

# Warrnambool Foreshore Strategic Framework Plan

September 2024



WARRNAMBOOL  
CITY COUNCIL

REALM studios









# A WAY FORWARD TO 2040

## WARRNAMBOOL FORESHORE STRATEGIC FRAMEWORK PLAN

Warrnambool City Council

August 2024

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# Executive Summary

The Warrnambool Foreshore Strategic Framework Plan presents a comprehensive vision for the revitalization and sustainable development of the foreshore area. The plan outlines a series of key moves and strategic interventions to be implemented over three phases spanning from 2025 to 2040 and beyond.

## Key Moves:

1. Vegetation Management: Staged approach to improve biodiversity, enhance views, and increase safety.
2. Surf Life Saving Club Redevelopment: Integrate with the proposed 'Village Green' to create a community hub.
3. Village Green Development: Establish a flexible community space at the heart of the foreshore.
4. Elevated Boardwalk System: Improve views, safety, and protect underlying vegetation.
5. Seabath Construction: Provide protected swimming access in the longer term.
6. Harbour Precinct Redevelopment: Transform the area into a highly used activity node.

## Strategic Timeframe:

- Phase 1 (2025-2030): Focus on essential upgrades, vegetation management, and planning for the Village Green.
- Phase 2 (2030-2035): Develop recreational offerings, planning and design of the seabath, and expand biodiversity corridors.
- Phase 3 (2040 and beyond): Extend the raised boardwalk, implement seabath, and further develop the harbour area.

It is crucial to note that all projects and interventions proposed in this Framework Plan will require consent under the *Marine and Coastal Act 2018, VIC* (MACA) from the Department of Energy, Environment and Climate Action (DEECA). This includes, but is not limited to, vegetation management activities, construction of new structures such as the boardwalk and seabath, and redevelopment of existing facilities like the Surf Life Saving Club and harbour precinct. Each project will need to undergo individual assessment and approval processes to ensure compliance with coastal management policies and environmental regulations.

The successful implementation of this Framework Plan depends on close collaboration between Warrnambool City Council, state government agencies, community stakeholders, and the Eastern Maar Traditional Owners. By adhering to the principles outlined in this plan and obtaining necessary approvals, the Warrnambool Foreshore can be transformed into a resilient, accessible, and vibrant coastal precinct that celebrates its natural beauty and cultural heritage.



An aerial photograph of a coastal town and harbor. The top half of the image shows a vast expanse of blue water. A long pier extends from the shore into the water, with several small boats anchored nearby. The shoreline is a mix of green grass, trees, and some buildings. In the bottom right corner, there is a small body of water, possibly a lagoon or a bay. The overall scene is a peaceful coastal landscape.

# 1.0 Introduction



# 1.1 The Project

Warrnambool, a coastal gem nestled along Victoria's rugged southwest coast, is a place where the untamed beauty of the ocean meets the rich cultural heritage of the Eastern Maar people. This historic and vibrant town, situated at the western end of the Great Ocean Road, is undergoing a significant transformation, with its foreshore area at the heart of this change. The dramatic cliffs, expansive beaches, and the powerful Southern Ocean have shaped Warrnambool's unique character, making it a destination that captivates visitors and residents alike.

The Foreshore Strategic Framework Plan (FSFP) encompasses the area from the Merri Street Flume Beach Access road in the east to the Breakwater in the west. The plan aims to recognise the delicate balance between people and nature, seeking to create a resilient, accessible, and thriving coastal precinct that celebrates Warrnambool's past while embracing its future potential.

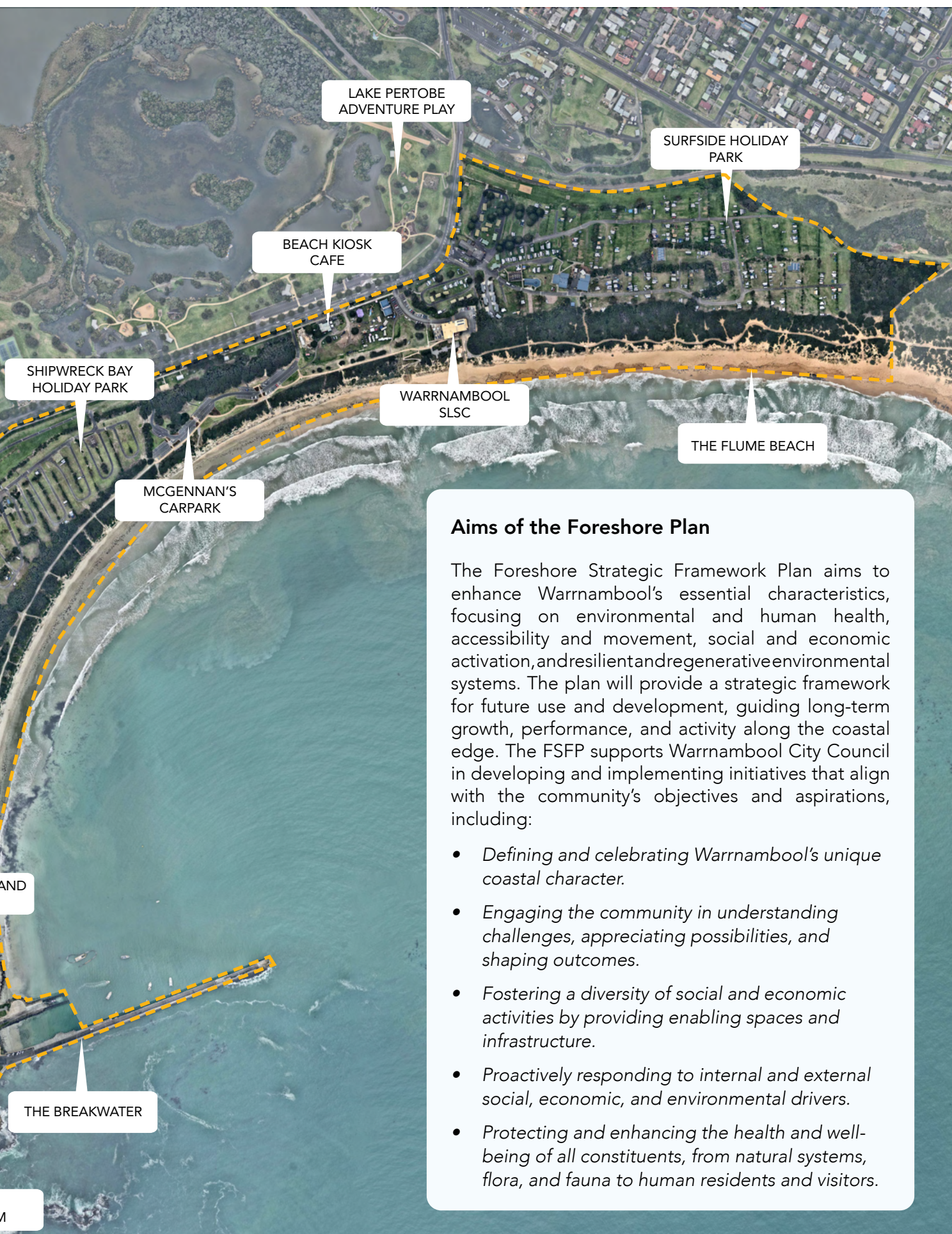
The strategic re-thinking of Warrnambool's foreshore presents an opportunity to explore ways in which the town might further expand on its coastal edge, as both destination and a unique catalyser of activity, for diverse populations, both human and non-human.

Central to Warrnambool's coastal character is a continued relationship between culture and environment, people and place, realised in its foreshore. Its coastal landscapes are as critical to the functioning of a town as any of its buildings and businesses - the open spaces and connections along and to the water form an integral part of the city. The vision for the foreshore aims to establish this central role within the town, its contribution to urban amenity and public health, and its value to many communities and constituents, both human and natural.

The *Marine and Coastal Act 2018* (MACA) provides the policies and planning for the future use and development of the marine and coastal environment. The objectives and guiding principles in MACA have guided the strategic priorities, however each element would be subject to approval under the Act.







## Aims of the Foreshore Plan

The Foreshore Strategic Framework Plan aims to enhance Warrnambool's essential characteristics, focusing on environmental and human health, accessibility and movement, social and economic activation, and resilient and regenerative environmental systems. The plan will provide a strategic framework for future use and development, guiding long-term growth, performance, and activity along the coastal edge. The FSFP supports Warrnambool City Council in developing and implementing initiatives that align with the community's objectives and aspirations, including:

- *Defining and celebrating Warrnambool's unique coastal character.*
- *Engaging the community in understanding challenges, appreciating possibilities, and shaping outcomes.*
- *Fostering a diversity of social and economic activities by providing enabling spaces and infrastructure.*
- *Proactively responding to internal and external social, economic, and environmental drivers.*
- *Protecting and enhancing the health and well-being of all constituents, from natural systems, flora, and fauna to human residents and visitors.*



## 1.2 Country

### *Eastern Maar Country*

Warrnambool City Council acknowledges the Peek Whurrong and Kirrae Whurrung Peoples of the Gunditjmara, Eastern Maar Nations as the Traditional Owners of the land, waterways and skies within Warrnambool municipality. We pay our respects to elders past and present.

The Eastern Maar care for these coastal and riverside lands, benefiting from and supporting the area's fertile productivity, and sustainably harvesting birds, animals, seafood and plants from the estuarine ecosystems and adjoining woodlands. Physical cultural heritage along the coast provides evidence of continued connection to the land.

At the culmination of travelling routes from the central highlands down to the coast, the area has always been a stopping-point, as well as a stepping-off point for the region's major east-west migratory tracks. Importantly, the area's protected bays and sheltered valleys provided the spaces for shared events and congregations held by the Gunditjmara and visiting clans. They also provided spaces to retreat from post-colonisation genocide and massacres when European whalers and sealers arrived, before Lady Bay being selected as the site for the town.

Eastern Maar are still here, and will care for this Country for generations to come.

Adjacent to the study site lies Moyjil (Point Richie), home to a significant archaeological site which may hold evidence of the oldest human site in Australia. Whilst no exact date has been determined, the site speaks to the history of the landscape and connection between the Eastern Maar and the Warrnambool coastline.



Looking down towards Lady Bay from Flagstaff Hill ~1900.

The Foreshore Framework Plan is informed by the existing planning framework and the various approved policies, strategies and plans relevant to coastal planning, including:



#### **Meerreengeeye Ngakeepoorryeeyt**

*Eastern Maar Aboriginal Corporation | 2015*

The EMAC country plan Meerreengeeye Ngakeepoorryeeyt, sets out the goals for Eastern Maar citizens. The whole document will inform the development of the FSFP, key objectives that relate to the Foreshore include:

- The right history is told and the achievements and sacrifices of Eastern Maar citizens and Ancestors are acknowledged
- Cultural knowledge is re-instilled into the way Eastern Maar Country is managed
- Eastern Maar citizens are employed in the management of Country
- Eastern Maar cultural heritage is protected, important places are managed and artefacts are returned
- Customary laws and language are reinvigorated







# 1.3 Marine and Coastal Requirements

The *Marine and Coastal Act 2018* (MACA), the Marine and Coastal Policy 2020 (the Policy) and this Marine and Coastal Strategy (the Strategy) each play a lead role in managing and maintaining the health of Victoria's marine and coastal environment.

**The Act (2018)** outlines principles and objectives for planning and management, to ensure that the marine and coastal environment is cared for so that future generations may also experience and enjoy its multiple benefits. MACA is the key legislation which manages development of land within the foreshore area.

**The Policy.** This was released in March 2020. It sets a 15-year vision for 'a healthy, dynamic and biodiverse marine and coastal environment that is valued in its own right, and that benefits the Victorian community, now and in the future' and provides strategic direction and specific considerations for planning, management and decision making.

**The Strategy** identifies actions to achieve the Policy's vision, and is the first of three, five-year strategies. It outlines priority actions for the next five years that lay the foundations to achieve the intended outcomes of the Policy over the next 15 years. It also outlines timeframes and responsibilities for delivery.

Each of these documents heavily inform the development that can take place on coastal Crown land. The Warrnambool Foreshore Strategic Framework plan will need to comply with the Marine and Coastal Act and the direction outlined within the policy and strategy.



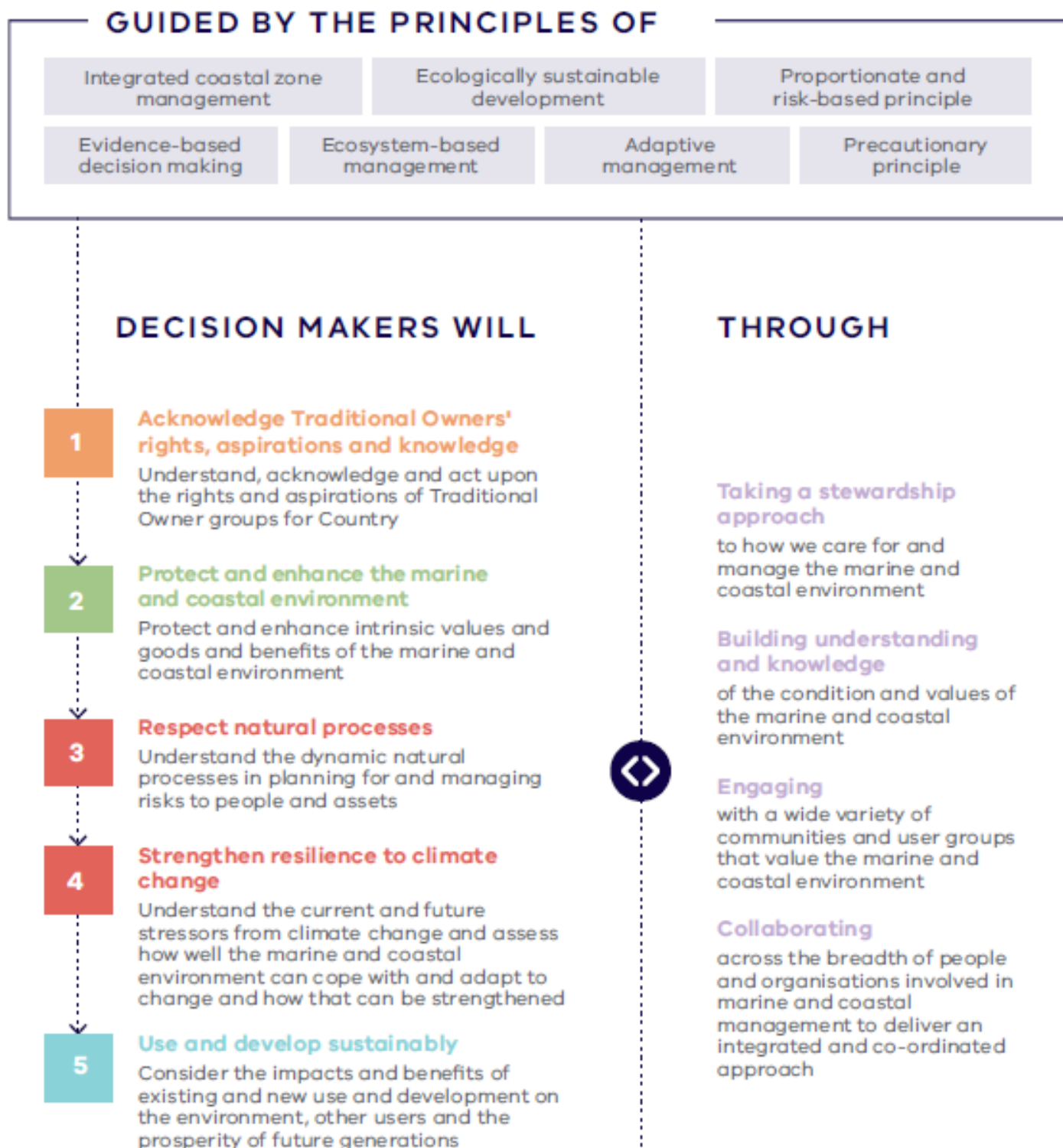
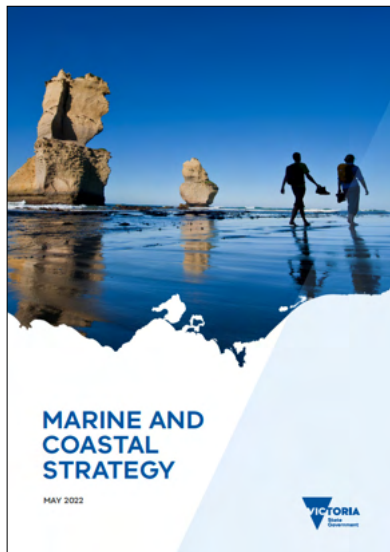


Figure 1: The Planning and Decision Pathway shows how the objectives and guiding principles of the Marine and Coastal Act are to be used in decision making in the marine and coastal environment (Marine and Coastal Policy, 2020)



# 1.4 Strategic Pillars



## Marine and Coastal Strategy

DEECA | 2022

The Marine and Coastal Strategy identifies actions that support the implementation of the Marine and Coastal Policy (2020). Key points from this document that relate to the foreshore include:

- Supporting Traditional Owners to embed their rights and obligations into planning and management of the marine and coastal environment.
- Improving the condition and ecological connectivity of habitats and respecting and caring for marine and coastal areas.
- Adapting to impacts of climate change.
- Supporting sustainable use and development of the marine and coastal environment.



## Marine and Coastal Policy

DELWP | 2020

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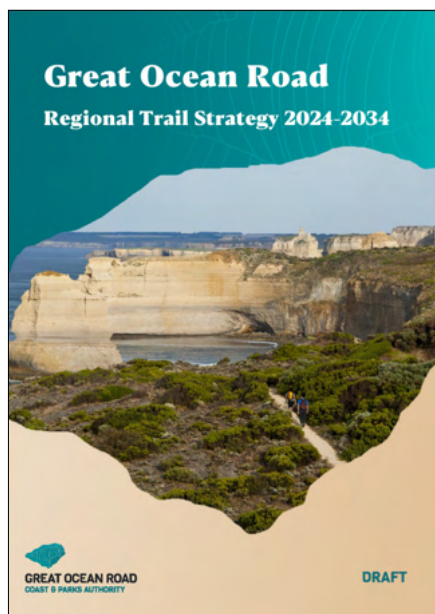
## Victorian Coast Siting and Design Guidelines

DEECA | 2020

The 2020 Siting and Design Guidelines for Structures on the Victorian Coast provides guidance on the design and location of coastal structures to achieve better quality outcomes. Key points from this document that relate to the foreshore include:

- Any structure located on coast needs to be associated with or support coastal or marine activity.
- 15 fundamental elements to be considered in the design and planning of every structure on the Victorian Coast.





## Regional Trails Strategy

GORCAPA | 2024

The Regional Trails Strategy provides a framework for co-ordinated planning, management and promotion of trails in the region. The Warrnambool Foreshore Promenade is included in this strategy. Key challenges and actions identified for the promenade include:

- Current high maintenance costs of the promenade and limited information on the extent of the trail.
- Redevelopment of Suf Lifesaving Club.
- Identify relevant proximal events and opportunities for activating trail.
- Develop improved online information pertaining to trail.



## Victoria's Resilient Coast

DEECA | 2023

A strategic approach to coastal hazard risk management and adaptation for 2100 and onwards. Key points from this document that relate to the foreshore include:

- Adaptation pathways to coastal hazards should be adopted that evolve over time in response to new information.
- Assessing coastal hazard exposure and risks to the local area.



## The Great South Coast Regional Growth Plan

Victorian Government | 2014

The Great South Coast Regional Growth Plan (2014) is a regional land use plan which covers five municipalities in the region, including Warrnambool. The Plan contains the 30-year vision for the Great South Coast which includes valuing and managing natural resources and environment. Warrnambool is identified as regional city, as well as a key tourism destination.





## Warrnambool Coastal Management Plan

*Warrnambool City Council | 2013*

The Coastal Management Plan guides the future use, development and management. Key issues and opportunities that apply to the foreshore include:

- Improving signage to include wayfinding maps
- Siltation of the Bay
- Vegetation trimming and pest management.



## Warrnambool Beach Access Strategy

*Warrnambool City Council | 2022*

A strategy to guide capital works supporting beach access across Warrnambool's 33 beach access points. Key actions that relate to the foreshore include:

- 16 of the 18 beach access points to Lady Bay were identified as either needing to be improved, replaced, or removed entirely.
- Emphasis on providing high-quality beach access points that protect coastal vegetation, allow access for all abilities, and use materials that respond to the coastal environment.



## Lake Pertobe Masterplan

*Warrnambool City Council | 2018*

Developed prior to the 2040 vision, the Lake Pertobe Masterplan sets out a spatial arrangement for the future development of Lake Pertobe. Key recommendations that relate to the foreshore include:

- Develop and implement a wayfinding strategy for areas within and adjacent to Lake Pertobe.
- Improve pedestrian and cycle connections between Lake Pertobe and all adjacent public areas



## Warrnambool Harbour Masterplan

*Warrnambool City Council | 2018*

Also developed prior to the 2040 vision, the Harbour Masterplan aims to guide and coordinate future development of the harbour and adjacent foreshore. Key recommendations that relate to the foreshore include:

- Re-designed boat-launching area that aims to improve circulation, provide additional opportunities for sitting and viewing the bay, and improved boat ramp facilities.





## Warrnambool 2040

*Warrnambool City Council | 2020*

A community-led vision for Warrnambool which lays out a series of long-term visions and goals for Warrnambool's environment, economy, place and people. Key goals that apply to the foreshore include:

- a safe and connected community
- value local Aboriginal identity and culture
- accessible, high-quality public spaces and facilities
- adapt to impacts of climate change
- enjoy, love, respect and care for the natural environment

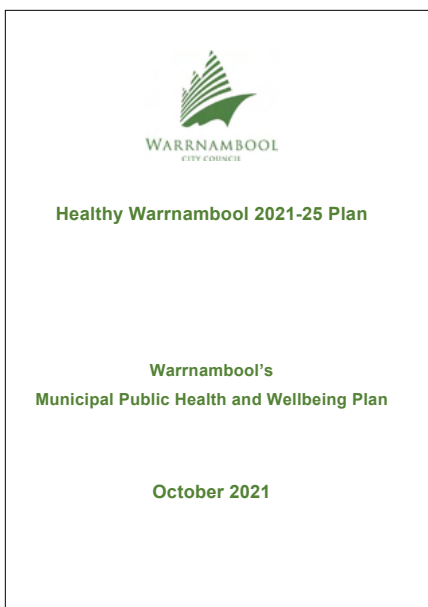


## Green Warrnambool

*Warrnambool City Council | 2020*

A roadmap for environment and sustainability goals outlined in the 2040 vision. Key actions that relate to the foreshore include:

- Adaptable Warrnambool - design new infrastructure to respond to the changed and changing climate, embed coastal risks into planning decisions.
- Naturally Warrnambool - increased flora and fauna diversity, protection and maintenance of existing established vegetation, Traditional Owner partnerships
- Green Warrnambool - targeting 30% urban canopy cover by 2040.



## Healthy Warrnambool 2021-25 Plan

*Warrnambool City Council | 2021*

The Healthy Warrnambool 2021-25 Plan showcases the connection between council, community and local service providers to promote preventative health practices and measures that can assist in creating a healthier Warrnambool:

- Promote active living through infrastructure planning around key priority sports, safe transport, access to services and linking of open space.



# 1.5 Coastal Planning and Management

The legislative framework which applies to the Study Area includes, but not limited to:

- Planning and Environment Act 1987
- Marine and Coastal Act 2018
- Aboriginal Heritage Act 2006
- Heritage Act 2006
- Crown Land Reserves Act 1978
- Flora and Fauna Guarantee Act 1988

## Planning and Environment Act 1987

The *Planning and Environment Act 1987* regulates land use and development of land in Victoria. Warrnambool City Council is the Responsible Authority for the Warrnambool Planning Scheme.

Land within the Study Area is zoned Public Park and Recreation Zone (PPRZ), Public Conservation Zone (PCZ) and Public Use Zone (PUZ7).

The land is also partially affected by planning overlays including Schedule 1 to the Environmental Significance Overlay (ESO1), Schedule 1 to the Significant Landscape Overlay (SLO1) and Heritage Overlay (HO19).

ESO1 applies to Coastal Environs and a permit is required for buildings and works. Some exemptions apply.

SLO1 applies to the Coastal Hinterland Landscape area and permit is required for buildings and works. Some exemptions apply.

HO19 applies to the Warrnambool Breakwater, Viaduct and Harbour and is the Victoria Heritage Register.

The Warrnambool Planning Scheme provides strategic guidance for the management of the foreshore environs and mechanisms for vegetation and built form.

## Marine and Coastal Act 2018

The *Marine and Coastal Act 2018* (MACA) aims to protect Victoria's coastline. All marine and coastal Crown land within the outer limit of Victorian coastal waters and 200m inland of the high-water mark of the sea require consent under the Act. The legislation does not provide any exemptions.

Approval is still required under other legislation including the *Planning and Environment Act 1987* or *Heritage Act 2006*.

Under section 61(3) of the *Planning and Environment Act 1987*, Council cannot issue a planning permit on marine and coastal Crown land unless consent under the MACA has been issued. If the consent is refused, the Council must also refuse to issue a planning permit.

The MACA consent must consider the following:

- the objectives and guiding principles set out in Part 2 of the *Marine and Coastal Act 2018*
- the Victorian Coastal Strategy 2014
- plans prepared under a regional and strategic partnership that applies to the land
- any environmental management plan applying to that land
- any coastal or marine management plan applying to that land
- any relevant coastal recommendation.

*The Marine and Coastal Act 2018 sets out a hierarchy of tools to enable strategic planning and guiding decisions to support 'a healthy, dynamic, biodiverse marine and coastal environment that is valued in its own right, and that benefits the Victorian community, now and in the future'.*



The objectives of the Act are:

- (a) to protect and enhance the marine and coastal environment; and
- (b) to promote the resilience of marine and coastal ecosystems, communities and assets to climate change; and
- (c) to respect natural processes in planning for and managing current and future risks to people and assets from coastal hazards and climate change; and
- (d) to acknowledge traditional owner groups' knowledge, rights and aspirations for land and sea country; and
- (e) to promote a diversity of experiences in the marine and coastal environment; and
- (f) to promote the ecologically sustainable use and development of the marine and coastal environment and its resources in appropriate areas; and
- (g) to improve community, user group and industry stewardship and understanding of the marine and coastal environment; and
- (h) to engage with specified Aboriginal parties, the community, user groups and industry in marine and coastal planning, management and protection; and
- (i) to build scientific understanding of the marine and coastal environment.

LEVEL	STATE	Marine & Coastal Policy (2020)	ROLE
	LOCAL	Coastal & Marine Management Plan	
	SITE	Consent for Use Development	

## Native Title Act 1993

This provides a process through which Indigenous Australians can lodge an application to seek a determination of native title. It is to be considered for any new proposals i.e. Future Acts.

## Aboriginal Heritage Act 2006

All of the land within the Study Area is within an Area of Cultural Heritage Sensitivity. Future development of the land is likely to require a Cultural Heritage Management Plan (CHMP). Some exemptions apply.

## Heritage Act 2006

The Warrnambool Breakwater, Viaduct and Harbour is listed on the Victorian Heritage Register (H2124). A permit is required from Heritage Victoria for modifications to the structure. It is considered "one of the most important maritime engineering projects in Victoria in the late nineteenth century".

## Crown Land Reserves Act 1978

The land in the Study area is Crown Land and Council are the appointed Committee of Management.

## Flora and Fauna Guarantee Act 1988

In addition to requirements in the Warrnambool Planning Scheme for the removal or lopping of vegetation, the Flora and Fauna Guarantee Act 1988 also applies. The Act's objectives aim to conserve all of Victoria's native plants and animals.

## Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act and regulations are Australia's main national environmental legislation. They provide a way for us to protect and manage nationally and internationally important plants, animals, habitats and places.



# 1.6 Warrnambool Planning Scheme: Policy, Zoning & Overlays

## 1.6.1 Policy

The Warrnambool Planning Scheme policies which apply are:

### Clause 02 'Municipal Strategic Statement'

This policy recognises the role of Warrnambool as the largest coast regional city in south west Victoria. The policies support the protection and enhancement of the coastal biodiversity values and also recognise the coastal recreation functions of the foreshore.

Climate change presents a risk to the natural and coastal environment, community and economic activity. Council's strategic direction for climate change:

- Adapting to the impacts of a changing climate.
- Planning for the risks associated with possible sea level rise in areas of known vulnerability.
- Ensuring that the risks of sea level rise are mitigated or avoided where possible.

