



# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## NEWSLETTER

**10 May 2015**

### **Council Endorses Landscape Improvements for Point Lonsdale Lighthouse Reserve**

#### **Council Decisions Regarding Option 2**

On 29 April the Borough Council endorsed the following regarding Option 2 (Landscape Improvements etc.) for the Point Lonsdale Lighthouse Reserve:

1. Endorse the Concept Plan as included in the *Point Lonsdale Lighthouse Reserve Masterplan Addendum – Financial Assessment of Option 2* (Appendix 1) and confirm Option 2 as the preferred option for future use of the reserve;
2. Authorise the CEO to identify and apply for funding from either the State Government or Federal Government for the implementation of Option 2;
3. Determine Council's position in relation to the introduction of paid car parking at Point Lonsdale Lighthouse Reserve and Rip View car parks.

Following a motion from Cr. Bob Merriman, the Council also agreed that there should be a review in a Council Assembly of the following question asked by Fay Agerthuis, PLCA President, at the start of the Council meeting:

Does the council now intend to take this recommendation (for Option 2) to the community and seek input as to the best way to progress the Master Plan including the possible establishment of a representative "Point Lonsdale Lighthouse Reserve "friends" Group with the brief to monitor implementation of the Master Plan, liaise with the community on a regular basis and ensure that the integrity of the site and community wishes are honoured?

## **Concept Plan Excludes a Number of Reference Group Recommendations**

The Council endorsed the “Concept Plan” in the “Masterplan” for Option 2 as specified in Appendix 1 of the agenda for the Council meeting on 29 April. The Concept Plan can be found at page 11-12 of Appendix 1 here on the Borough’s website:

[http://www.queenscliffe.vic.gov.au/images/Appendix\\_1\\_Point\\_Lonsdale\\_Lighthouse\\_Reserve\\_Financial\\_Assessment\\_Final\\_Report.pdf](http://www.queenscliffe.vic.gov.au/images/Appendix_1_Point_Lonsdale_Lighthouse_Reserve_Financial_Assessment_Final_Report.pdf)

The Concept Plan that has been endorsed by the Council is very similar to Option 2 Landscape Improvements in the Point Lonsdale Lighthouse Reserve Discussion Paper published in March 2014. The Concept Plan is estimated to cost approximately \$1.23 million in capital investment. Annual maintenance costs are estimated to be \$70,000.

In October 2014 when the Council endorsed a feasibility and costing study of Option 2, it decided that this study should include the suggestions and recommendations made by the community members of the Reference Group as enhancements to the original version of Option 2. A number of specific actions recommended by the Reference Group were costed as part of the study but have been excluded from the Concept Plan. A Response to the Reference Group Recommendations at page 16 of Appendix 1 details which recommendations have been included and which excluded. Some the items that have been excluded are a new toilet block (costed at \$120,000), a survey of heritage structures and development of a heritage maintenance plan, a viewing deck around the fog horn shed etc. and a roundabout at the entrance to the Reserve (costed at \$400,000).

## **Construction of Accommodation Costed in Masterplan**

Despite the fact that only Options 3 and 4 included the construction of accommodation on the Reserve, the Masterplan in Appendix 1 at page 7 includes details and costing of a commercial accommodation option for the reserve. While commercial accommodation is excluded from the Concept Plan, it is of concern that work has continued to be done on the possible construction of accommodation on the Reserve.

## **Funding and Implementation Timing Concerns**

The PLCA submission to the Borough regarding the Council Budget for 2015/16 addresses concerns about the lack of Lighthouse Reserve Concept Plan implementation funding in the Draft Budget and the potential consequent delay on implementation timing. The following points are included in the PLCA submission to the Council submitted to the CEO:

PLCA is pleased to see that there is an amount of \$30,000 included in the Draft Budget for vegetation management of the Point Lonsdale Lighthouse Reserve. However, it is of concern that no funds are included in the Draft Budget for any Borough expenditure on the implementation of the Concept Plan or Masterplan for the Point Lonsdale Lighthouse Reserve. This lack of funds in the Draft Budget was confirmed by you at the community briefing on the Draft Budget at Camberwell on 14 April 2015. At that briefing, you also indicated that 2015/16 is likely to be a lean year in terms of availability of State Government grants for projects such as the Point Lonsdale Lighthouse Reserve (election promises to be a priority in 2015/16 with better prospects of funding for new projects in 2016/17).

As the prospects of obtaining funding for the implementation of the Point Lonsdale Lighthouse Reserve Masterplan appears to be limited in 2015/16 it is submitted that sufficient funding should be included in the Budget for 2015/16 for the Borough to fund the development of a detailed Masterplan and implementation plan for the Reserve during 2015/16. If such planning is not commenced in 2015/16, it is likely that a period of some four years will elapse from the time of the appointment of the Borough as the Committee of Management for the Reserve until some concrete action is undertaken to transform the Reserve into a more valuable community asset.

