



BLACK ROCK FORESHORE DRAFT MASTERPLAN



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Universal Access Improvement Opportunities
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INTRODUCTION

The Draft Black Rock Foreshore Masterplan guides design, priorities and staging of on ground works on the foreshore between Arkaringa Crescent and Fourth Street including public open space associated with Black Rock House. The plan implements the recommendations of Council endorsed strategic plans including the *Bayside Open Space Strategy (2012)* and the *Bayside Coastal Management Plan (BCMP) (2014)*.

The *Bayside Open Space Strategy (2012)* classifies the Black Rock Foreshore as municipal open space highlighting its importance for both local Bayside residents and regional visitors from outside the municipality. Consistent with the recommendations of the strategy, the provision of facilities at Black Rock Foreshore will aim to cater for visits in excess of two hours in duration by providing adequate shade, car parking, public toilets, picnic facilities and drinking fountains serviced by a network of accessible sealed and unsealed walking and cycling paths.

The *Bayside Coastal Management Plan (2014)*, adopted by Council in 2014, included extensive consultation with the Bayside community and various clubs/affiliations that has informed the development of this draft masterplan. The BCMP in partnership with Department of Environment, Land, Water and Planning (DELWP) provides the strategic direction for actions and works proposed within the draft masterplan. The key objectives for the draft masterplan include:

- Ensure protection of the foreshore environment particularly areas of remnant coastal vegetation and habitats for native wildlife.
- Identify and protect areas of cultural heritage significance.

- Identify and improve access and safety on the designated Coast Walking Path, maintain existing character while sustainably managing for increasing future use.
- Identify opportunities to rationalise and revegetate informal tracks to reduce impacts on environmental and cultural heritage values.
- Liaise with DELWP to identify and improve the effectiveness of the sea wall along the foreshore promenade.
- Incorporate appropriate historical interpretation of Old Melbourne Gaol inscriptions in consultation with Heritage Victoria as part of the Bayside Coastal Arts Trail.
- Review and prioritise replacement of existing toilet facilities in accordance with Council policy.
- Redeveloping the Black Rock Life Saving Club building to improve its function, amenity, appearance and consider integration of public change room and toilet facilities.
- Improve vehicle and pedestrian access and safety to and around the Black Rock Life Saving Club precinct.
- Improve all ability access to the beach, paths, toilets, parking, picnic area, lookout points and club based facilities.
- Support improved public access and multiuse of club based facilities.

The masterplan is being prepared to guide future on ground works priorities and staging on Council managed land over the next ten years.



Existing Black Rock Playground

LAND MANAGEMENT

The Black Rock Foreshore Precinct is Crown Land with Bayside City Council having committee of management responsibility in accordance with the requirements of the *Crown Land Reserves Act (1978)*, *Coastal Management Act (1995)* and *Bayside Coastal Management Plan (2014)*. The Masterplan is being prepared to guide future on ground works priorities and staging on Council managed land. As part of this study area, Black Rock House has been included.

EXISTING BUILDINGS AND LEASE AREAS

The *Victorian Coastal Strategy (2014)* Building Policy promotes coastal dependant uses, sustainability, equity and community need in relation to the development and management of buildings on the coast. There are two leased buildings within the study area.

The Black Rock House Friends Group (formed in 1979) assists Bayside City Council to manage Black Rock House located on 34 Ebdon Avenue, inland from the foreshore.

The Black Rock Life Saving Club was built in the early 1920s and requires a major upgrade to meet the safe and efficient operation of the Club.

Management and any future redevelopment of the existing building and lease area on the foreshore precinct is guided by the requirements of the *Victorian Coastal Strategy (2014)*, Council Policy and the recommendations of the *Bayside Coastal Management Plan (2014)*. These include:

- Encourage consideration of joint partnerships and increased public access in any redevelopment proposals for aging infrastructure.
- Ensure no net increase in building footprint and seek rationalisation of existing buildings where possible in any redevelopment works.

BLACK ROCK LIFE SAVING CLUB

Black Rock Life Saving Club was formed in early 1928 to provide life saving services on Black Rock beach from Quiet Corner to Arkaringa Point. The Black Rock Life Saving Club facilitates patrol, training and social events for its club members and the public. The main purpose of the life saving club is to keep the beaches safe.

The building is situated in the most suitable location in this section of foreshore to ensure panoramic views from the north to the south end of the beach.

The building has been renovated and expanded since initial construction in 1932. The current structure and facilities are in need of major upgrade/replacement. This includes improving all ability access and providing adequate space and facilities for the safe and efficient running of the club patrol activities and operations.

BLACK ROCK HOUSE

Black Rock House was built in 1856 by Charles Ebdon, former Governor of Victoria. The house was originally built as a holiday house and was also used as a vice-regal retreat (from 1858-1861), with the original 122 acres extending to directly adjoin the foreshore. Today, the house no longer has beach frontage, retaining only a narrow access way between the garden and Beach Road.

Black Rock House is currently managed by Bayside City Council with assistance from the Friends Group and is used for community events. A volunteer program assists with group guided tours and maintaining and preserving the historical property.

BLACK ROCK SEA WALL

The existing sea wall is managed directly by the Department of Environment, Land, Water and Planning (DELWP).



Black Rock Life Saving Club



Black Rock House



Figure 1 Context Plan
Bayside Coastal Management Plan 2014

LAND MANAGEMENT

The foreshore between Arkaringa Crescent and Fourth Street is Crown land and is zoned Public Park and Recreation Zone (PPRZ) in the Bayside Planning Scheme.

HERITAGE OVERLAYS (HO)

- Black Rock House is Council owned land. The site is also listed on the Victorian Heritage Register Ref No. H216.
- HO703: Sandringham Beach Park – Beach Road, Sandringham.
- HO148: Black Rock House – 30-36 Ebdon Avenue, Black Rock.

Sandringham Beach Park is of Regional significance as a predominantly intact belt of native coastal vegetation, and associated gardens. The site contributes significantly to the surrounding landscape, and to the heritage and amenity value of the region.

Remnant belts of native vegetation exists along the length of Sandringham Park, listed on the Register of the National Estate. These belts are dominated mainly by Coast Banksia (*Banksia integrifolia*) and Coast Tea Tree (*Leptospermum laevigatum*).

Requirements include: no reduction of native vegetation to accommodate further car parking; no removal of existing vegetation or garden specimens or replacement with inappropriate species.

DESIGN DEVELOPMENT OVERLAYS (DDO)

The Design Development Overlay (DDO1) relating to building height controls on the coast applies to the whole of the foreshore reserve. Buildings must not exceed two storeys and must comply with requirements as outlined in the *Victorian Coastal Strategy (2014)* and the *Bayside Coastal Management Plan (2014)*.

These include:

- Investigate opportunities for multi-use of existing buildings and in any redevelopment proposals.
- No net increase in building footprint and seek rationalisation of existing buildings where possible in any redevelopment works.
- Prioritise coastal dependent uses.

EROSION MANAGEMENT OVERLAY (EMO)

Erosion Management Overlay (EMO) covers areas prone to erosion, landslip and other land disturbance processes. The EMO applies to the entire Black Rock Foreshore Precinct.

VEGETATION PROTECTION OVERLAY (VPO)

Native vegetation at Black Rock Foreshore is included in the Vegetation Protection Overlay (VPO1) in the *Bayside Planning Scheme*. The VPO applies to the entire Black Rock Foreshore Precinct.



LAND MANAGEMENT

- CROWN LAND
MANAGED BY COUNCIL
- HERITAGE OVERLAYS
- VICROADS

Figure 2 Existing Land Management

VEHICLE ACCESS

B16 CAR PARK – EXISTING CONDITIONS

The recently upgraded sealed B16 car park services both the playground and beach users with overflow parking out onto Beach Road. There are currently 33 spaces and one disabled space with integrated Water Sensitive Urban Design system. This car park adequately caters to the existing use and there are no plans for upgrade.

BEACH ROAD AT BLACK ROCK LIFE SAVING CLUB

Emergency and maintenance vehicle access is currently provided via the Black Rock Life Saving Club ramp from Beach Road. Parking on Beach Road is time limited (No stopping between 6-10am) and the nearest alternative car park is Black Rock shopping centre or B16 car park at Half Moon Bay.

Currently, there is no provision of disabled parking near the Black Rock Life Saving Club. The need for this will increase if the proposed upgrade to the beach access ramp occurs and also for emergency/maintenance vehicle access for Beach Road.



Foreshore Path at B16 Car park



B16 Car park



Beach Road Bay Trail



Black Rock Life Saving Club beach access ramp



Black Rock Life Saving Club entry from Beach Road

PEDESTRIAN AND CYCLE ACCESS

BAY TRAIL - SHARED PATH

The 2.5m wide Bay Trail provides continuous off road access for both pedestrians and cyclists travelling along Beach Road.

