



TO: GORCAPA
FROM: Friends of Lorne
RE: Pt Grey Follow Up Submission
DATE: 20 September 2025

Thank you for the opportunity to comment on the final UDF. We appreciate the modesty of the new plans and the way fishing has been returned as the front-and-centre spectacle. The look and feel of the co-op building has been preserved. We appreciate the degree of re-use of original materials. We like that no large buses will be able to access the site.

We have two contributions to make. First, regarding some additional assets to be factored into the story telling at the site. Second, to make suggestions for your FAQs to the community.

1) Key historical identity pieces to tell the history.

Friends of Lorne are in a position (because of a member willing to donate the funds) to restore a selection of the crane pieces as sculpture. A fenced off section the old pier might be a suitable location. Friends of Lorne rescued the original crane when it was about to be removed for scrap metal. We attach an article about the original crane's removal which appeared in a Friends of Lorne newsletter in 2007. It has several photos that could be of interest. The crane at Pt Grey is the Friends of Lorne logo. We also can support the purchase and installation of a 'coutha boat, perhaps suspended in the roof space or located elsewhere. We understand that this information has been passed on to the architects. We would like to hear from them on this, as the options and plans are further discussed please.

2) Communicating to the Lorne Community

Size and viability of the café. We note the concerns raised by community members about the small café indoor dining size. People are keen to eat seafood by the sea again. If the food offering is mostly take-away there may be a rubbish issue with cockatoos (like in the rest of Lorne). So, what is envisaged please? What is the legal Victorian planning definition of a café? What is to be the scale of operation and likely offerings given how small it is? Can such a small operation be viable? Do you have evidence of that from elsewhere? The answers/rationale need to be better communicated (and/or the size of the washroom/toilets shrunk, if indeed there is scope for change).

Clarification for why we only have a cafe and not a restaurant. We feel you will need to address this issue in your public communications. In your recent advice to us, when we asked why Apollo Bay get to keep their fishing co-op restaurant and Lorne does not, you replied "The (Apollo Bay) co-op building redevelopment provides for an improved hospitality offer limited to the Co-op's existing fish-

and-chips (not a new restaurant). The design includes a new kitchen fit-out and some additional outdoor seating. There is potential for the facility to be licensed in future, subject to the usual approvals (as at Point Grey). In short, the scope aligns with the approach at Lorne and is consistent with planning requirements and the previous VCAT decision.” This came from Sophie Young on 15 September.

Perhaps it could be noted that the VCAT determination at Pt Grey only considered a new large-scale “destination” restaurant (which Friends of Lorne objected to, by the way). We refer to paragraph 187 of the VCAT determination “this proposal does not rely on existing use rights and a continuation of existing uses. It includes demolition of all the buildings on the site which allows for a *first principles consideration of the future use and development of the precinct.*” The point is, no application has ever been put to planning approval at Pt Grey to continue the existing and existing-sized restaurant. That is, if this was 2-3 years ago, a proposal to renovate, upgrade and adapt an old co-op building with an existing restaurant, could have relied on an existing rights use argument and side stepped the MACA, as has happened in Apollo Bay. But, here in Lorne, the existing use lapsed during planning delays resulting from a contested major redevelopment application, that was subsequently rejected. The chap who ran the restaurant retired.

Further to that, the existing use rights at the co-op building will be extinguished when the building is demolished. It’s being demolished because of the advice you have received is that it will cost too much to renovate/repair/adapt. Is this right? This is a source of great disappointment to many, so it needs to be explained thoroughly. We own that existing use may not be the correct interpretation here. The point is though that the issue needs to be better explained, other than that a restaurant is not a coastal dependent use. That explanation seemingly only applies here and now “because demolition of all the buildings on the site allows for a first principles consideration of the future use and development of the precinct” paragraph 187). The fact that there are restaurants and other developments on the coast, receiving lease extensions currently, seems contradictory to the MACA. Hence the need for a better/clearer explanation at Pt Grey.

Finally, a bit of background about us

Friends of Lorne was a formal objector to the Beacon Building development. Our former president, Lawrie Baker, led the state parliament petition to champion and retain the fishing co-op building (1575 signatures). He also led the VCAT case (along with one of our members and the Lorne Aquatic and Anglers Club) against the proposed development of Pt Grey. He died shortly before the outcome of the case was known. Lawrie was a former Chair of GORCC and distinguished Professor of Civil Engineering. Lawrie was of the view that the 1949 part of the co-op building was structurally sound.

Friends of Lorne have maintained a key role in updating and keeping the Lorne community fully informed about Pt Grey and in correcting misinformation since the planning began. For example, the Pt Grey Slaughterhouse Master Plan Place Essence Report (2009) is on our website, along with all other planning documents since that time. We note that GORCAPA took the extraordinary step to set the Beacon Building plans aside prior to the VCAT determination because of a commitment to work with the local community. We appreciated that. We are keen to engage further and thank you for the opportunity provided thus far.

Penny Hawe, President.