



Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

Minutes of General Meeting 8 November 2013

Minutes of the General Meeting held on November 8th 2013 at 7:30 pm at the Point Lonsdale Primary School Bowen Road Point Lonsdale.

Welcome and Introduction

The President welcomed members and guests to the meeting which for the first time was being held at the Primary school. This will continue to be the venue for meetings due to the closure and changed usage of the Uniting Church in Point Lonsdale.

Apologies

Jasper Coghlan, Gaye Wilson , Barney Orchard

Minutes

Minutes of the general meeting held April 12th were confirmed.

Correspondence

1. Objection to the planning application for 1 Kirk Road to the BOQ. Clarification sought re the scope of the liquor license and availability of parking
2. To BOQ around issues relating to the Lighthouse reserve consultation and reference groups

Reports

President

Focus of activity is largely contained in items of correspondence that being 1 Kirk Road and the Lighthouse reserves. Mention was also made regarding the closure of Coorabin and the impact on the community and particularly provision of Meals on Wheels as there has been no definitive

answer on this. Letters and discussion with BOQ and Board of BCH expressing concern are noted in the media.

Treasurer

The treasurer reported that the bank balance was \$4506.27 (Bendigo Bank) as at 31st October 2013. Income for the year to date was \$170.00, and expenditure \$1905.03.

Report accepted and approved

General Forum

As advertised, the focus of the meeting was to gather feedback and information to inform our representatives position on the Lighthouse Reserves Reference Group.

The president started the discussion encouraging everyone present to have their say. She advised that all comments would be forwarded to the review group, the council and the consultants, as a report of our meeting.

The attachment to these minutes is a summary of the views expressed during the meeting. The attachment also includes views sent to the Committee prior to this General Meeting.

A copy of the attachment has been sent to the consultants, Planisphere, and to the Borough of Queenscliffe as a report of this meeting. It will also be used at the Lighthouse Reserves Reference Group meetings by the PLCA representative, Merv Jaensch.

A show of hands was taken at the conclusion of the discussion to indicate preferences with regard to the level of development:

- Minimal development 18
- Balanced development 9
- High development 0

General Business

David Kenwood noted that Harbour now had metered car parking meters operating between 8am and 6pm. The first hour of parking is free.

Closure of meeting

The president closed the meeting and thanked attendees for their participation. Next meeting is the AGM on Friday January 10th 2014.

A... What would you like to see retained within the site?

- 1 Historical and geographic elements and seascape
- 2 Views all directions uncluttered
- 3 Lighthouse reserve to be defined and preserved
- 4 The flagstaff
- 5 Rocket shed building
- 6 Engine room building
- 7 Gun, searchlight and other military emplacements
- 8 Original lighthouse keepers house site
- 9 A high percentage public space
- 10 A village green atmosphere
- 11 No development on the primary dunes
- 12 Access to the renovated pier to allow an appreciation of fishing and beach access in this area
- 13 Some building element to represent the Army and Toc H history of the site

B... What would you like to see change within the site?

- 1 Definition of "do nothing" option, and/ or alternatively "minimal change"
- 2 Clearing of waste and weed etc to create a "coastal park" vegetation parkland model
- 3 A roundabout at the entry road
- 4 A formed turning circle and car parking area not, necessarily kerbed but defined and manageable
- 5 Bus parking area to attract tourist coach to put this feature on their scenic route
- 6 Removal of non-compliant structures, old Toc H dormitories etc
- 7 Review of existing toilet facility
- 8 Easier access to viewing areas

C... What would you like to see considered in the concept plan?