COAST WALKING PATH

The unsealed Coast Walking Path runs parallel with Beach Road, winding its way through the coastal bushland offering elevated views out to the Bay. It varies in width and is increasingly popular with walkers and joggers of all ages and abilities. Cyclists are discouraged from using the trail to avoid congestion and to minimise impacts on sensitive coastal vegetation and habitat values.

BEACH ACCESS RAMPS AND STAIRS

There are six beach access ramps and four sets of beach access stairs, none of which are compliant with the current universal access standard as defined in AS1428.

The concrete ramp at Black Rock Life Saving Club is 3.0m wide and provides pedestrian and maintenance/emergency vehicle access to the beach.

Three ramps connect to the sea wall path with approximately 1 in 6 grades with no handrails. Modification of these ramps to achieve a 1 in 14 grade with landings every 9.0m will necessitate lengthening them by more than 80m. This is not practical given the highly erosive nature of the site and requirements of the *Vegetation Protection Overlay*.

SEA WALL (FORESHORE PROMENADE) AND HISTORICAL HEADSTONES

The bluestone sea wall extends from the Black Rock Gardens ramp and ends at the junction of Central Avenue and Beach Road. The sea wall was developed to protect Beach Road and the concrete path provides access around Quiet Corner.

Sections of the sea wall have been built using original bluestone from the Old Melbourne Gaol. The inscriptions on stones are visible in the vicinity of B16 ramp.

The sea wall has been subject to major repairs in 2009 and requires design review in the context of climate change to protect sections of foreshore currently subject to erosion.



Black Rock Foreshore Coast Walking Path



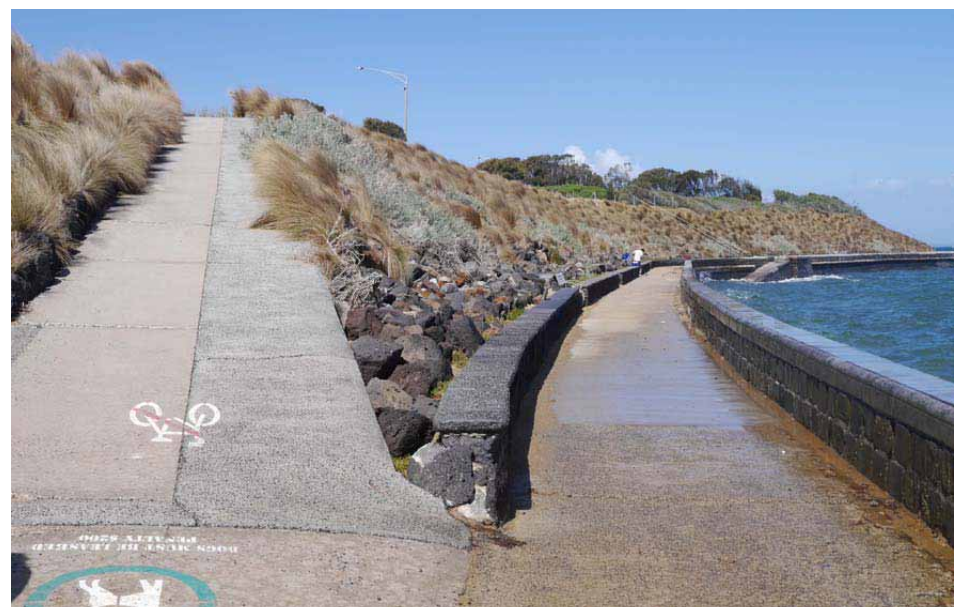
B16 Car park ramp



Black Rock sea wall



Bay Trail outside Black Rock Life Saving Club



Black Rock House ramp



Second Street ramp

RECREATIONAL FACILITIES

PUBLIC TOILETS

There are two existing public toilets on site, located between the Black Rock Life Saving Club and playground. Upgrade/replacement is identified as one of the top priorities for these toilets in the *Bayside Public Toilet Strategy (2012)* and *Bayside Coastal Management Plan (2014)* due to lack of lighting and narrow entry restricting disabled access to the toilets.

Currently the public toilets are used by both playground visitors and beach users while located away from both activity areas.

The *Bayside Public Toilet Strategy (2012)* proposes removal of two toilet blocks to be replaced with one building containing one or more unisex toilets to accommodate all ability access.

The recommendation in this plan is to move the new public toilet facility closer to the playground area providing sealed all ability access from B16 Carpark, and clear visual links for visitors on the Bay Trail.

To overcome the gap in provision of public toilets on the foreshore between Ricketts Point and Black Rock, the *Bayside Public Toilet Strategy (2012)* and *Bayside Coastal Management Plan (2014)* suggested installing a new public toilet facility on the foreshore opposite 330-331 Beach Road, Black Rock. The establishment of this new facility is considered a lower priority than replacement of existing facilities at Black Rock.



Existing toilet facilities in Black Rock Gardens

BLACK ROCK LIFE SAVING CLUB

Black Rock Life Saving Club (BRLSC) was formed in early 1928 to provide life saving services on Black Rock beach from Quiet Corner to Arkaringa Point.

The Black Rock Life Saving Club facilitates patrol, training and social events for its club members and the public. The main purpose of the life saving club is to keep the beaches safe. As such, the club is an asset to the Black Rock Foreshore community.

The aim for BRLSC is to provide a safe, friendly and welcoming environment where all members can interact and enjoy the benefits of healthy outdoor activities to learn about water safety, first aid, and resuscitation, develop an awareness of the beach and the aquatic environment, in a manner that is educational and embraces tolerance and inclusion.

The building is situated in an ideal location along the foreshore as it has panoramic views from the north to south end of the beach.

As the original Clubhouse was first constructed in 1932, the structure and facilities now are extremely run down and in need of upgrade/replacement. The building also requires redesign as there is not enough room for equipment/fuel storage. The building does not meet current building codes which limits the clubs ability to attract new members. The Clubhouse cannot be relocated further north without significant removal of intact coastal vegetation and relocation south moves the facility away from the main swimming beach. The site is also in a highly corrosive, exposed windy and weather prone location, however relocation closer to Beach Road potentially impacts on key functions including beach surveillance.

The *Victorian Coastal Strategy (2014)* Building Policy promotes coastal dependant uses, sustainability, equity and community need in relation to the development and management of buildings on the coast. Black Rock Life Saving Club is a coastal dependant use.

Management and any future redevelopment of the existing building and lease area on the foreshore precinct is guided by the requirements of the *Victorian Coastal Strategy (2014)*, Council Policy and the recommendations of the *Bayside Coastal Management Plan (2014)*. These include:

- Encourage consideration of joint partnerships and increased public access in any redevelopment proposals for aging infrastructure.
- Ensure no net increase in building footprint and seek rationalisation of existing buildings where possible in any redevelopment works.
- These aims are achievable on the existing site and replacement of the building will improve access to facilities, safety and landscape amenity for all foreshore users.



Black Rock Life Saving Club

BLACK ROCK PLAYGROUND

The Black Rock Playground has undergone redevelopment since 2014. The playground is well used by visitors and local residents.

The playground is located between B16 Carpark and Black Rock Garden and is accessible by the Coast Walking Path and also from Beach Road.

There are two BBQs, one drinking fountain and ample seating and a shared pathway which joins to the coastal walking path towards the Black Rock Gardens.



Black Rock Playground

BLACK ROCK GARDENS

The playground is also located right next to the Black Rock Gardens which allows groups to extend social activities in the open space area.

A sculpture by Faustas Sadauskas called 'Beacon' was commissioned by Council for the gardens in 2003 and forms part of the Bayside Coastal Arts Trail.



The 'Beacon'

CULTURAL HERITAGE

BLACK ROCK HOUSE

Black Rock House was built in 1856 by Charles Ebdon, former Governor of Victoria. The house was originally built as a holiday and remained in the Ebdon family until 1911 during which it was rented out and used as a guest house and private dwelling.

The original 122 acres was gradually sold off and the house lost its beach frontage retaining only the track out from the garden to what is now Beach Road.

There have been two major periods of renovation, in 1931 under the ownership of Professor Peter MacCallum and in 1974 when it was purchased by the City of Sandringham. The gardens feature magnificent 150 year old Moreton Bay Fig trees planted when the home was built.

Later restorations have focussed on restoring the house as it was in the 1860s and the home and garden are protected by a Heritage Overlay in the *Bayside Planning Scheme* and included on the Victorian Heritage Register, the Register of the National Estate and classified by the National Trust.