Tourism is identified as a significant economic driver, and the policy aims to balance the impacts of tourism on the sensitive coastal environment. The policy also seeks to ensure that linkages between Lake Pertobe and foreshore are strengthened.

### Clause 12.01 Biodiversity

This policy aims to protect and enhance Victoria's biodiversity.

Clause 12.01-1L seeks to protect vegetation and habitat and references the *Warrnambool Coastal Management Plan* (Warrnambool City Council, 2013).

Clause 12.01-2S provides the policy framework for native vegetation management. The *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) and *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017) are to be considered in the assessment of planning applications.

### Clause 12.02 Marine and Coastal Environment

This policy aims to protect and enhance the marine and coastal environment. The strategies require planning for marine development and infrastructure to be sensitive to marine national parks and environmental assets. The Coastal and Marine Management Plan (CMMP) would have statutory effect under this policy. The *Marine and Coastal Policy, Marine and Coastal Strategy and Siting and Design Guidelines for Structures on the Victorian Coast* have statutory recognition in the Warrnambool Planning Scheme under this policy.



Clause 12.01-2S specifically applies to marine and coastal crown land. The objectives of this policy area to “ensure the use and development of marine and coastal Crown land is ecologically sustainable, minimises impacts on cultural and environmental values, and improves public benefit for current and future generations”. The purpose of the *Crown Land (reserves) Act 1978* needs to be considered. This policy also provides statutory recognition of *Marine and Coastal Policy, Marine and Coastal Strategy and Siting and Design Guidelines for Structures on the Victorian Coast*.

Clause 12.01-1L is the local marine and coastal policy. The policy aims to protect sites of cultural significance, manage visual impact and manage development.

### **Clause 13.01 Climate Change Impacts**

This policy aims to minimise the impact of natural hazards and adapt to the impacts of climate change. Clause 13.01-2S addresses coastal hazard and climate change impacts. The policy is to place for sea level rise of 0.8 by 2100 and allow for the combined affects of tides, storm surges, coastal process and location conditions. The policy requires consideration of *Marine and Coastal Policy, Marine and Coastal Strategy and Siting and Design Guidelines for Structures on the Victorian Coast*, and any adaptation plan prepared under the *Climate Act 2017*.

### **Clause 15.03 Heritage**

Clause 15.03-1L seeks to conserve places of heritage significance and Clause 15.03-2S aims for the protection and conservation of Aboriginal cultural heritage significance.

### **Clause 17.04 Tourism**

This policy aims to encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination. Clause 17.04-1R supports tourism in the Great South Coast region, and Clause 17.04-1L encourages the use of the foreshore areas for tourism without compromising the natural environment. Clause 17.04-2S encourages a strategically located coastal and marine infrastructure.



## 1.6.2 Zoning

### Public Park and Recreation Zone (PPRZ)

This zone seeks to:

- recognise areas for public recreation and open space.
- protect and conserve areas of significance where appropriate.
- provide for commercial uses where appropriate.

### Public Use Zone (PUZ6 – Local Government)

This zone seeks to:

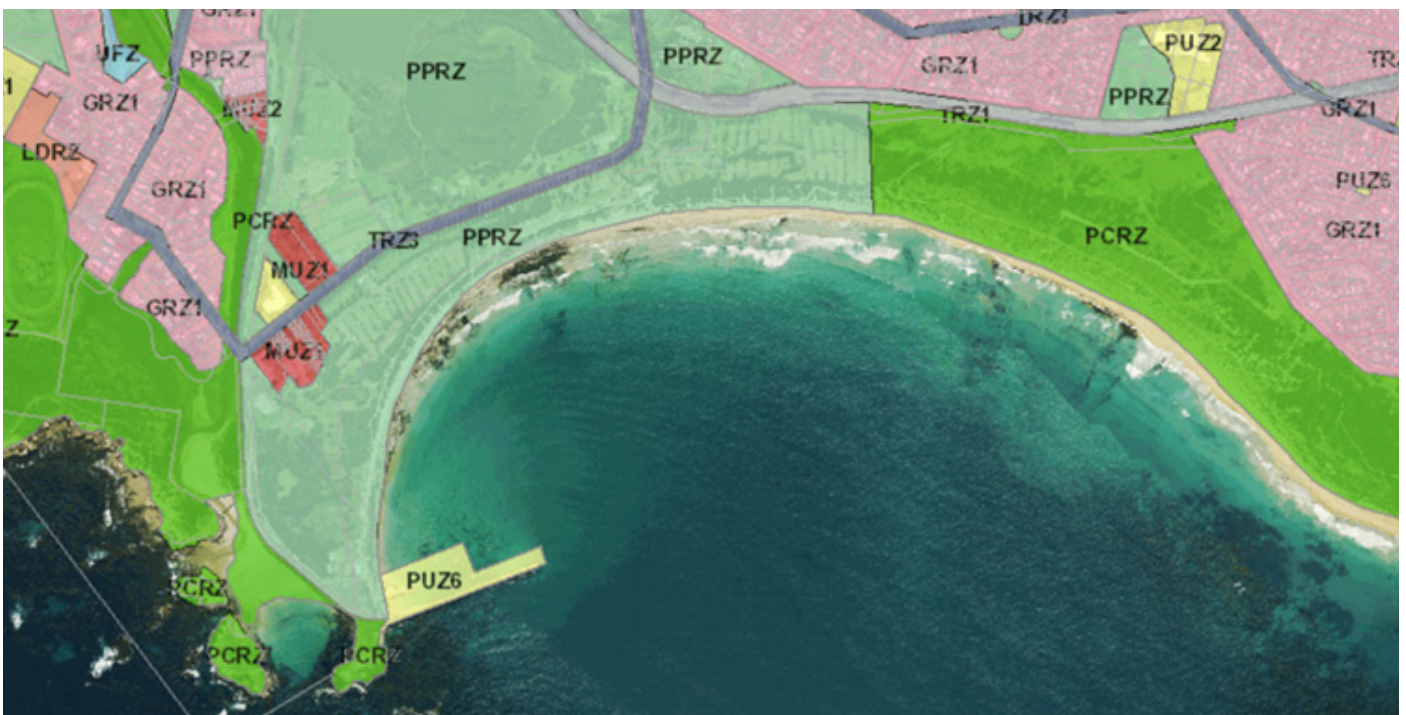
- To recognise public land use for public utility and community services and facilities.

To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

### Public Conservation and Resource Zone

This zone seeks to:

- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.
- To provide for appropriate resource based uses.



Open Space Zoning Map

### **Heritage Overlay (HO226 – Pertobe Road Street Tree Precinct and HO19 – Warrnambool Breakwater, Viaduct and Harbour)**

This overlay seeks to:

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

HO19 on Victorian Heritage Register.



**Heritage Zoning Map**



## 1.6.3 Overlays

### Significant Landscape Overlay (SLO1)

#### – Schedule 1

This overlay seeks to:

- To protect and enhance the scenic qualities of coastal hinterland areas.
- To recognise the value of the scenic qualities of views towards the coast to residents, visitors and the tourist industry.
- To maintain and enhance views from major roads and residential areas towards the coast.
- To prevent the interruption of views towards the coast by inappropriate or poorly designed development or development that is sited in prominent locations.
- To encourage development that does not intrude upon views of the coast.
- To recognise hedgerows and established exotic vegetation as an important element of the coastal landscape.

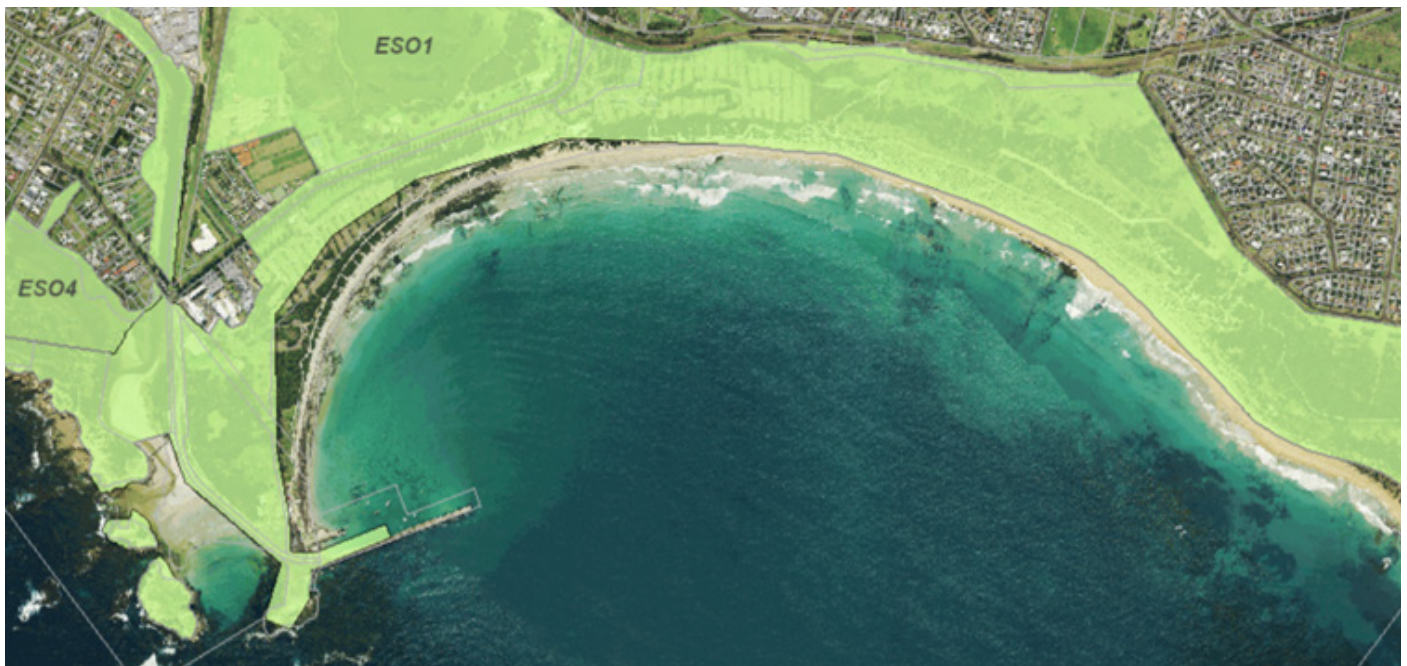


**Significant Landscape Overlay Map**

## Environmental Significance Overlay – Schedule 1

This overlay seeks to:

- To protect the natural and cultural values of the coast, and appreciate the complex nature of biological and physical coastal processes.
- To promote the integrated management and protection of the coastal areas by the community, private sector and various levels of government.
- To recognise the economic value of coastal tourism, and balance the desire for public access to the coast and proposals for coastal tourism facilities with the need to sustainably manage natural and cultural coastal values, which includes placing limitations upon the extent of coastal areas available for development.
- To ensure freehold land along the coast is used and developed in a sustainable manner.
- To prevent and arrest coastal erosion, including discouraging the grazing by stock of sensitive coastal environs and cliff tops.
- To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.
- To arrest the spread and encourage the removal of invasive environmental weeds.



**Environmental Significance Overlay Map**



## Crown Land

This overlay shows the extent of Crown land in the foreshore area. Crown land is land owned by the State or Commonwealth Government. Whilst most Crown land in the area is Council managed, activities and development on coastal Crown land needs to comply with the *Marine and Coastal Act*.

The entirety of the Foreshore is within Coastal Crown Land.

Coastal Crown land is comprised of the land (whether covered by water or not) within the area between the outer limit of Victorian coastal waters and 200 metres inland of the high water mark of the sea, to a depth of 200 metres below the surface of that land. It also includes any water covering this land from time to time.



**Crown Land Map**

### Area of Cultural Heritage Sensitivity

Land within the Area of Cultural Heritage Sensitivity may require a Cultural Heritage Management Plan. This is an area which has a likelihood of aboriginal heritage artefacts. A review of the Aboriginal Cultural Heritage Register and Information System

(ACHRIS) is recommended to confirm any known sites within the area. Any disturbance of the land must be in accordance with the *Aboriginal Heritage Act 2006*.

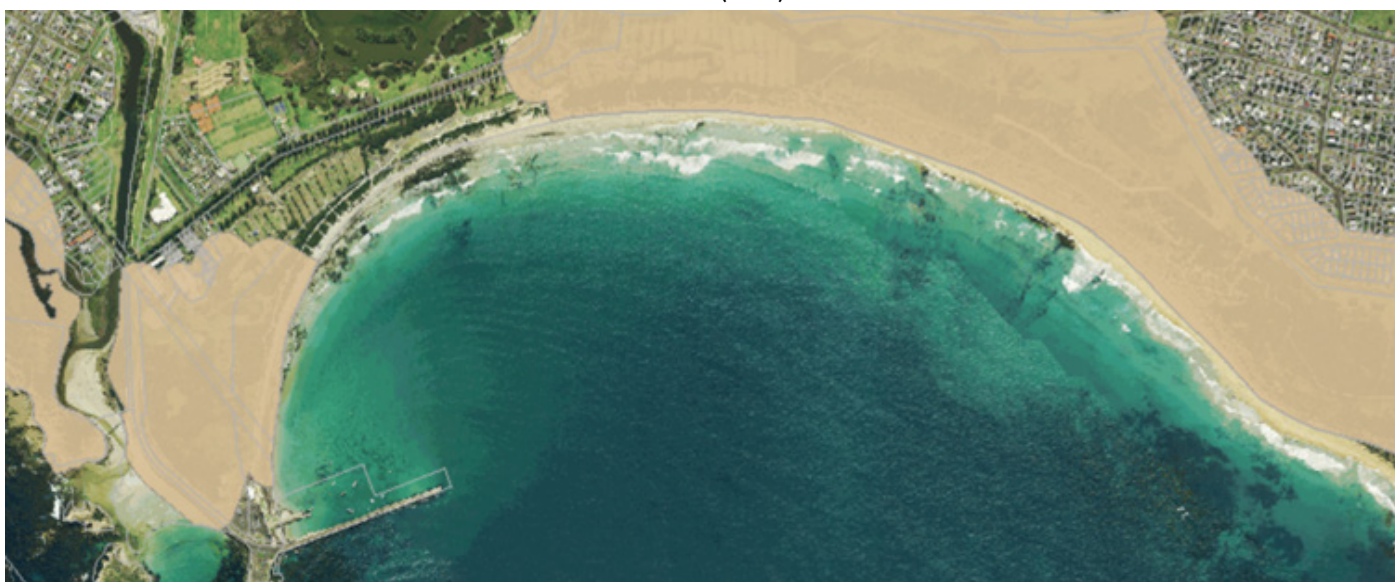


**Area of Cultural Heritage Sensitivity Map**

### Bushfire Prone Area

Part of the foreshore is located within a Bushfire Prone Area. Bushfire prone areas (BPA) are where the bushfire hazard has been identified and mapped under the building system. These areas are subject

to or likely to be subject to bushfires. This triggers building permit requirements where new buildings are required to build to a national bushfire construction standard. This is known as a bushfire attack level (BAL).



**Bushfire Prone Area Map**





View looking south across Lady Bay



An aerial photograph of a coastal area. On the left is a sandy beach with some seaweed. A road runs parallel to the beach, with a path leading from it through dunes. In the foreground, there's a large wooden deck area with stairs leading down to the beach. To the right of the path is a grassy area with some trees and a parking lot. In the background, there are more buildings and a cloudy sky.

2.0

# Site Analysis



## 2.1 Great South Coast City

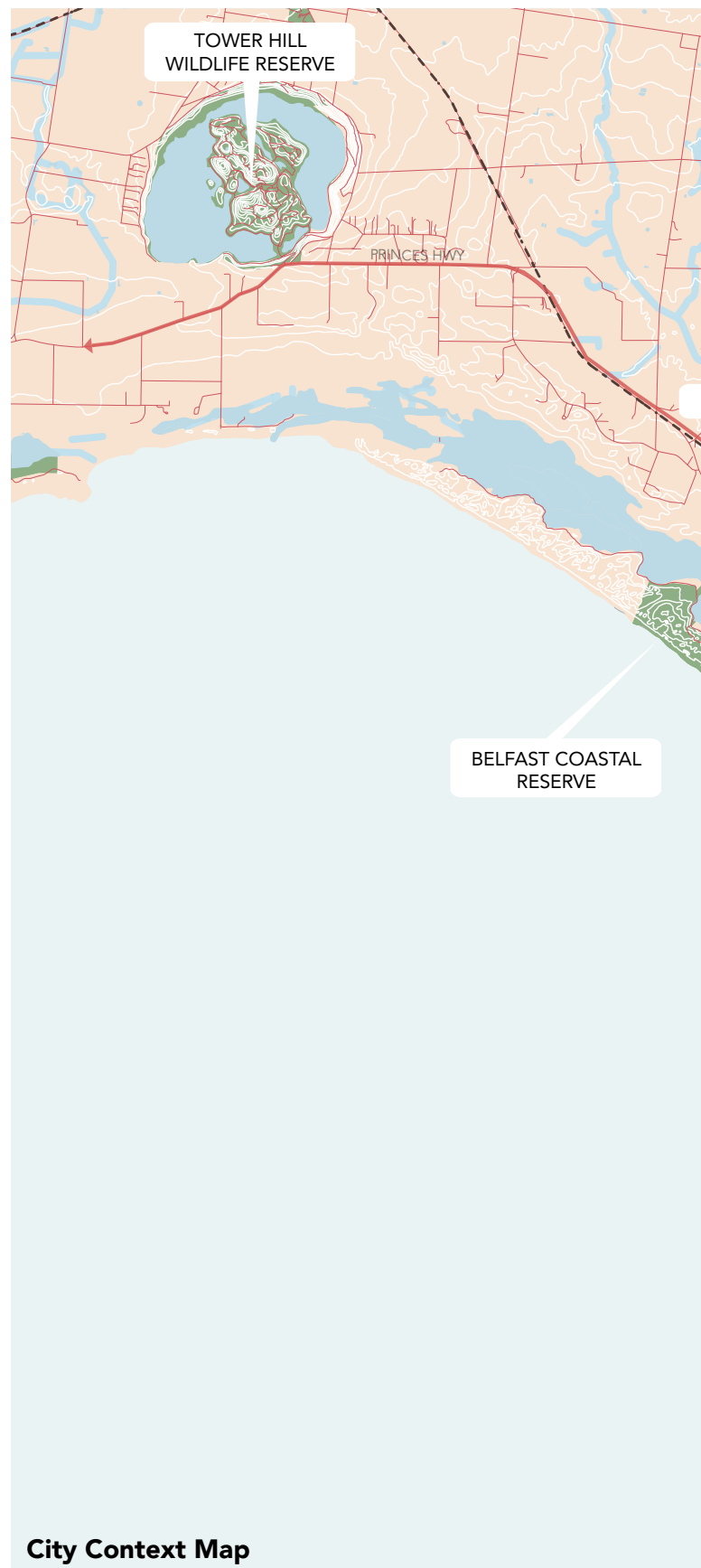
Warrnambool is a city on the southern coast of Victoria, fronting Bass Strait. The city is connected to Melbourne by road and rail services and is considered to be the end of the Great Ocean Road.

The city began as an important port in the 1800s before road and rail operations lead to the closure of the Port of Warrnambool. Today the area retains a boat ramp providing access for recreational boating.

A key centre for the area, the city supports the rich agricultural industries of the Western District. This includes dairy farming, grazing, and cropping.

As a tourist destination, Warrnambool draws visitors each year who visit the area for its natural environment, beaches and attractions. Warrnambool is a family-friendly destination that bookends the Great Ocean Road, and provides camping and luxury accommodation options along the foreshore area. Popular activities include surfing, walking along the foreshore, whale watching and golf.

The Foreshore itself represents one of the few publicly activated areas of coastal land in the area.







## 2.2 Coastal Ecology and Landform

### *where the river meets the sea*

The city is situated on an area that was historically coastal scrub and dunes. This has been modified over time through development and coastal engineering however some remnant patches of dune and scrub remain.

Key areas of ecological significance for the foreshore include the Warrnambool Wetlands, the Merri Marine Sanctuary and the Middle Island Penguin Colony at Stingray Bay. Also of note is the Logans Beach Whale Nursery to the east.

The western area of the site around the port and pier mainly consists of Coastal Landfill and Sand Accretion as a result of the development of the breakwater.

The north and eastern side of the site consists of Coastal Dune Scrub. The vegetation along the foreshore provides a biolink from the east to the west.

North of the site is Lake Pertobe which lies at a low point behind the foreshore dunes and is connected to the Merri River.

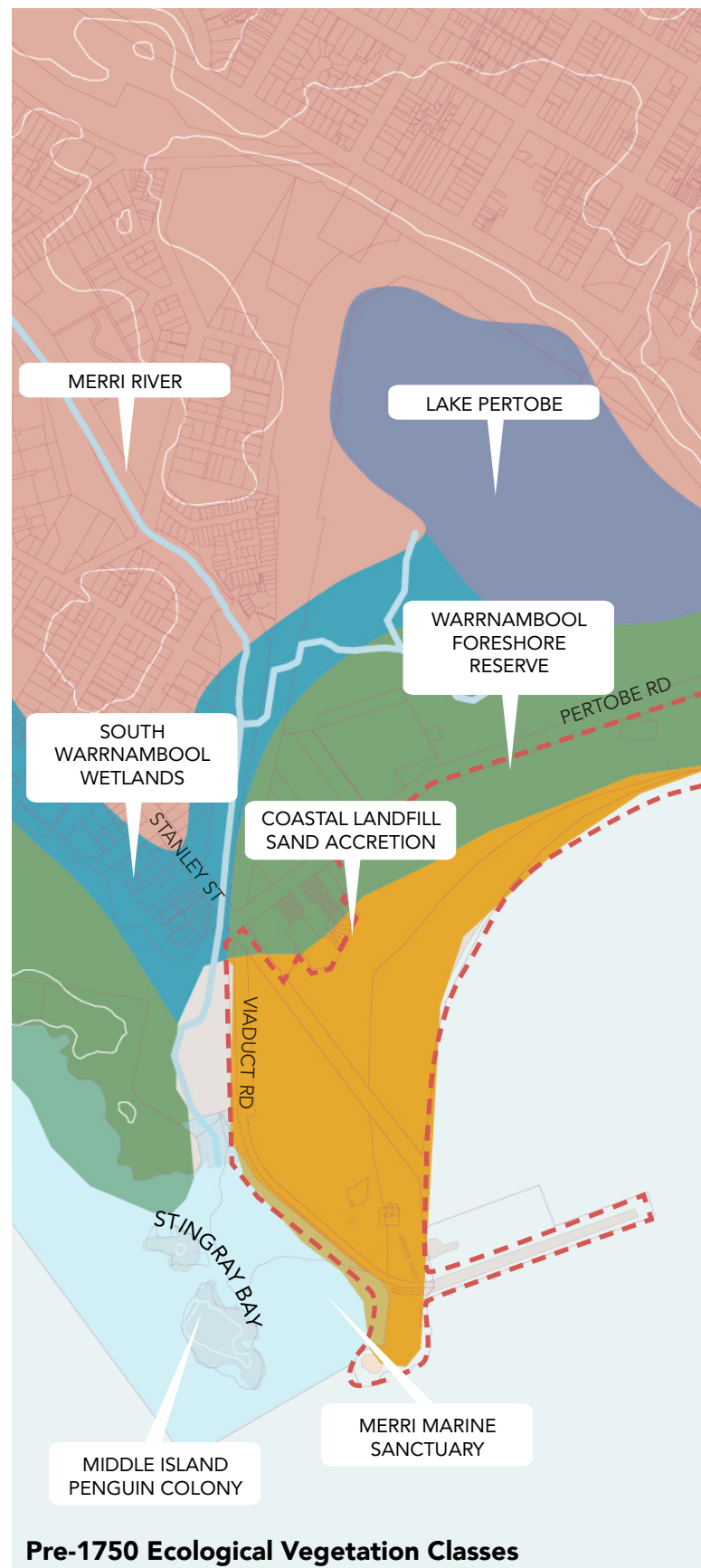
All data has been obtained from DataVic.

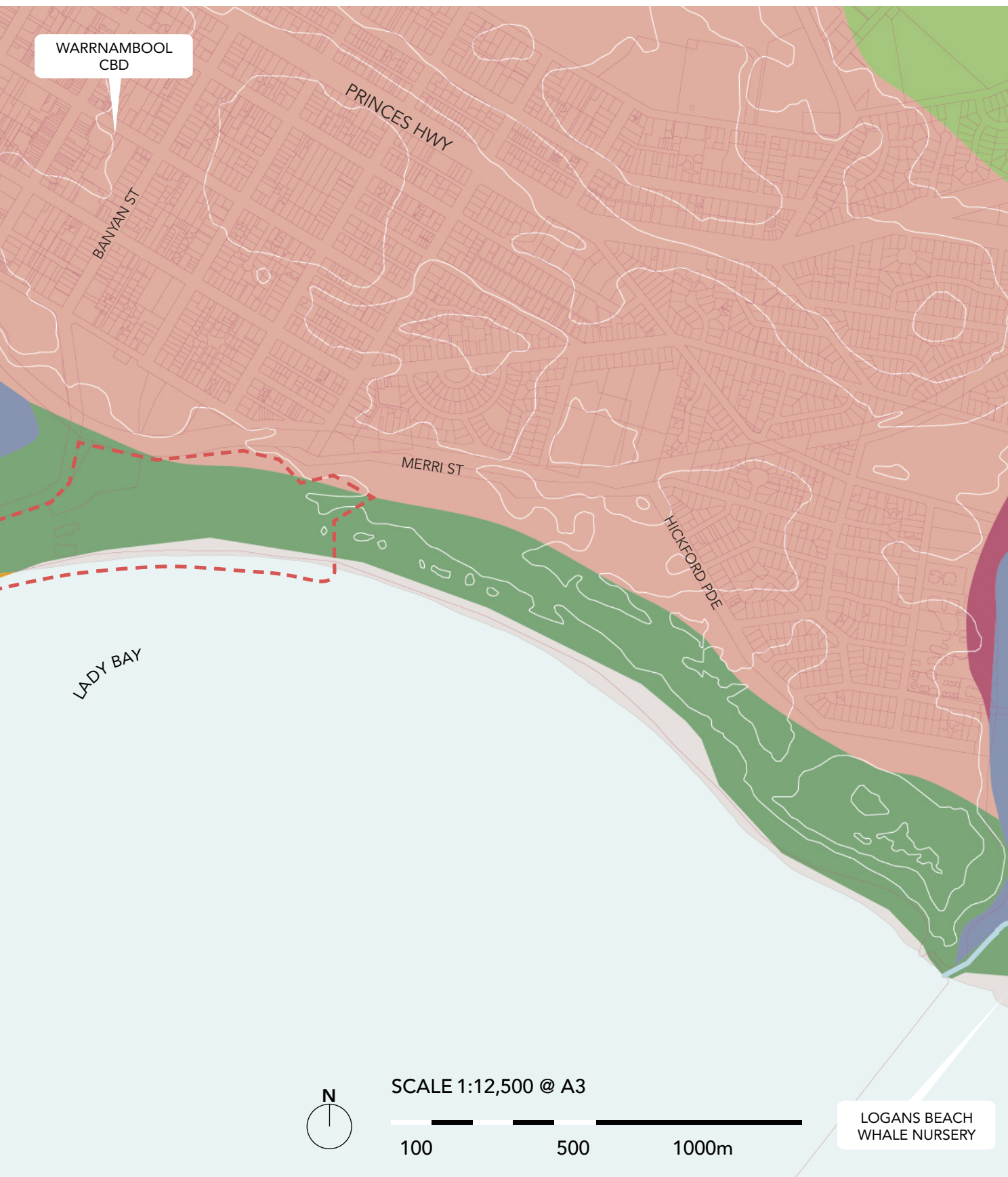
#### LEGEND

--- Site Boundary

Pre-1750 Ecological Vegetation Classes

- Coastal Dune Scrub
- Coastal Heathland Scrub
- Coastal Landfill/Sand Accretion
- Damp Sands Herb-rich Woodland
- Estuarine Wetland
- Permanent Saline
- Plains Grassy Woodland







## 2.3 Climate Conditions

### *shaped by weather*

The site is bounded by the Merri River (which flows into Stingray Bay), and the Hopkins River. Nearby waterbodies include Lake Pertobe and the South Warrnambool Wetlands.