- 1 Not developer oriented
- 2 Tourist/ tourism objectives
- 3 Not related to High season [JAN] seasonal peak but directed at full year attraction
- 4 Open area amphitheatre to encourage visiting groups
- 5 Fitness trail with adult gym equipment and associated children's playground etc
- 6 Development of a walking path from Point Lonsdale village to the flagstaff and possibly extend along the dune
- 7 Extension of the walk path to Fellows Rd and beyond with improved return access to Ocean Rd
- 8 Improved viewing positions, an example being the military emplacement beyond the existing flagstaff

- 9 Better access to the beach at the pier
 - 10 Toilet facilities to encourage bus group visits to this location
 - 11 Start the tourist Ocean Rd concept at the Heads or The Rip
 - 12 A snorkeling area
 - 13 Rock pool walk, and instruction
 - 14 Tide clock and description or display as previously signalled by the flagstaff symbols
 - 15 We have an operating lighthouse, how do we make this a prime attraction that is unlikely to occur at Queenscliff.
 - 16 Navigation through the Heads explained
 - 17 Buckley's cave display and story, open for inspection?
 - 18 Outdoor sports family picnic venue...pentaque etc
 - 19 Gun emplacement refurbished, history of fortification and foreign invasion defense
 - 20 Pilot service description display
 - 21 Nautical and marine sculpture walk [Bondi sculpture path example]
 - 22 Indigenous history
 - 23 Shipwrecks location plan
 - 24 Kiosk, coffee and light meals with Rip view, some shelter enclosed for winter, possibly the Rocket shed site
 - 25 A concept to evaluate and display natural energy available in tide and wave at a location such as the Heads
 - 26 Consideration of an App to provide information on the many issues/themes that come together at this location. We understand funding may be available for this approach to involve social media in an education and tourist activity
 - 27 Keep any access to accommodation on existing track and maintain vegetation on Ocean Rd to separate residential area
- A lot of things happen or have happened in this area and offer a scope for development of a tourist hub*

D.... **Any other comments**

- 1 What future the TocH story
- 2 Develop a sense of space
- 3 Most attractive are natural, not space
- 4 To achieve development apply a Lighthouse rate levy as a cost of keeping this public open space
- 5 Develop accommodation in conjunction with an existing operator as a top end location as part of their facilities, may allow for a smaller construction footprint to be a viable accommodation option
- 6 Low cost accommodation as schools groups [Toc H concept] as an option
- 7 Roofed area for larger group, cars, bikes, family groups with BBQ facilities etc
- 8 The Stage 2 discussion paper identified in the brief should be subject to community consultation before any decisions made on the development concept
- 9 Zoning overlays to be fully evaluated by the consultants report and comment on the impact of each made part of the review process. This site should never be a " special use" zoning. Further comment required.
- 10 Evaluation of similar situations may offer concepts. Kangaroo Is, SA, or Tidal River ,Wilsons Prom, in both cases remote locations , but which may be transferable to this site

- 11 Further evaluation of accommodation needs and tourism needed for the region and the BoQ in particular
- 12 Caution quick decisions and allow a more inclusive consultation process, Noting the proposed completion of the study in early 2014
- 13 Building height restrictions to be maintained, preferably at single level and within the environmental envelope of the landscape and any existing buildings on the site
- 14 Creation of local employment and for young people in particular
- 15 On going involvement of Parks Vic and or similar authorities in the project control group with local access to their decision making process on this development
- 16 Community wary of any lease agreement to private operator
- 17 No part of the project to be irreversible
- 18 If any commercial project becomes non viable there needs to be an " out" clause that caps the development and avoids the expansion of the development to improve viability
- 19 Accommodation model should consider
 - Cabins [re-locatable]
 - Rely on Lonsdale village for food etc
- 20 Viewing and coffee: consider coffee shop and viewing from the old army gun emplacement on dune top, glassed in, warm in winter, coffee and snack only couple of tables possible access by quad bike

Summary of overall views of meeting attendees:

Do minimal works on the site, (may include accommodation)	18 people
Do balanced development works	9
Extensive development of the site	0
PLCA	5

Additional commentary received by PLCA prior to the member meeting

1. "These are my thoughts on the Lighthouse Reserve (and what I said when submitting Council's survey online."

Issues to be Considered

Overall, there should be few buildings on the site and preferably none

There should be no retail establishments for food providers

If any accommodation is to be built it should be of good quality, single storey, blend in with the environment and be hidden from the main access to the lighthouse by vegetation/trees

The footprint of any buildings should be no greater than the present buildings

What to be Retained

Retain all present native vegetation/bushland

Limited parking should be retained where the paths go to the pier and the lighthouse

Changes within the Site

Overall, the present open spaces should be returned to native vegetation/bushland. ”
J.C

2. “Dear Secretary,

I am unfortunately unable to attend Friday's meeting
or Saturday's drop in session.

