



# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## NEWSLETTER

**15 July 2014**

### Point Lonsdale Lighthouse Reserve

Stage 3 of the Council Planning Process for the Lighthouse Reserves was originally schedule to be completed by the end of May but has been delayed by the large number of responses received by the Council in response to the Stage 2 Discussion Paper. Stage 3 consists of "Concept Plan options for community consultation, financial assessment and business plan for preferred option".

The next step in the process is for the consultants to review with the Point Lonsdale Lighthouse Reference Group the community responses to the four options in the Stage 2 Discussion Paper and to outline the preferred option. PLCA is a member of the Reference Group which is to meet prior to a review and decision at a Council meeting. As this meeting of the Reference Group has not yet been scheduled, it is not expected that the Lighthouse Reserves will be considered at the July Council meeting.

The future of the Point Lonsdale Lighthouse Reserve continues to be of broad community interest as reflected in two recent articles in The Age newspaper. Members are again urged to express their views on the Lighthouse Reserve directly to Borough Councillors. You can express your views to the Councillors in person, by phone or email. The mobile phone number and email address of each of the five Councillors can be found here on the Borough website or by asking the Borough by calling 5258 1377: <http://www.queenscliffe.vic.gov.au/council/your-council/councillors>

### Queenscliffe Planning Scheme Review – 24 July Deadline

The Borough has undertaken a review of the Queenscliffe Planning Scheme. This review commenced in 2011 and included community consultation. A report recommending changes to the Scheme is available for public comment, with a 24 July deadline for submissions to the

Borough. Further details and a link to the Review document can be found here on the Borough website: <http://www.queenscliffe.vic.gov.au/council/news-and-notice/public-notice/item/queenscliffe-planning-scheme-review-2>

The Queenscliffe Planning Scheme is the principal tool for managing land use and development within the Borough. The review seeks to (1) strengthen its strategic objectives, (2) ensure appropriate controls, and (3) reduce its complexity.

Specific Point Lonsdale matters include the following consultant recommendations:

- Part 6.3: Point Lonsdale Town Centre – add a provision in support of commercial uses for existing terrace dwellings in middle of commercial zone.
- Part 8, Section 22.03: Heritage Policy including Point Lonsdale Lighthouse – refinement of total Policy required and need to finalise the Heritage Review.
- Part 11, Section 52.27: Licensed Premises – prepare strategic justification for prohibition of hotels within Point Lonsdale.

Comments on the Planning Scheme Review need to be submitted to the Borough by 24 July.

## **Bellarine Peninsula Localised Planning Statement – 24 July Deadline**

The Borough and the City of Greater Geelong in partnership with the State Government is establishing a Localised Planning Statement for the Bellarine Peninsula.

The draft Bellarine Peninsula Localised Planning Statement recognises the important role of the Bellarine Peninsula for agriculture, tourism, heritage, significant landscapes and as home to a growing residential population. It reinforces existing strategic planning work by councils. It does not propose to change township structure plans or any zone or overlay provisions. Further details and a link to the Statement can be found here on the Borough website:

<http://www.queenscliffe.vic.gov.au/council/news-and-notice/public-notice/item/bellarine-peninsula-localised-planning-statement>

The Victorian Government, in partnership with local government, is establishing Localised Planning Statements for four key areas; the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and Yarra Valley.

Because of their attractiveness, accessibility and proximity to metropolitan Melbourne these areas are increasingly coming under pressure for growth and change. Localised Planning Statements will provide the basis for planning policy within the Victorian Planning Provisions at a state level for the relevant area. As such, all statements will need to be adopted by the respective councils as well as the Minister for Planning before they can be given effect in state policy. Once implemented into the state planning policy framework, all planning decisions will need to have regard to the relevant policies as appropriate.

The draft Statement includes the following policy objectives and strategies:

- To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks with open farmed landscapes between settlements.

- To facilitate the planned residential growth of Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with adopted Structure Plans and as service hubs for the Bellarine Peninsula. In all other townships, provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity and local employment.
- To support and encourage diverse and sustainable tourism as a key economic activity in townships and in rural areas where it complements and respects the farmed rural landscape of the area and is ancillary to an existing farming activity.

Comments on the draft Planning Statement need to be submitted to the Borough by 24 July.

## **Point Lonsdale Foreshore Tree Plan Approved**

At its meeting at the end of May, the Council was advised of the results of the community consultation regarding the Point Lonsdale Draft Foreshore Tree Plan. As over 70% of submissions did not support the proposal for an additional three Monterey cypress trees, these were not included in the approved plan. Other changes were to reduce Location 2 to 5 Moonah, reduce Location 5 to 3 Coast Banksia and move 3 Coast Banksia at Location 9 closer to the lookout platform. Planting will take place when funding becomes available.

