



Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

December 2018 Newsletter & Notice of AGM

2019 PLCA Annual General Meeting:

The Point Lonsdale Civic Association hereby gives notice of its 2019 Annual General Meeting.

The Annual General Meeting will be held on Friday January 11th 2019, at 7.30 pm in the Learning Common, Point Lonsdale Primary School, Bowen Road, Point Lonsdale.

Our Guest Speaker at that meeting will be BoQ Mayor, Councillor Bob Merriman. We hope that you can all come along.

Please download and review/print/return if required, the following documents for the AGM:

[Committee Nomination Form](#)

[Minutes of PLCA 2018 AGM](#)

[Appointment of Proxy Form:](#)

[Membership Renewal Form](#)

(For Postal Newsletter recipients ONLY: Please contact the Secretary for Appointment of Proxy Forms, previous AGM Minutes, and Committee Nomination Forms – if required. There will limited hard copies available on the night to collect.)

2019 Annual Subscription Payment and Donations

The annual subscription payment for 2019 is due by the date of the AGM, being 11 January 2019. The subscription amount for 2019 is **\$10 per person**. Donations are welcome in addition to the payment of the subscription amount. The preferred method of payment is by Electronic Funds Transfer (EFT) to the PLCA bank account. Alternatively, payment can be made by cheque or cash by hand delivery.

Please print the Membership Renewal Form from link above, fill in and return with your payment:

The PLCA bank account details are:

Account Name: Point Lonsdale Civic Association

Bank: Bendigo Bank, Queenscliff

BSB: 633108

Account Number: 131346017

Description: Surname and Initials of the member must be shown

If payment is made by cheque, please write your name on the reverse of the cheque if it is from an account different to your name. Please, DO NOT send cash via the post.

Please ensure you complete the Membership Renewal and Subscription Payment form. Forms will be available on website for new membership, if you know of family or friends who wish to become a member of PLCA, please advise them to join. Just scan & email form link below or deliver at meeting or post.

[Application for membership](#)

Borough Elects new Mayor/Deputy Mayor.

At the Ordinary Meeting of Council on Thursday 22 November 2018, Cr Bob Merriman AM was elected unopposed as the new Mayor of the Borough of Queenscliffe Council for a one-year term.

Cr Merriman has previously served as Borough of Queenscliffe Mayor from 2008 to 2012.

Cr Boyce Pizzey OAM, was re-elected unopposed as the Deputy Mayor, also for a one-year term.

In his acceptance speech, Cr Merriman noted the following as critical activities for Council.:

- Progressing and finalising of State and Federal funding for the Hub project;
- Progressing and finalising of State and Federal funding for the Shortland's Bluff project;
- Progressing the Heritage Review;
- The Hesse Street revitalisation project;
- The activation of the Queenscliff front beach and surrounding parklands,
- the Point Lonsdale Lighthouse Reserve project and the Avenue of Honour project.

“Lastly, and most importantly, it is vital that we maintain the independence of the Borough so that it remains a safe haven defined by its unique heritage, rich culture and significant natural environment, and a special place for our community and visitors,” said Cr Merriman.

Councillor portfolios allocations for the next twelve months are unchanged:

Governance and Performance Portfolio: Cr Bob Merriman (Mayor)

Planning and Heritage Portfolio: Cr Boyce Pizzey (Deputy Mayor)

Local Economy Portfolio: Cr Ross Ebbels

Environmental Sustainability Portfolio: Cr Tony Francis

Community Wellbeing Portfolio: Cr Susan Salter

We wish Cr. Merriman & Cr. Pizzey all the best as Mayor, and Deputy Mayor respectively.

We also wish to thank former Mayor, Cr. Salter, for her service to the Queenscliffe Community.

Proposed Sale of Council Owned Land at 61 – 75 Murray Rd.

The Council-owned land at 61–75 Murray Road contains two lots; Lot 1, approximately 9,509 square metres in size, and Lot 2, approximately 6.045 hectares.

The question of why the asset is proposed for sale has never been answered or explained. What is to be done with the funds has also not been explained. The responsibility for council is to ensure the assets and funds of council are well managed for the benefits of ratepayers.

The responsibility for council is to ensure the assets and funds of council are well managed for the benefits of ratepayers. The land at 61–75 Murray Road, which has never been developed, has apparently been zoned for residential purposes since at least 1981 despite being used as community open space.