Black Rock House is currently managed by the Bayside City Council with assistance from a dedicated Friends group formed in 1979. It is used for community events and a volunteer program assists with group guided tours and maintaining and preserving the historical property.

Draft recommendations include:

- Support existing community use of the house and continue ongoing protection of heritage values.
- Increase public use of the adjoining gardens as open space, providing two new seats (one sun and one shade) overlooking the lawn.
- Retain public access through from Ebdon Avenue and the garden to Beach Road and the foreshore. Liaise with VicRoads to establish a kerb ramp on the foreshore side at Beach Road to improve universal access at the informal crossing point.

SEA WALL AND PROMENADE



Black Rock House entrance from Beach Road

The sea wall is owned and managed by DELWP and all the beach access ramps and stairs are managed by Council.

The existing sea wall path extends over 900 metres from Black Rock Gardens, south around Quiet Point to Ricketts Point Beach. The path is well used and it provides excellent access and views to the bay for persons with limited mobility. It is also popular for fishing on the north side of the designated Ricketts Point Marine Sanctuary.

The bluestone sea wall has a concrete base and cap. There have been repairs/extensions completed at the northern Black Rock Gardens end using roughly laid bluestone pitchers which detract from the historic sections of the wall formed using larger blocks from the Old Melbourne Gaol. The path is 2.0m wide and various forms of natural rock retaining wall, some more than 2.0m wide, have been used to stabilise the eroding cliff line which comes under frequent wave attack in high tide storm events. Continued sea level rise under current climate change modelling will likely require significant extension of foreshore protection works to protect the Black Rock Life Saving Club and Beach Road.



Historical headstones located at the base of B16 ramp



Old and new bluestone sea wall at Black Rock Gardens ramp

HERITAGE OVERLAY

Aboriginal people's occupation of what is now known as the Black Rock Foreshore dates back many thousands of years and the area contains registered cultural heritage sites (middens). These sites and all other cultural heritage places are protected under the provisions of the *Victorian Aboriginal Heritage Act (2006)*. The Act recognises Aboriginal people as the primary guardians of their cultural heritage and has established a process for Aboriginal groups to apply to be registered as Registered Aboriginal Parties (RAPs).

Other historical features of the foreshore include the bluestone sea walls and the harbour breakwater. The Black Rock Foreshore has other cultural values such as a long history of beach and holiday use and these features and uses need to be considered in any works.

Indigenous and European cultural heritage must be protected during masterplan implementation, and on sites where major ground breaking work are involved a due diligence Cultural Heritage Assessment will be required.

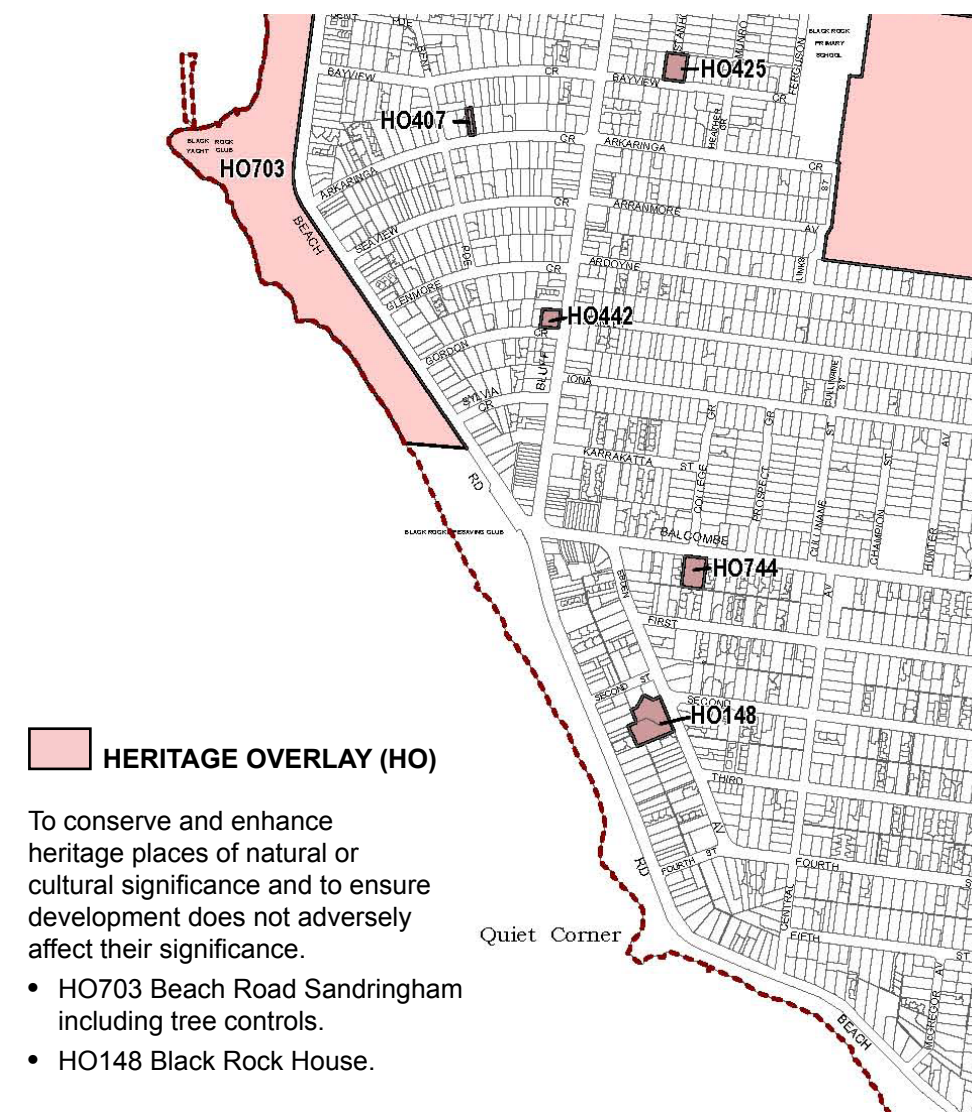


Figure 3

GEOLOGY AND COASTAL PROCESSES

The foreshore cliffs at Black Rock between Half Moon Bay and Quiet Corner are highly erosive and covered by an Erosion Management Overlay in the Bayside Planning Scheme.

The cliffs have been extensively modified and filled as part of works on Beach Road, however in several areas the soft Red Bluff sands are visible and have been cut back to expose the harder Black Rock sandstone, mostly visible at Quiet Corner.

The beach at Black Rock is subject to summer accretion with dominant drift north from November to April and winter depletion when sand moves back south towards Quiet Corner (refer Figure 4).

There are no artificial groynes however this section of foreshore has been subject to severe and rapid erosion following major storms. The most notable of these in 1935 cut the cliff back 6 metres, leading to the establishment of the current sea wall (refer Figure 5).

The sea wall is constructed from basalt recovered from the demolished Old Melbourne Gaol. The construction of the sea wall has increased scour and the beach frequently disappears after storm events. The sea wall itself has been severely damaged and repaired several times. The most recent major repairs were by the DSE, now the Department of Environment, Land Water and Planning (DELWP), in 2010.

