














**DRAWING KEY**

-  GORCC MANAGEMENT AREA
-  SEALED COAST WALKING PATH
-  UNSEALED COAST WALKING PATH
-  VEHICLE ACCESS TO BEACH
-  BOAT ACCESS RAMP
-  MARINE SANCTUARY
-  BEACH ACCESS TRAIL
-  BEACH ACCESS STAIRS
-  SUBSIDIARY PATHS
-  BOARDWALK
-  EMERGENCY MARKER
-  GORCC CARPARK
-  DISABLED PARKING
-  PUBLIC TOILETS

# PRECINCT 4 - TORQUAY FRONT BEACH (Yellow Bluff to Point Danger)

REFER TO PLAN 4

## 4.1 Overview

The Torquay Front Beach has a distinctive formal landscape character and the sheltered beach between Yellow Bluff and Point Danger attracts large crowds all year round.

## 4.2 Roles and Responsibilities

The Great Ocean Road Coast Committee (GORCC) manages the foreshore from Yellow Bluff to Point Danger. Surf Coast Shire manage the Esplanade and roadside car parking from Zeally Bay Road through to the Point Danger roundabout. Parks Victoria manages the Point Danger Marine Sanctuary.

## 4.3 Access and Mobility

Issues and opportunities to be considered include:

- 1 Extension of the seawall promenade through to 62W including upgraded stair access and improved links to Gilbert Street.
- 2 Improved accessible parking and provision of a new graded access ramp onto the beach at Cosy Corner.
- 3 Extending the concrete path from Zeally Bay Road through to Fishermans Beach along the Esplanade retaining the steeper unsealed Surf Coast Walk link for walking access only.
- 4 Liaise with Surf Coast Shire to improve safety at crossing points along the Esplanade to reduce cycling pressure on the offroad path during peak periods.
- 5 Investigate opportunities to provide additional bicycle parking facilities.

## 4.4 Facilities and Amenity

The Torquay Play Park at Yellow Bluff is a popular regional scale facility that is almost twenty years old and there are two smaller play spaces on the front beach that will also require replacement within the life span of the new plan. GORCC welcomes any community suggestions for redevelopment of the playspace and these will be considered in development of the master plan.