The foreshore and port area has been highly shaped by human engineering over time:

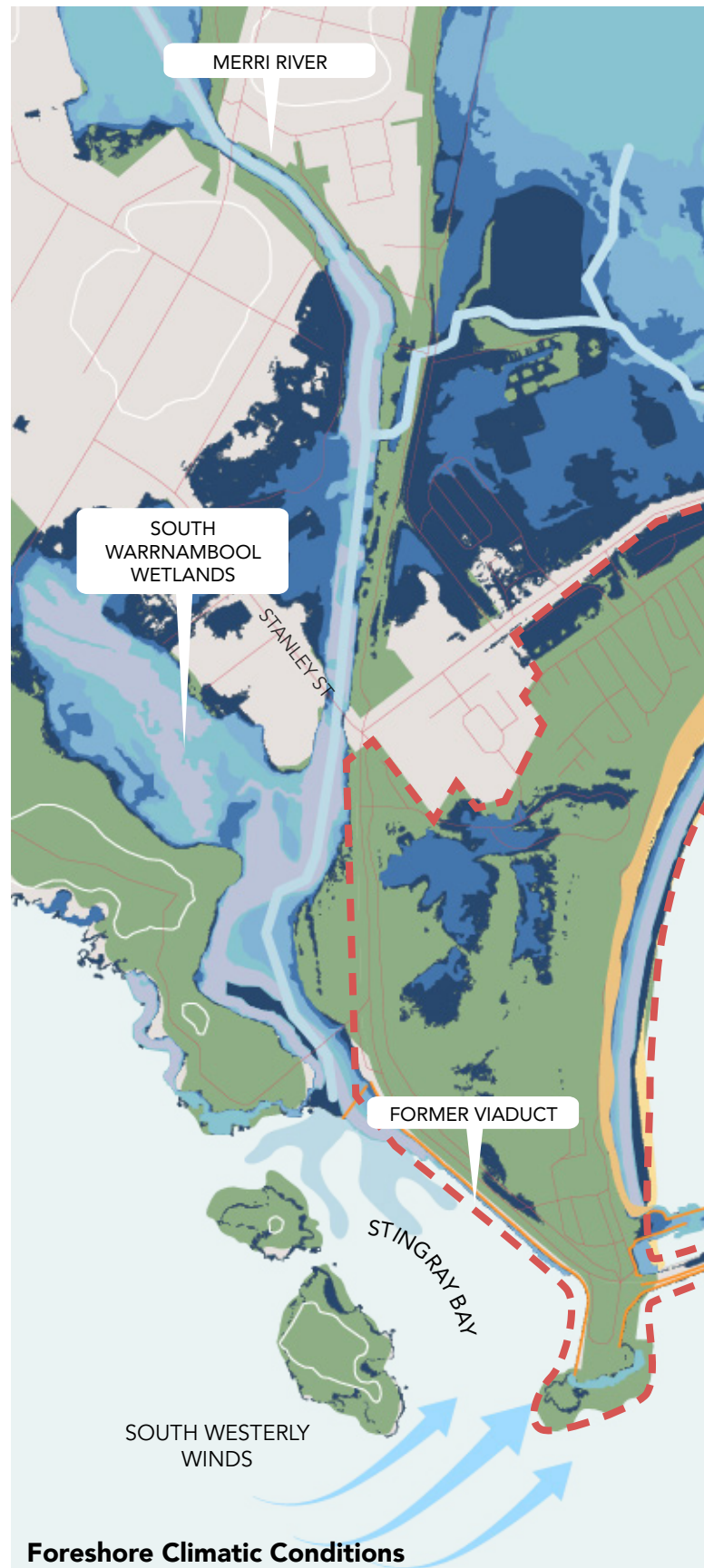
- The course of the Merri River was diverted to both serve the Woollen Mill and due to being thought as the cause of siltation within the bay.
- Intense wave action led to the development of the breakwater in 1890 which allowed for increased use of the calmer harbour.
- The breakwater and viaduct road led to increased siltation of Lady Bay.
- Sedimentation of the Port is an ongoing issue

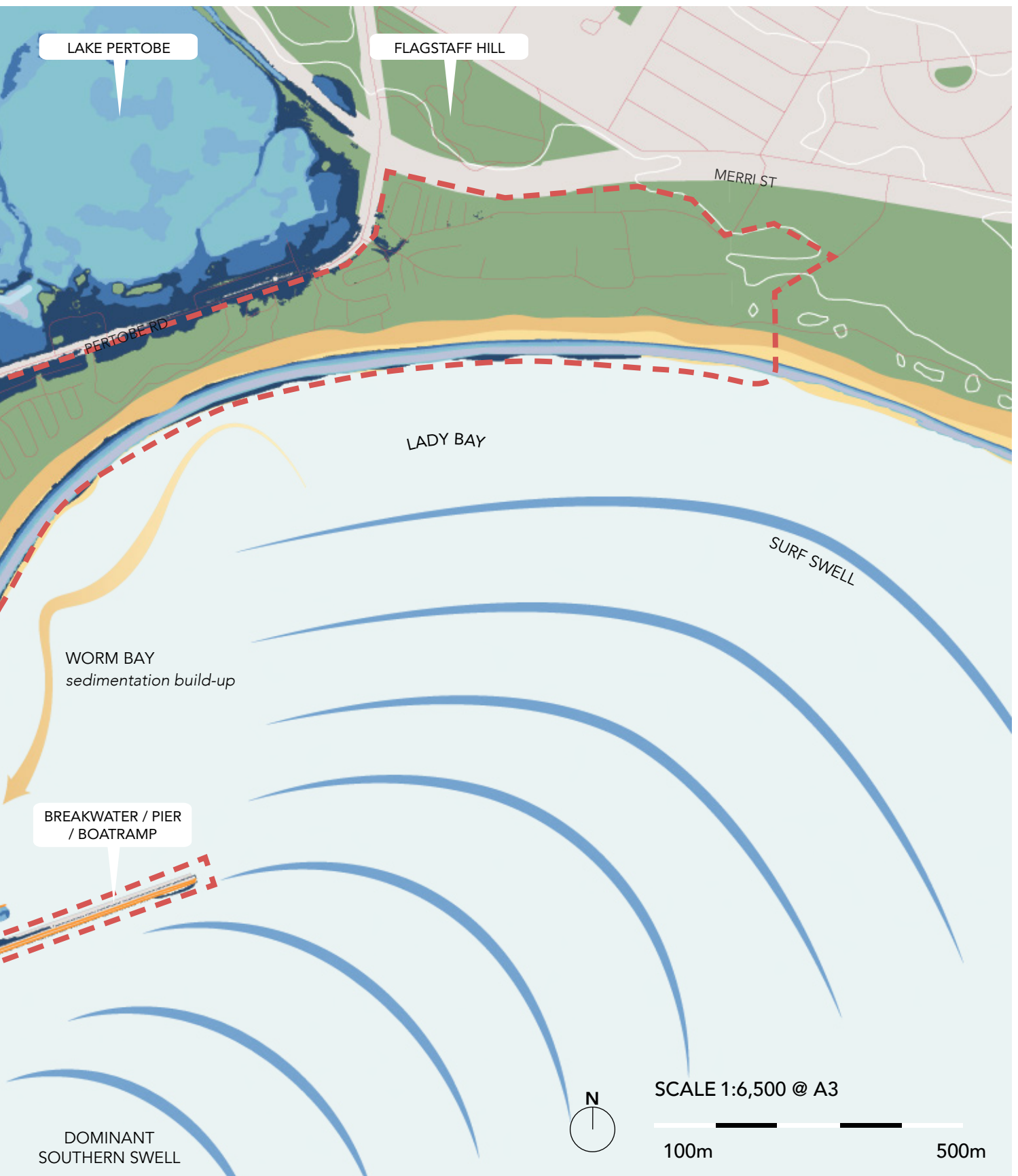
### Victorian Coastal Inundation, Sea Level Rise

Warrnambool's coastal environment is dynamic, experiencing periods of intense wave action. The site is subject to potential impacts from anticipated sea level rise in the future. Mapping to 2100 shows how adaptation, mitigation, and retreat strategies may be needed to deal with a changing foreshore. Sea level data has been obtained from DataVic and WCC for 2100 prediction.

#### LEGEND

-  Waterway
-  Ocean swell
-  Coastal Protection line
-  Dunes / Beach
-  Open Space
- Projected Sea Level Rise**
-  2009 Mean Higher High Water
-  2040 Mean Higher High Water (+.2m)
-  2070 Mean Higher High Water (+.47m)
-  2100 Mean Higher High Water (+1.2m)

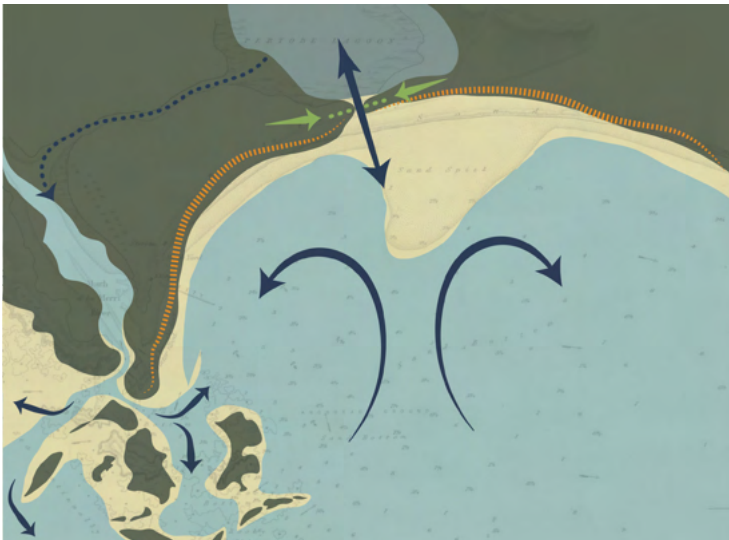






## 2.4 History

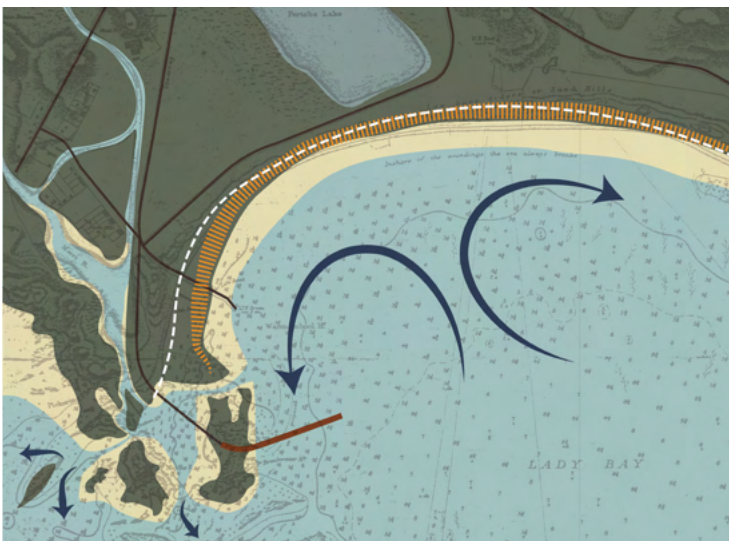
### *a shifting coastline*



#### **pre-1850**

Whilst exact conditions are uncertain, the main foredune that is present today is thought to be largely non-existent. What is now Lake Pertobe was likely frequently inundated during storm events as seawater over-topped the relatively flat beach conditions.

What is shown on early maps from the 1850s is the presence of a large sand spit in front of the current SLSC. This speaks to distinctly different coastal processes at play when compared to the modern condition.

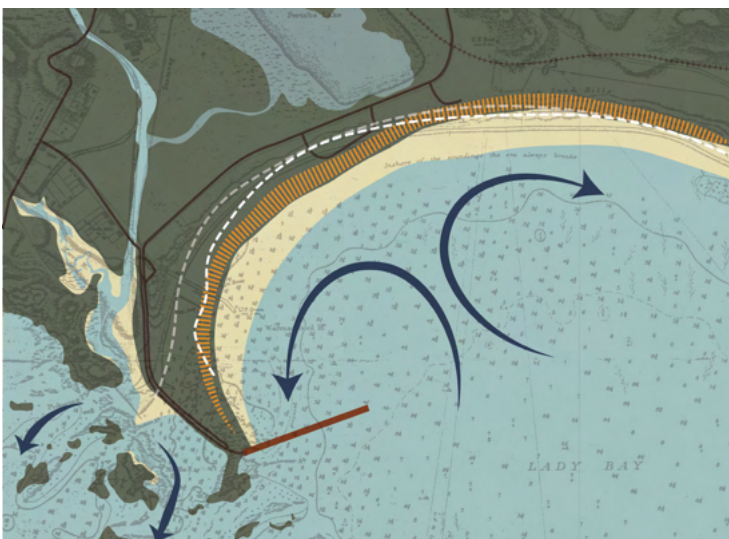


#### **1890**

Following the diversion of the Merri River, Warrnambool was proclaimed a free port of entry and clearance utilising jetties constructed within the bay.

In 1886 the contract is signed to build the breakwater. By the time the Breakwater was built in 1890 there had been 12 wrecks and as many strandings of vessels in Lady Bay.

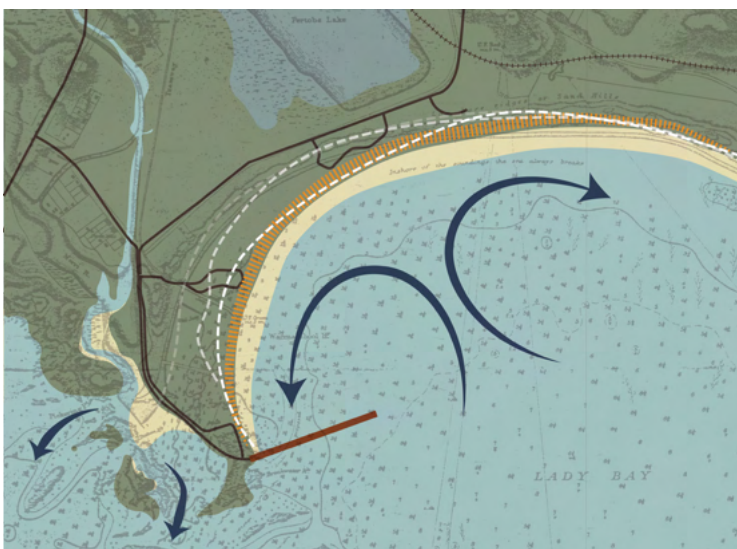
1890 marks the official opening of the Breakwater, coinciding with the opening of the railway line to Melbourne.



#### **1920**

In 1915 the Breakwater was extended 100m and in 1919 an Eastern Sea Wall was built extending out from the current Surf Life Saving Club in an attempt to try and control water surges into the bay. By the 1920s roughly two-thirds of the original harbour was no longer of any use to shipping. Large vessels would not enter Lady Bay due to the increasing sedimentation and local products had increasingly been sent by rail to Portland for shipment, or directly to Geelong and Melbourne.

In 1942 the Port of Warrnambool ceased functioning as an official port as most goods were being moved to Warrnambool by either rail or road.



## 2024

The developments in Lady Bay have caused increasing sedimentation, resulting in the waters inside the Breakwater becoming shallower over time.

The breakwater is historically significant as a reminder of Warrnambool's early maritime history. While the Warrnambool Breakwater is a demonstration of the engineering skills of the 1900s, it also demonstrates the limitations of knowledge relating to sedimentology at the time and the confidence apparent in a number of nineteenth century plans which assumed that natural forces could be overcome or contained by engineering.



## 2040?

In the face of rising sea levels and increased coastal hazards, questions are raised as to what is the future of the foreshore and what impact will coastal processes continue to have on this area.

One option to begin exploring is increasing the resilience of the existing man-made dune. Supporting it with more vegetation and protecting the Lake Pertobe area behind.

Sand accretion behind the breakwater is also thought to be a continuing challenge as sea-levels rise.

Further investigations from coastal engineers are recommended to better understand the future possibilities.





## 2.5 Open Space and Vegetation Cover

### *green spaces and shade*

The Warrnambool foreshore area has sparse canopy cover primarily consisting of coastal dune scrub species.







There are plantings of mature Norfolk Pines along Pertobe Rd and Viaduct Road.

Extensive revegetation work has also taken place along the foreshore dunes over the last few decades. This has resulted in a well established dunal planting and increased numbers of native animals, including wallabies, echidnas and a range of birds.

The current vegetation serves an important function in controlling erosion and creating a green link between the adjacent foreshore ecologies.

The vegetation was observed to be in a healthy condition, however with minimal understory planting in some areas.

#### LEGEND

-  Vegetation Cover
-  Open Space
-  Waterway / Water body
-  Beach / Dunes
-  Roads
-  Cadastre







## 2.6 Transport and Access

### *movement patterns*

#### Road and Rail

Warrnambool is connected to Melbourne by road and rail services.

The main road through the city is Raglan Parade which connects to the Princes Highway and to the east, the Great Ocean Road.

The Railway Station is located on Merri Street and provides VLine connections. There is also a bus network around the town and coach services.

Pertobe Road (managed by VicRoads) provides the primary access to the foreshore zone for vehicles. This can be problematic during peak periods and under different emergency management scenarios.

#### Beach Access

There are 22 access points from the foreshore area to the beach of Lady Bay. These range from fully constructed ramps to informal path.

There are more limited emergency vehicle access points to the east, than the west.

There is currently limited accessibility infrastructure for wheelchair access to the beach. The current DDA compliant ramp near the SLSC is constantly subjected to deep sand deposition.

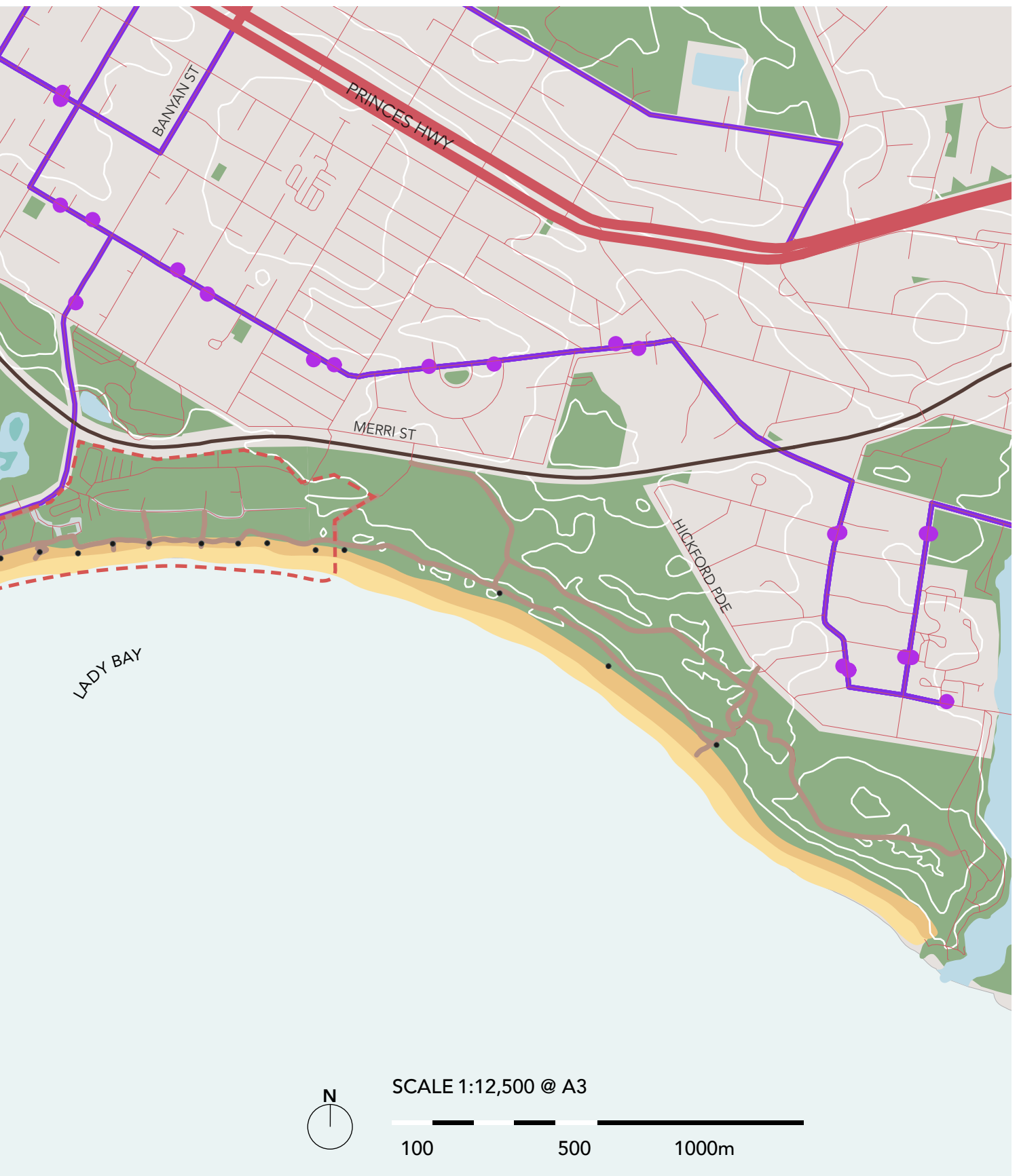
The horse trainers access the beach from near the boat ramp to run horses along the sand.

#### LEGEND

- Road
- Highway
- Trail line
- Train Station
- Bus route
- Bus stop
- Beach Access Point
- Foreshore Trails
- Open Space
- Waterway / Water body
- Beach / Dunes
- Horse Training Zone



**Points of Access to the Foreshore**





## 2.7 Public Amenities and Attractions

### *a city for living*

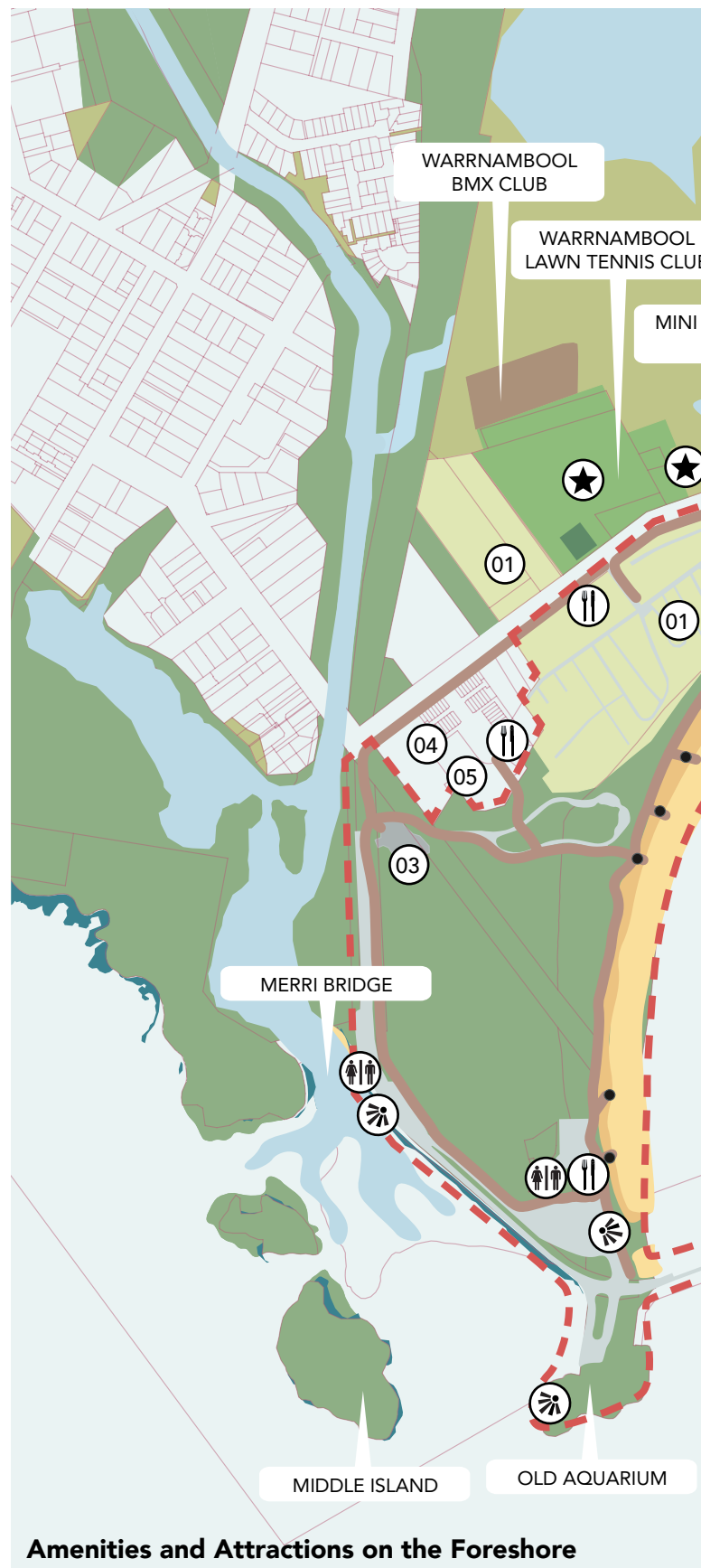
The Warrnambool foreshore is an amenity that draws visitors to stay and enjoy Warrnambool.

Lady Bay beach is one of the key drivers that brings both tourists and locals to the area. Its place as a destination is supported by the broad range of public's amenities and attractions that both respond to the beach directly, or form part of the broader area.

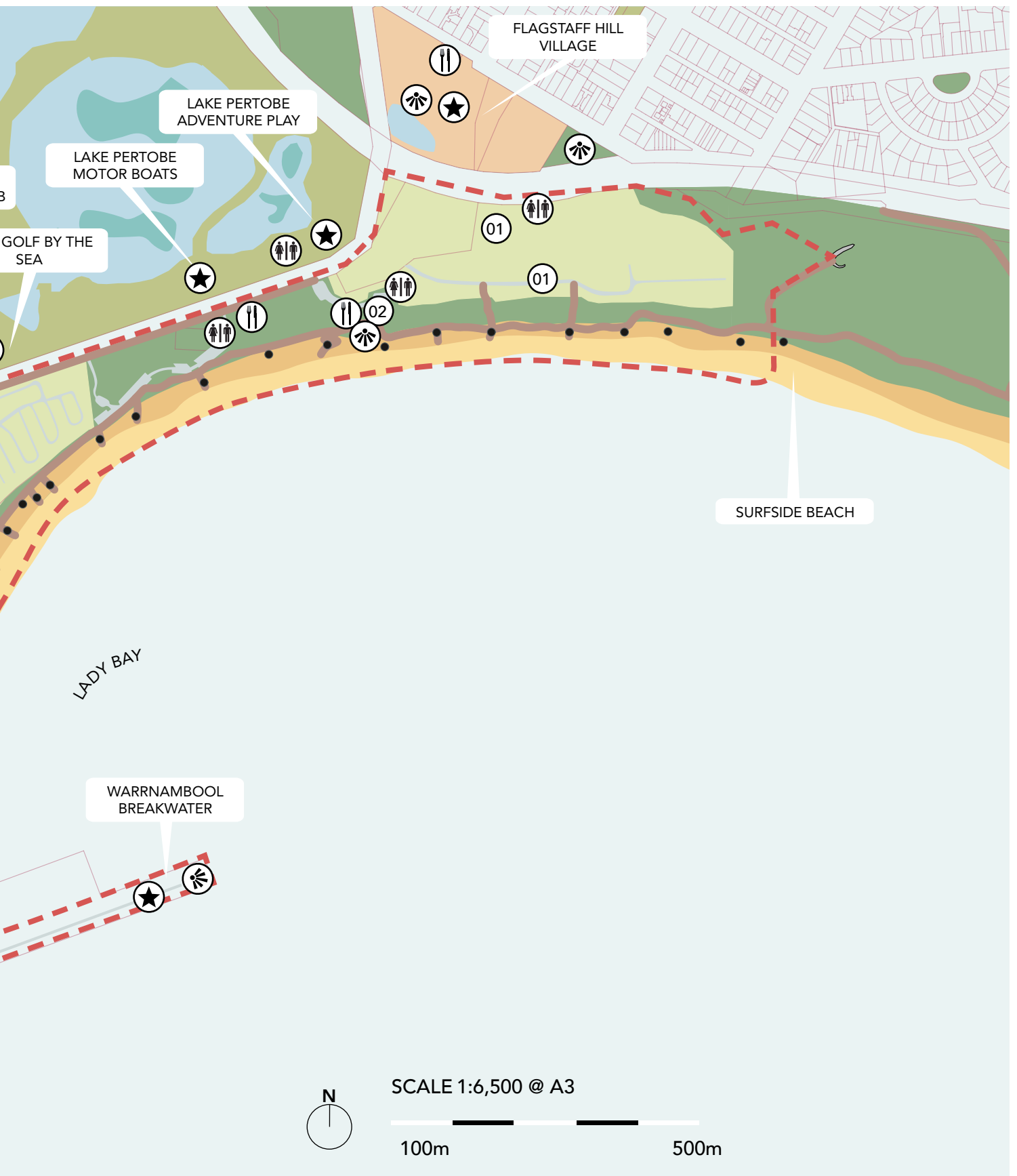
Accommodation providers include popular caravan parks and resorts. A series of food options are located along the bay, including a cafe and more fine dining experiences.

