

What is this plan for?

The Bancoora Beach Precinct is crown land managed by City of Greater Geelong. The precinct directly adjoins the Breamlea Flora and Fauna Reserve and provides habitat for rare and threatened birds including Orange Bellied Parrot, Hooded Plover and sensitive Coastal Saltmarsh, Moonah Woodland and Dune Scrub vegetation.

The Bancoora Surf Life Saving Club (SLCC) has provided summer beach patrols for over 50 years and the quiet beach has long been popular with local surfers, swimmers, walkers, dog walkers and naturalists. Bancoora Beach is the closest beach to new residential development areas at Armstrong Creek and there has been a significant rise in beach visitor numbers over the past two years. As with other areas along the coast, visitor numbers are expected to continue to increase and at times may exceed the capacity of existing facilities to cope.

The draft concept plan has been developed to advise local residents and visitors of potential changes to the precinct currently under consideration by Council. Following an initial consultation period, the draft Plan will be publicly exhibited in March to seek community and stakeholder feedback prior to finalising the Plan.

Key objectives include:

- Identify and define areas that can accommodate visitors and provide adequate facilities and interpretive information at these locations.
- Ensure future provision of recreation infrastructure in the coastal environment is sustainable and sensitive to environmental needs and not excessive to local community and visitor requirements.
- Ensure that emergency management measures are developed to meet current and future use.
- Promote understanding of the unique natural dynamic system and the actions individuals can undertake to assist in protection of the environment.
- Recognise and protect unique cultural values of the area.

Cultural Heritage

The diverse ecology of the area provided a wide range of food resources for the Wadawurrung people and there are more than 60 registered archaeological sites within a 2km radius. Previous Aboriginal archaeological surveys indicate that the Breamlea area has one of the highest densities of shell middens along the central west coast. Opportunities to improve protection and awareness of cultural heritage include:

- Preparation of a Cultural Heritage Management Plan (CHMP) for the precinct.
- As part of the CHMP liaise with the Wadawurrung to investigate interpretation opportunities to increase visitor understanding and awareness of cultural heritage at Bancoora and Breamlea.



Summary of key issues and opportunities

We have prepared a detailed draft plan to guide redevelopment of the Bancoora Beach Precinct, which includes the area from Breamlea Road along Surf Club Lane, Breamlea. The key priorities are:

- 1 Improve safety and protect roadside vegetation on Surf Club Lane with vehicle barriers and a reduced speed limit.
- 2 Improve drainage and parking efficiency in the overflow car park area and stop vehicle incursion into wetland areas.
- 2a Install new gates to enable closure of the area in the off season.
- 2b Establish an unsealed path link and signage from the overflow car park to the public toilets and beach.
- 3 Upgrade, seal and line mark the main car park to improve traffic circulation, parking efficiency and establish an integrated stormwater management system. Other opportunities include:
- 3a Provide signed emergency beach access gate with accessible parking and short stay (5min) drop off bays located at the closest beach access point.
- 3b Upgrade of accessible parking adjoining the SLSC.

- 3c Upgrade security lighting and paths around the SLSC.
- 3d Provide directional signage to overflow parking areas and public toilets.
- 4 Provide a dedicated bus parking bay in the main car park. Advocate for the Department of Transport to lobby for establishment of a regular bus service to Breamlea and/or a beach shuttle service during summer holidays.
- 5 Investigate reduced speed limit on Breamlea Road and provision of on road dedicated cycling lanes.
- 6 Investigate establishment of a roundabout or other traffic treatment at the corner of Breamlea Road and Horwood Drive to slow vehicles and direct visitor traffic to the beach via Surf Club Lane.
- 7 Investigate an off-road pedestrian-cycle path from Breamlea Road to the beach. (Subject to detailed flora/fauna and cultural heritage impact assessment)
- 8 Replace the existing beach patrol room to improve beach safety and surveillance.
- 9 Upgrade existing public toilet facilities at the SLSC. Provide additional directional signage at the beach and main car park to assist new visitors.

- 10 Bancoora Surf Life Saving Club membership is increasing as new residents move into the Armstrong Creek area. To cater for increasing membership and to improve community access and facilities for local residents the club is considering redevelopment of the existing building. Any new building development will be considered in a separate Council planning process and must be consistent with the requirements of the Victorian Coastal Strategy.
- 11 Protect environmental values and provide additional information signage near the beach access to inform new visitors on the environmental and cultural heritage values and reason for 'no go areas' within the precinct.
- 12 Improve enforcement of local laws with ongoing Council Ranger presence, including on weekends.
- 13 Upgrade the existing beach shower facility.
- 14 Provide additional rubbish bins and collection service over summer.
- 15 Upgrade fencing and signage to restrict public access into areas with significant vegetation and habitat value.
- 16 Undertake additional indigenous revegetation to soften views and interface to the Bancoora SLSC.