We feel the sale of the Land is not warranted due the state of budget which is close to balanced ie. it has little debt. Also, the Land represents an asset that greatly diminished in the Borough – Council Owned Land. This is a precious asset earning more than 2% less costs in Cash at Bank

Compounding this is that presently there is a large amount of land available for sale in 3225 (The Point Development). We think that this could have a large impact on any potential value, and subsequent sale price of the land – in effect devaluing this asset that ratepayers own.

Governance Concerns:

As late as July 2017, the Sale of Murray Rd Land was not "formally considered", (Ordinary Meeting of Council 7/17, P9, [Here: [Public Question](#)] for sale. Additionally, and a concern, is that the Sale of the Land does not appear in any of the documentation associated with the Borough Council Plan and Borough Implementation Plan [Here: [Council Plan 2017- 2021](#)] [Here: [Implementation Plan 2018 – 2019](#)]

We also note that as part of current Council policy on Land sales, whether a formal " report from the Executive Management Team" has been received and if the report with it's recommendations can be made public.

Public Consultation is also severely lacking in this process, and question why this kind of rushed decision is made so close to Xmas/Holiday Season when many (Ratepayers) have their focus elsewhere at this time of the year.

As part of the necessary transparency that the Borough should undertake in these types of matters, we seriously question these arrangements.

Environmental Concerns:

This land is low lying and therefore subject to Climate change variances. We also like to question the impact on swales, crossovers and other natural features adjacent or nearby. The very close proximity to RAMSAR listed wetlands, leads us to form a view that it would be better for the Council, in close consultation with the community, to formulate a plan on the entire 7 Hectare site, not just a small corner.

The impact of any development on the subject land site – if sold to property developers, could result in irreversible impacts on the pristine Swan Bay environment. Much of the low-lying land has conservation values i.e. it contains significant vegetation, which prevents development.

Finally, at the Borough Ordinary Council Meeting, April 2015, "Council Owned Land at Murray Road " Report, Recommendation 4, P55, here: ([Murray Rd Recommendations](#))

"4. If Council determines that the land is to be sold in the future, that Council establishes a mechanism to maintain the value of the asset;"

We feel the only tangible way to 'maintain the value' of the Land would be to not offer for it sale.

We also note of late that the Council trying to "rush through" various projects, only results in much angst in the community at large. This is unnecessary in our view, and illustrates the need for considered, methodical, and thoughtful approaches involving all relevant stakeholders.

Fisherman's Wharf Queenscliff.

Demolition of the old Fishermen's Wharf in the Harbour Precinct is almost complete - the derelict steel sheeting sea wall is all that is remaining A sign has been now erected giving details of the upcoming construction work including:

- New Fisherman's Wharf;
- Dinghy Basin rebuilt, near the Swan Island Bridge;
- Cayzer Slipway reconstruction;
- More car parking near the Dinghy Basin and Slipway;
- A designated heritage trail near the wharf area leading to the Harbour;
- A new wharf shed near the Slipway.

State Government's contribution is to be \$2.4 million with no details of how much the harbour company (QHPL) are contributing. The completion date for the project is late 2019

Local Roads Funding.

The Borough recently announced road upgrades, part of the Round 1 of the State Government's Fixing Country Roads program. This will be go toward widening and sealing of Bowen Road to provide on-street parking adjacent to the Point Lonsdale Primary School and the Community Hall, sealing the intersection at Milne Court and Ocean Road in Point Lonsdale to direct stormwater away from Milne Court, creation of a bicycle link from Bridge Street, Queenscliff to the Bellarine Rail Trail, and design of a safe shared pathway along Murray Road in Queenscliff. The works will commence early in 2019.

Pt. Lonsdale Lighthouse Reserve.

Editors Note: The following is from a BoQ "PLLHR – Draft Landscape Masterplan Survey results: Media release" (13/12/18). It's reproduced in full below:

Council's recent community consultation about the draft masterplan for the Point Lonsdale Lighthouse Reserve has generated significant interest, with 540 survey responses received.

The consultation period commenced on Monday 12 November with a project update and surveys distributed to all Borough ratepayers by mail and email, and letterbox dropped to households in Point Lonsdale within the City of Greater Geelong.