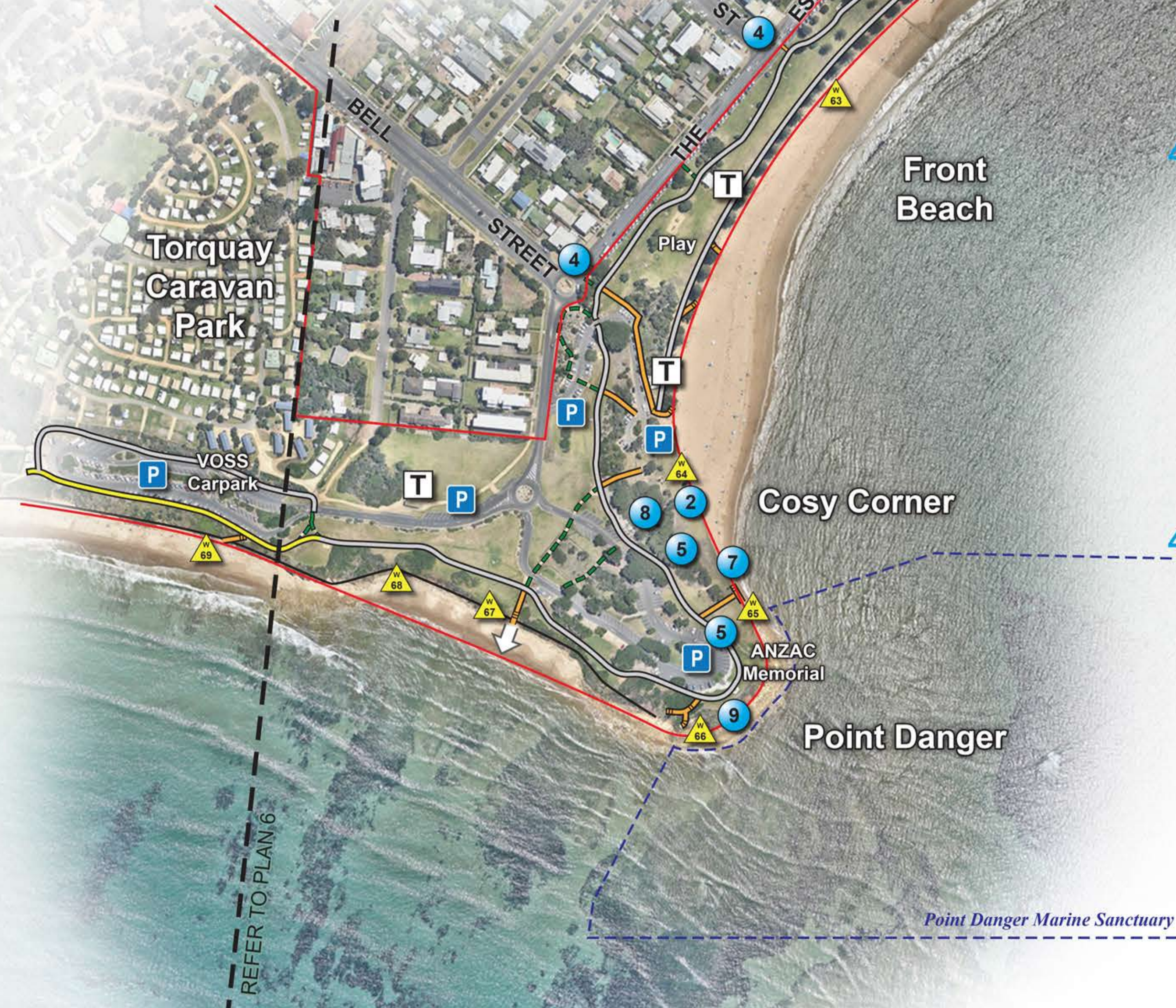
Picnic and BBQ facilities and seating areas are located at key activity nodes along the front beach. These facilities range from a single seat with an elevated view to full BBQ and picnic area designed to cater for larger groups. All are in high demand over summer and identification of suitable sites for establishment of new seating, picnic and BBQ areas will be considered as part of the the master plan along with evaluation of priorities for upgrade/ redevelopment of existing toilet and shower facilities.

## 4.5 Ecology, Environment and Climate Change

The vertical Yellow Bluff limestone cliffs are subject to wave driven erosion during high tide and storm events.

- 6 The northern side shows signs of active erosion and some rockwork has been undertaken at the base. Further south there is active erosion at the end of the bluestone sea wall. There are intact areas of Coastal Headland Scrub and stands of mature Moonah around the Torquay Play Park.
- 7 The Cosy Corner timber seawall is becoming increasingly impacted by wave activity. Opportunity to cost effectively replace this section of sea wall while the existing timber structure is still supporting the steep bank.
- 8 There are stands of mature Moonah and Tea-tree at Cosy Corner however most of the ground layer is exotic grass or sand and there is ongoing impact from visitors seeking shade including root disturbance and compaction.

- 9 Point Danger is a rocky limestone point with a wide shore platform on the south eastern side. The northern slopes are grass with areas of Coastal Headland Scrub on the southern side. The Point Danger Marine Sanctuary protects the significant biodiversity and habitat values of the intertidal zone and offshore reef.



## 4.6 Economic and Commercial

There are no GORCC managed commercial facilities in this section of foreshore. The Torquay Front Beach is the focus of numerous large and small foreshore events. Elephant Walk is used for permitted markets and other activities typically associated with the town centre. Cosy Corner is popular for junior surfing and surf life saving carnivals while Point Danger hosts wind and kite surfing events as well as the ANZAC Day Memorial Service. Commercial events, weddings and filming are also common in this section of foreshore.

## 4.7 Torquay Town Centre

The town centre is adjacent to GORCC managed crown land, including Taylor Park and a significant tract of the Torquay foreshore reserve. The Surf Coast Shire's Town Centre Plan, development aspirations, and facilitation of higher activity levels, will impact on foreshore land usage. The master plan will consider the potential impacts of the Town Centre Plan on the coast, including overshadowing, and increased demand for facilities and infrastructure including parking, recreation and pedestrian access.

REFER TO PLAN 6

**DRAFT** DECEMBER 2018  
PLAN 5 OF 7  
SCALE 1:5000 @ A3  
0 25 50 75 125m