



Point Lonsdale Civic Association Inc.

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REG. NO. A0017883S

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Representing Point Lonsdale Residents since 1910

Minutes of General Meeting 12 April 2013

Date of Meeting: Friday, 12 April 2013, 7.30 pm

Venue: Uniting Church Hall, Kirk Road, Point Lonsdale

1. Welcome and Introduction

The President, Faye Agterhuis, opened the meeting at 7:30 pm and welcomed members and visitors and acknowledged the attendance of Cr. Sue Wasterval.

2. Attendances and Apologies

There were 48 Attendees and 10 Apologies. The names of members who attended or who were apologies can be provided by the Secretary upon request.

3. Minutes of Previous General Meeting, 8 February 2013

The minutes of the previous General Meeting held on 8 February 2013, were confirmed as circulated.

Motion: That the minutes be confirmed as a true record.

Moved: David Kenwood Seconded: Maryanne Deacon

4. Matters Arising from the Minutes

No matters were raised.

5. Correspondence

Inwards:

- a. Invitation for a Committee member to attend the Civic Reception on 4 May 2013 in celebration of the 150th anniversary of the Borough

- b. Invitation from the Borough for PLCA representatives to attend an event on 14 May to recognise the contribution of community volunteers
- c. Letters and emails requesting membership of the Association

Outwards:

- a. Letter to CEO, Borough of Queenscliffe, in support of funding applications for Stage 2 of the proposed Point Lonsdale Foreshore Revitalisation Project (18 March)
- b. Letter to the Mayor re Consultation on Bellarine Peninsula as a Place of Regional Significance (3 April)
- c. Letter to the Mayor regarding Consultant Project Brief for the Point Lonsdale Lighthouse Reserve

Motion: That the correspondence summary be received and confirmed.

Moved: Peter Deacon Seconded: John Crisp

6. Reports

a. President's Report

The President made comment on the following matters:

- The Committee has determined that the following matters will be the focus of work of the Committee:
 - Front Street Revitalisation Project
 - Replanting and removal of trees on the Front Street Foreshore
 - Point Lonsdale Lighthouse Reserve
 - Surf Life Saving Club clubhouse
 - Stockland development
- The President and several Committee members have met with the Mayor and several of the councillors regarding the development of the Point Lonsdale Lighthouse Reserve. The focus of the discussion was on the planned community consultation process and the scope of the Consultant Brief.
- It was noted that Stockland has announced that it is to sell the areas of The Point that have not yet been finally approved for development but that they would continue to sell the 75 or so blocks that have been approved for development. The Committee will monitor all of this and will work with other organisations to ensure the appropriate treatment of the area to be sold, e.g., at minimum to ensure that all environmental requirements that have applied to Stockland also apply to any new developer.

Motion: That the President's Report be received and confirmed.

Moved: Fay Agterhuis Seconded: Jasper Coghlan

b. Treasurer's Report

The Treasurer reported that there was income in the month, expenses were \$219 and the ending bank balance was \$5,720.

Motion: That the Treasurer's Report be received and confirmed.

Moved: John Crisp Seconded: Jasper Coghlan

7. Guest Speaker – Planning for a New Surf Life Saving Club Clubhouse

Jasper Coghlan introduced the guest speaker, Michael Doery, President, Point Lonsdale Surf Life Saving Club.

A full copy of the electronic presentation made by Michael can be found via this Dropbox link (text, photos and diagrams):

<https://www.dropbox.com/s/m1gv5bw4pa2tcms/PLSLSC%20Presentation%20April%202013.pdf>

Background

Michael detailed the history of the club, which was founded in 1947, and outlined the work of the Club in beach rescue patrols in Point Lonsdale and Queenscliff, the Nippers program and the Lifesaving Emergency Response Team (out-of-hours). The Club has over 1,100 members with one of the major activities being the annual Rip View Swim Classic.