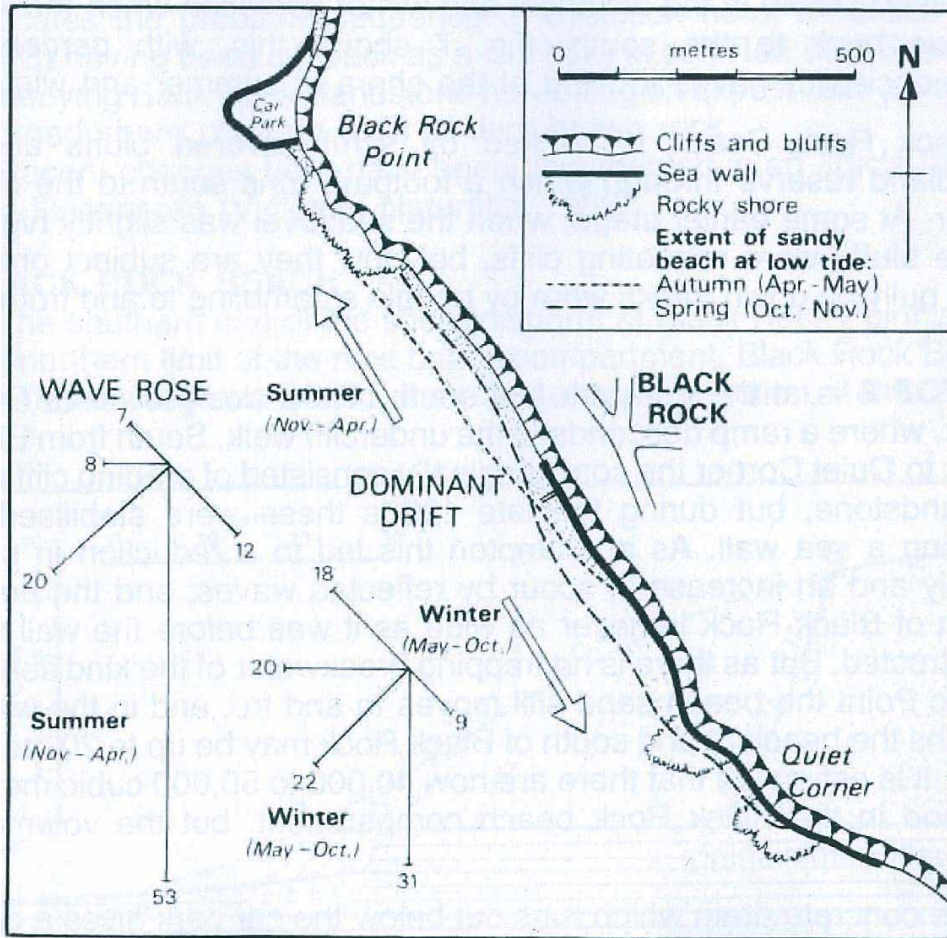


Figure 4 The Sandringham Environment Series - No.2
Geology and Landforms of Beach Park:
An Excursion Guide, 1987

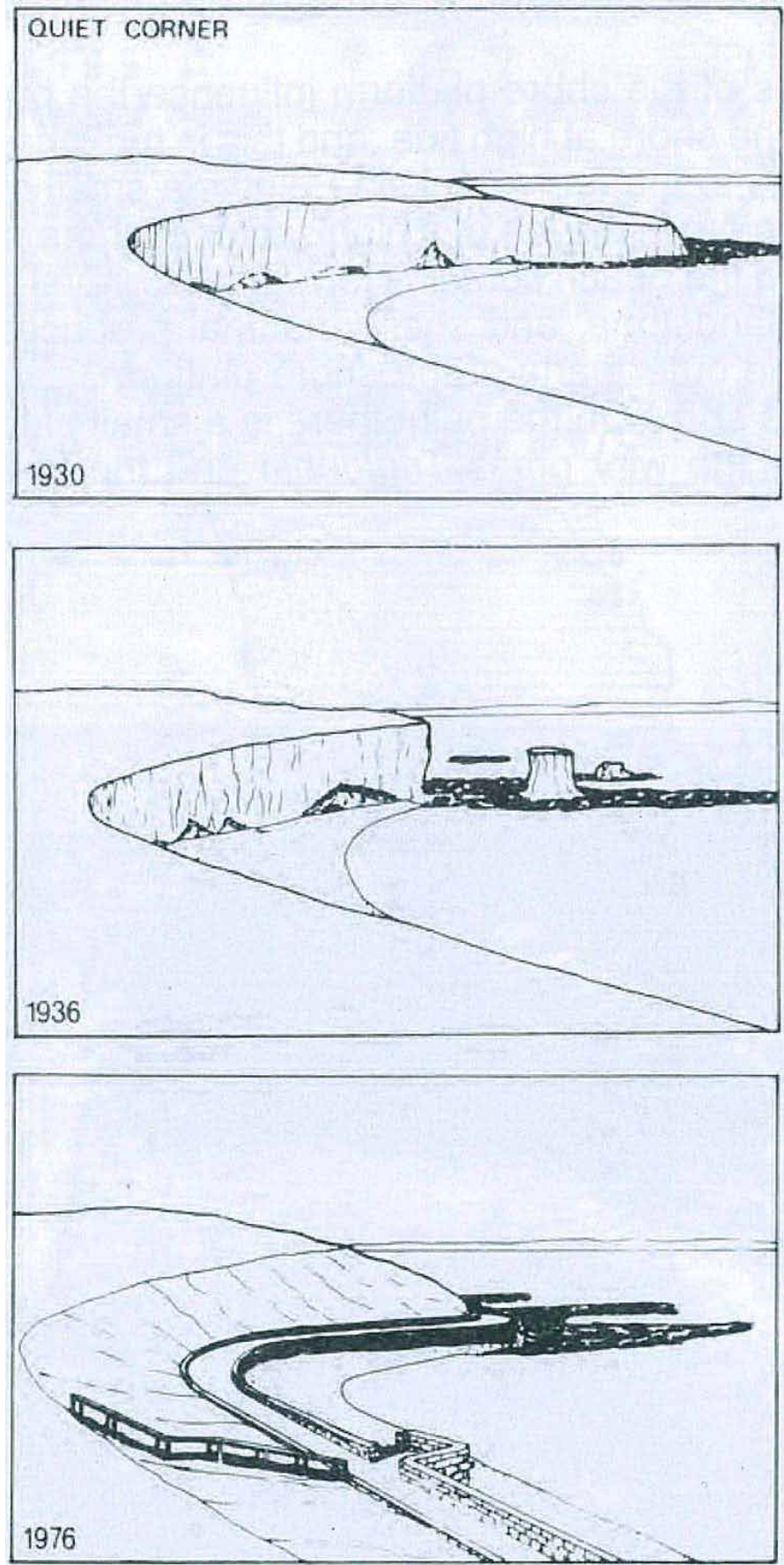


Figure 5 The Sandringham Environment Series - No.2
Geology and Landforms of Beach Park:
An Excursion Guide, 1987



View towards Quiet Corner



View of Black Rock Foreshore from Quiet Corner

DRAFT RECOMMENDATIONS:

Liaise with DELWP to investigate options to improve the effectiveness of the existing sea wall to reduce overtopping and erosion of the Beach Road embankment and retaining walls.

The foreshore is eroding in front of the Black Rock Life Saving Club. Liaise with DELWP to investigate options to improve long term foreshore stability to improve all ability path access to the existing sea wall.

Remove and replace the existing section of ad hoc sea wall repairs at Black Rock Gardens ramp.

Protect the historic Old Melbourne Gaol stone inscriptions in works to reduce erosion along the sea wall.

FLORA AND FAUNA

The majority of the Black Rock Foreshore contains remnant coastal vegetation in Bayside. This comprises Coastal Dune Grassland (EVC 879) and Coastal Headland Scrub (EVC 161) providing important habitat and refuge for a range of indigenous native birds, bats, mammals, reptiles and insects in the otherwise built urban environment.

Native vegetation at Black Rock Foreshore is included in the Vegetation Protection Overlay (VPO1) in the *Bayside Planning Scheme*. The aim of the overlay is to protect and preserve trees and areas of significant vegetation, implementing key requirements of the State Planning Policy Framework and ensuring any new development minimises loss of native vegetation. The overlay and ongoing Council management of the foreshore aim to maintain and enhance habitat and habitat corridors and to encourage the regeneration of native vegetation. A Permit is required to remove vegetation other than as part of weed control, fire prevention, public safety and road safety management actions.

The *Bayside Native Vegetation Works Program Stage 2* has identified the existing vegetation and management issues with a three year monitored list of actions for a limited section of indigenous vegetation in Black Rock South. This program covers the indigenous vegetation within a small part of this Precinct. Other areas of indigenous vegetation should also be incorporated into the management of vegetation.

There has been extensive historical and ongoing community involvement in protection and enhancement of native vegetation and habitat along Black Rock Foreshore. Black Rock and Sandringham Conservation Association (BRASCA), Friends of Native Wildlife (FONW) and the local community all actively assist Council in rubbish removal, weed control and monitoring of flora and fauna.

The vegetation mapping included in this masterplan has been completed with assistance from BRASCA. Key issues identified by BRASCA and FONW include the narrow width of the foreshore reserve and the close proximity of the Coast Walking Path to the Bay Trail, which increases the impacts of cycling on fragile coastal vegetation.