#### LEGEND

- ★ Attraction
- ☼ Views
- 🍴 Cafe / Restaurant
- 01 Caravan Park / Campground
- 02 Surf life saving club
- 03 Skate Park
- 04 Lady Bay Resort
- 05 Deep Blue Hotel
- Tracks and Trails
- Cadastre
- Beach access point
- BMX Track
- Bowling Green
- Caravan Park
- Golf Course
- National Park
- Netball Court
- Skate Park
- Parking Area
- Tourist Attraction
- Sports and Rec grounds
- Waterway / Waterbody
- Dunes / Beach



**Amenities and Attractions on the Foreshore**





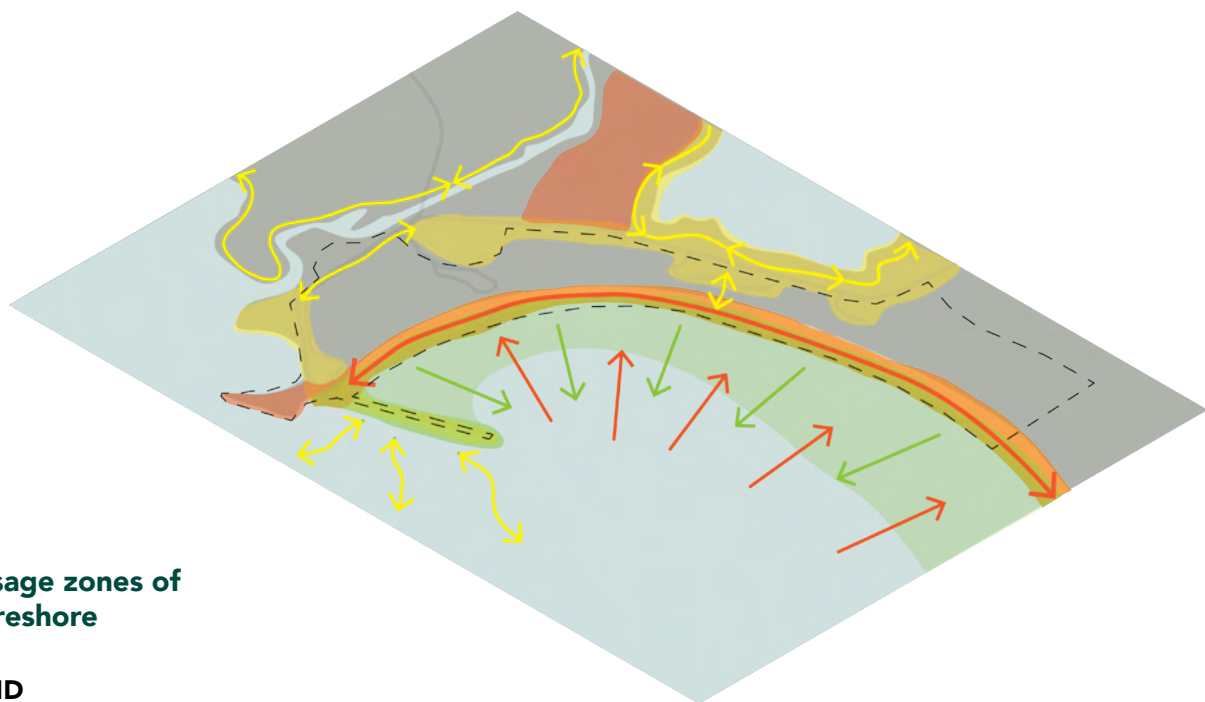
## 2.8 Foreshore Usage Across the Day

Understanding the usage patterns of the Warrnambool Foreshore throughout the day is crucial for effective planning, management, and decision-making. By analysing how different user groups interact with the space at various times, we can gain valuable insights into the diverse needs, preferences, and potential conflicts that may arise. This knowledge is essential for creating a well-balanced, inclusive, and sustainable coastal environment that caters to the needs of all users while minimizing negative impacts on the natural surroundings.

The attached diagrams illustrate the usage patterns of the Warrnambool Foreshore throughout the day. The color-coded arrows represent different user groups and their predominant activities during specific time periods.








In the morning, the Foreshore is primarily occupied by surfers, swimmers, early morning exercisers, and boaters. As the day progresses into the middle hours, the user demographics shift to include retirees, young children and their parents, workers, and some continued boat usage. Towards the evening, the Foreshore sees an influx of individuals engaging in after-work runs and walks, as well as surfers and young adults participating in sports and recreational activities.

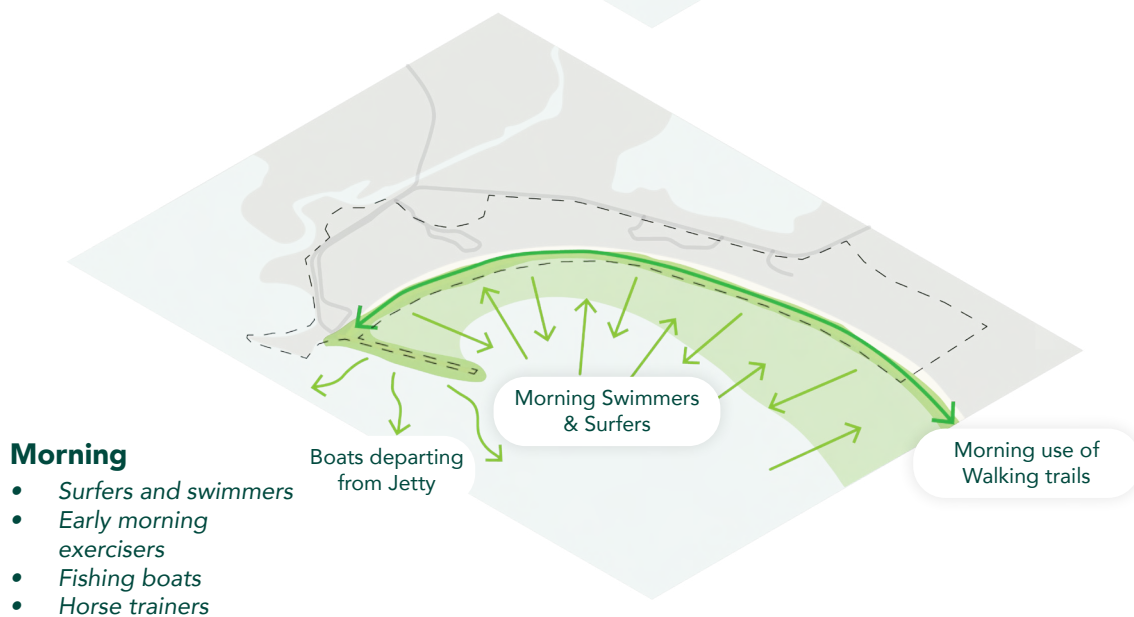
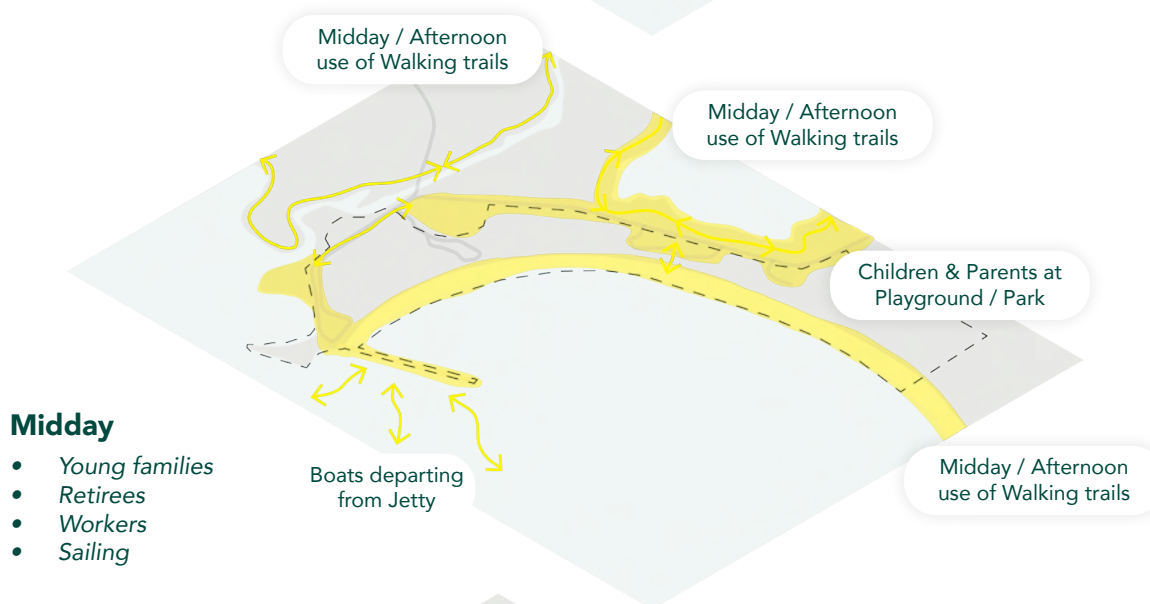
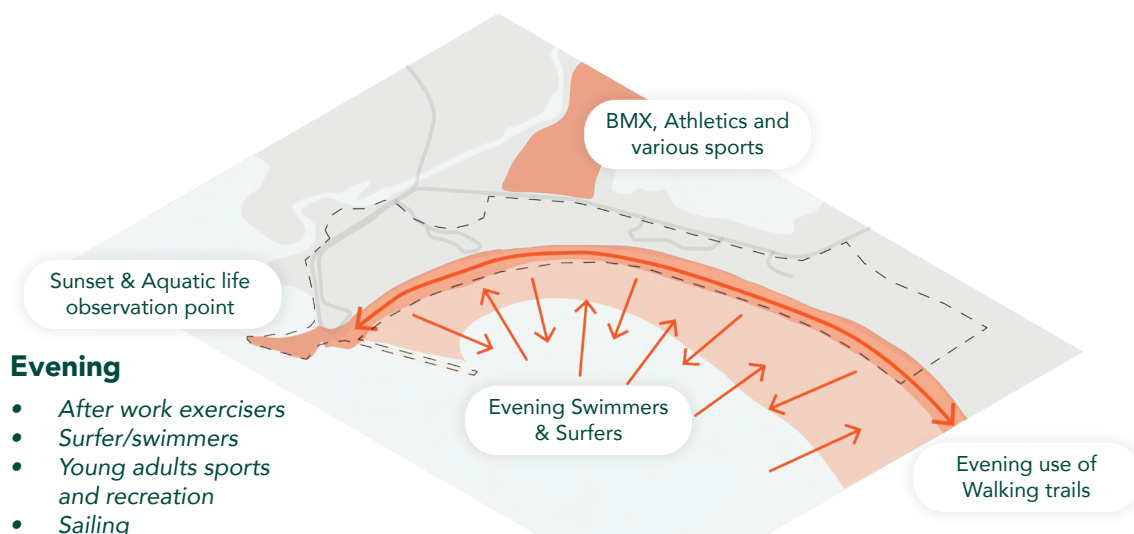
The Surf Life Saving Club is a central activity hub on the foreshore operating nippers and other events at various times of the day throughout the week.



### Key usage zones of the foreshore

#### LEGEND

-  Morning pedestrian movements
-  Morning activity zones
-  Midday pedestrian movements
-  Midday activity zones
-  Evening pedestrian movements
-  Evening activity zones
-  Foreshore Investigation area





## 2.9 Activity and Catchment Data Insights

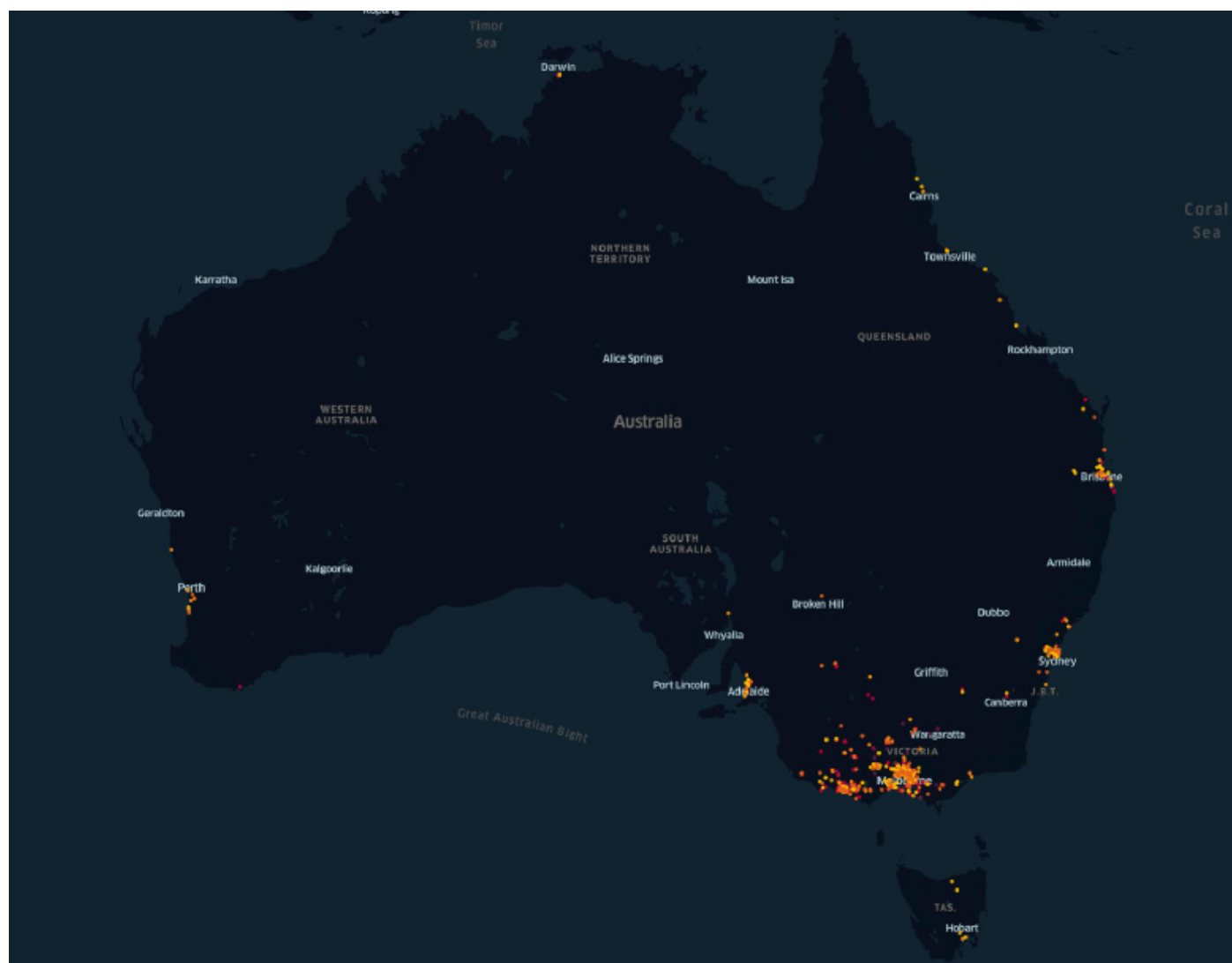
### *Data from Dec 2022 - Jan 2023*

Data was obtained from Geographia which looked at mobile phone pings to reception towers. Due to the individual identification credentials of each device, this enables an analysis of where people were prior to visiting Warrnambool and the Foreshore.

#### Mix of Victorian and Interstate Visitors

Majority of visitors coming from Victoria, other hotspots include Sydney, Brisbane-Gold Coast, and Adelaide.

Lighter colours indicate greater number of visitors.



## Visitors from Victoria

Majority of visitors coming from Melbourne, Geelong and Ballarat.





### Visitor activity 2 hours prior to visiting the foreshore

- Movement along main roads such as Raglan Parade and Princes Highway
- Movement extends to Port Fairy and Terang
- Pertobe Road has a substantial volume of traffic as the link to the foreshore precinct

- Concentration of pings along main downtown area of Warrnambool
- Noticeable clustering of pings at fast-food restaurants and cafés along Liebig street
- Residential side streets remain quiet and rarely visited

Lighter colours indicate greater number of visitors.



### Visitor activity 2 hours after visiting the foreshore

Lighter colours indicate greater number of visitors.

- Movement along main roads such as Raglan Parade and Princes Highway
- Liebig Street eateries, supermarkets and shopping centres continue to receive high volume of traffic











3.0

# Issues and Opportunities



# 3.1 Understanding the Foreshore

The Warrnambool Foreshore is defined by a history of changes and interventions that have shaped the coast we know today. Prior to the construction of the Breakwater, the coastline followed a different alignment. Swell from the Southern Ocean entered the bay, and cross-shore sand movement worked as a 'self-dredging' system, not filling up the bay.

The construction of the Breakwater and associated viaduct in 1890 effectively closed this system, and coastal processes have since deposited large amounts of sand in the south of the beach, resulting in a wholly changed condition of reclaimed land. Today this provides additional open space and through a series of revegetation works, is now home to native vegetation communities that respond to the local biodiversity of the coastline.

From a social perspective the site is Warrnambool's main beach access, serving both local throughout the year and sees large crowds during summer holiday season and during special events. Its close association with Lake Pertobe and the adjacent sporting facilities sees the Foreshore acting as an important buffer between these highly structured activities and the natural beauty that many come to Warrnambool to enjoy.

The established ecologies and dunal system also needs to be considered in the context of changing coastal conditions and the threat of sea level rise. In this, the Foreshore also serves as a buffer between the damaging impacts of storm surge and the community infrastructure associated around Lake Pertobe.

The responses recorded as part of the community engagement demonstrates what a well-loved space the foreshore is, and how important it is to the community. It also reveals the various perspectives on what people love about the area. There is a shared consensus that it is a great place to walk, cycle and to be active in, both on the beach and the path system. It was also evident, that people want to access the Foreshore, both physically as well as visually, from vantage points and pathways.

The Foreshore Strategic Framework Plan represents an opportunity to respond to the diversity of user's needs in the space and become a foundational element of the future of the entire precinct.

The baseline mapping and community feedback provides the basis for the issues and opportunities identified in the following pages. These have been broadly categorised into four themes: Movement + Access, Tourism + Economy, Water, Ecology & Climate Change, and Community Space + Culture.

## 3.2 What we heard

As part of our initial engagement process we have met on Country with Traditional Owners, and completed two community workshops, two stakeholder workshops, and two online community surveys. Initial information gathering workshops were undertaken in early December 2023, whilst the online survey was open from November, 2023 through to January, 2024.

A second round of engagement was completed in July, in which the draft plan was presented and discussed.

During these engagement sessions we heard a variety of perspectives, at times competing views for the future of the foreshore. The FSFP aims to balance these views to strategically guide this exceptional community asset into the future.

### Activities undertaken

- Two meetings with Eastern Maar representatives
- Two community engagement sessions
- Two community surveys
- Four stakeholder reference group meetings (2 in-person)

### There are perceived challenges in:

- Water, ecology and climate change
- Movement and access
- Tourism and economy
- Community space and culture



Community engagement session on the Draft Plan (July 2024)





## Water, Ecology, & Climate Change

- Beach erosion closing the beach at times.
- Overgrown dunal vegetation blocking visual access to the bay.
- Build-up of seaweed near the Breakwater section of the beach. Can be difficult to walk on and smells as it breaks down.
- High levels of rats, foxes and rabbits within the vegetation.
- Reclaimed land behind the skatepark is underutilised.
- Sea-level rise exacerbating beach erosion and localised flooding.
- Accumulation of rubbish during peak times.
- Sea level rise impacting Pertobe Road and access to the Foreshore.

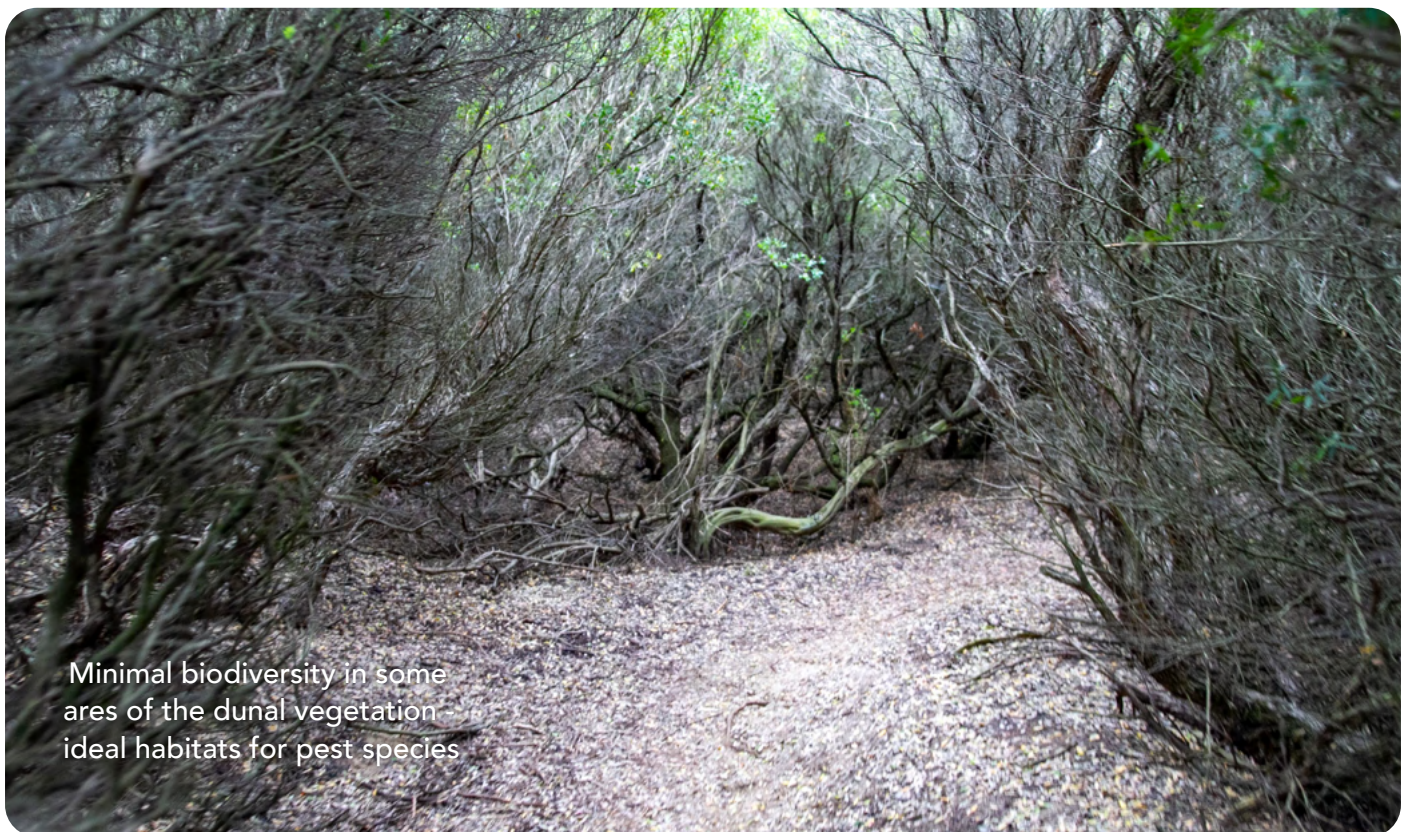


Build up of seaweed near breakwater needs to be better understood.





Area of land behind the skatepark is largely inaccessible and underutilised



Minimal biodiversity in some areas of the dunal vegetation - ideal habitats for pest species



## Movement + Access

- Seeing the ocean, a lack of areas to park a vehicle and see the ocean.
- Feeling unsafe along some of the vegetated path network. This is especially a concern where the vegetation is overgrowing the pathway with minimal views outwards.
- Maximising the use of the open space within the Foreshore area, as much of this is within caravan park grounds.
- Too much traffic along Pertobe Road during peak periods.
- Lack of lighting along the pathway.
- Too much seaweed near The Pavilion Cafe create access challenges to the beach.
- Pedestrian safety on path network due to sharing with bikes and scooters.
- Beach accessibility for all abilities.
- Poor accessibility for non-vehicle transport.
- Poor access to current Surf Club.
- Large amounts of dog poo on shared paths.
- Poor access for SLSC emergency vehicles onto main beach



Seaweed build up







## Tourism + Economy

- A lack of activities within the area during the evening.
- Feeling disconnected from the Great Ocean Road journey.
- Disconnection between the CBD and the Foreshore Precinct.
- Lacks a 'key' attraction to draw users to the area.
- Boat ramp is currently seen to be too steep and slippery, making it dangerous to use. Many boaters launch from other areas such as Portland.
- Lack of beach 'shops' to support tourists renting equipment (e.g. Stand-up Paddle Boards, Surfboards, Bikes).
- Limited operating hours of current cafes within the precinct.
- Horse riding on the beach. This has caused issues between beach users and horse riders at times and safety concerns. However, several community members also mentioned they quite enjoy watching the horses train and swimming.
- A lack of retail food outlets in the area that provide access to affordable healthy food and drink options.



The harbour area is a popular location yet the boat ramp is difficult and the experience is currently dominated by parking





Limited operating hours  
of current cafes within the  
precinct.



Horse riding poses a  
challenge requiring a careful  
separation of users



## Community Space + Culture

- Finding space for community gatherings and events.
- A lack of cultural immersion - tourists do not know/have a way of knowing about the Aboriginal history of the area.
- Lack of visible local art + culture along the foreshore.
- Lack of historical reference to the Port's history and shipwrecks within the Bay.
- Clarity around the future of the Breakwater. A need to repair/renovate/replace/remove the Breakwater was identified in the survey results.
- Location of the carnival, seen as an eyesore in the centre of the Foreshore. Several community responses proposed moving the carnival space to allow for other uses of the land during peak season.
- Outdated surfclub that doesn't provide sufficient space for community events.
- Difficult to access caravan parks due to price and bookings.



Outdated surf club currently doesn't provide for all the community's needs







## Water, Ecology, & Climate Change

- Understand why the build-up of seaweed is occurring and develop strategies to manage this throughout the entire year. This may include collecting and processing seaweed for use on gardens as a natural fertiliser. Explore options for removal of seaweed using a tractor. Also an opportunity for education on the ecological functions and benefits of seaweed on beaches and stabilising vegetation on primary dunes.
- Refine the vegetation management within the area. Some areas may be able to transition towards lower groundcover species or grasses that provide stabilisation whilst also allowing visual access to the ocean.
- Develop a pest management program to help control foxes, rats and rabbits within the Foreshore.
- Include signage promoting environmental sustainability and local wildlife considerations.
- Improve biodiversity outcomes on the foreshore.
- Increase resilience of the foreshore area to sea-level rise and future flood events.

## Movement + Access

- Improve physical access to Foreshore through improved beach access structures (including for all abilities).
- Improve visual access to ocean through vegetation management.
- Improve sense of safety within the area by incorporating lighting.
- Provide gym equipment located along path network.
- Activate caravan park grounds during slower periods of tourism (open to public).
- Better connect Flagstaff Hill to the Foreshore to act as a gateway to the area.
- Include a separate bike path, or widened shared path.
- Improve views to the ocean through replanting strategies and management.
- Explore car-parking opportunities away from the Foreshore to open up public space. This would need to be done in conjunction with improving access for pedestrians and other transportation links.
- Improve boat ramp facilities to make it easier to use/less dangerous.
-

## Tourism + Economy

- Explore opportunities to have an expanded events calendar that goes beyond holiday season (expand out to February and March).
- Include an entertainment area around the SLSC.
- Redevelop the SLSC to provide for a larger portion of the community and operate as the area for viewing the ocean.
- Develop a Destination Action Plan to put Warrnambool on the Great Ocean Road circuit.
- Explore spaces for food vans and other 'pop-up' food options during peak times.
- Investigate the provision of horse training facilities in other areas inland and limit access to the main beach.
- Create a multifaceted experience, the community suggested the incorporation of observation decks, native coastal gardens, spaces for yoga and meditation, and lighting installations to serve as iconic evening features. Also reading nooks, bird-watching hides, and a facility for penguin and seal viewing.
- Develop a centralised space for visitor information. This space would also serve as a platform for tourism operators to coordinate foreshore, water sports, events and beach activities.
- Leverage the geothermal hotsprings and provide a public water play area.
- Provide food environments that encourage healthy eating.