## **Borough Budget for 2014/15 and Major Projects**

At its meeting at the end of June, the Council approved the Borough budget which includes a general rates increase for the 2014/15 year of 4.5%, raising total rate revenue of \$6,149,000.

The New Initiatives and Capital Works Program in the budget include:

- Completion of the Hesse, Wharf and Symonds Streets roundabout in Queenscliff
  - Completion of the Queenscliff Historic Railway Precinct
  - Completion of the Fort Queenscliff Tourism Plan
  - Completion of the Stage 1 of the Queenscliff Kindergarten
  - Undertake additional road and footpath improvements with the balance of \$800,000
- Country Roads & Bridges funding
- Complete the staged introduction of recycling bins
  - Continue with coastal revegetation works at Ocean Road and The Narrows
  - Install solar panels on the Town Hall to reduce carbon footprint and offset electricity costs
  - Complete further works to the electrical points of supply at Queenscliff Recreation Reserve and Victoria Park
- Continue to renew Council's assets in accordance with asset management plans

The following projects are also included in the budget program:

- Seek funding to develop the Queenscliff Sports & Recreation Precinct
- Seek funding for Stage 3 construction of the Point Lonsdale Foreshore Revitalisation
- Seek funding to upgrade the former Queenscliff High School site
- Seek funding to undertake a Tourism & Economic Development Strategy
- Seek funding for tree planting at the Avenue of Honour.

PLCA will assist members to maintain awareness of the following two major projects that have already been initiated by the Council:

- Fort Queenscliff Precinct Tourism Plan
- Planning for Future Use of Council Managed Camping and Caravan Parks

## **Emily Street Flood Protection Works to Commence**

Following a meeting between PLCA and the City of Greater Geelong (CoGG) representatives in May, we have been advised that the CoGG has engaged consultants to prepare a detailed design document for a more permanent solution to the flooding of Emily's Pond and its impact on the surrounding streets. Extensive data modelling has been used to ensure adequate protection from flooding during rainfall events.

The proposal developed by the consultants includes a weir with floating gates; an automatic, remotely monitored pump roughly to the West of the temporary unit on site presently; and a new pedestrian bridge (incorporating the weir) where the existing one is situated over the outlet channel to Lake Victoria.

The CoGG will spend over \$300K on this project, and we have been informed that works will commence sometime in July this year.

## **Corrabin and Ann Nichol House Update**

The sale of aged care facilities on the Bellarine continues to be of concern, with the future of Ann Nichol House as a community facility still under a cloud and future use of both the Coorabin facilities and site still unclear. We understand that Coorabin presently provides space for District Nursing, some administration and adult activities but equipment and furniture remain on site. It is critical that BCH announce long term plans for the site in response to ongoing community concern about the closure and loss of facilities for our aged community.

Members are encouraged to continue with letter writing and to watch the media and mailboxes for updates.

## **Noble Rot Application for Planning Permit**

An Application for Planning Permit notice has been posted at Noble Rot at 51 Point Lonsdale Rd (restaurant at location of former pizza shop). It states the following about the permit application:

"Permission under Clause 52.27 of the Queenscliffe Planning Scheme to use the land to sell alcohol for consumption both on and off the premises (general licence) in association with a food and drink premises and the waiver of car parking requirements under Clause 52.06."

While a general licence is the type of licence which normally applies to hotels and taverns, it is understood that this change from a restaurant license is to enable the sale of bottled wine to restaurant customers who wish to take home wine from its wine list.

Any objections to this Application for Planning Permit need to be submitted to the Borough before 31 July.

## **PLCA Seeks Town Planning Advisor**

The PLCA Committee is seeking assistance from an experienced town planner who could provide advice to the Committee on the increasing range of town planning issues arising within Point Lonsdale and the Borough more broadly. Any member with town planning experience who could act as an advisor to the Committee on an ad hoc basis is asked to contact the Secretary. Alternatively, advice from a member about any town planning expert who would be willing to assist the Committee in this way will be appreciated.

## **Subscribe to Borough E-SNAPSHOTS**

Members who wish to receive the latest information directly from the Borough can subscribe to the Council's email newsletter, E-SNAPSHOTS. The subscription button can be found at the bottom right corner of the Borough website home page (<http://www.queenscliffe.vic.gov.au/>).

## **Member Feedback to PLCA Committee Welcome**

During the winter recess the PLCA Committee meets regularly and welcomes feedback from members on any Point Lonsdale matters, particularly those covered in this Newsletter. If you wish the Committee to be aware of your views on any of these matters, please contact the Secretary via email or post at the addresses shown on the letterhead above.

**Jasper Coghlan**

**Secretary**

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