1 View of Black Rock Foreshore from Quiet Corner

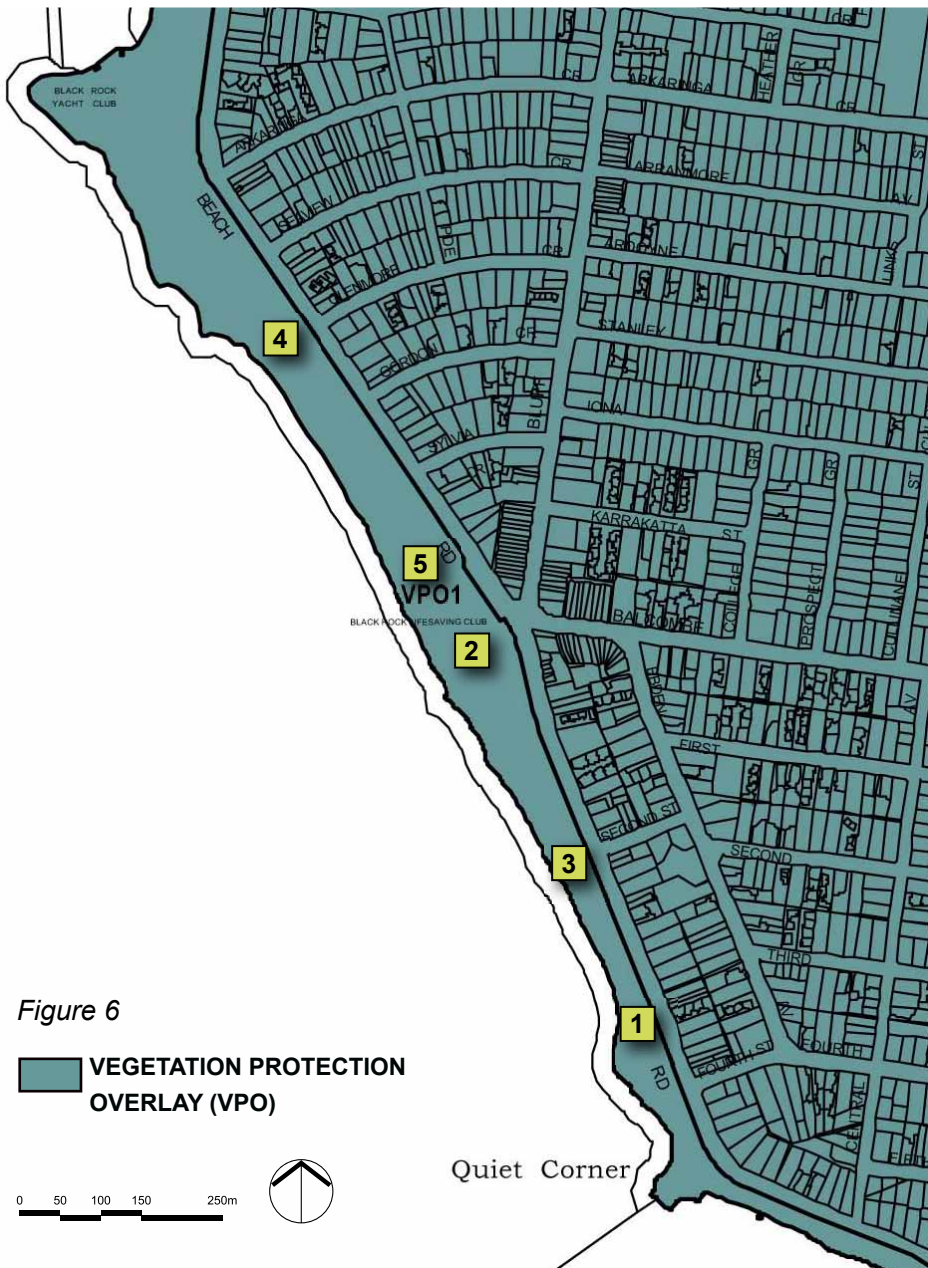


Figure 6
VEGETATION PROTECTION
OVERLAY (VPO)



2 Black Rock Playground cliff edge



3 Existing vegetation along Black Rock foreshore



4 Gordon Crescent ramp/stairs



5 View towards Black Rock Life Saving Club

FLORA AND FAUNA MANAGEMENT

- 1

Focus specialist weed control and management resources into areas with good quality remnant indigenous vegetation implementing recommendations as identified in the *Bayside Native Vegetation Native Works Program*.
- 2

Close and revegetate informal access tracks, eroded escarpments and untreated pocket spaces to offset the impacts of ongoing requirement for vegetation pruning and removal to maintain sightlines for safety along the Coast Walking Path and beach access ramps.
- 3

Ensure new cliff and escarpment fencing includes anchor points to improve safety in future weed control and revegetation efforts in these difficult to access areas.
- 4

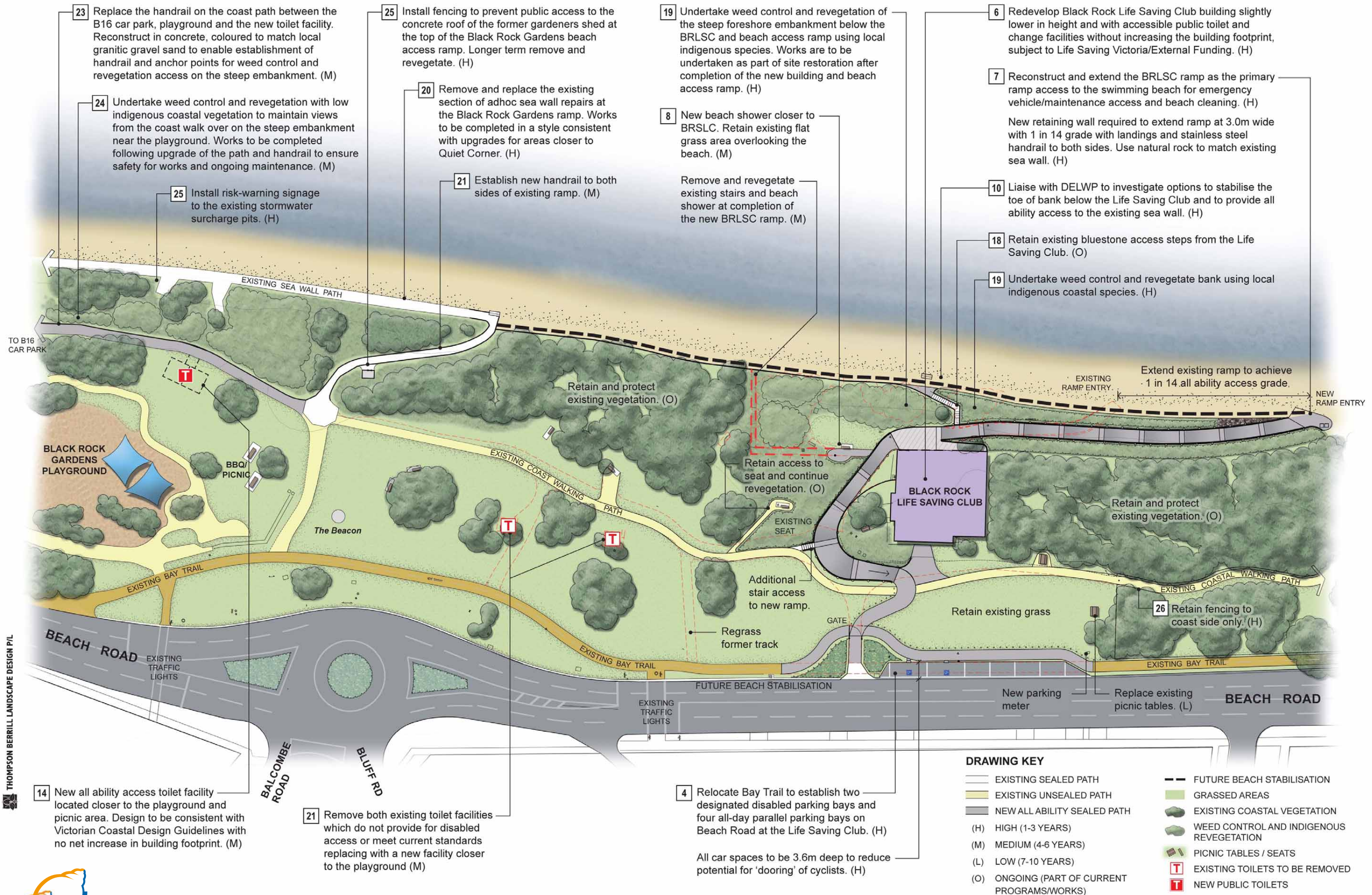
Continue staged revegetation in consultation with local community groups' e.g BRASCA. Ensure use of indigenous species grown from locally sourced seed consistent with the prevailing Ecological Vegetation Class (EVC). Carefully plan revegetation, modifying the species mix within the EVC if required to maintain and enhance biodiversity values. Ensure establishment of long term sustainable and manageable planting in areas with existing views or where required for ongoing public access or other use.
- 5

Undertake ongoing monitoring of fox, rabbits and feral cat numbers initiating targeted control programs where required.



- DRAWING KEY**
- SIGNIFICANT VEGETATION
Coastal Headland Scrub EVC 879
 - AREA IN NEED OF REVEGETATION
 - SELECTED WEED CONTROL
 - OPPORTUNITIES FOR ADDITIONAL REVEGETATION
 - OTHER AREAS OF ISOLATED HABITAT

Reference Supplied by:
Black Rock Sandringham Conservation Association,
May 2015
Friends of Native Wildlife, May 2015



COAST WALKING PATH

Maintain a 2.0m width compacted granitic gravel/sand all ability walking path with a pruned 0.5m clearance of shrubs to either side for safety in accordance with the Bayside Coastal Management Plan.