## Community Space + Culture

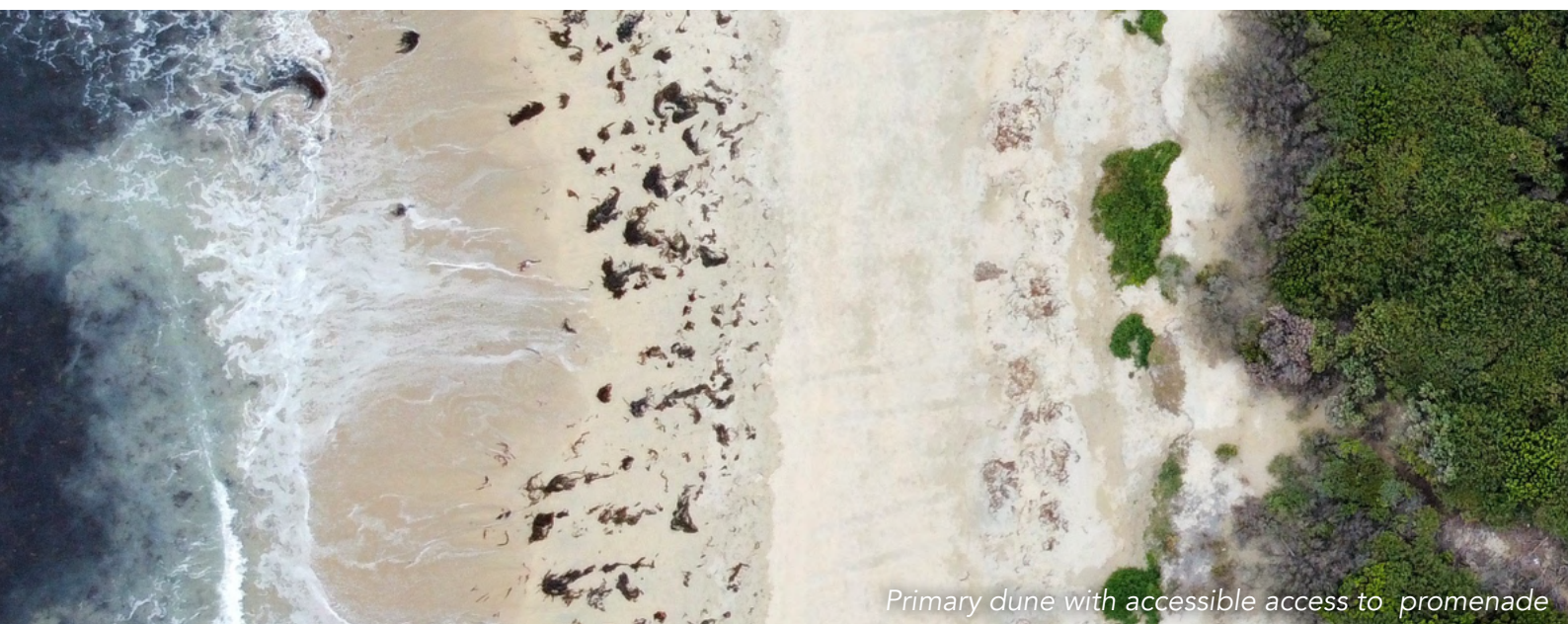
- Relocate Carnival (possibilities include near the Mini Golf area) and better utilise the open space in the centre of the Foreshore.
- Develop the area around the SLSC to provide greater amenity to the community and become a multi-functional hub.
- Provide public art within the precinct. Some areas could include the old aquarium site, and along the main pathway.
- Improve community and tourist understanding of Eastern Maar culture and connection to Country. Support Eastern Maar to tell the stories of the area, the sea and land and acknowledge difficult truths.
- Develop a community stage or soundshell to host community events and serve as a central hub to the foreshore.
- Explore the development of an ocean pool. This would need to consider impacts on coastal dynamics and avoid impacting sand movement etc.
- Improve skatepark and provide a quality offering for young adults in the area.
- Improve and consolidate amenities within the area (toilets, seating, picnic/BBQ areas).



## 3.4 Strategic Ideas for the Foreshore

At the community and stakeholder workshops, locals came together to identify 8 big strategic ideas for the future of Foreshore. These have been generated by the community and consideration of stakeholder feedback. Implementation is subject to further detailed design and planning inline with the *Marine and Coastal Act 2018*.

- 01 Environmental Conservation and Enhancement:**
  - Protect and manage native vegetation, wildlife habitat, and sand dunes
  - Improve biodiversity and ecological resilience
  - Introduce eco-tourism opportunities
- 02 Ocean Connection and Views:**
  - Strategically manage vegetation to enhance ocean views
  - Create viewing platforms and improved beach access for all abilities
  - Encourage ocean engagement through activities and amenities
- 03 Community Facilities and Amenities:**
  - Upgrade and reconfigure the Surf Life Saving Club
  - Improve public amenities such as toilets, seating, BBQ areas, and playgrounds
  - Introduce an outdoor event space for community gatherings and performances
- 04 Heritage Celebration:**
  - Acknowledge and interpret Indigenous and maritime heritage
  - Incorporate public art, signage, and cultural events



*Primary dune with accessible access to promenade*

## 05 Traffic and Parking Management:

- Address traffic congestion and parking issues during peak periods
- Explore sustainable transport options and improve circulation
- Provide overflow parking solutions

## 06 Accessibility and Inclusion:

- Ensure accessibility for all abilities through improved beach access and amenities
- Separate pedestrian and cyclist movements for enhanced safety
- Improve lighting and overall safety measures

## 07 Year-round Activation and Economic Opportunities:

- Promote year-round events, festivals, and markets
- Support and encourage local businesses
- Investigate the potential for new attractions and experiences

## 08 Open Space and Recreation:

- Introduce new recreational activities and facilities
- Enhance the overall landscape and visual appeal of the Foreshore
- Create inviting grassy areas for picnics and relaxation





## 3.5 Vision + Principles

*a way forward to 2040*

*The Warrnambool Foreshore is a treasured destination that celebrates its unique natural beauty, cultural heritage, rich history, and vibrant community spirit. It is a place where residents and visitors can immerse themselves in the coastal environment, engage in diverse recreational activities, and create lasting memories, all while fostering a deep appreciation for the delicate balance between human activities and the natural world.*

*The vision for the Warrnambool Foreshore is to enhance and protect its distinctive character while providing a range of inclusive and sustainable amenities that cater to the needs of all users. This will be achieved through sensitive design interventions that prioritise the preservation of native flora and fauna, tangible and intangible cultural heritage, improve accessibility and connectivity, and create inviting spaces for social interaction and relaxation, while also addressing the challenges posed by coastal vulnerability and climate change.*



View looking South across SLSC

The Warrnambool Foreshore will continue to evolve as a beloved destination that exemplifies the best of coastal living, community spirit, environmental stewardship and cultural engagement. By embracing a holistic approach that balances the needs of the community with the conservation of the coastal environment, the Foreshore will serve as a model for sustainable and resilient coastal management in the face of a changing climate.

This vision statement aims to strike a balance between the community's desires and aspirations for the Warrnambool Foreshore, as expressed in the engagement feedback, while also incorporating the important considerations of coastal vulnerability, climate change adaptation, and resilience. It emphasises the need for environmental conservation, sustainable tourism and recreation, and community stewardship, all while ensuring that the Foreshore remains a vibrant and accessible destination for all.

## PRINCIPLES

Informed by cultural engagement, MACA and other relevant legislation and policies, the principles guide the delivery of the vision across five key areas, Environmental Stewardship, Ocean Views, Connectivity, Recreation and Tourism and Adaptive Design.

### 01 Environmental Stewardship

- Preserve and restore native flora, fauna, and coastal habitats
- Implement measures to mitigate coastal erosion and adapt to climate change impacts
- Promote environmental education and encourage sustainable practices

### 02 Ocean Views

- Enhance visual and physical connections to the ocean
- Create accessible and inclusive beach access points for all users
- Design spaces that celebrate the Foreshore's unique coastal character and heritage

### 03 Connectivity

- Create inclusive and accessible spaces that cater to the needs of all users
- Celebrate Indigenous and maritime heritage through art, signage, and cultural events
- Encourage community ownership, stewardship, and participation in coastal management

### 04 Recreation and Tourism:

- Provide a range of low-impact recreational activities and amenities
- Develop sustainable tourism practices that showcase the Foreshore's unique qualities
- Manage visitor impacts and align tourism activities with coastal conservation principles
- Provide a diversity of recreation opportunities across the day and evening

### 05 Adaptive Design:

- Employ sensitive design interventions that respect the Foreshore's distinctive character
- Prioritise the use of environmentally friendly materials and sustainable design practices
- Ensure that infrastructure and amenities are adaptive and responsive to the changing coastal environment
- Consolidate and rationalise uses/structures to ensure the protection of the foreshore environs









4.0

# Strategic Framework Plan



*a way forward*

A Coastal Marine and Management Plan is recommended to provide direction on the future local management of the area. The following principles should also be considered in developing the CMMP and informed by cultural engagement.

**Ocean Views:** Strengthen visual and physical connections between the Warrnambool Foreshore and the ocean, promoting seamless integration with the city centre.

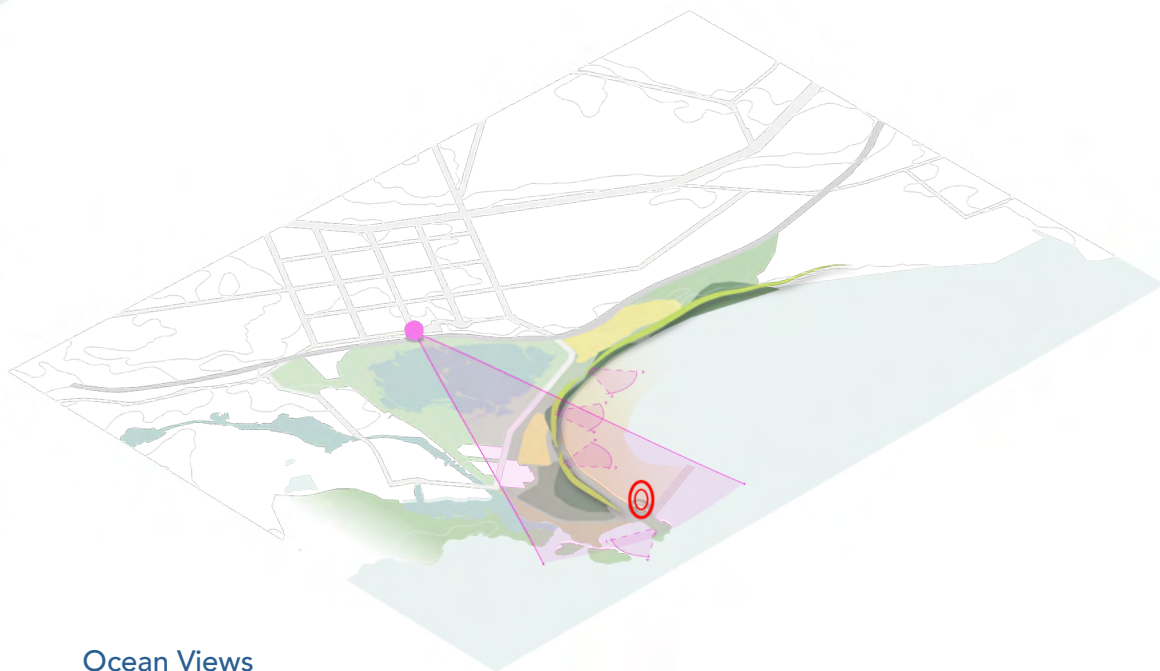
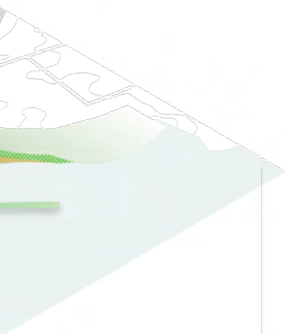
**Recreation and Tourism:** Showcase and leverage the exceptional recreation opportunities offered by the Warrnambool Foreshore while prioritising sustainable tourism practices and managing visitor impacts.

**Connectivity:** Improve physical and cultural connections to create a cohesive network of vibrant, accessible spaces along the Warnambool Foreshore, linking key activation points and destinations.

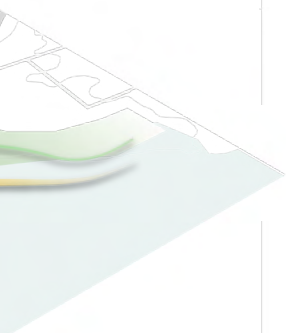
## Environmental Stewardship



## Recreation and Tourism



Ocean Views



Connectivity



## 4.2 Environmental Stewardship

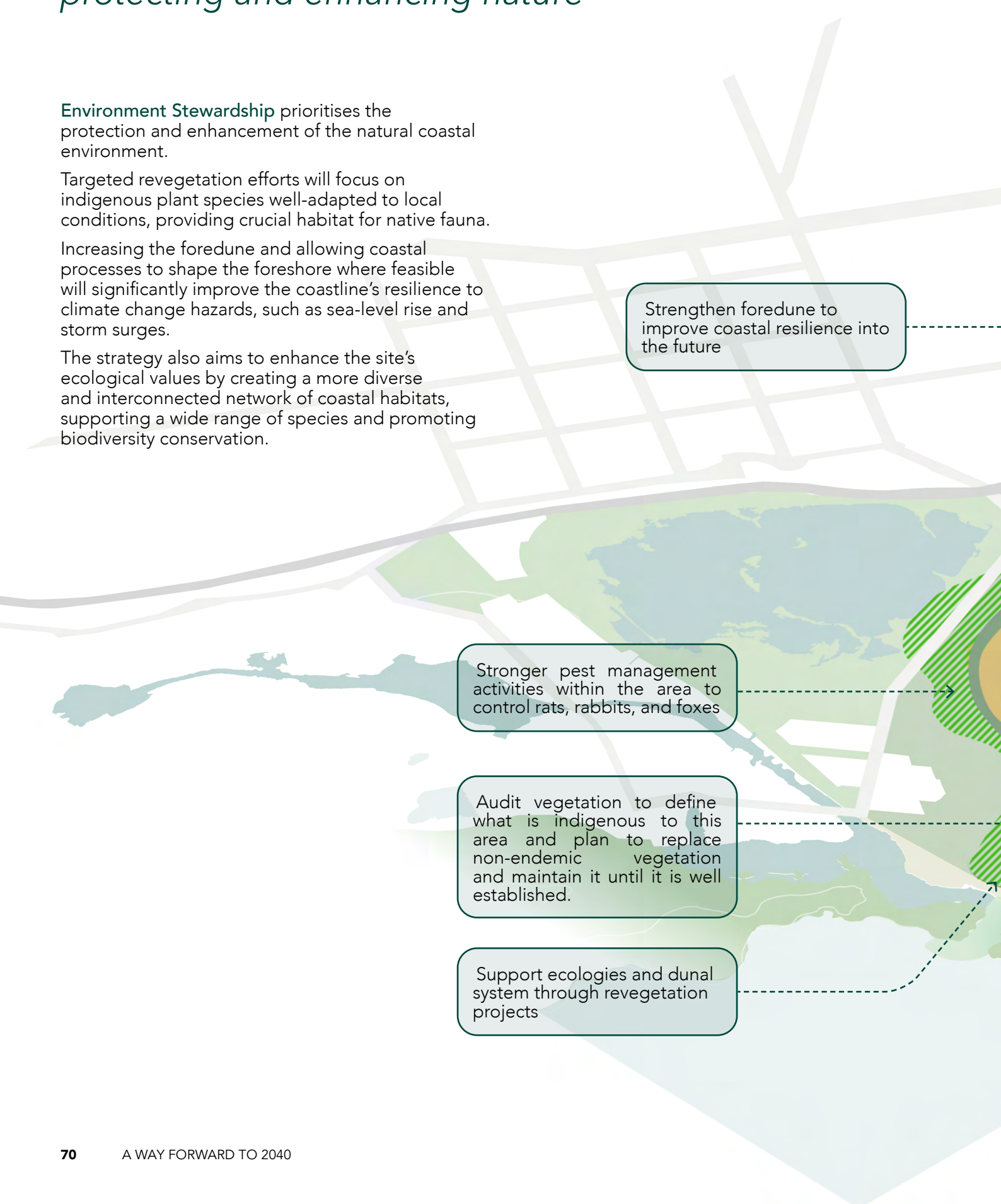
### *protecting and enhancing nature*

**Environment Stewardship** prioritises the protection and enhancement of the natural coastal environment.

Targeted revegetation efforts will focus on indigenous plant species well-adapted to local conditions, providing crucial habitat for native fauna.

Increasing the foredune and allowing coastal processes to shape the foreshore where feasible will significantly improve the coastline's resilience to climate change hazards, such as sea-level rise and storm surges.

The strategy also aims to enhance the site's ecological values by creating a more diverse and interconnected network of coastal habitats, supporting a wide range of species and promoting biodiversity conservation.

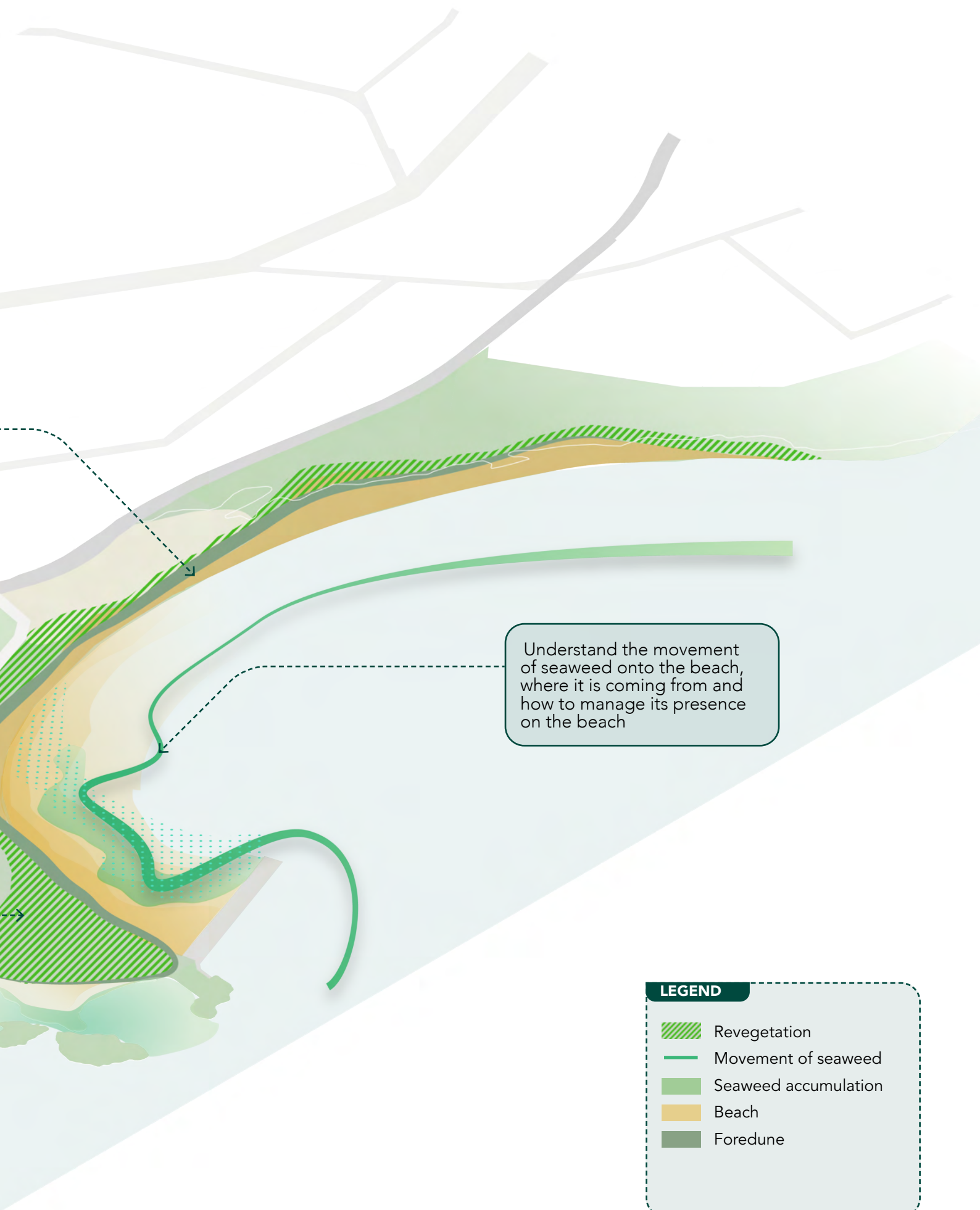


Strengthen foredune to improve coastal resilience into the future

Stronger pest management activities within the area to control rats, rabbits, and foxes

Audit vegetation to define what is indigenous to this area and plan to replace non-endemic vegetation and maintain it until it is well established.

Support ecologies and dunal system through revegetation projects





## 4.3 Ocean Connectivity

*strengthening coastal connections*

**Ocean Connectivity** seeks to strengthen the visual and physical connections between the Warrnambool Foreshore and the ocean.

A series of viewpoints and vantage points along the foreshore will provide uninterrupted sightlines to the water. This allows visitors to appreciate the stunning coastal views, whilst also ensuring passive surveillance of ocean waters and improving safety.

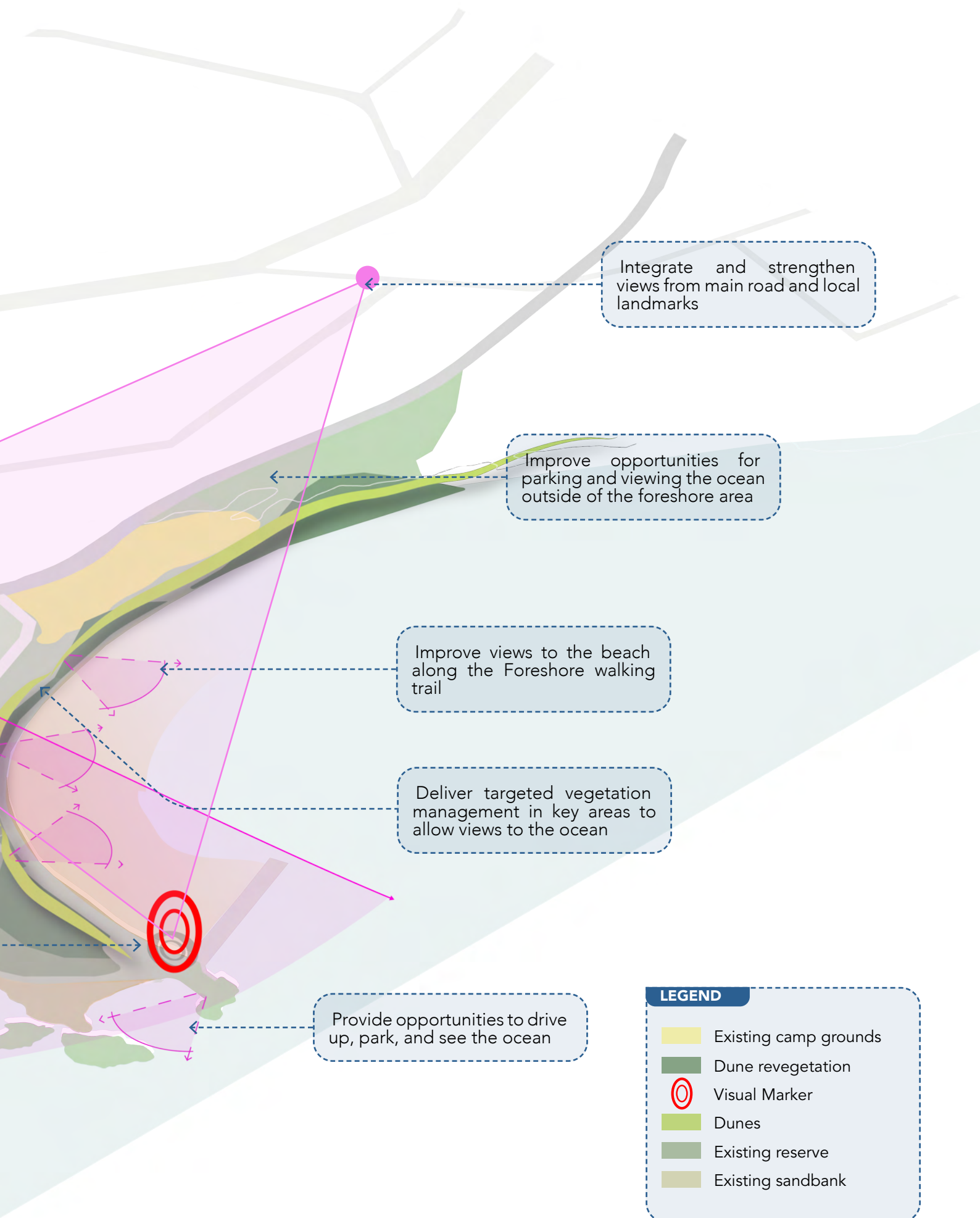
Improving access to the beach and ocean through well-designed and maintained beach access points will ensure that people of all abilities can safely and comfortably reach the water's edge.

The strategy also recognises the importance of linking the foreshore to the city centre, promoting a seamless integration between the coastal environment and Warrnambool's urban fabric.

Any work to support this should be sensitive to the natural values of the foreshore and maintain uninterrupted views from the water back towards the coast.



Develop visual connectivity between Warrnambool CBD and the foreshore





## 4.4 Recreation and Tourism

### *balancing enjoyment and conservation*

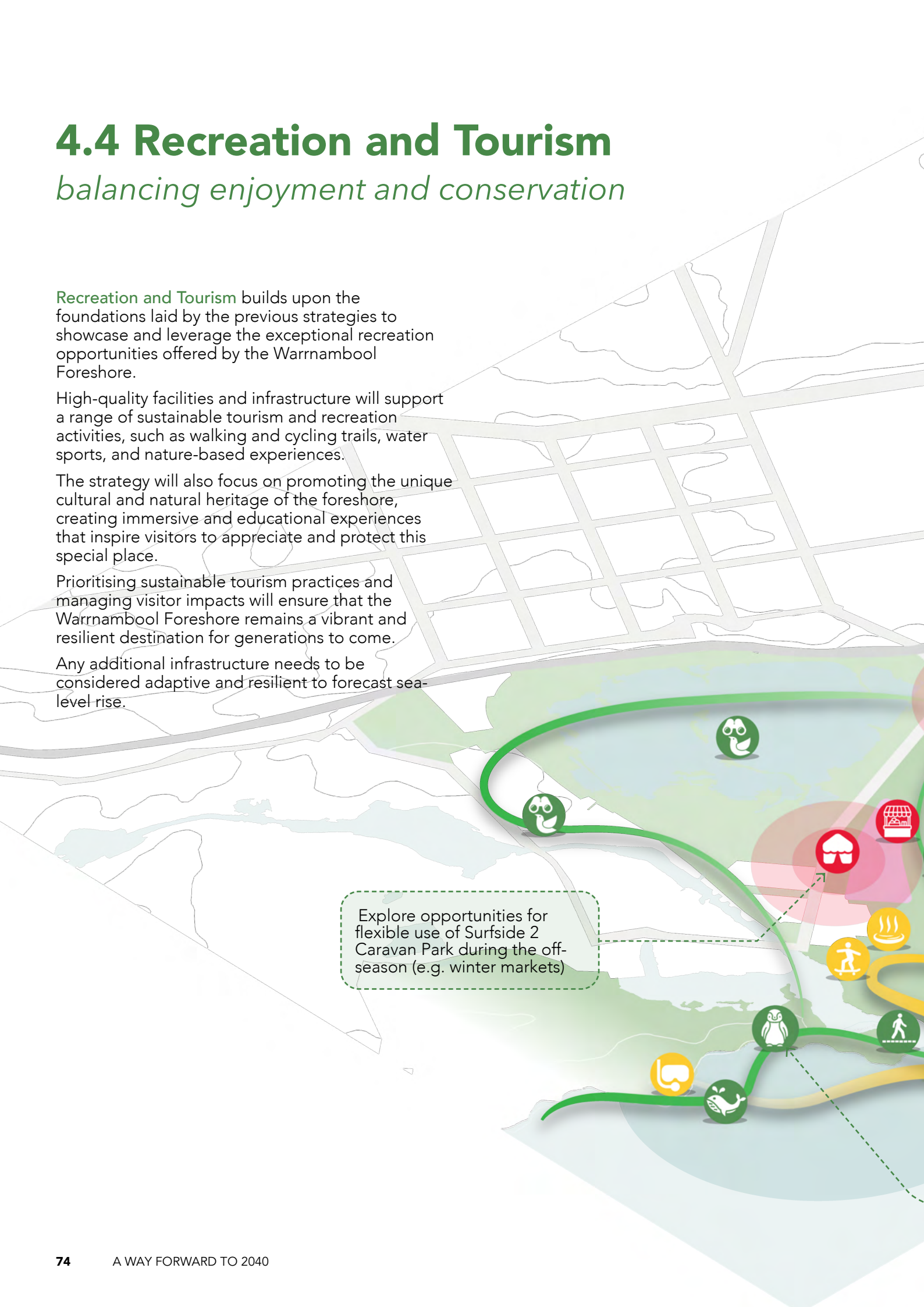
**Recreation and Tourism** builds upon the foundations laid by the previous strategies to showcase and leverage the exceptional recreation opportunities offered by the Warrnambool Foreshore.