Council also held two community open house sessions about the draft masterplan at the Engine Shed on Tuesday 20 November and at Point Lonsdale Primary School on Saturday 24 November, where members of the public were able to view and discuss aspects of the draft plan with Councillors, Council staff and representatives of the Tract design consultant team.

in addition to the 540 survey returns, Council received 19 submissions and one petition signed by representatives of 20 local businesses. Ninety-five percent of survey respondents identified as a Borough resident and / or ratepayer. The consultation period is now closed.

Survey Results:

The survey asked a set of questions about the draft landscape masterplan, with the opportunity for respondents to provide comments. The results for each question are listed below:

1. Do you support the car parking proposals as described in the draft Point Lonsdale Lighthouse Reserve Landscape Masterplan?

Yes: 85.85%

No: 14.15%

2. Do you support the location and the form of the Village Green as proposed in the draft Point Lonsdale Lighthouse Reserve Landscape Masterplan?

Yes: 89.43%

No: 10.57%

3. Do you support the construction of an all-abilities standard path to the Pier as proposed in the draft Point Lonsdale Lighthouse Reserve Landscape Masterplan?

Yes: 96.45%

No: 03.55%

4. Do you support a permanent or temporary kiosk at the Lighthouse Reserve? (Respondents were asked to select one option only).

No kiosk: 47.14%

Temporary kiosk: 23.85%

Permanent kiosk: 29.01%

5. What is your preferred option for treatment of the Toc H buildings? (Respondents were asked to select one option only).

Demolish all four existing buildings and install interpretative signs on site:

45.16%

Remove asbestos from all four buildings, install new cladding using material similar to original P1 huts, fit out largest building (McDonald's Hall) as an exhibit, seal and secure the three remaining buildings to prevent access to the inside of the buildings:

28.10%

Another option, such as install new cladding using material similar to original P1 huts, fit out largest building (McDonald's Hall) as an exhibit, convert one other building into a shelter, remove remaining two buildings and install interpretative representation of them:

26.74% .

Members of the Point Lonsdale Lighthouse Reserve Reference Group have been briefed on the results of the survey. Council is due to formally consider the survey results and other consultation feedback at its Ordinary Meeting on Thursday 24 January 2019.

Council's funding agreement with the State Government specifies that the landscape design for the Point Lonsdale Lighthouse Reserve must be finalised by the end of January 2019, with the landscaping works to be completed by 31 July 2019.

Council thanks all members of the community who completed a survey or provided a written submission for taking the time to participate in this consultation process. '

The Association would like to state that it's position is unchanged on the PLLHR; that is to say that we fully support the TRACT Option 'C' plan that has been tabled, here: [<https://tinyurl.com/yc48t9r2>]

The outcome of the recent survey of Point Lonsdale residents within the Borough and CoGG has been the subject of the attached media release that sets out as percentage figures the results achieved for each question raised. The release also indicated that they had received 19 written submissions and a petition from traders.

There appears to be no assessment of issues raised in the submissions and it can only be assumed that traders were opposed to another food outlet in the area.

So, we have a general agreement on all issues except the P1 huts, which have been the subject of the PLCA column in the recent addition of the RIP regarding what we considered a lack of information provided by council as to the reasoning and practicality of holding these units in mothball condition until the Heritage situation is clarified. The 46% figure for removal of the huts still allows consideration of the 54% that want the solution to include some place for retaining a Hut presence.

Additionally, the Association feels that going forward the Reference Group's work has only just begun, and looks forward to the Borough and the Reference Group working together to further the restoration of this pristine space we all love in Point Lonsdale, and it's subsequent Federal Heritage Listing (we hope!).



Point Lonsdale Lighthouse Reserve

Australian Heritage Listing Submission Booklet.

This is a limited run of submission booklets, available from the PLCA for \$30.

A Must for anyone interested in the PLLHR. Limited print-run.

Enquiries: plcasecretary@gmail.com

Destination Queenscliff – Recommendation for Shortland’s Bluff be included as a Registered Place in the Victorian Heritage Register.

Shortland's Bluff, which is located at 133-135 Hesse Street, Queenscliff, including the Queenscliff Lighthouse Reserve, military installations, "Bull Ring" and Ocean View look-outs has now been recommended for inclusion in the Victorian Heritage Register following some excellent research work and persistence by a number of heritage minded locals. [See here: <https://tinyurl.com/y96m5w3e>]

We also **strongly** support the Recommendation for Victorian Heritage Listing for Shortland's Bluff. The Association encourages those interested to fill out a short form [Here: <https://tinyurl.com/y9k4hjqs>] and email/post their support for this recommendation by Heritage Victoria (email & post details on the form).