Retain fencing only to the coast side of the path and use logs to define the trail alignment on the unfenced side.

- ① Install new fencing at existing informal lookout points along with revegetation to assist cliff stability. (H)
- ② Establish additional timber chicanes and signage to restrict cyclist access to the Coast Walking Path. (H)

BEACH ACCESS RAMPS AND STAIRS

- ③ Coordinate and prioritise ramp upgrades with provision of new disabled parking and improved directional signage to ramps with better access for persons with limited mobility. Establish stainless steel handrails to AS1428 on both sides. Where possible, add flat resting points along steep ramps. Implementation priorities are as follows:
 - B16 Car park beach access ramp (H)
 - Black Rock House beach access ramp (M)
 - Black Rock Gardens beach access ramp (M)
 - Seaview Crescent beach access ramp (L)
 - Second Street beach access ramp (L)
- ④ Monitor condition of the Gordon Crescent timber stairs. Replacement will create significant environmental impact and cost for only local use. Close and remove the stairs when major repairs are required and revegetate. Direct local users to the Black Rock Life Saving Club ramp when upgraded. (L)
- ⑤ Monitor condition of the Quiet Corner timber stairs. Replacement will create significant environmental impact and cost for only local use. Prioritise upgrade of the nearby Black Rock House Ramp and remove and revegetate the timber stairs when major repairs are required. (L)

BLACK ROCK LIFE SAVING CLUB

- ⑥ Redevelop Black Rock Life Saving Club building in accordance with Victorian Coastal Design Guidelines to be slightly lower in height and incorporate accessible public toilet and change facilities without increasing the building overall footprint, subject to Life Saving Victoria/External Funding. (H)
- ⑦ Upgrade the existing beach access ramp to provide improved emergency/maintenance vehicle and all-ability access to the Black Rock Life Saving Club. (H)
- ⑧ Remove ageing beach stairs after completion of new ramp and relocate the beach shower closer to Black Rock Life Saving Club. (H)
- ⑨ Establish two disabled and four standard parallel parking bays on Beach Road opposite Black Rock Life Saving Club. (H)

SEA WALL

- ⑩ Liaise with DELWP to investigate options to repair failing rock retaining walls and to address impacts of future sea level rise on the existing sea wall and shoreline at Black Rock Life Saving Club. Install risk/warning signage to alert path users to wave action at high tide. (H)
- ⑪ Liaise with Heritage Victoria to appropriately protect and interpret the stonework inscriptions in the sea wall from the Old Melbourne Gaol. (M)

BLACK ROCK GARDENS

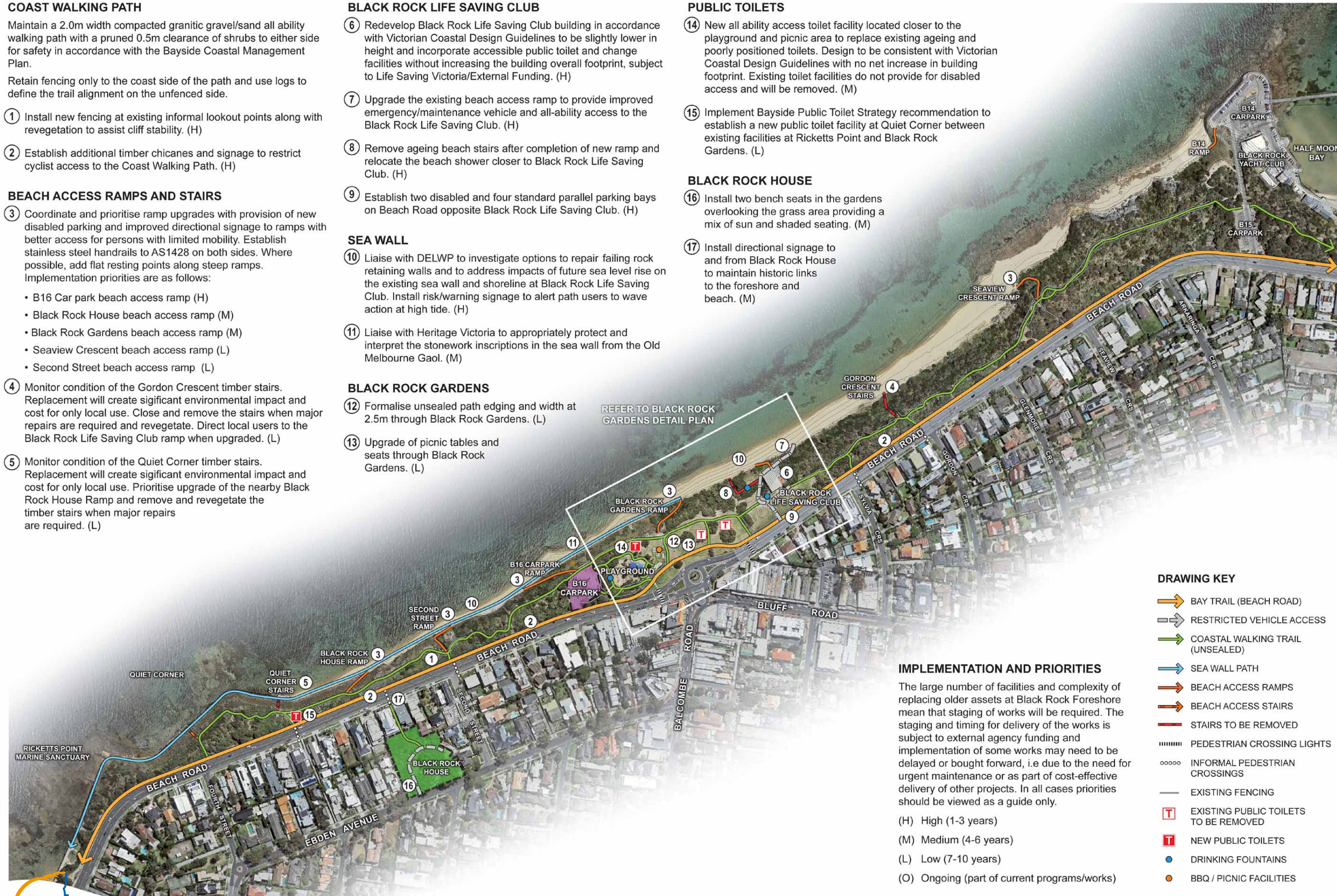
- ⑫ Formalise unsealed path edging and width at 2.5m through Black Rock Gardens. (L)
- ⑬ Upgrade of picnic tables and seats through Black Rock Gardens. (L)

PUBLIC TOILETS

- ⑭ New all ability access toilet facility located closer to the playground and picnic area to replace existing ageing and poorly positioned toilets. Design to be consistent with Victorian Coastal Design Guidelines with no net increase in building footprint. Existing toilet facilities do not provide for disabled access and will be removed. (M)
- ⑮ Implement Bayside Public Toilet Strategy recommendation to establish a new public toilet facility at Quiet Corner between existing facilities at Ricketts Point and Black Rock Gardens. (L)

BLACK ROCK HOUSE

- ⑯ Install two bench seats in the gardens overlooking the grass area providing a mix of sun and shaded seating. (M)
- ⑰ Install directional signage to and from Black Rock House to maintain historic links to the foreshore and beach. (M)



DRAFT IMPLEMENTATION SCHEDULE

The following section provides an overview of the indicative capital costs to implement key improvements and actions identified in the Draft Masterplan. Draft priorities have been allocated to enable consideration of staging of works subject to confirmation of funding availability.

The large number of facilities and complexity of replacing older asset at Black Rock Foreshore mean that staging of works will be required. The staging and timing for delivery of the works is subject to external agency funding and implementation of some works may need to be delayed or bought forward, i.e due to the need for urgent maintenance or as part of cost-effective delivery of other projects. In all cases priorities should be viewed as a guide only.

- (H) High (1-3 years)
- (M) Medium (4-6 years)
- (L) Low (7-10 years)
- (O) Ongoing (part of current programs/works)

Please note all works estimates are for preliminary planning purposes, prepared without access to survey and detailed design and are a guide only.