High-quality facilities and infrastructure will support a range of sustainable tourism and recreation activities, such as walking and cycling trails, water sports, and nature-based experiences.

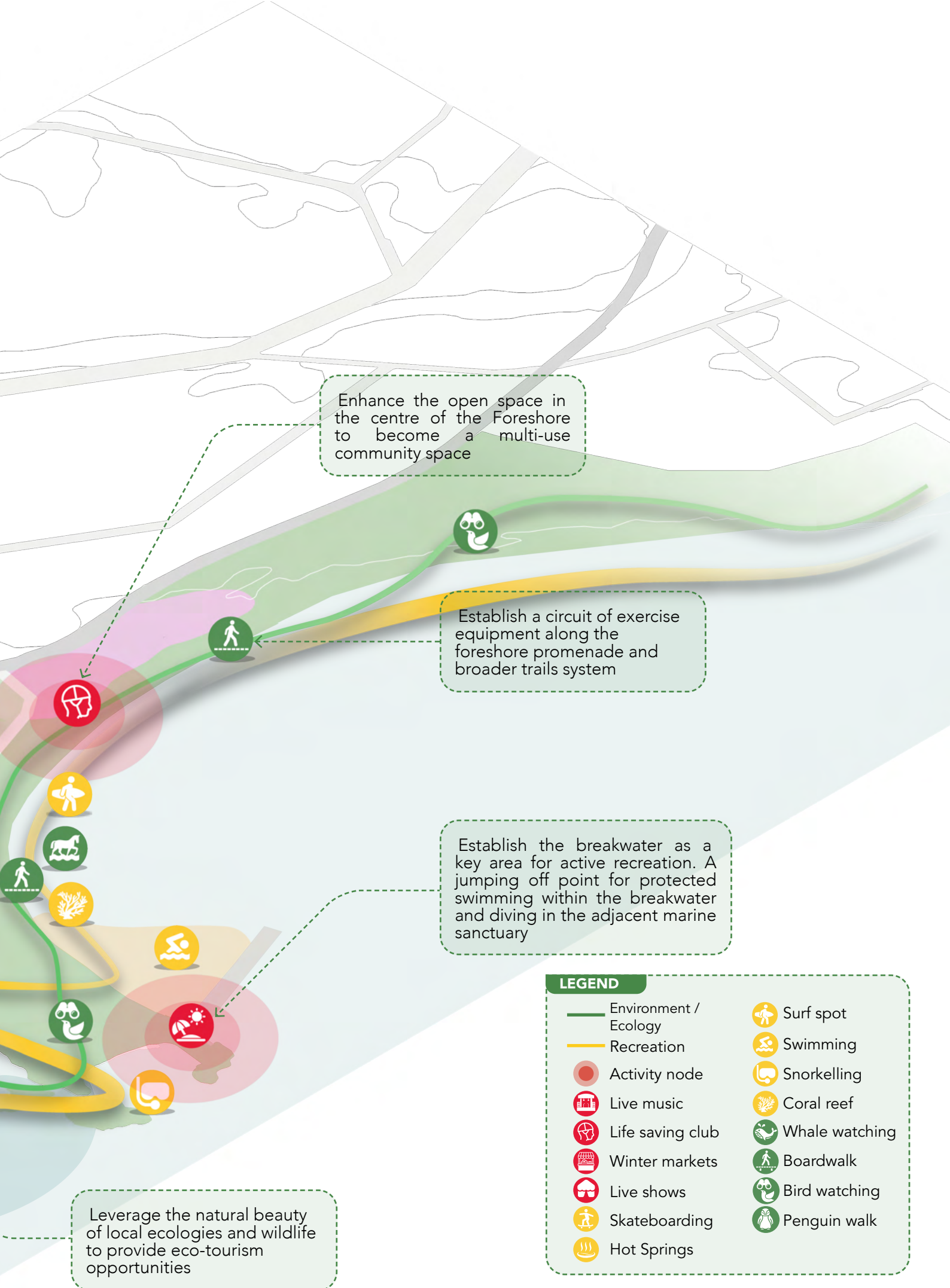
The strategy will also focus on promoting the unique cultural and natural heritage of the foreshore, creating immersive and educational experiences that inspire visitors to appreciate and protect this special place.

Prioritising sustainable tourism practices and managing visitor impacts will ensure that the Warrnambool Foreshore remains a vibrant and resilient destination for generations to come.

Any additional infrastructure needs to be considered adaptive and resilient to forecast sea-level rise.



Explore opportunities for flexible use of Surfside 2 Caravan Park during the off-season (e.g. winter markets)





## 4.5 Connectivity

*fostering belonging and participation*

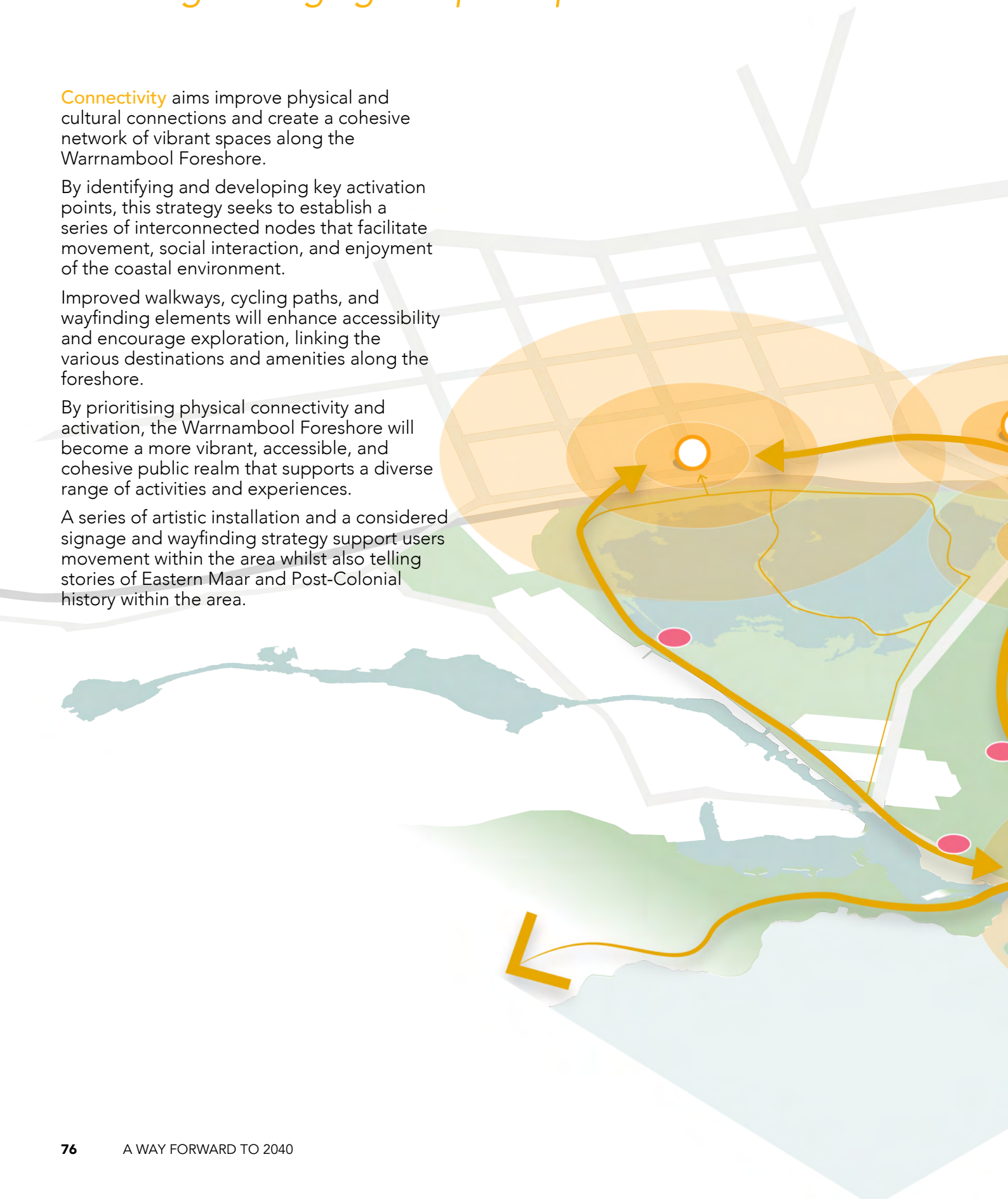
**Connectivity** aims improve physical and cultural connections and create a cohesive network of vibrant spaces along the Warrnambool Foreshore.

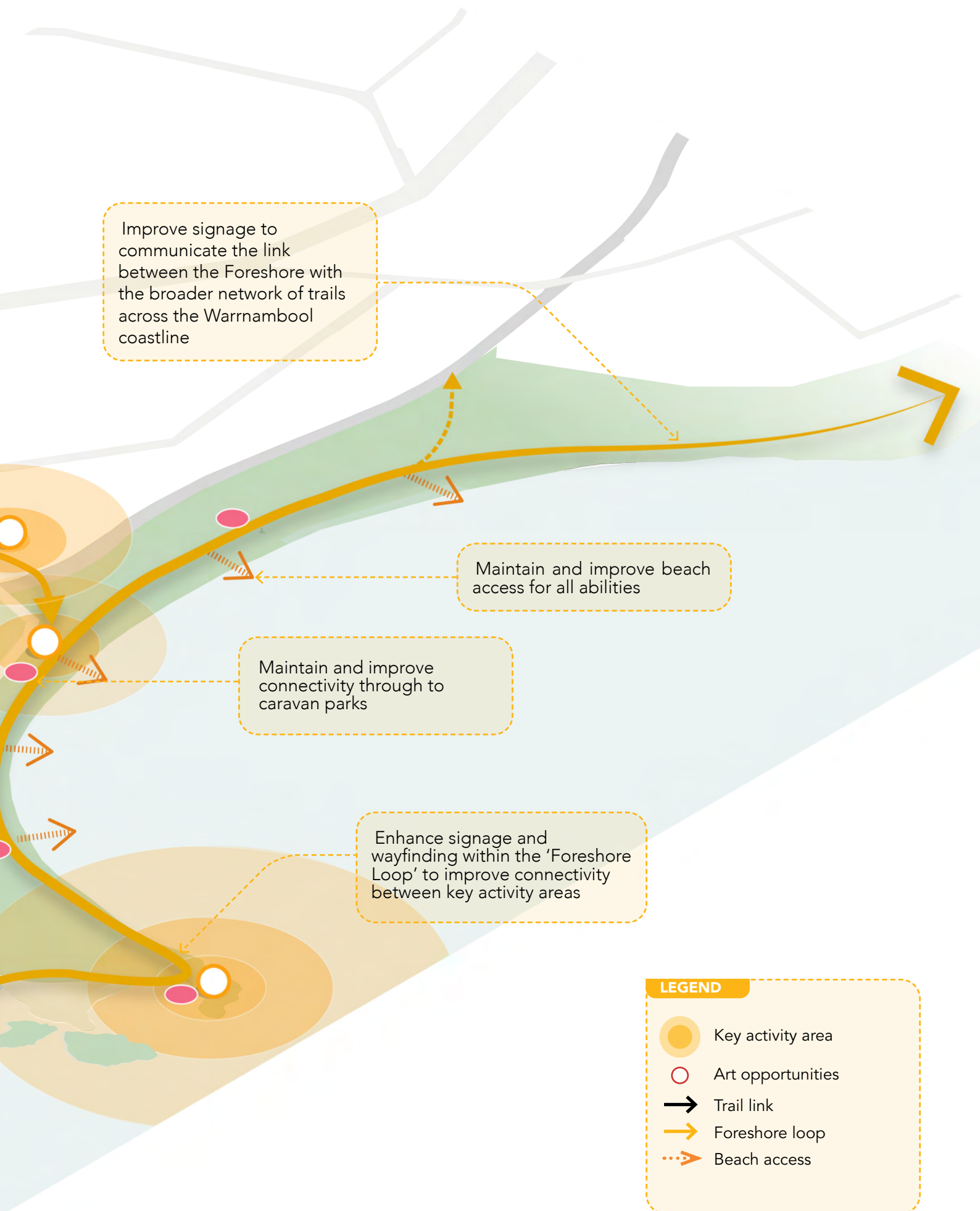
By identifying and developing key activation points, this strategy seeks to establish a series of interconnected nodes that facilitate movement, social interaction, and enjoyment of the coastal environment.

Improved walkways, cycling paths, and wayfinding elements will enhance accessibility and encourage exploration, linking the various destinations and amenities along the foreshore.

By prioritising physical connectivity and activation, the Warrnambool Foreshore will become a more vibrant, accessible, and cohesive public realm that supports a diverse range of activities and experiences.

A series of artistic installation and a considered signage and wayfinding strategy support users movement within the area whilst also telling stories of Eastern Maar and Post-Colonial history within the area.







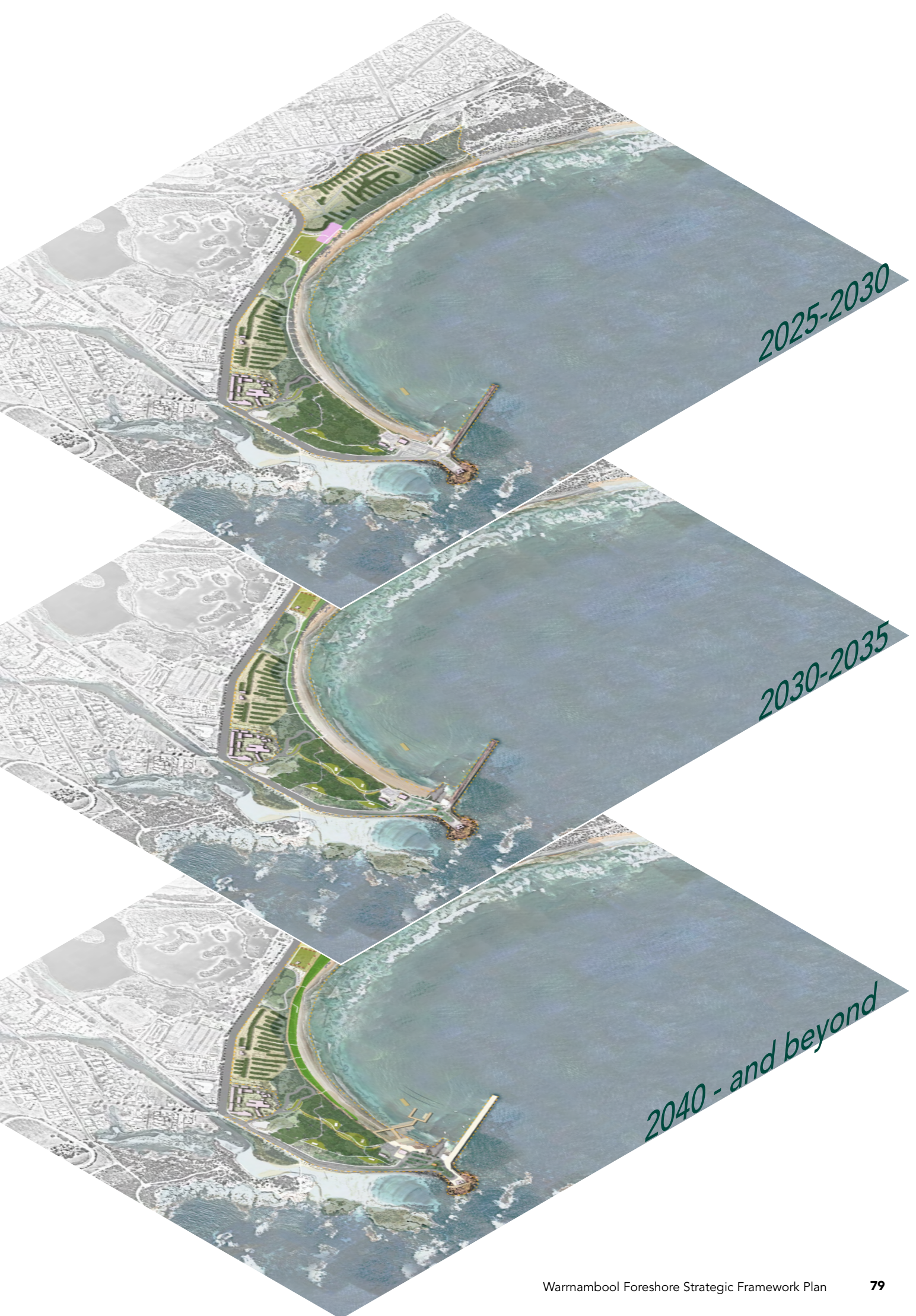
## 4.6 Foreshore Strategic Framework Plan

The strategic priorities are staged across three distinct phases, ensuring a well-coordinated and sustainable approach to the foreshore's transformation. This framework plan does not provide approval of the strategic priorities. Detailed analysis and approval of each of these strategic priorities is required.

The first phase, spanning from 2025 to 2030, lays the groundwork for the project by focussing on essential upgrades and enhancements to the foreshore's wayfinding, signage, and the introduction of local art. This phase sees the implementation of key design elements, such as a small section of raised boardwalk system, which will improve accessibility, safety, and visual connectivity to the ocean. The initial stage will also prioritise the restoration and stabilisation of the dune system, as well as the formalisation of what is currently known as 'the carnival space' into a "Village Green".

Building upon the progress made in the first phase, the second phase (2030-2035) concentrates on further developing the foreshore's recreational offerings and ecological resilience. This stage will introduce additional amenities and attractions that cater to a wide range of user groups, while also expanding the biodiversity corridors and native vegetation throughout the site. This phase introduces a seabath within the protected waters of the breakwater and explores options for capturing and utilising the foreshore's seaweed. It also proposes the initial reconfiguration within the harbour area to facilitate horse training and minimise clashes between users.

Looking ahead to 2040 and beyond, the third phase sees an extension to the raised boardwalk along the entire foreshore area. This allows for separation of users, clear views to the ocean, increased feelings of safety, and the ability for revegetation works to take place beneath the structure. A series of boardwalks and a seabath are also proposed within the harbour area, taking advantage of the calmer waters and developing the harbour area as a key tourist and recreation hub.





# Phase 01 - 2025-2030

Explore opportunities for greater utilisation of Shipwreck Bay Holiday Park during the off-season

Permeable surface applied to current informal parking area with WSUD integrated

Revegetation works to improve biodiversity and inclusion of gravel path network.

Picnic spaces nestled within the rejuvenated heathland

Parking reconfigured to allow for views to Stingray Bay from parking spaces.

Staged vegetation management to improve biodiversity, user safety, and views to the ocean.

Install beach showers along the foreshore at main entrance points. Explore options for geothermally heated water usage

Floating pontoon installed in calmer waters to promote ocean swimming in the area.



Begin planning and design of a formalised “Village Green” to become a space for passive, social and active recreation. Supporting this is an integrated redeveloped Surf Life Saving Club, which becomes the heart of a multi-functional community space.

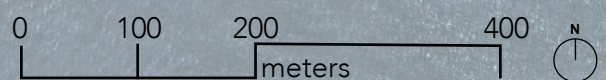
Carnival operations to be relocated to the Lake Pertobe area. Further investigations will inform suitable sites within the area.



Extend coastal ecologies into the existing caravan parks. Improving biodiversity, coastal resilience, and privacy within the campgrounds.

Reconfiguration of SLSC developed to improve beach safety and accessibility for emergency vehicles. Consideration also given for its role as a community hub and future relationship with the village green.

In conjunction with State Government, develop a comprehensive plan on the future management of the breakwater





# Vegetation Management

## Phase 01 - Phase 03

Vegetation management is a key issue within the Foreshore. Large areas of the Foreshore are dominated by Coast Tea-tree (*Leptospermum laevigatum*). Although not indigenous to the area and with a propensity to create a monoculture (Lyne, 1996), it provides an important value as a dune stabiliser and the creation of woody habitat.

For human users of the Foreshore, the rampant growth of the Coast Tea-tree impedes views to the ocean from the pathway. The dense vegetation also impedes views along and into the pathway, create a sense of unsafety.

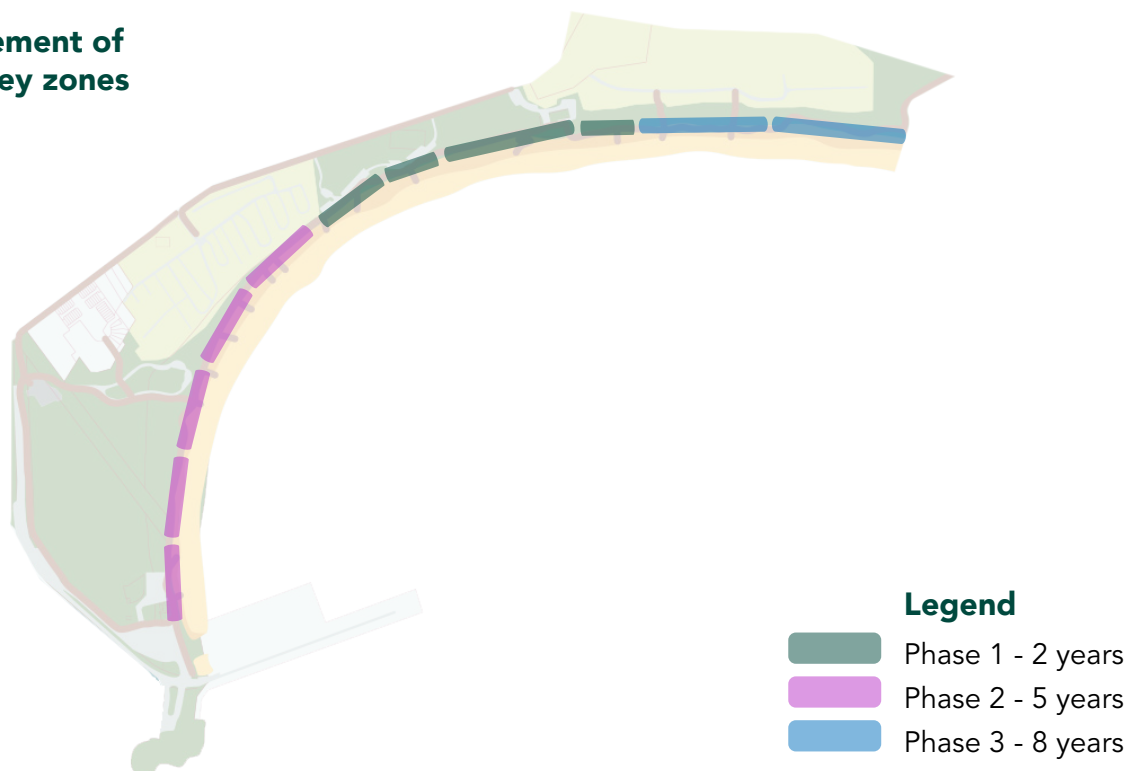
The plan proposes the strategic removal and revegetation of the dunal vegetation with low growing species on the seaward side of the path system. This aims to both allow views and a sense of safety, whilst also improving the biodiversity within the dunal ecology.

The diagram below shows where vegetation management should take place in the initial phase. This is associated with the highest use areas around the SLSC and McGennan's Carpark. Phase 2 proposes management extends along the pathway towards the breakwater. Whilst Phase 3 is continued toward Moyjil/Point Richie.

The series of typical cross-sections on the adjacent page highlight how this can take place over a period of years. This ensures that the dune remains stable, the quality of the vegetation and biodiversity is improved, and views are improved.

Further development of the vegetation management strategy should be contained within a Coastal and Marine Management Plan and consider lessons from Warrnambool City Council's previous vegetation management plans *Warrnambool Coast Vegetation Management Plan* (Biosis Research, April 2012) and *Warrnambool Coast Native Vegetation Precinct Plan* project (Beacon Ecological, c. 2020).

### Staged management of vegetation in key zones



## Current



## 2025 - 2027

Targeted removal of some large species allows light into the understory and the establishment/ planting of shrubs and groundcovers.



## 2027 - 2030

As the understorey matures, Coast Tea-Tree is removed from the seaward side of the pathway.



## 2040 -

The understorey has matured here and a raised path system is proposed to allow for the establishment of vegetation below. This also provide space for a growing dune system.





# Actions

## Phase 01

*This framework plan does not provide approval of the strategic priorities. Detailed analysis and approval of each of these strategic priorities is required.*

Action	Description
General	
1.	Improved signage and wayfinding implemented along the foreshore, telling stories of the foreshore. Engagement with Eastern Maar required to understand what stories want to be shared within the area.
2.	Explore opportunities for a free park-and-ride shuttle service connecting the Breakwater, the "Village Green", Lake Pertobe, Flagstaff Hill and the CBD.
3.	Staged vegetation management to improve biodiversity, user safety, and views to the ocean.
4.	Extend coastal ecologies into the existing caravan parks. Improving biodiversity, coastal resilience, and privacy within the campgrounds.
5.	Explore opportunities for greater utilisation of Shipwreck Bay Holiday Park during the off-season.
6.	Ensure emergency vehicle access for the Lake Pertobe and Foreshore area are considered with future traffic management planning.
7.	Install beach showers along the foreshore at main entrance points. Explore options for geothermally heated water usage
8.	Explore improved lighting options along the Foreshore Promenade that also minimises wildlife disturbance.
9.	Establish a circuit of exercise equipment along the foreshore promenade and broader trails system
"Village Green" Area	
10.	<p>Begin planning and design of a formalised "Village Green" to become a space for passive, social and active recreation. Supporting this is an integrated redeveloped Surf Life Saving Club, which becomes the heart of a multi-functional community space.</p> <p>Carnival operations to be relocated to the Lake Pertobe area. Further investigations will inform suitable sites within the area.</p>
11.	Reconfiguration of SLSC developed to improve beach safety and accessibility for emergency vehicles. Consideration also given for its role as a community hub and future relationship with the "Village Green".
12.	Explore opportunities for tour bus parking and flexible use of the village green for overflow parking during specific events

Action	Description
Breakwater Area	
13.	Permeable surface applied to current informal parking area with WSUD integrated
14.	Revegetation works to improve biodiversity and inclusion of informal path network.
15.	Picnic spaces nestled within the rejuvenated heathland
16.	Parking reconfigured to allow for views to Stingray Bay from parking spaces.



## Phase 02 - 2030



Seaweed capture lines provide a dual opportunity to provide an economic outcome from the challenge of excess seaweed, whilst also removing it from the swimming area.

Beach access improved as per the 2022 Warrnambool Beach Access Strategy

Gravel road through rejuvenated bushland provide improved access and additional low-impact parking areas.



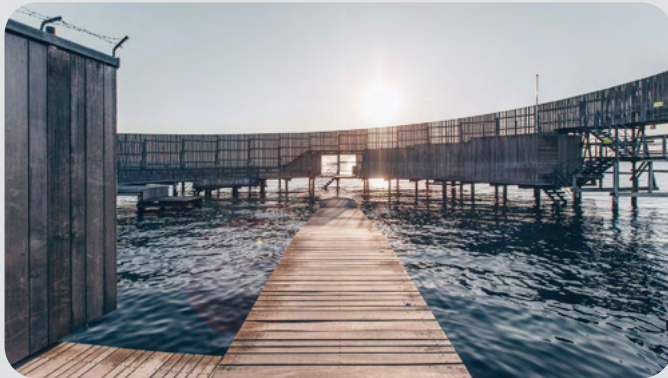
Sculptural element incorporating stories of Country as a beacon for the Foreshore and providing visual connection to the township.



"Village Green" established to provide a central space on the Foreshore for community events. This can also be used as overflow parking when required for beach events.