Destination Queenscliff - Update

Editors Note: The following is from a BoQ "Destination Queenscliff Project Update Media release" (13/12/18). It's reproduced in full below:

Council held a Special Meeting on 3 December 2018 to consider a request from the Minister for Regional Development to withdraw from a \$2.69 million funding agreement with the State Government in relation to the Destination Queenscliff project.

Having carefully considered a range of matters, Council has agreed to withdraw from the funding agreement, subject to the State Government confirming its commitment to reallocate \$2.55million from Destination Queenscliff to the proposed Queenscliff Cultural Hub project, and to meet the costs of relevant design expenses associated with Destination Queenscliff.

Council has written to the Victorian Minister for Regional Development, the Hon. Jaala Pulford, and has met with the Hon. Lisa Neville MP, State Member for Bellarine, to advise of its decision. Following community consultation and representation from the Hon. Sarah Henderson MP, Federal Member for Corangamite, Council endorsed a series of changes to the Destination Queenscliff concept plan at its Ordinary Meetings in July and September 2018. These included enhancement of the Bull Ring and replacement of the existing kiosk with a new kiosk of a similar size, and in a similar location.

More recently, Council received a request from Ms Henderson to consider replacing the eco—cabins proposed in the concept plan with standard camping ground cabins.

Council has reconsidered the proposed toPoint Lonsdale Lighthouse Reserve

urist accommodation and has resolved to include three additional camping cabins at the Queenscliff Recreation Reserve, rather than six purpose built eco-cabins included in the original concept plan. This would be achieved by removing the caretaker's residence and the two existing older cabins closest to the Monahan Centre, and installing five new cabins similar to the five remaining cabins at the Reserve.

Council has advised Ms Henderson of this decision and is now seeking amendments to the terms of the Federal funding agreement to facilitate these design changes. Redesign of relevant aspects of the concept plan will follow, and a community consultation process inviting feedback on the revised concept plans will then be held.

In relation to the recent Heritage Victoria recommendation about Shortland's Bluff, Council is working constructively with Heritage Victoria to ensure a successful project outcome that respects and builds on the site's significant heritage values whilst enhancing Queenscliff's destination appeal.

The Association is pleased with this outcome. The Association's position remains unchanged on this matter. In the absence of a revised masterplan and any real data indicating the need for 5-star accommodation in this part of the Borough, we were always of the view that the luxury cabins were;

1. Not good for existing accommodation providers;
2. Located too close to pristine coastline;
3. A huge negative impact on any future Federal Heritage Listing for Shortland's Bluff, (or indeed the '3 Headlands' listing);
4. Encroaching on historically significant military installations at Shortland's Bluff.

Hesse Street Revitalisation project

The Borough is calling for community feedback for it's 'Hesse St Revitalisation project'. A survey can be completed here: [<http://www.placescore.org/queenscliff>]. Hard copy surveys can also be picked from Council Offices and returned there.

This project undertaken by the Borough was, in part, a reaction to Trader's dis-satisfaction to the Destination Queenscliff Project – in particular it's implications to existing commercial operators in the Borough. This lead to the Traders Group – from both Point Lonsdale and Queenscliff – to sign and present a joint petition at the July 2018 Ordinary Meeting, [P14 Here: <https://tinyurl.com/y7txnbgl>] stating and requesting – to summarise: Genuine Consultation with Traders and Residents; Detailed Financial Analysis; Action on developing & restoring Hesse st, and improving the street appeal.

This subsequently lead to the to a 'Motion on Notice' by Cr Ebbels, at the August 2018 Ordinary Meeting for a \$40,000 budget allocation for design improvements for Hesse st [P19 Here: <https://tinyurl.com/yafv7b8f>] and at the September 2018 Ordinary Meeting the 'Hesse st Improvements Project Plan', here: [P20 Here: <https://tinyurl.com/yatuzyoh>].

“The Point” water quality monitoring by Dr. Greg Parry.

Marine science consultancy, Marine Ecological Solutions, has been monitoring water quality in the vicinity of ‘The Point’ residential development at Point Lonsdale on behalf of Swan Bay Environment Association (SBEA) for the past 12 months. ‘The Point’ development will eventually contain approximately 600 houses arranged around a seawater canal. The canal will be connected to Lake Victoria and Lakers Cutting, but most water exchange will occur with the Cutting, a shallow (1-1.5 m deep) artificial extension of Swan Bay Marine National Park.