DRAFT MASTERPLAN WORKS SUMMARY				TOTAL BCC	TOTAL OTHERS
STUDY AREA (BCC)	HIGH	MEDIUM	LOW		
BLACK ROCK LIFE SAVING CLUB (Life Saving Victoria)	\$3,050,000	\$0	\$0	\$0	\$3,050,000
FORESHORE PROTECTION (scope and cost determined by DELWP)					N/A
BEACH ACCESS	\$349,800	\$61,250	\$62,500	\$473,550	\$0
BLACK ROCK GARDENS	\$1,500	\$340,000	\$40,600	\$382,100	\$0
COAST WALKING PATH	\$70,000	\$0	\$0	\$70,000	\$0
BEACH ROAD AND BAY TRAIL	\$0	\$90,000	\$150,000	\$240,000	\$0
BLACK ROCK HOUSE	\$0	\$0	\$5,500	\$5,500	\$0
SUBTOTAL BLACK ROCK FORESHORE WORKS	\$3,471,300	\$491,250	\$258,600	\$1,171,150	\$3,050,000
CONTINGENCIES (20%)				\$234,230	\$610,000
TOTAL BLACK ROCK FORESHORE MASTERPLAN - CAPITAL IMPLEMENTATION WORKS				\$1,405,380	\$3,660,000

NOTE: No costs are included for DELWP works assoicated with Foreshore stabilisation and modification to the existing sea wall.

DRAFT IMPLEMENTATION SCHEDULE

Item No.	Plan Ref	Action Description	Amount	Item	Rate	Cost	Priority	Agency Responsible	Related Actions
BLACK ROCK LIFE SAVING CLUB									
1.1	①	Demolish the existing Black Rock Life Saving Club building and undertake bulk earthworks to extend the ground floor space without increasing the overall building footprint.	1	Item		\$50,000	High	LSV in consultation with BCC	1.2 and 1.3
1.2	①	New Black Rock Life Saving Club. Two storey building slightly lower in height than the existing building with accessible public toilet/change facilities incorporated without increasing the building footprint.	1	Item		\$3,000,000	High	LSV in consultation with BCC	1.1 and 1.3
1.3	②	Reconstruct the BRLSC Ramp access to the beach. Provide 1 in 14 grade all ability access, stainless steel handrails to both sides and improved maintenance/emergency vehicle access to the beach and ground floor of the new BRLSC building from Beach Road.	65	lin.m	\$4,000	\$260,000	High	BCC in consultation with DELWP	1.1, 1.2 and 2.1
1.4	①⑨	Undertake weed control and revegetation of the steep foreshore embankment below the BRLSC and beach access ramp. Works are to be undertaken as part of site restoration after completion of the new building and beach access ramp.	830	m2	\$60	\$49,800	High	BCC	1.2, 1.3 and 2.1
1.5	③	Relocate the beach access shower closer to the new Black Rock Life Saving Club. Close and revegetate the existing stair connection to beach following upgrade of the new ramp.	1	Item		\$20,000	Medium	BCC	1.3
		Subtotal Black Rock Life Saving Club				\$3,379,800			
FORESHORE SEA WALL AND BEACH ACCESS (by DELWP)									
2.1	⑩	Liaise with DELWP to investigate options to stabilise the foreshore in front of the Black Rock Life Saving Club and improve all ability access to the existing sea wall.	155	lin.m		N/C	High	DELWP	1.3 and 1.4
2.2	⑩	Liaise with DELWP to investigate options to increase protection for the existing sea wall. Reduce wave action via mitigation works north of Quiet Corner to reduce overtopping and erosion of the Beach Road embankment and retaining walls. Works to include repair of existing rock retaining walls and improved drainage.	1,000	lin.m		N/C	High	DELWP	2.1, 2.3 and 2.4
2.3	②⑩	Remove and replace the existing section of adhoc sea wall repairs at the Black Rock Gardens ramp. Works to be completed in a style consistent with upgrades for the new works.	25	lin.m		N/C	High	DELWP	2.2
2.4	⑪	Liaise with Heritage Victoria to record and protect the historic Old Melbourne Gaol stone inscriptions in works to reduce erosion along the existing sea wall and develop interpretive signage.	1	Item		N/C	High	DELWP	2.2
2.5	⑦	Install signage at each beach access point indicating ramp grade/condition with directions to better access points as staged upgrades are completed.	20	No.	\$500	\$10,000	High	BCC	
2.6	⑦	B16 Car park beach access ramp. Establish stainless steel handrails to AS1428 on both sides.	120	lin.m	\$250	\$30,000	High	BCC	2.2 and 2.5

Refer to Draft Plans BRF-01 on page10 and BRF-02 on page 11

DRAFT IMPLEMENTATION SCHEDULE

Item No.	Plan Ref	Action Description	Amount	Item	Rate	Cost	Priority	Agency Responsible	Related Actions
2.7	②①	Black Rock Gardens beach access ramp. Establish stainless steel handrails to AS1428 on both sides.	95	lin.m	\$250	\$23,750	Medium	BCC	2.2 and 2.5
2.8	⑦	Black Rock House beach access ramp. Establish stainless steel handrails to AS1428 on both sides.	70	lin.m	\$250	\$17,500	Medium	BCC	2.2 and 2.5
2.9	⑦	Seaview Crescent beach access ramp. Establish stainless steel handrails to AS1428 on both sides.	105	lin.m	\$250	\$26,250	Low	BCC	2.5
2.10	⑦	Second Street beach access ramp. Establish stainless steel handrails to AS1428 on both sides.	65	lin.m	\$250	\$16,250	Low	BCC	2.2, 2.5 and 3.4
2.11	⑨	Continue ongoing inspection of existing timbers stairs near 330 Beach Road. When the stairs become structurally unsound remove and revegetate, providing signage to nearest improved access ramp opposite Black Rock House.	1	Item		\$10,000	Low	BCC	2.5
2.12	⑧	Continue ongoing inspection of existing timber stairs opposite Gordon Crescent. When the stairs become structurally unsound remove and revegetate, providing signage to nearest improved access ramp at Black Rock Life Saving Club.	1	Item		\$10,000	Low	BCC	2.5
Subtotal Foreshore Sea Wall and Beach Access						\$143,750			
BLACK ROCK GARDENS									
3.1	①④	Remove and replace the two existing toilet blocks with a new single all ability access toilet facility located closer to the playground and picnic area. Design to be consistent with Victorian Coastal Design Guidelines with no nett increase in building footprint.	1	Item		\$200,000	Medium	BCC	3.2
3.2	②③	Replace the handrail on the coast path between the B16 car park, playground and new toilet facility. Reconstruct in concrete, coloured to match local granitic sand to enable establishment of handrail and anchor points for weed control and revegetation access on the steep embankment.	60	lin.m	\$1,500	\$90,000	Medium	BCC	3.1 and 3.3
3.3	②④	Undertake weed control and revegetation with low indigenous coastal vegetation to maintain views from the coast walk over on the steep embankment near the playground. Works to be completed following upgrade of the path and handrail to ensure safety for works and ongoing maintenance.	1	Item		\$50,000	Medium	BCC	3.2
3.4	②⑤	Install fencing to prevent public access to the concrete roof of the former gardeners shed at the top of the Black Rock Gardens beach access ramp. Longer term remove and revegetate.	1	Item		\$1,500	High	BCC	
			1	Item		\$10,000	Low	BCC	2.7
3.5	①②	Formalise unsealed path edging and width at max 2.5m through Black Rock Gardens and reinstate grass where possible.	210	lin.m	\$60	\$12,600	Low	BCC	
3.6	①③	Undertake staged upgrade of picnic tables and seats through Black Rock Gardens to improve all ability access	6	No.	\$3,000	\$18,000	Low	BCC	
Subtotal Black Rock Gardens						\$382,100			

