, that camper or campers would be given first option to access the available sites at other parks before they are made available to others for the 2017/2018 season</p>
<p><b>9. How soon will the newly configured caravan and tent sites in Queens Park be ready for use?</b></p>	<p>Newly configured caravan and tent sites will be available to Park users for the following peak summer season (2016/17).</p>
<p><b>10. Will the implementation works affect access to the Park over the 4 year implementation timeline?</b></p>	<p>Over the 4 year implementation timeline, works will occur each year in the off season. It is proposed that the main disruptive works such as electrical upgrades, road works and stormwater work will be completed first in Year 1, or Winter of 2016. While works will result in a reduction of sites, the Park will be open</p>

	outside construction periods in peak seasons.
<b>11. Will there be special consideration for campers that have already been relocated from Kia Ora in 2014?</b>	It is proposed that the small number of Queens park campers who were moved from Kia Ora to Queens Park following changes to the Kia Ora Park in 2014 will be given first offer of available sites or alternative options in other caravan parks in acknowledgement of the disruption they incurred from their recent move.
<b>12. Where can I view the revised draft master plan?</b>	You can view a copy of the revised draft master plan at the Lorne Foreshore Caravan Park office (2 Great Ocean Road, Lorne), at the GORCC office (35 Bell Street, Torquay) or online at <a href="http://www.gorcc.com.au">www.gorcc.com.au</a> .
<b>13. Who can I speak to if I have any questions?</b>	For further information please contact GORCC Environmental Projects Coordinator Alex Sedger at the GORCC office on (03) 5220 5055.
<b>14. How can I provide feedback on the draft masterplan?</b>	GORCC invites you to have your say and provide feedback on the draft master plan. You can make a submission online at <a href="http://www.gorcc.com.au">www.gorcc.com.au</a> or a hard copy submission form can be collected from the Lorne Foreshore Caravan Park office located at 2 Great Ocean Road Lorne or the GORCC office 35 Bell Street Torquay.
<b>15. When do submissions close?</b>	The closing date for submissions is Sunday 17 May 2015.
<b>16. What is the process after submissions have closed?</b>	All feedback received on this draft master plan will be considered and used to prepare the final master plan. The final Queens Park Caravan Park master plan will require several levels of approval. This includes GORCC Committee approval, planning permit approval and approval under the <i>Coastal Management Act 1995</i> from the Department of Environment, Land, Water & Planning. The final plan is expected to be developed and undergo this approval process in late 2015.