



GREAT OCEAN ROAD
COAST & PARKS AUTHORITY

9 April 2025

Dear Lorne Historical Society Committee,

Thank you for the highly co-operative environment and productive discussions at our meeting yesterday. The collaborative approach taken by all attendees facilitated meaningful dialogue and constructive outcomes.

Notes of yesterday's meeting are as follows:

PRESENT:

- Susan de Vere (GORCAPA)
- Sophie Young (GORCAPA)
- Jan Spring (Lorne Historical Society)
- Linton Ferguson (Lorne Historical Society)
- Clive Goldsworthy (Lorne Historical Society)

APOLOGIES:

- Gary Allen (Lorne Historical Society)

1. SUMMARY

The meeting addressed (i) logistics and support for relocating operations from the co-op and (ii) materiality and imagery the LHS would like to be considered during the design development phase.

2. CONFIDENTIALITY PROTOCOLS

The confidentiality protocols previously signed by the LHS Committee are no longer required. All discussions held with the LHS Committee can be shared freely.

3. PERMIT

- No permit extension is possible, noting permit is due to expire at the end of April. A courtesy month (May 2025) has been granted to allow for vacating.
- Notice to vacate is necessary to facilitate site work (surveying, asbestos removal).
- Security concerns were noted regarding vandalism risks, with fencing options under exploration.
- GORCAPA currently in liaison with DEECA regarding fencing solutions.
- Clarification requested regarding the asbestos removal, particularly concerning the roof.
- Materials for reclamation (timbers, bricks etc) to be identified before removal of asbestos.

Actions:

- GORCAPA: Provide clear guidance on asbestos removal plans and timeline.
- GORCAPA: Identify materials for reclamation prior to asbestos removal work.

P.O. Box 53, Torquay VIC 3228
P: 1300 736 533
E: info@greatoceanroadauthority.vic.gov.au

www.greatoceanroadauthority.vic.gov.au



4. STORAGE SOLUTIONS

- LHS must confirm its storage requirements (container/storeroom needs) asap.
- GORCAPA has committed to funding storage needs through to the end of construction.
- Purchasing a container was identified as potentially more cost-effective than renting for the project duration.
- A standard second-hand 20ft+ container was deemed sufficient, with estimated costs between \$2,000-\$5,000.

Actions:

- LHS Members: Confirm storage requirements to GORCAPA.
- GORCAPA: Investigate container purchase options and costs.
- GORCAPA: Make final decision on container purchase versus rental.

5. DESIGN, RETENTION & HERITAGE

Items identified for retention or repurposing:

- Rob Coy paintings with fish motif (require careful handling and possible structural support)
- Dead tree wood (requires mechanical assistance for moving due to weight, possibly forklift)
- External large fishhook/winch (requires mechanical assistance for moving due to weight)

Design elements to be considered during the design phase:

- Gable-style frontage with fish imagery.
- 'Roller door' design; to identify the 'theatre' of how fish were displayed at the co-op.
- Reimagined white tiled look from co-op's fish cleaning area.
- Strong preference expressed for utilising reclaimed timber and beams.
- Discussion of historical display:
 - Current funding agreement limitations preclude 'dedicated' historical space.
 - Alternative approaches to sharing site history to be explored during detailed design.

Actions:

- GORCAPA: Arrange mechanical assistance (forklift) for moving heavy items (dead tree wood, fishhook/winch).
- LHS: Plan careful handling and support for Rob Coy paintings.
- GORCAPA: Consider incorporation of design elements from original structure into project.
- GORCAPA: Explore alternative approaches for historical information display.

6. COMMUNICATION & COMMUNITY ENGAGEMENT

- GORCAPA to provide monthly progress updates to LHS on the first Friday of each month.
- Updates will be included in the Lorne Independent monthly.
- Requested information includes:
 - Site designs and timeline
 - Plans for the co-op
 - Clarity on negotiable/non-negotiable elements
- Community engagement for draft Urban Design Framework (UDF), in June 2025.

Actions:

- GORCAPA: Schedule monthly progress updates for the first Friday of each month.
- GORCAPA: Prepare content for the Lorne Independent monthly updates.

7. DEVELOPMENT STRATEGY

- UDF will provide site usage strategy including traffic and building locations.
- Site planning will follow a multi-building approach including:
 - Lorne Angling and Aquatic Club facility
 - Food and beverage facility
 - Public toilet facilities
- Current toilets will be demolished with slab retained to protect remaining shell midden (in coordination with EMAC).

8. NEXT MEETING

The next meeting is scheduled for Friday, 2 May 2025, from 10:30am to 11:30am at the Lorne Historical Society Headquarters.

9. CONCLUSION

The meeting concluded with a sense of shared purpose and mutual understanding. The cooperative spirit demonstrated by all participants has established a solid foundation for ongoing collaboration throughout this project. GORCAPA representatives appreciate the valuable historical insights provided by the Lorne Historical Society and look forward to continuing this productive partnership.