DRAFT IMPLEMENTATION SCHEDULE

Item No.	Plan Ref	Action Description	Amount	Item	Rate	Cost	Priority	Agency Responsible	Related Actions
COAST WALKING PATHS									
4.1	⑥	Establish timber chicanes and signage to restrict cyclist access to the unsealed coast walking path where located near the Bay Trail.	8	No.	\$2,500	\$20,000	High	BCC	2.5 and 4.3
4.2	②⑥	Remove duplicated fencing from the coast walking path retaining only fencing to the coast side. Use logs and revegetation to maintain width at max 2.0m in accordance with the <i>Bayside Coastal Management Plan (2014)</i> .	1	Item		\$10,000	High		4.1 and 4.4
4.3	⑤	Establish new timber post and cable fencing at popular cliff top lookout points. Undertake fencing in conjunction with coastal revegetation to assist cliff stability.	2	No.	\$20,000	\$40,000	High	BCC	
4.4		Continue ongoing weed control and indigenous coastal revegetation in collaboration with local community groups.	1	Item		N/C	Ongoing	BCC	
		Subtotal Coast Walking Paths				\$70,000			
BEACH ROAD AND BAY TRAIL									
5.1		Liaise with VicRoads to establish kerb ramps on Beach Road at popular informal crossing points.	4	No.	\$2,500	\$10,000	Medium	BCC	6.2
5.2	④	Establish two disabled and four standard parallel parking bays on Beach Road opposite the Black Rock Life Saving Club. Slightly realign the Bay Trail and indent the parking bays to enable them to be used all day without increasing risk to cyclists on Beach Road.	1	Item		\$80,000	Medium	BCC	1.2 and 1.3
5.3	⑮	Investigate establishment of a new public toilet facility at Quiet Corner midway between existing facilities at Ricketts Point and Black Rock Gardens as outlined in the <i>Bayside Toilet Strategy (2012)</i> .	1	Item		\$150,000	Low	BCC	2.11
		Subtotal Beach Road and Bay Trail				\$240,000			
BLACK ROCK HOUSE									
6.1	⑮	Establish two bench seats in the gardens over looking the grass area providing a mix of shaded and sunny positions.	2	No.	\$2,000	\$4,000	Low	BCC	
6.2	⑰	Establish directional signage to and from Black Rock House to maintain historic links to the foreshore and beach.	3	No.	\$500	\$1,500	Low	BCC	5.1
		Subtotal Black Rock House				\$5,500			
BLACK ROCK FORESHORE MASTERPLAN WORKS - BAYSIDE						\$1,171,150			
BLACK ROCK FORESHORE MASTERPLAN WORKS - OTHER AGENCIES						\$3,050,000			
Contingencies (20%)						\$844,230			
						\$5,065,380			

REFERENCES

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**APPENDIX:
UNIVERSAL ACCESS
IMPROVEMENT
OPPORTUNITIES**

UNIVERSAL ACCESS IMPROVEMENT OPPORTUNITIES

Between 13-20% of Bayside residents have a disability of some kind and equity of access to the foreshore, open space areas and facilities is a key Council requirement and objective. The steep topography, unstable cliffs and ad hoc development of infrastructure over time have resulted in numerous barriers to universal access at Black Rock Foreshore. Some barriers such as topography and the legislative requirements for protection of coastal environmental values and sites of cultural heritage significance are not easily overcome. The following summarises the proposed priorities and staged approach for improving universal access at Black Rock Foreshore.

The approach and priorities have been subject to an accessibility audit. Refer Appendix A.

1 BLACK ROCK LIFE SAVING CLUB RAMP (HIGH)

- Upgrade to 1 in 14 with landings every 9m and handrail to both sides as per AS1428 to provide improved access to both beach and extended sea wall promenade.

2 BLACK ROCK LIFE SAVING CLUB STAIRS (HIGH)

- Retain and upgrade handrail.

3 BLACK ROCK LIFE SAVING CLUB PARKING (HIGH)

- Provide two disabled car parking spaces opposite Black Rock Life Saving Club.

4 BEACH SHOWER STAIRS (HIGH)

- Remove stairs as part of sea wall extension to Black Rock Life Saving Club ramp.

5 SEA WALL (HIGH)

- Retain public access to the existing sea wall. Liaise with DELWP to investigate options to improve all-ability access as part of any future coastal stability works.

6 B16 CARPARK RAMP (HIGH)

- Provide new handrails on both sides.

7 PROPOSED TOILETS (MEDIUM)

- New accessible toilet facility with sealed path from B16 carpark.

8 SEAVIEW CRESCENT RAMP (MEDIUM)

- Provide new handrails to both sides.

9 BLACK ROCK HOUSE RAMP (MEDIUM)

- Provide new handrails on both sides.

10 BLACK ROCK GARDENS RAMP (LOW)

- Provide new handrails on both sides.

11 SECOND STREET RAMP (LOW)

- Non replacement when major repairs are required.

12 QUIET CORNER STAIRS (LOW)

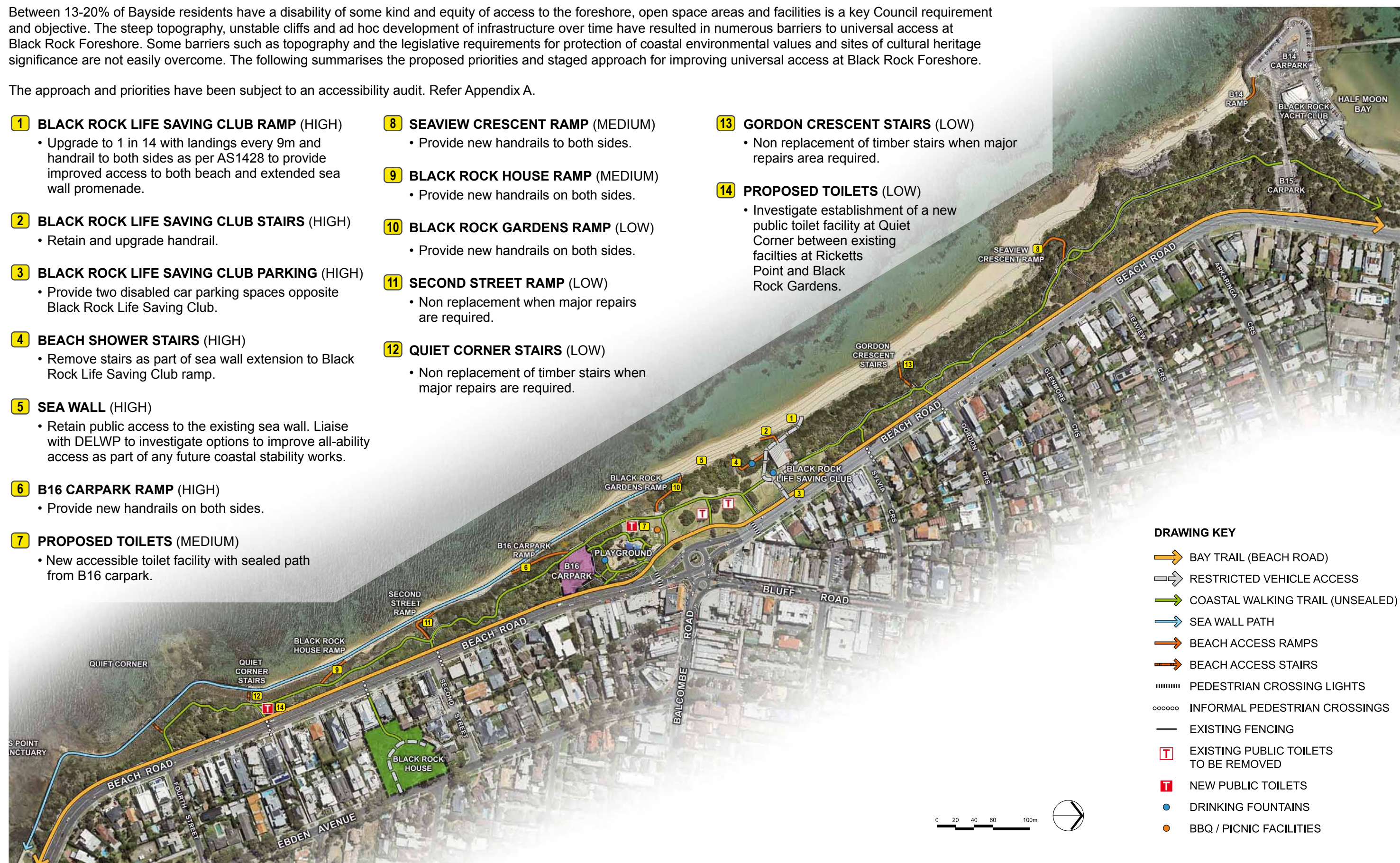
- Non replacement of timber stairs when major repairs are required.

13 GORDON CRESCENT STAIRS (LOW)

- Non replacement of timber stairs when major repairs area required.

14 PROPOSED TOILETS (LOW)

- Investigate establishment of a new public toilet facility at Quiet Corner between existing facilities at Ricketts Point and Black Rock Gardens.



DRAWING KEY

- ➡ BAY TRAIL (BEACH ROAD)
- ➡ RESTRICTED VEHICLE ACCESS
- ➡ COASTAL WALKING TRAIL (UNSEALED)
- ➡ SEA WALL PATH
- ➡ BEACH ACCESS RAMPS
- ➡ BEACH ACCESS STAIRS
- ⋯ PEDESTRIAN CROSSING LIGHTS
- ⋯ INFORMAL PEDESTRIAN CROSSINGS
- EXISTING FENCING
- T EXISTING PUBLIC TOILETS TO BE REMOVED
- T NEW PUBLIC TOILETS
- DRINKING FOUNTAINS
- BBQ / PICNIC FACILITIES

Universal Improvement Access Opportunities