



23/05/2025

Mr Peter Anderson
Torquay Bowls Club
47 The Esplanade
Torquay VIC 3228

Dear Mr Anderson,

RE: In-principle support to undertake actions and application for a proposed third green at Torquay Bowls Club.

I am writing in response to your request (email 08/04/2025) for in-principle support to redevelop the Torquay Bowls Club (the Club) to include a new entry, third green, an extension of the clubhouse and a realignment of the carpark.

The Great Ocean Road Coast and Parks Authority (GORCAPA) is the designated land manager of the land occupied by the Torquay Bowls Club under the **Great Ocean Road and Environs Protection Act 2020** (the Act). The Act provides powers to GORCAPA to do what is necessary to achieve the objectives of the Act; which includes protection and improvement of community access, use and enjoyment of the Great Ocean Road coast and parks.

GORCAPA acknowledges the importance of the Torquay Bowls Club as a community asset stretching back 100 years, benefiting both its members and the broader community. In accordance with the Taylor Park Masterplan, GORCAPA supports the Club to undertake development within the Club's lease boundary. This includes updates to the clubhouse, a new entry, a third green and the realignment of the carpark entry.

GORCAPA has assessed the information provided, including the Business Case, Plans, Ecological Report (V3) and Car Parking & Traffic Assessment (V4.1). Based on this assessment, we provide in-principal support for the proposed development as outlined in the correspondence dated 08/04/2025. This support is contingent on the following conditions:

1. Arborist confirmation that tree protection zones, including their trunks and canopies, will not be impacted by the realigned entry within the Club's lease boundary

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2. Appropriate signage directing pedestrian traffic to the entrance south of the front green must be installed at the proposed realigned entrance to minimise user conflict.
3. The Club undertake broad community engagement on the Club development using the Community Engagement Plan endorsed by GORCAPA. This must also include the local community and businesses, visitors and tourists, user groups and Friends of Taylor Park.
4. Other necessary consents and approvals are sought by the Club including, but not limited to:
 - a. Advice from a Cultural Heritage Advisor and consultation with the relevant Registered Aboriginal Party, which includes consideration of the Protection Principles in the ***Great Ocean Road and Environs Protection Act (2020)***
 - b. Landowner consent (LOC) under the ***Crown Land Reserves Act (1978)*** from the Department of Energy, Environment and Climate Action (DEECA). The LOC application must be developed by the Club, but approved and submitted by GORCAPA.
5. The Club commission a stormwater impact study which will be a condition of the LOC approval.
6. The Community Engagement Report must be submitted to GORCAPA and DEECA which will be assessed by DEECA prior to them providing Landowner consent approval.
7. The Club continue to engage with GORCAPA's Climate Action and Resilience team on the project development and approvals.
8. Further expansion of the Clubhouse building or other facilities within the Club's lease boundary cannot be supported unless the Club undertakes an updated Masterplan process.

On behalf of GORCAPA, we look forward to continuing to work with you on this proposal.

Yours Sincerely,



Mark Davies

Acting Director Planning and Infrastructure
Great Ocean Road Coast and Parks Authority