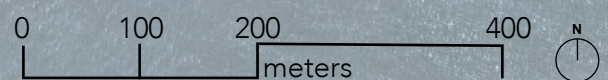
There is a history of swimming in the protected waters provided by the Breakwater. The image here shows the underlying geology which is now largely covered by sand, only exposed following large storm events.



Begin planning and design of a seabath within the protected waters of the breakwater. This could also provide a space for the collection of seaweed to support local business opportunities.

Upgrade to harbour area and boat ramps inline with Harbour Masterplan (2018) - including upgrade to 3 lane boat launch area.

Explore opportunities for the reuse of aquarium structure to improve amenity and support the pedestrian activation of this area.





# Phase 02 - 2030

Central to the proposal is the conversion of the current open space area into a "Village Green". This will provide a flexible community space to hold local events and festivals throughout the year. Through its integration with the Surf Life Saving Club, it also serves as an entry point onto Warrnambool Main Beach.


The below section shows the relationship between the "Village Green", a proposed raised boardwalk, which extends past the Surf Life Saving Club (SLSC), and the main beach. The proposal suggests integrating the boardwalk into the second level of the SLSC, creating an open, elevated space that offers stunning views of the sea and the community space behind the dune.



## Village Green to Main Beach Concept (subject to approval)

### Section A 1:500 at A3



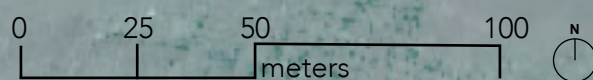


Development of a "Village Green" to become the heart of the foreshore and integrate with a redeveloped SLSC to provide a clear entrance to Warrnambool's main beach.

Reconfigured SLSC integrates with raised boardwalk and forms a central part of the community open space area.



Raised boardwalk implemented in stages providing views above vegetation, improving passive surveillance, and allowing revegetation to take place below.





## Phase 02 - 2030

There is an opportunity to explore the introduction of a seabath in this area provides a space for protected ocean swimming.

The area between the harbour and Worm Bay carparking is improved through revegetation works focused on increasing biodiversity within the area. A gravel road connection is introduced between the harbour and Worm Bay carparking area to provide improved circulation and emergency access. Areas of low-impact car parking are proposed off of this gravel road to provide access to the trail network, picnic areas, and the beach.

Furthermore, the design also incorporates fingers of vegetation extending from the dunal system into the neighbouring land uses, particularly the caravan parks. These green corridors are intended to boost biodiversity along the foreshore by creating a more seamless integration between the coastal ecosystem and the surrounding built environment.



Revegetation works  
and expanded trail  
network with picnic and  
recreation areas

Picnic spaces nestled  
within the rejuvenated  
heathland

Investigation area for  
future seabaths

0 25 50 100  
meters





# Actions

## Phase 02

*This framework plan does not provide approval of the strategic priorities. Detailed analysis and approval of each of these strategic priorities is required.*

Action	Description
General	
1.	Beach access improved as per the 2022 Warnambool Beach Access Strategy
2.	Explore opportunities for improving tour bus pick-up and drop-off locations adjacent to the Foreshore activity zones.
3.	Develop pest control strategy for the foreshore area initially targeting rabbits, foxes, and rats.
4.	Explore opportunities to upgrade skatepark create an activated space
"Village Green" Area	
4.	"Village Green" established to provide a central space on the Foreshore for community events. This can also be used as overflow parking when required for beach events.
5.	Development of a "Village Green" to become the heart of the foreshore and integrate with a redeveloped SLSC to provide a clear entrance to Warnambool's main beach.
6.	Reconfigured SLSC integrates with raised boardwalk and forms a central part of the community open space area.
7.	Raised boardwalk implemented in stages providing views above vegetation, improving passive surveillance, and allowing revegetation to take place below.
8.	Consult with local businesses and explore opportunities for expansion (e.g. the Kiosk) and careful consideration of operating hours, viability of any new food options.
Breakwater Area	
8.	Begin planning and design of an seabath within the protected waters of the breakwater. This could also provide a space for the collection of seaweed to support local business opportunities.
9.	Seaweed capture lines provide a dual opportunity to provide an economic outcome from the challenge of excess seaweed, whilst also removing it from the swimming area.
10.	Gravel road through rejuvenated bushland provide improved access and additional low-impact parking areas.
11.	Sculptural element incorporating stories of Country as a beacon for the Foreshore and providing visual connection to the township.

Action	Description
Breakwater Area	
12.	Upgrade to harbour area and boat ramps inline with Harbour Masterplan (2018) - including upgrade to 3 lane boat launch area.
13.	Explore opportunities for the reuse of aquarium structure to improve amenity and support the pedestrian activation of this area.
14.	Revegetation works and expanded trail network with picnic and recreation areas
15.	Picnic spaces nestled within the rejuvenated heathland
16.	Planning and design of future seabath providing protected swimming and reintroduction of rock pools for habitat creation



## Phase 03 - 2040 and beyond

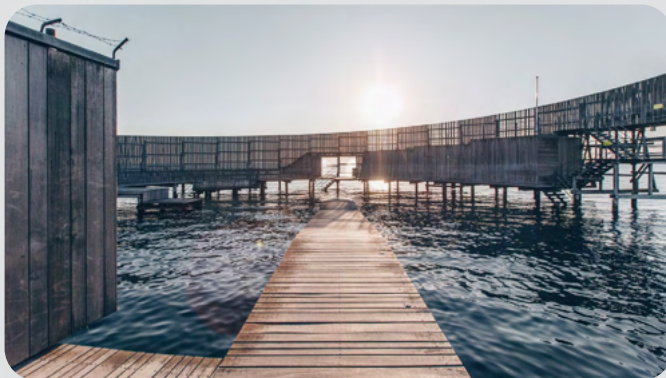
Parking reconfigured in line with harbour masterplan with additional planting in between bays to provide wind protection

Decking and lookout point near old aquarium providing connected circulation for pedestrians

Facilities provided to improve access to dive sites for diving and snorkelling activities

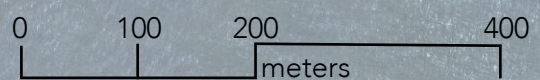


Explore impacts of sea-level rise and flooding on Pertobe Road and how this may impact access to the Foreshore.



Sea baths provide an opportunity to swim within the protected waters of the Bay. They offer accessibility to deeper water swimming throughout the year and help to avoid the built up seaweed on the shoreline.

Further studies required to determine future balance between horse training and public use in the area.





## Phase 03 - 2040 and beyond

The proposed activity node on the point within the Warrnambool Foreshore aims to enhance the existing natural beauty and recreational opportunities of the area while addressing current limitations. Presently, the site is characterised by a dominant car park and minimal pedestrian amenities, yet it continues to attract visitors drawn to its stunning surroundings.

The introduction of seabaths will provide a unique and inviting experience for swimmers, allowing them to enjoy the calm, protected waters created by the breakwater. The incorporation of an seabath will further expand swimming opportunities, offering a safe and accessible option for visitors of all ages and abilities.

To improve the overall ambiance and functionality of the space, the plan proposes the integration of additional planting within the car park. This strategic landscaping will serve as a natural wind-break, creating a more comfortable environment for visitors while also enhancing the aesthetic appeal of the area.



**Raised boardwalk concept**  
**Section B** 1:500 at A3







# Actions

## Phase 03

*This framework plan does not provide approval of the strategic priorities. Detailed analysis and approval of each of these strategic priorities is required.*

Action	Description
General	
"Village Green" Area	
1.	<i>Explore impacts of sea-level rise and flooding on Pertobe Road and how this may impact access to the Foreshore.</i>
Breakwater Area	
2.	<i>Sea baths provide an opportunity to swim within the protected waters of the Bay. They offer accessibility to deeper water swimming throughout the year and help to avoid the built up seaweed on the shoreline.  Further studies required to determine future balance between horse training and public use in the area.</i>
3.	<i>Parking reconfigured in line with harbour masterplan with additional planting inbetween bays to provide wind protection</i>
4.	<i>Decking and lookout point near old aquarium providing a connected circulation for pedestrians</i>
5.	<i>Facilities provided to improve access to dive sites for diving and snorkelling activities</i>
6.	<i>Creation of 'safe' spaces for sea life to improve biodiversity in the area</i>
7.	<i>Seabaths provide a lighter touch option for protected swimming</i>
8.	<i>Sculptural element providing visual connectivity to the CBD area</i>
9.	<i>Path network is extended to include the Old Aquarium with a lookout point.</i>











An aerial photograph of a coastal area. In the foreground, a long concrete pier extends from the bottom left towards the center right. The pier has a dark, rocky base on the left side where waves are breaking. Several people are walking along the pier. At the end of the pier, there is a small structure with a white roof. In the middle ground, two boats are visible in the turquoise water: a small grey boat on the left and a larger red and white boat in the center. The background shows a wide expanse of water leading to a distant, low-lying headland covered in dense green vegetation. The sky is overcast with grey clouds.

5.0

# Implementation



# 5.1 Implementation Strategy

This Framework Plan aims to provide guidance on the future development of the Foreshore. This section outlines the next steps towards achieving the vision and concepts outlined within this document. It also provides a series of principles to guide the development of specific areas within the Foreshore to ensure that they comply with the Marine and Coastal Act and aid in the planning application process.

Below are two overarching principles that should guide all projects within the foreshore, whilst the following pages outline project specific considerations.

All proposed implementation pathways and strategic opportunities are subject to funding and approval.

## Overarching Principles

- 1 *Engage early with Eastern Maar on tangible and intangible heritage values relevant to place. All projects should also seek to avoid extinguishment of Native Title.*
- 2 *All projects should respond to current and future climate conditions*

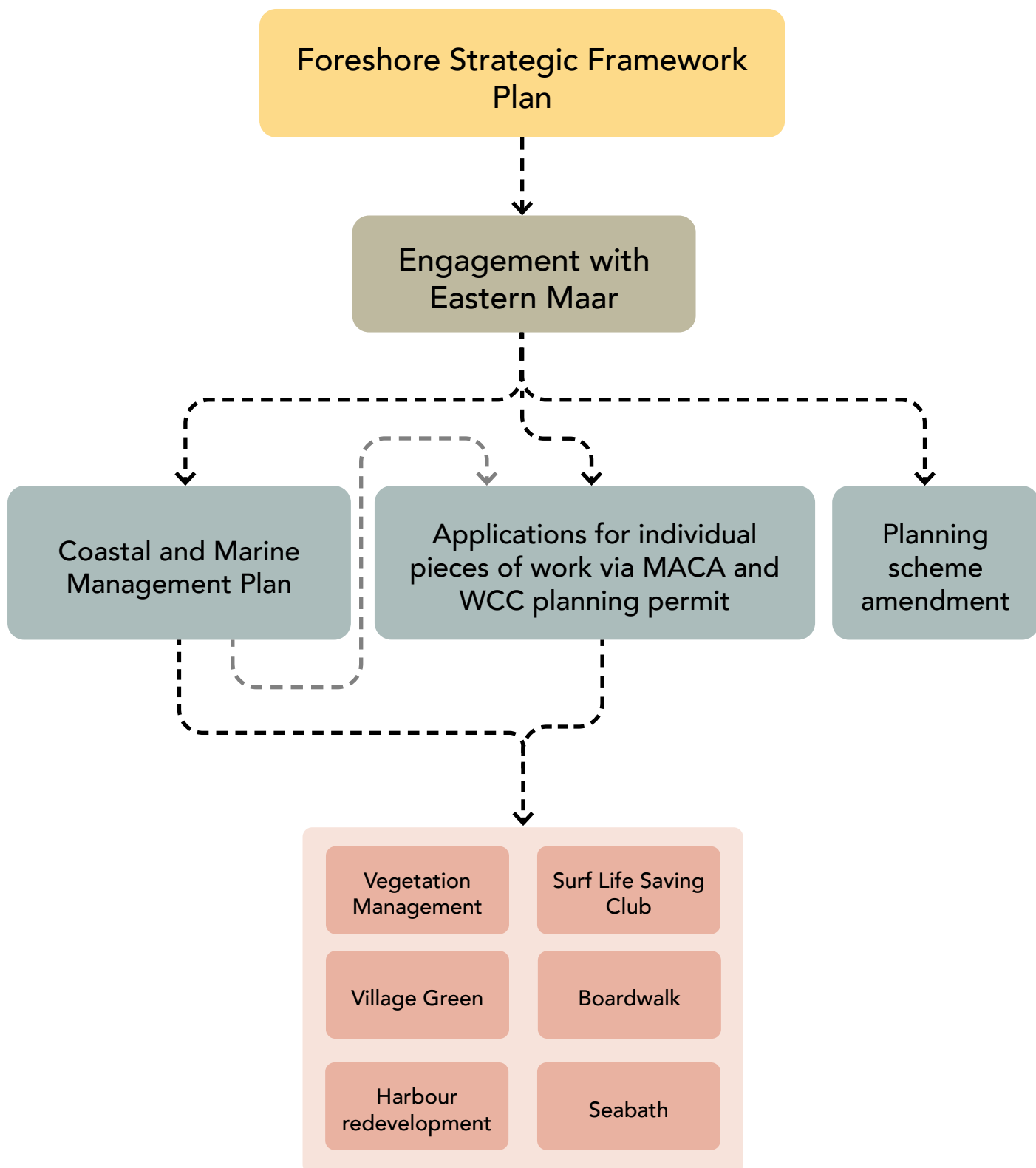
### Planning Scheme Amendment Recommendation:

*Implement a new planning policy into the Warrnambool Planning Scheme. The purpose of the amendment is to provide statutory support for the Warrnambool Foreshore Framework Plan.*

*The new local planning policy at Clause 12.02 'Warrnambool Foreshore' including the key principles in the Warrnambool Foreshore Framework Plan and a map of the study area. The purpose of the new policy is to guide future use and development in the area. The Warrnambool Foreshore Framework Plan will be a Reference Document in the Planning Scheme.*

### Coastal Marine and Management Recommendation:

*Prepare a Coastal and Marine Management Plan (CMMP) to provide direction of the management of the Warrnambool Foreshore Framework area. This should also include a Coastal Hazard and Resilience Plan within it.*





## 5.2 Vegetation Management

Vegetation Management is a key initiative within the Warrnambool Foreshore Framework Plan, addressing the complex balance between ecological health, coastal protection, and community needs. It aims to enhance the foreshore's natural environment while improving the experience for visitors and residents alike.

Currently, large areas of the foreshore are dominated by Coast Tea-tree (*Leptospermum laevigatum*), which, while effective in stabilising dunes, impedes ocean views and creates safety concerns along pathways. The Plan proposes a strategic approach to managing vegetation, with the goal of improving biodiversity, enhancing views, and increasing safety without compromising the dune system's integrity (outlined on page 82 and 83).

Implementation of this project should be carried out in phases, starting with high-use areas around the Surf Life Saving Club and McGennan's Carpark, and gradually extending along the foreshore

Further development of the vegetation management strategy should be contained within a Coastal and Marine Management Plan and consider lessons from Warrnambool City Council's previous vegetation management plans *Warrnambool Coast Vegetation Management Plan* (Biosis Research, April 2012) and *Warrnambool Coast Native Vegetation Precinct Plan* project (Beacon Ecological, c. 2020).

Detailed analysis and approval of each of these strategic priorities is required.

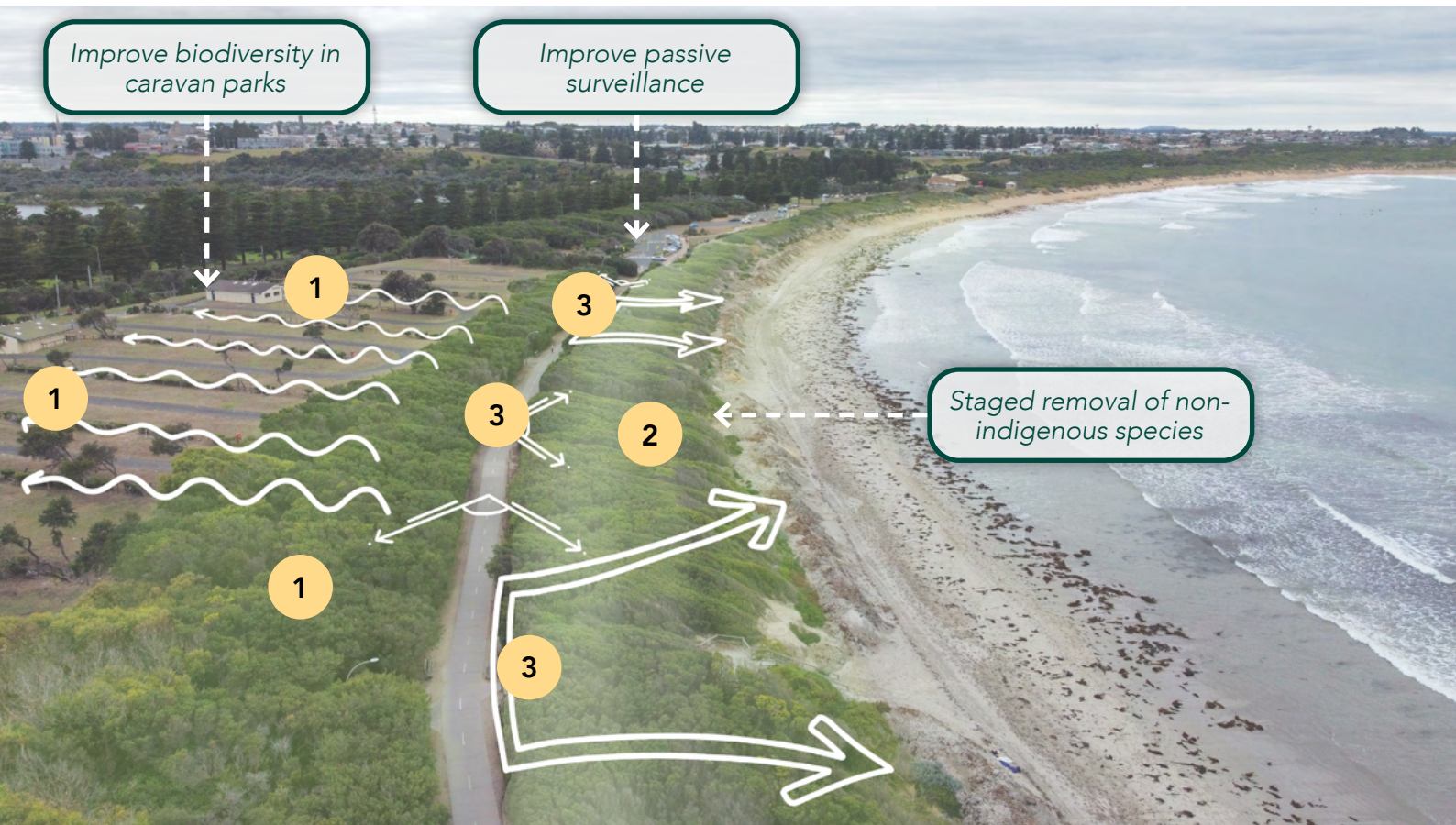
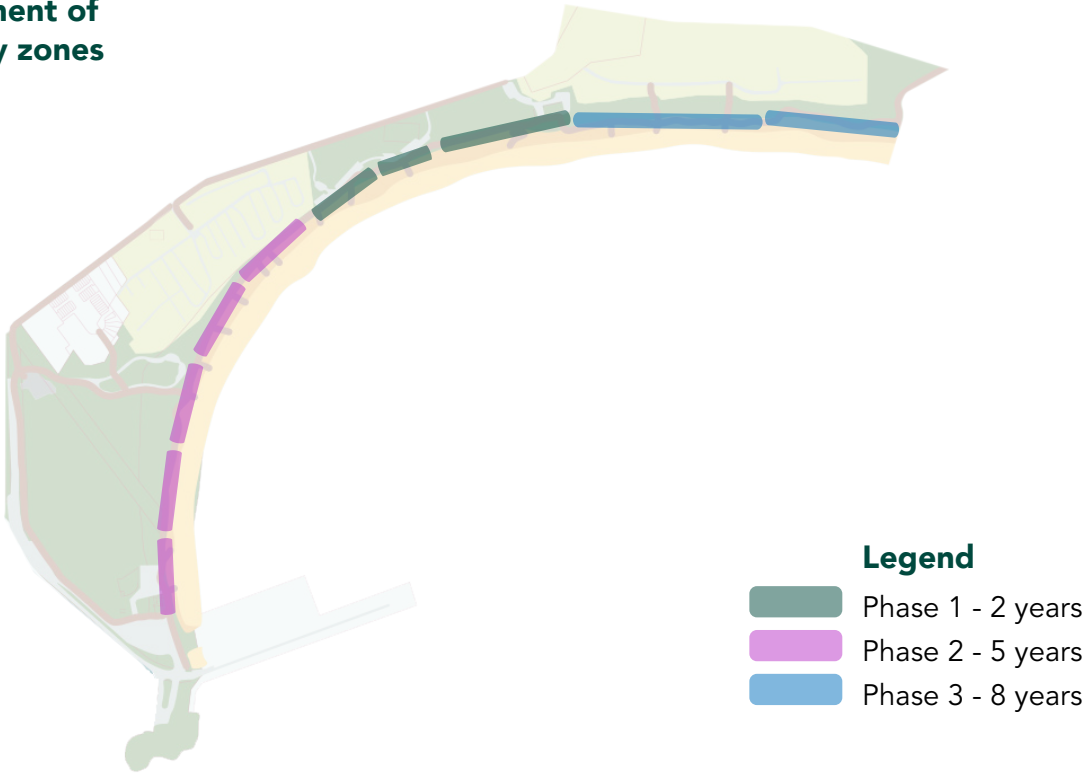
### Key Principles

- 1 *Improve biodiversity of indigenous species*
- 2 *Staged removal of non-indigenous species (such as Coast Tea-Tree) and replenishment of indigenous biodiversity*
- 3 *Improve passive surveillance of the promenade and beach to increase user safety*

### Recommendation:

*A vegetation schedule of indigenous species for the Foreshore to support decision making around vegetation management.*

# Staged management of vegetation in key zones





## 5.3 Surf Life Saving Club

The redevelopment of the Surf Life Saving Club is a pivotal project on the Warrnambool Foreshore, with the potential to enhance community connectivity with the main beach, integrate with the proposed 'village green', and shape a significant community space at the heart of the Foreshore for future generations.

The following principles aim to guide the future development of the area, focusing on minimising impacts on the coastal environment, improving accessibility, amenity, and safety, and establishing the club as a vital community hub for future generations. This approach ensures that the redeveloped Surf Life Saving Club delivers enhanced environmental and community value.

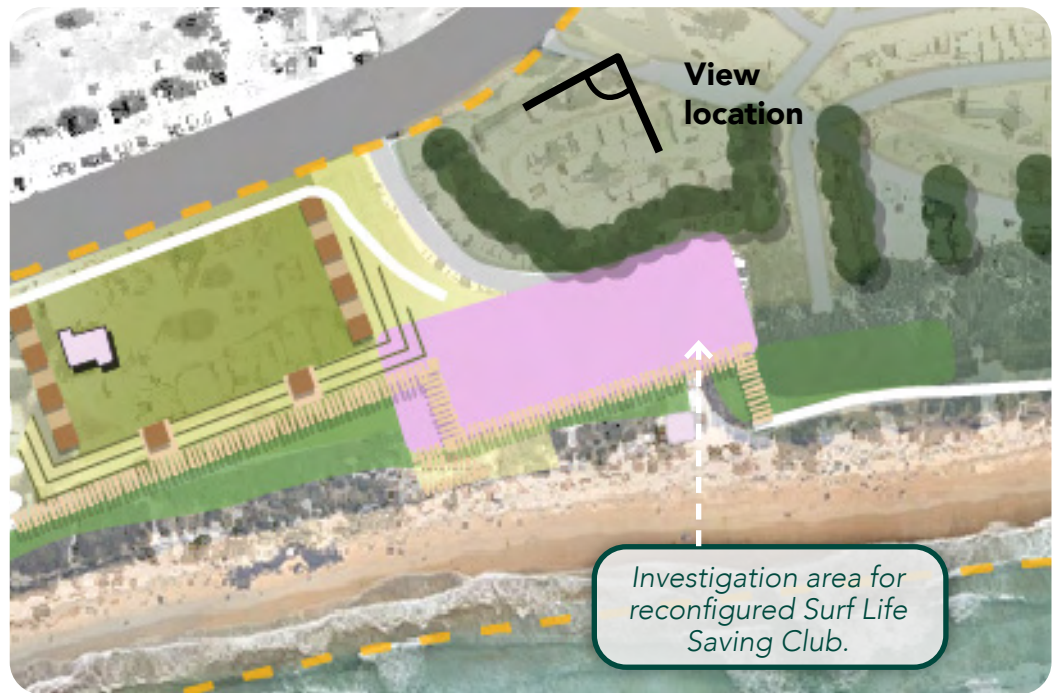
### Key Principles

- 1 *Improve emergency vehicle access to the main beach*
- 2 *Support muted materials which reflect the coastal character of the area*
- 3 *Support built form that is sensitive to views to and from the site, including views from off-shore*
- 4 *Improve accessibility in and around the building*
- 5 *Improve access to the beach from the surf lifesaving club*
- 6 *Prioritise pedestrian and emergency vehicle access*
- 7 *Improve community outcomes by drawing on the amenity provided within the Village Green as the main entry point to safe swimming at Warrnambool main beach.*
- 8 *Building design is sensitive to the coastal conditions and underlying geology*

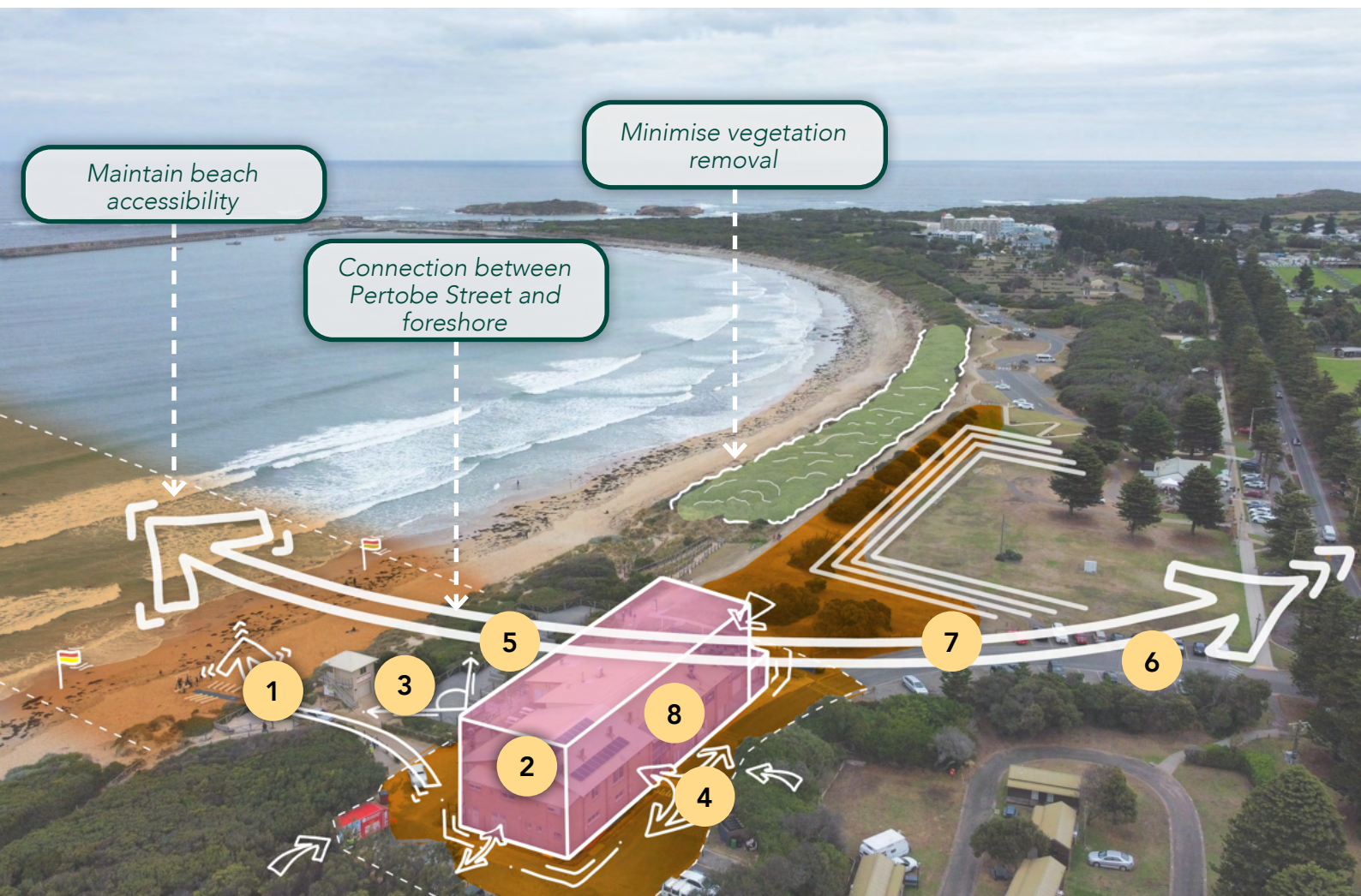
This helps to ensure a redeveloped Surf Life Saving Club delivers improved environmental and community value.

