

From the Chairman of Committee for Lorne. Surf Coast Times. 20 January 2022

When the Committee for Lorne (CfL) was inaugurated in 2012, the vision was to tackle the challenges and opportunities for Lorne that were too important or too large for any single community group to successfully address on its own. The CfL is a community organisation that connects and unites a cross-section of the Lorne's leaders, businesses, community groups, residents and homeowners to work together to ensure a sustainable future for the Lorne Ward: socially, culturally, environmentally and economically.

In early 2020, the Committee for Lorne re-published its guiding principles, "***Achieving Lorne's Aspirations***".

The vision that inspires those aspirations is, "Lorne: a Place for Living amongst Sustainable and Natural Beauty".

Within this vision, CfL sees its mission as "*Promoting and Enhancing Community, Cultural and Economic Assets while Protecting and Enhancing Our Unique Natural Environment.*"

To this end it has six (6) Aspirational Strategies:

- Defining and solving issues that put the natural environment at risk;
- Leading through Collaboration;
- Building a vibrant and sustainable economy;
- Creating a community for everyone;
- Accommodating Lorne's future, and,
- Encouraging more visitors who stay longer.

"Accommodating Lorne's Future" is pivotal to achieving all our Aspirations and to that end, having a viable Housing Action Plan is central to achieving a community for everyone and to providing the residential aspects of accommodating Lorne's future.

The need for affordable housing and need for a diversity of dwelling types are not new needs. Nor is the need to accommodate seasonal staff so essential to support the ever-increasing numbers of holiday and tourist visitors to Lorne.

Overcoming these shortcomings and doing so without destroying the special setting and the character and visual amenity of Lorne, have been acknowledged as central issues to be addressed.

Affordable short- and long-term housing is an issue for many Australians, but in our community, lack of availability and affordability threatens the ability of essential services (hospital, police, school,

CFA) to plan and function optimally. We seek housing options to match the range of income levels of people who work in Lorne. Further, we need creative strategies to house the hundreds of seasonal workers who are needed from November to Easter by the businesses of Lorne.

Graham Brawn, a Lorne homeowner and member of the Committee for Lorne, has conducted three case-study planning and design studios with Master of Architecture Students from the University of Melbourne, working with locals as potential occupiers of the designs. The first case study focused on using large freehold land outside but close to the town boundaries, for families. The second focused on infill within the town boundaries, again for families. The third case study was for singles and couples occupying tiny houses on the same out-of-town sites as for the first case study.

The aims of Graham's research were:

- To determine the required resident populations to ensure social, cultural and economic sustainability and resilience especially through the non-holiday and tourist seasons.
- To realise ways of accommodating this resident population and the large number of seasonal staff needed to service the growing holiday and tourist populations.

and to achieve this by:

- Focussing on creating affordable housing for families, retirees, and working age full-time residents,
- Adding to the diversity of owned and long-term rental accommodation,
- Encouraging more part time residents to come to Lorne more often and to stay longer, especially in the mid weeks and off season, and,
- Ensuring suitable accommodation options are available for the seasonal workforce on both private and public lands, and within reasonable walking distance of the town centre.

Graham has now tabled his report entitled, "Creating a Sustainable and Resilient Lorne Community" with Committee for Lorne for consideration by the Committee which comprises representatives of organisations within Lorne.

At the same time as the work on this report was being undertaken, the Committee for Lorne was an active participant in a research project being undertaken by University of Western Sydney investigation the use of Community Land Trusts (CLTs) as a means of preserving the affordability of land for affordable accommodation. Committee of Lorne was one of ten organisations in Australia who had an interest in understanding more about CLTs and who participated in the research and contributed financially to the project.

Briefly, Community land trusts (CLTs) are private, non-profit entities that hold title to property for the dual purposes of perpetually affordable housing and community benefit. This broad definition allows each CLT to determine how to meet those objectives according to its context. Consequently,

CLTs provide a range of affordable housing options and other developments according to locally identified need, and many CLTs offer a mix of housing options, including boarding houses, rental housing, cooperative housing and resale-restricted ownership. To make sure they are capturing and articulating local aspirations appropriately, CLTs are usually strongly community based.

In anticipation of the recommendations contained in Graham Brawn's report and the CLT Report, the Group has established an Incorporated Association known as the Lorne Community Land Trust to ensure we have an appropriate structure within which to implement recommendations and actions and to liaise with relevant agencies

The Chairman of the Lorne Community Land Trust is Allan Walls. Allan would be known to many as the driver behind the establishment and construction of the Lorne and District Men's Shed. Allan also has extensive experience in property development.

The other members of the Land Trust are Graeme Dickson, Clive Goldsworthy, Peter Morgan, Peter Spring, Ian Stewart, Paul Upham. Graeme Dickson brings experience in town planning, Peter Morgan is a former director of Coles Myer with experience in operational and strategic planning, Paul Upham former owner of Lorne Hotel has an excellent understanding of the town's requirements for seasonal workers and accommodating young families. Ian Stewart and Peter Spring are members of the Committee for Lorne and Clive Goldsworthy, former Lorne Ward Councillor, brings experience in financial planning and collaboration with government agencies.

The goal of Lorne Community Land Trust is to identify an appropriate parcel of land to be acquired by the Trust and to provide accommodation for up to twenty families within the next two years. It's an ambitious goal but the members feel that if we don't act now and quickly, we run the risk of not achieving the key strategy for Committee for Lorne – Accommodating Lorne's Future.

As work continues, there will be further communication and information. On the meantime if you can direct any enquiries to lornecommunitylandtrust@gmail.com.

Committee for Lorne & Lorne Community Land Trust