I am passionate about Pt. Lonsdale and don't wish to see overdevelopment anywhere.
The beauty of Lonsdale is the lack of commercial businesses, and the natural bush and
foreshore.

Everyone appreciates Lonsdale for its historic and natural beauty and that is the real
pleasure of visiting this area by tourists.

If they want just another seaside place full of shops and cafes, there are plenty elsewhere.
I would be pleased if some picnic tables were provided and more planting was done within
the lighthouse precinct to create small walks in the area of T o c h. An open area for small
gatherings and family outings could be incorporated into this area.

I don't want to see any shops or cafes.

Thank you for the chance to say how I feel.

S. B.”

3. “Dear Sirs / Mesdames,

We will be absent on November 2 but would like to provide some input into the planning
process.

E. G..we would like the reserve to be landscaped to provide a pleasant area for recreation
and picnics. The red brick building could be utilised for retail purposes e.g a food outlet
over the summer period, not just a milk bar but one that provided superior food and
sandwiches and good coffees and drinks as per the original " Harry's " on the beach in
Queenscliff years ago.

To encourage tourist buses

a beach volley -ball court, cricket nets, bocce.

some well organised parking spaces?...but the latter to be landscaped and discreet,
improved

and a well landscaped , into the terrain ,block of new toilet facilities.

Essentially the area to be transformed into one that could be used by all and an attractive
well maintained asset which would draw people into the town all year round as well as
serving the permanent population.

Sincerely

S.S ”

4. "Point Lonsdale Lighthouse Reserve"

What issues would you like to see considered in the concept plan?

Display of photos of historic pilot boats, pilots, lifeboats and lighthouse keepers; historical photos of the area

Annual running costs to be kept to a minimum

Maintenance of as much native vegetation as possible

Removal of noxious weeds and plants

Removal of current modern buildings

Incorporate an adventure playground for older children (eg aged 8 and over) see attached article on the playground at the Arboretum in Canberra

Incorporate an outdoor gymnasium - see attached article on Coburg Lake Reserve

Develop and maintain walking tracks through the bush area

Provide BBQ and picnic area with shelter

Drinking water fountains

No hotel or accommodation facility or licensed premises

Possible coffee shop eg "pop up" for the summer season

Adequate car-parking Rubbish bins provided and regularly emptied

What would you like to see retained within the Point Lonsdale site?

Native vegetation, grassy sitting areas

What would you like to see change within the Point Lonsdale site?

Modernisation of toilet facilities

Removal of modern buildings and noxious weeds and plants

Other comments

I suggest that the Surf Club be now permitted to build on Ganes Reserve as the Council will have additional outdoor space provided by the Lighthouse Reserve. The tennis club has been allowed to extend their facility on Ganes Reserve; the Surf Club is a vital component of Point Lonsdale and Queenscliff providing a valuable community service - even more so than the tennis club.

J. F."

5. Possibilities

...Top class motel or cabin units with outlook [Kangaroo island SA]

...Coastal environment walking path to the dune top

... A kiosk or seasonal coffee place, or an extension of the accommodation, at the old [rebuilt] WW2 lookout post

... Re planting coastal vegetation as a parkland with walking tracks etc

Alternatively generally as above with.. Cabin units class A,B,orC

Plus

- ... A coffee kiosk at the "rocket shed" overlooking the pier [great name]
- ... As suggested, a kiosk plus in the existing engine room, now board riders
- ...Adventure playground, car parking, toilet etc etc
- ... Toilet stop that can cater for a busload , and a program to encourage tourist busses
- ... Room for a lighthouse museum. [possibly more valuable when the lighthouse becomes unmanned]
- ... Retain one TOCH building for historical and wartime activity ,existing hall?
- ... A simulation of the lighthouse light and laser navigation system.
- ... A simulator for the port philip rip entry... as at Devonport..very popular

The accommodation must mix and match with something like the above to draw visitors to want to visit THE Point Lonsdale as one end of the ocean road.