The development of the Surf Life Saving Club is dependent on the club's decision-making process, with investigations well advanced. Given the aging infrastructure and the need to provide modern facilities for both club and community users, the redevelopment should occur within the next five years.

The redevelopment will be subject to planning approval and MACA consent. This process must be supported by considering the Siting and Design Guidelines for Structures on the Victorian Coast in the planning and design of the redeveloped Surf Life Saving Club.



**Key Map**





## 5.4 Village Green

The Village Green serves an important function in establishing a flexible community space in the heart of the Foreshore. The below principles aim to guide the development of the Village Green to help create a space that is instantly recognisable, clearly legible as a community space, and improves community access and use of the foreshore area.

The development of Village Green is proposed within the next 5 years.

The design and planning will be subject to planning approval and MACA consent. This process must be supported by considering the Siting and Design Guidelines for Structures on the Victorian Coast in the planning and design of the Village Green.

### Key Principles

1

*Integrate the village green area with existing infrastructure to enable the efficient use of space whilst also creating a sense of place for the community*

2

*Support limited community infrastructure to provide passive recreation*

3

*Create a safe and accessible environment that improves access to the beach and promotes safer swimming and recreation opportunities*

4

*Provide a flexible community space that takes advantage of the natural elements of the site including: northerly aspect, wind protection and level changes*



**Key Map**





## 5.5 Boardwalk

An elevated boardwalk system that will allow users to enjoy unobstructed views of the ocean while traversing the foreshore. By raising the pathway above the vegetation, the design achieves three key objectives. Firstly, it provides visitors with the much-sought-after visual connection to the water, enhancing the overall experience of the foreshore. Secondly, the increased visibility afforded by the elevated position will contribute to a heightened sense of safety and security for users, addressing concerns related to the current trail system. Finally, the boardwalk will minimise the impact of foot traffic on the underlying vegetation, enabling the coastal flora to recover and effectively stabilise the dune system.

Guided by the below principles, any future development within the primary dune needs to be sensitive to the delicate ecologies and responsive to coastal processes.

The development of the boardwalk can be undertaken in phases as outlined in the main plan.

The design and planning will be subject to planning approval and MACA consent. This process must be supported by considering the Siting and Design Guidelines for Structures on the Victorian Coast in the planning and design of the boardwalk.

### Key Principles

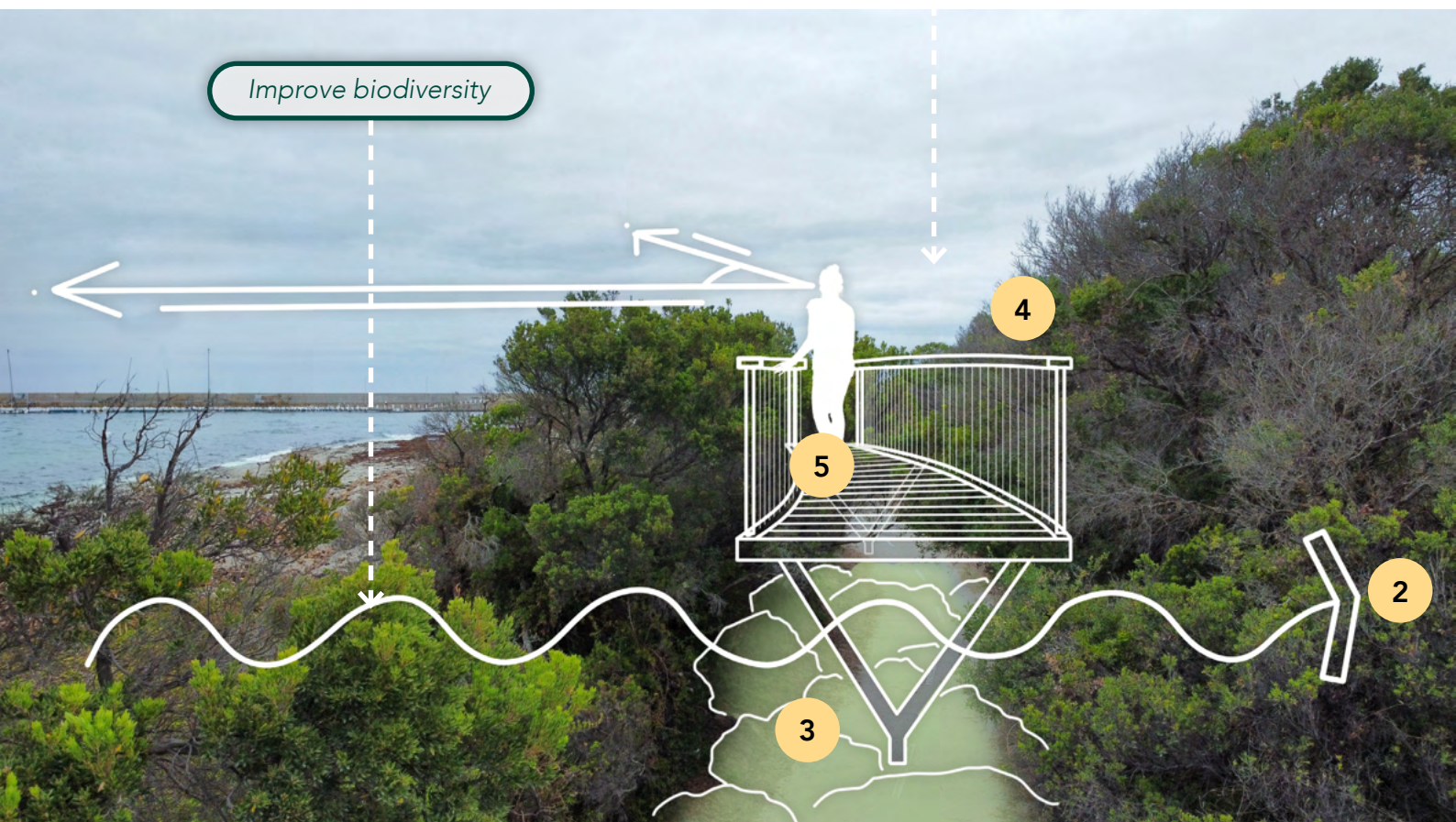
- 1 *Responds to climate change impacts*
- 2 *Allows natural coastal processes to occur (e.g. dunal accretion or growth)*
- 3 *Minimise vegetation removal and improve biodiversity outcomes*
- 4 *Siting and design should be sensitive to views to and from the structure, including views from off-shore*
- 5 *Improve user safety and accessibility to the foreshore*
- 6 *Considers current and future access to the beach*



**Key Map**

Create opportunities for  
viewlines and passive  
surveillance

Improve biodiversity





## 5.6 Seabaths

An seabath provides protected access to the beach and are highly valued community assets that serve the recreational pursuits of the community.

The construction of any structure within the marine environment requires careful planning and design to ensure negative impacts to the coastal environment are minimised. Similarly, any seabath proposal needs to adequately respond to changing coastal conditions as a result of climate change.

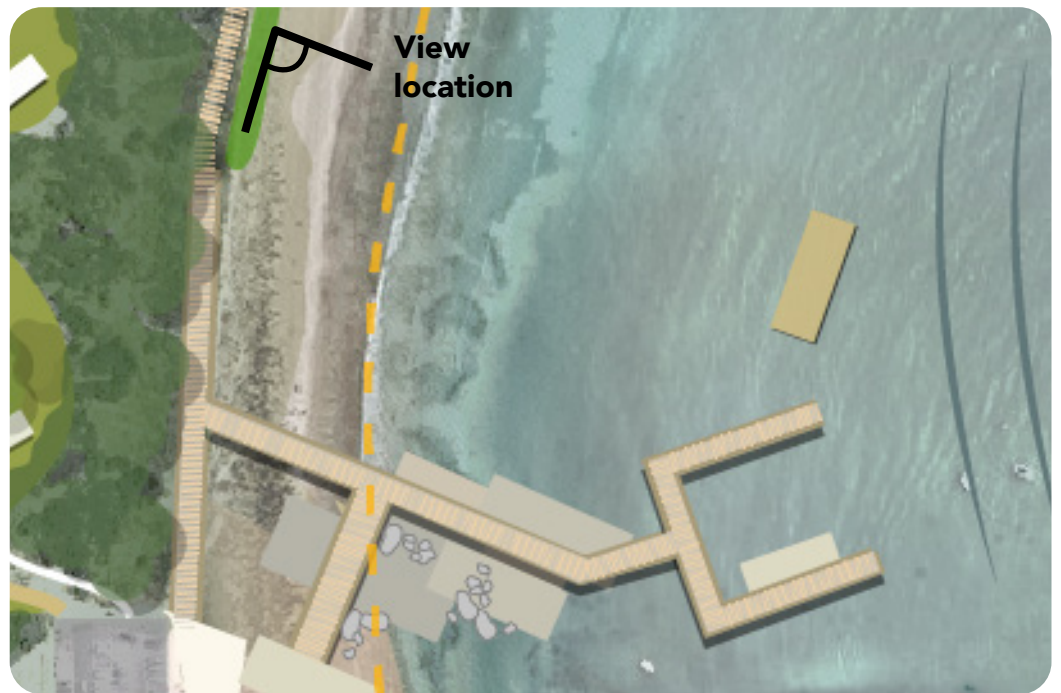
Finally, further exploration of seaweed management techniques should be explored to ensure the seabath remains an opportunity for clear and seaweed free swimming.

The development of the seabath is proposed as a longer term opportunity beyond 15 years.

The location and form shown within the plans and diagrams is indicative only. Further investigation and detail design studies are required to determine, feasibility, site suitability, and final form - all of which will also require MACA consent.

### Key Principles

- 1 *Respond sensitively to underlying coastal geology*
- 2 *Avoid detrimental impacts to coastal processes*
- 3 *Provide accessible and safe access for multiple user groups*
- 4 *Design and siting of any seabath needs to show a net benefit to the community (recreation, tourism, enjoyment of the beach) and contribute to the sense of place for the area*
- 5 *Materials and finishes need to be representative of the coastal environment and avoid negative impacts to the surrounding environment*
- 6 *Consideration of seaweed management techniques should be made for the success of the seabath*



**Key Map**

*Create opportunities for  
viewlines and passive  
surveillance*

*Create safe and  
accessible beach /  
seabath access*





## 5.7 Harbour Precinct

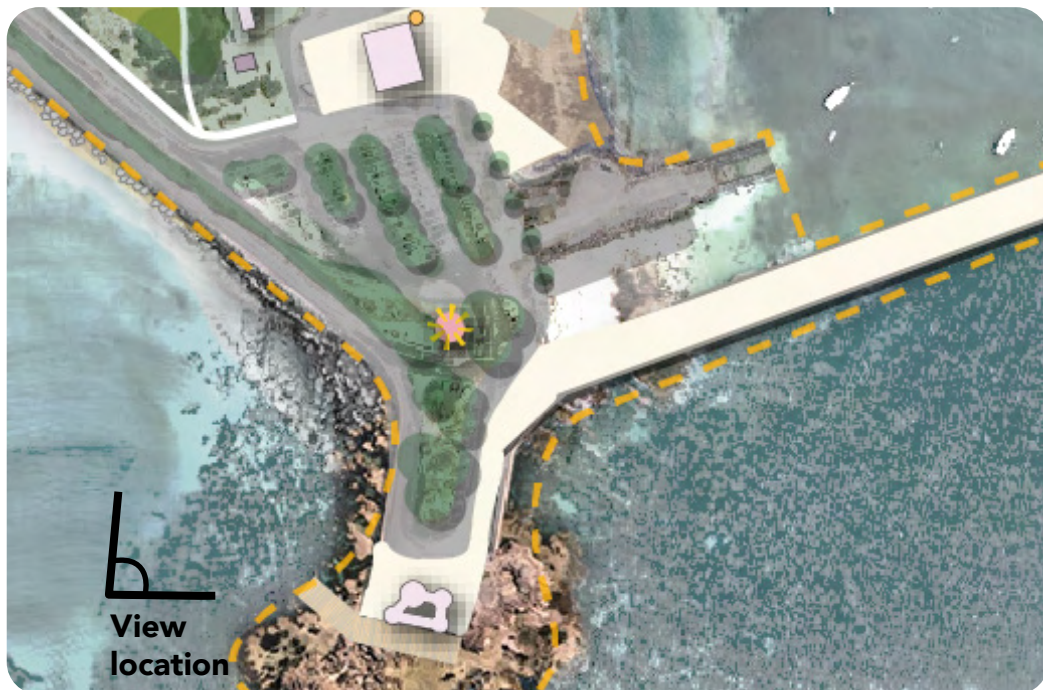
The redevelopment of the harbour precinct involves changes to both the hardstand area at the point and the heathland behind. This is an important project that aims to transform this area into a highly used activity node within the foreshore that is also sensitively responding to coastal conditions.

The below principles aim to guide the future development of this area to improve the amenity and environmental performance, whilst also providing benefits to multiple user groups.

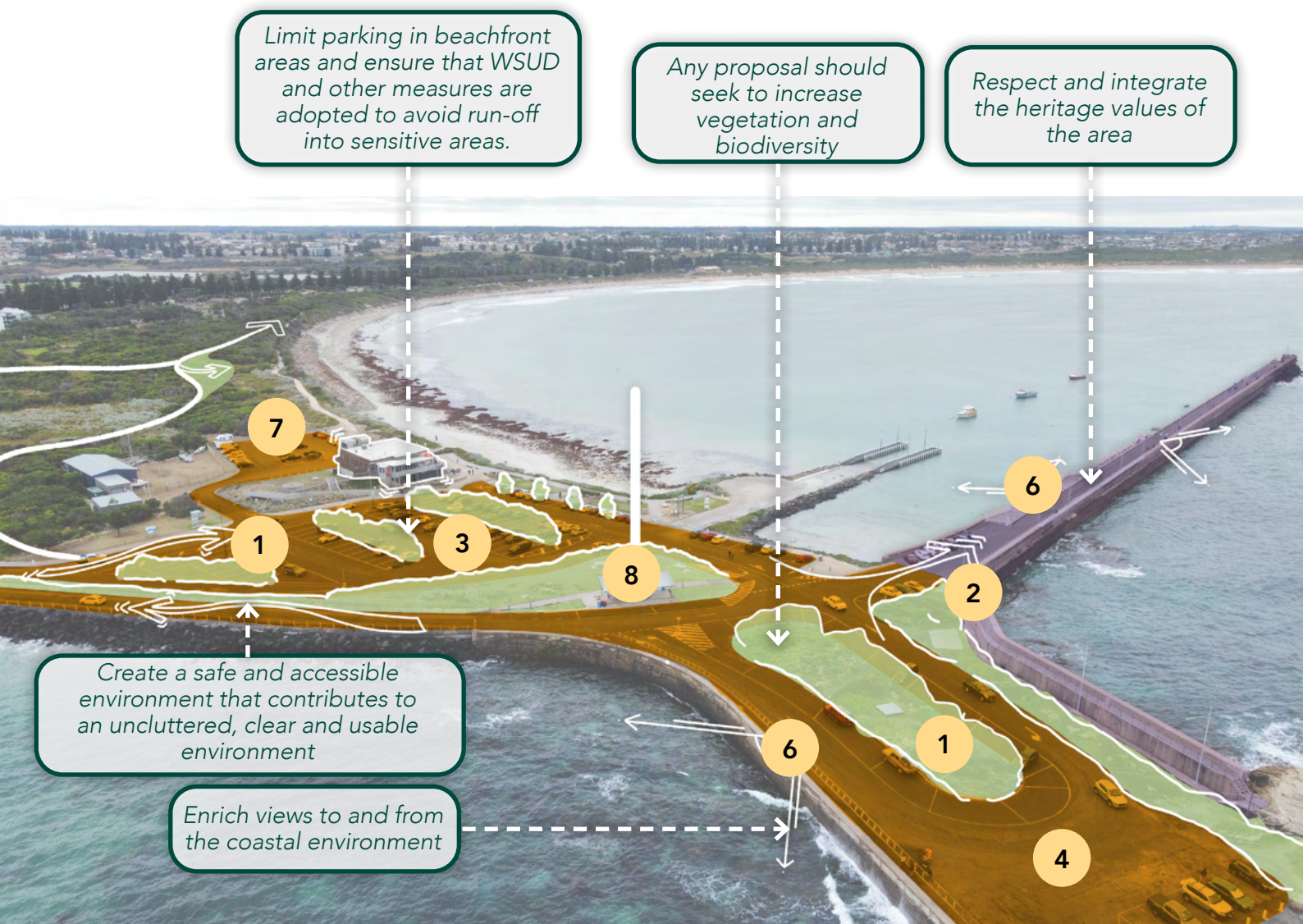
The design and planning will be subject to planning approval and MACA consent. This process must be supported by considering the Siting and Design Guidelines for Structures on the Victorian Coast in the planning and design of the harbour area.

### Key Principles

- 1 *Any proposal should seek to increase vegetation and biodiversity*
- 2 *Respect and integrate the heritage values of the area*
- 3 *Create a safe and accessible environment that contributes to an uncluttered, clear and usable environment*
- 4 *Restructuring of car parking in beachfront areas to make provision for summer shade, wind amelioration, and WSUD and other measures are adopted to avoid run-off into sensitive areas.*
- 5 *Materials should be representative of the coastal environment and setting*
- 6 *Enrich views to and from the coastal environment*
- 7 *Maintain functions within the existing footprint of the hardstand areas*
- 8 *Provide opportunities for artwork that connects with the history of place and to the broader Warrnambool community*



**Key Map**









An aerial photograph of a coastal area, likely Lady Bay. The image shows a sandy beach curving along the shoreline, with waves breaking onto the shore. The water is a light blue-grey color. In the background, there are rocky islands or headlands. The foreground and middle ground are dominated by a large, green, vegetated area, possibly a park or reserve, with a winding path. To the right, there is a parking lot with several cars parked. The sky is overcast and grey. The text "Appendix 1" is overlaid in white, sans-serif font on the left side of the image.

## Appendix 1

# Historical Mappings

Historical maps of Lady Bay have been used to inform the analysis of the changing coastal conditions. These have been sourced from online and the Warrnambool Historical Society.









# LADY BAY WARRNAMBOOL

SURVEYED BY JOHN BARROW, ASSISTANT SURVEYOR.

1855.

Flag-staff (Lat. 38° 24' 50" S.  
Lon. 142° 32' E.

## Notes

*The Tide rises about 4ft but is much influenced by the prevailing wind*

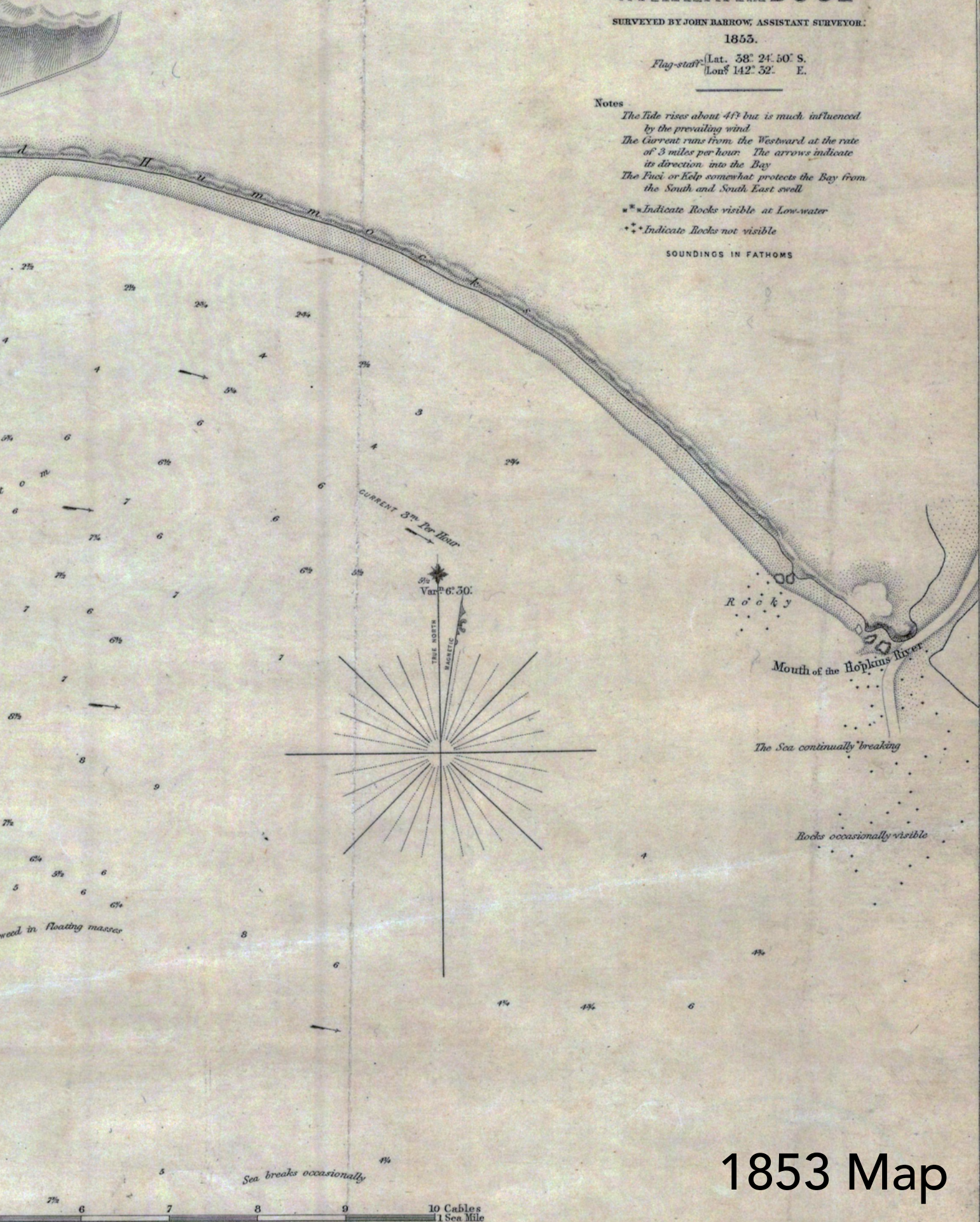
*The Current runs from the Westward at the rate of 3 miles per hour. The arrows indicate its direction into the Bay*

*The Fuci or Kelp somewhat protects the Bay from the South and South East swell*

■ ■ ■ Indicate Rocks visible at Low-water

♦ ♦ ♦ Indicate Rocks not visible

SOUNDINGS IN FATHOMS



1853 Map





WARRNAMBOOL

Pertobe Lake

LADY BAY

Inshore of the soundings the sea always breaks

New Merri River

Slaughter Houses

Mill

Merri R.

Pickering

Broadwater R.

Tramway

H.F. Road

or Sand Hills

Inshore of the soundings the sea always breaks





AUSTRALIA - SOUTH COAST  
VICTORIA

# LADY BAY AND WARRNAMBOOL HARBOUR

SURVEYED BY NAV<sup>O</sup> LIEUT<sup>T</sup> H.J. STANLEY, R.N. 1870

Assisted by Mess<sup>rs</sup> P.H.M. Hugh & J.W.T. Norgate

Middle I<sup>st</sup> Summit Lat. 38° 24' 17" S. Long 142° 28' 26" E.

H.W.F. & C. 0<sup>h</sup> 37<sup>m</sup> Sp. rise about 3 feet

F. Fixed, Fl. Flashing, Rev. Revolving Lights. B. Black, Cheq. Chequered, R. Red Buoys  
c. coarse, cor. coral, f. fine, g. gravel, m. mud, r. rock, s. sand, sh. shells, wd. weed, kelp

Magnetic Variation in 1870; increasing about 1½ annually  
Figures on the land express the heights in feet above High Water

SOUNDINGS in FATHOMS



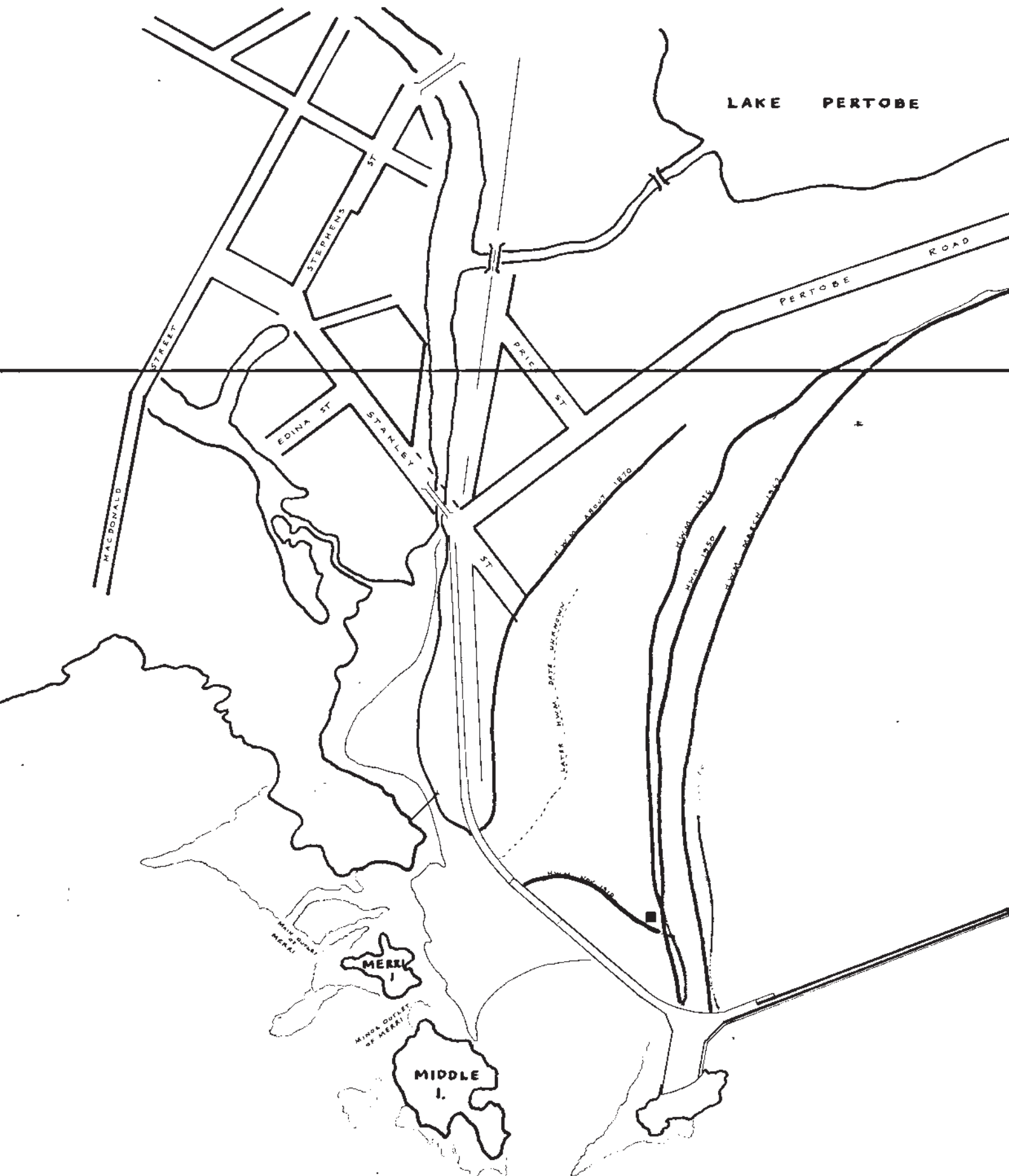
825565  
AT

1870 Stanley

① bc 104703896

1870 Map





SCALE - 300' to 1'



#### BREAKWATER CONSTRUCTION

FIRST 900' BUILT 1885 - 1889

EXTENDED TO PRESENT LENGTH 1916 1917

#### LEGEND OF HIGH WATER MARKS

1870	_____
UNKNOWN 1870+	
NOV. 1918	_____
1936	_____
1950	_____
1962 MARCH	_____
1966 JAN.	_____

1966 Map

G.O.B.I. 12