Illustration 1: ‘The Point’ development under construction showing Lakers Cutting in the bottom right corner (Photo: Lester Hunt).

Water will be passively circulated within the canal by tides, using intake and discharge gates that are timed to open and close with incoming and outgoing tides. These gates will be connected to Lakers Cutting. SBEA is concerned that ‘The Point’ may increase nutrient concentrations in Lakers Cutting, due to likely increases in nutrients released from the housing development and the limited tidal exchange between Lakers Cutting and Swan Bay. This could result in a loss of natural processes within Lakers Cutting and, if algal blooms or de-oxygenation were to occur, cause a loss of amenity to nearby residents. Consequently, SBEA contracted Marine Ecological Solutions to analyse nutrient concentrations at Lake Victoria, at three sites within Lakers Cutting, and near Queenscliff Yacht Club. The proponents of the development are currently not required to monitor changes in nutrients within Lakers Cutting, although this would appear to be the region most likely to be impacted by the development.

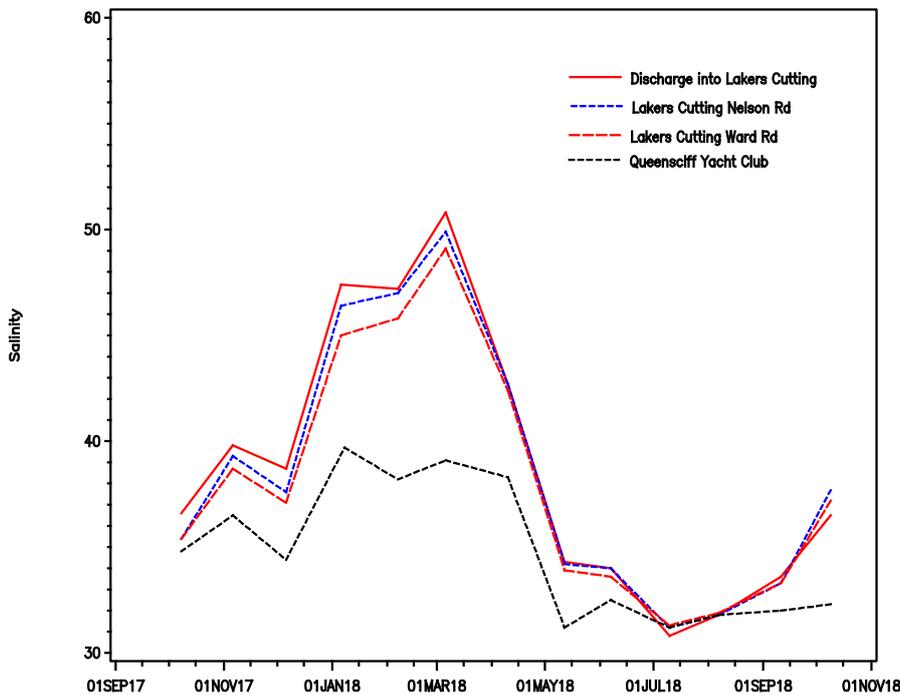
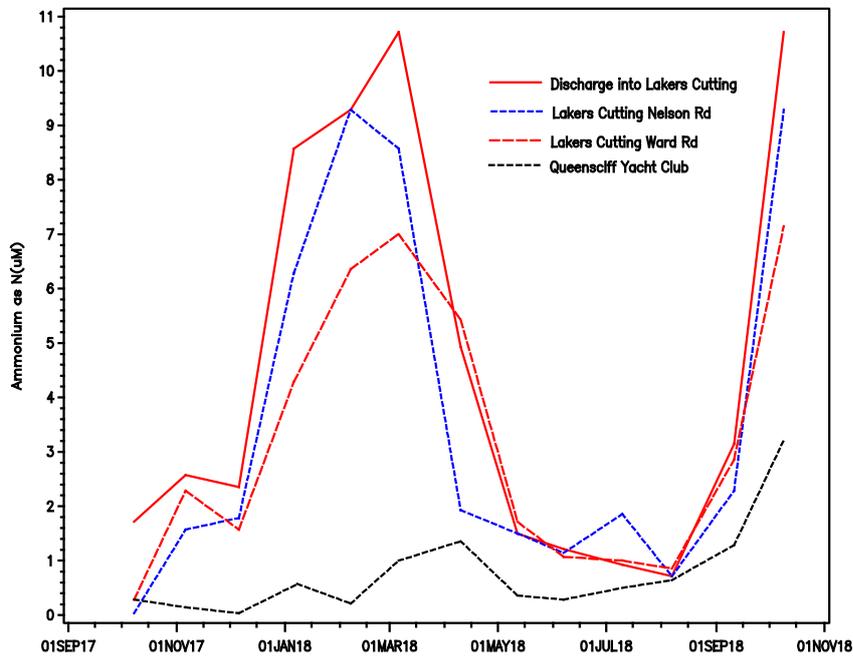