The option of introducing car parking fees in the Point Lonsdale Lighthouse Reserve and the Rip View car park is discussed in Appendix 1 at page 6 as one source of funds for implementation of the Concept Plan. In discussion at the Council meeting regarding the introduction of paid parking at these two car parks, it was suggested that this option be pursued only if inadequate implementation funding was available from other sources.

### **Next Steps**

PLCA is to provide more details to the Council regarding the PLCA proposal for community input into the implementation of the Concept Plan/Masterplan which is to be considered by the Council.

PLCA will also be monitoring the 2015/16 Council Budget outcomes regarding implementation funding for the Concept Plan.

### **Council Agrees to Sell Land to Surf Club**

A large number of community members made submission in support of the proposed sale of land by the Borough to the Point Lonsdale Surf Life Saving Club to enable the construction of a new clubhouse (sale of land at 55 Ocean Road immediately adjacent to present clubhouse). No objections to the sale were submitted. Accordingly, the Council at its meeting on 29 April approved the sale of the land to the Surf Club for a nominal amount. In addition, the Council authorised the CEO to enter into a Contract of Sale with the Surf Club to effect the transfer of land with appropriate conditions to ensure the land reverts to the Council in the event the Surf Club ceases to exist or provide the service it currently does.

### **Consultation re Draft Fort Queenscliff Tourism Precinct Master Plan**

The Borough is inviting local residents, businesses, community organisations and Governments to have their say about the draft Fort Queenscliff Tourism Precinct Master Plan. The Borough states that the draft Plan has been drafted to explore ways in which the Fort could be activated for tourism and attract visitors to Queenscliff and the region to support local businesses, strengthen the local community and stimulate the economy.

A copy of the draft Plan and the community feedback form can be found here on the Borough website: <http://www.queenscliffe.vic.gov.au/council/news-and-notice/news/item/council-seeks-community-views-on-draft-fort-queenscliff-tourism-precinct-master-plan>

Submissions must be received by the Borough by Wednesday, 20 May.

## **Work Commenced on Lawrence Road (Springs Beach) Carpark**

The Borough has received funding, engaged contractors and works have begun at the Springs Carpark Project. The site will be closed to the general public until 19 June 2015.

The Project will deliver:

- Formalisation and connection of the existing shared pathway with a clear separation from the carpark;
- Realignment of the existing pathways & construction of a new pathway to separate pedestrian movements from vehicles;
- Provision of disabled parking ;
- Provision of passenger drop-off zone;
- Provision of clear entry/exit points;
- Provision of a one-way vehicular loop with 60 – 90 Degree angle parking;
- Augment existing revegetation works.

Alternative pathways around the Springs carpark are signposted for Pedestrian/Cycling Traffic until the work is finished.

## **Plan for Bush Burial Section in Cemetery**

Geelong Cemeteries Trust conducted a public consultation meeting in Point Lonsdale in April to present and discuss a draft concept plan for a Moonah Memorial Walk within the Queenscliff Cemetery at Point Lonsdale. Part of the plan is to implement a “bush burial” section utilising an existing stand of moonahs for new burials. New pathways will meander through the trees and both cremation and full size graves will be accommodated with limestone memorials in a natural bush setting. Further moonahs will be planted once weeds are removed.

## **Planning for Sale of Council Land on Murray Road**

At the April Council meeting Council officers provided details regarding the potential to prepare part of the Council owned land at Murray Road for sale and future residential development. The land is situated adjacent to the north-western edge of Queenscliff between Bellarine Highway and Murray Road with frontage to Fellows Road. The site is an irregularly shaped allotment with frontages of approximately 163 metres to Bellarine Highway, 219 metres to Fellows Road and 352 metres to Murray Road. The land has an area of approximately 6.96 hectares (17.21 acres).

The Council requested Council officers to further develop this plan and to prepare and submit a Planning Permit Application to enable the subdivision of 61-75 Murray Road into two lots in general accordance with the Development Plan. Details of the Development Plan can be found on the Borough website in Appendices 3A to 3D of the agenda for the April Council meeting.

## **Tourism and Economic Development Advisory Committee**

In March the Borough sought nominations from up to eight industry and/or skills based members to provide strategic advice to the Council on tourism and economic development related issues. In the April edition of the Borough E-Business Bulletin it was announced that the Council has formally appointed the Tourism and Economic Advisory Committee to the Council and that the seven members are Lorraine Golightly, Sean Blackwood, Katlin Blond, David Beaumont, Matt McDonald, Rick Rogerson and Mark Gingell.

These members include representatives from businesses such as the Big 4 Caravan Park, the Harbour, the Ferries and Pasquinis.

## **Member Meetings in Recess**

No member meeting is considered necessary following the decision of the Council to proceed to seek funding for Option 2 for the Point Lonsdale Lighthouse Reserve. No member meeting is scheduled during the winter period but meetings are held during this period if a matter arises that requires discussion and input from members. The Committee of Management meets regularly during this period.

**Jasper Coghlan**

**Secretary**

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