The present clubhouse was built 50 years ago on land which is owned by the Club. The existing clubhouse facilities no longer support the Club's requirements and remains a serious concern in relation to OH&S, e.g., lacks training rooms and storage with asbestos being an issue. The cost of refurbishment of the present facility would be in the order of \$1 million.

Over the last few years the Club has undertaken a member and wider community survey on plans for a new clubhouse. A "seed funding" grant of \$200,000 has been received from the State Government and a comprehensive project brief has been developed. A total of 12 possible sites have been studied in detail including the Toc H site, the top of Rip View, the car park area near the end of Lonsdale Street and Ganes Reserve.

The proposed new clubhouse would be similar in size to the present clubhouse and shed and would be two stories. It would include training facilities, an office, a small commercial kitchen and a bar (not public) but there would be no accommodation. It would be suitable for use by other community groups including the Boardriders.

The cost of a new clubhouse is estimated to be between \$3.2 and \$3.5 million. The sale of the present clubhouse land would generate about \$1 million. The land to be sold is only the land on which the clubhouse building is located as the lawned area adjacent to the building is owned by the Borough. State and Federal government grants in the order of \$1 million are likely with the balance of the cost coming from fund raising. The need to sell land to generate \$1 million of the cost is one of the reasons for moving to a new location.

Proposed New Location

After detailed consultation and evaluation of the 12 possible sites with the Borough and DSE, the Club has decided that the only viable option is that the new clubhouse be built in Ganes Reserve. It would front Ocean Road and be located to the west of the lawn area immediately adjacent to the clubhouse building and would extend to the existing public toilets. This area is already zoned public space and DSE is supportive of this site. See location details in a layout diagram and photo at pages 18 and 20 of Michael's presentation accessible via the Dropbox link above.

The Club made a presentation to the Borough Council on 10 April proposing that the new clubhouse be located in Ganes Reserve. No immediate response was provided by the Council.

The Club is seeking approval to survey the proposed area, conduct soil tests and to make an assessment of native trees. All being well, it is expected that construction could commence in late 2014.

Vote of Thanks for Guest Speaker

Jasper Coghlan provided words of appreciation to Michael Doery for his presentation and wished the Club well in its endeavours to build a new clubhouse.

8. Briefing and Discussion

The President lead a briefing and discussion of the following two matters:

Point Lonsdale Lighthouse Reserve Development Study – Council’s Consultant Brief

The President reiterated that she and several Committee members have met with the Mayor and several of the councillors regarding the development of the Point Lonsdale Lighthouse Reserve. She also advised that this meeting took place to discuss a letter from her on behalf of PLCA to the Council on this subject and to review the draft response to the PLCA letter. Subsequently, she has provided written comments to the Council on the draft response. However, the final response from the Council to her letter has not yet been received. The focus of the letter and the discussion has been on the planned community consultation process and the scope of the Consultant Brief.

No questions were raised by members on this topic and no discussion took place. However, in response to a request from the President, Cr. Wasterval advised the meeting that the Council’s Consultant Brief was in the final stages of revision and that it will be posted on the Borough website when it is issued.

Front Street and Foreshore Revitalisation Plans

A briefing was provided by Merv Jaensch, a PLCA Committee member and also a member of the Main Street Community Reference Group. He advised that the key new development since the last briefing to members is that it has been decided by the Council that it is necessary to remove the northern cypress tree that is one of the three cypress trees on the Foreshore. This tree is nearing the end of its normal life and will be adversely impacted by the civil works associated with the construction of the viewing platform and the undergrounding of power lines. The next key task of the Reference Group is to review a vegetation plan for this area and the wider Foreshore area.

No questions were raised by members on this topic and no discussion took place. Following input from the PLCA Committee members who are members of the Main Street Community Reference Group, it is considered necessary and appropriate that the northern cypress tree be removed.

9. General Business

There was no general business.

10. Close

The meeting closed at 8.45 pm. In closing the meeting, the President advised that the next General Meeting is scheduled for Friday, 8 November 2013. A meeting will be arranged before then if a matter arises that needs a briefing and discussion with members.

Jasper Coghlan
Secretary