Table 1: Concentrations of ammonium and salinity in Lakers Cutting (Source: Marine Ecological Solutions)

A report has now been prepared on the concentrations of nutrients at these five sites, which were sampled monthly between October 2017 and October 2018. These data form a baseline against which concentrations of nutrients may be compared as the number of houses on ‘The Point’ increases.

The concentrations of ammonium and salinity within Lakers Cutting (Table 1) show that water quality in Lakers Cutting is often different from that in the remainder of Swan Bay, indicating that the shallow sill at the eastern end of Lakers Cutting limits tidal exchange and increases the risk of nutrient build up in Lakers Cutting. The report will be provided shortly to the proponent and regulatory authorities in the expectation that they will incorporate these data into their assessment of the effect of the development on water quality in Lakers Cutting.

Copies of the report can be obtained from Greg Parry at greg.parry@marecol.net.au

(Thanks to Dr. Greg Parry for this contribution. If you are interested in Environmental issues in 3225, please consider joining the Swan Bay Environment Association here: [<http://sbea.webuda.com/>])

BCH Update.

The CEO of BCH gave an informative presentation at a recent PLCA Member Meeting. Bellarine Community Health's new building is nearing completion, and is imposing alongside the existing buildings on Nelson rd. The partial redevelopment of the consulting rooms were completed a few months back

The BCH Board is also working on plans and actively seeking funding to assist with refurbishing and reopening the Eric Tolliday units and redevelop the existing Coorabin building – which the CEO assured our meeting will not be demolished.

Another initiative, is the BCH HealthCare Bus which will deliver services to clients in all 11 towns on the Bellarine. It will be Wi-Fi enabled, allowing clinicians to deliver services via telehealth to clients with restricted access to transport.

The Association has had a busy year, with it's committee representing, meeting with, or making submissions on:

Destination Queenscliff;	Regional Roads CEO;
Queenscliff Recreation Reserve;	PLSLSC;
Hesse st/Point Lonsdale Traders Group;	CoGG Bellarine Ward Councillors & CEO;
Queenscliffe Community Association;	BoQ Councillors/CEO's/Officers;
Shortland's Bluff/Queenscliff Lighthouse Reserve;	Planning Minister, The Hon. Richard Wynne MP;
Sale of Land at Murray Road;	Regional Development Minister, The Hon. Jaala Pulford MP;
Redevelopment of Bellarine Community Health site at Point Lonsdale;	Environment Minister, The Hon. Lily D'Ambrosio MP;
Caravan Parks Strategy;	Federal Environment Minister; The Hon. Josh Frydenberg MP;
Queenscliff Cultural Hub;	Federal Health Minister The Hon. Greg Hunt MP;
Avenue of Honour;	DELWP – Barwon Region;
Important planning issues in Point Lonsdale e.g. 5 Rhondella Court, in Point Lonsdale;	Federal Labour Candidate for Corangamite; Libby Coker;
Queenscliff Ferry upgrades;	Past Liberal Candidate for Bellarine, Mr. Brian McKiterick.
Representation on Combined Bellarine Community Association;	
Local members, The Hon. Lisa Neville MP, & The Hon. Sarah Henderson MP;	

PLCA has also attended every BoQ council meeting this year.

Please consider asking those you know who have an interest in 3225, particularly new residents, to join the Association. We would like to see more residents joining from The Point & Golf Club Developments in particular. We have over 300 members now, but welcome more!

Finally, we would like to publicly thank The Editor of the RIP, who kindly provides space for our monthly PLCA column.

The Committee, and myself, wish you a Very Merry Christmas and Prosperous New Year to all Members and Friends of the Association – and all residents of 3225.

Rob Minty - President,
Point Lonsdale Civic Association.