



# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## NEWSLETTER

### July 2013

#### Consultant Project Brief for Point Lonsdale Lighthouse Reserve

In early June, the BoQ Council announced that a tender had been issued seeking a consultant to develop a plan for the future of the Queenscliff and Point Lonsdale Lighthouse Reserves. The tender closed on 12 June and the plan will need to be completed by the consultant by March 2014.

A number of changes were made to the draft consultant Project Brief in part in response to concerns raised by PLCA. The Project Brief provided to potential consultants outlined three major steps to determine the future of the Point Lonsdale Lighthouse Reserve:

1. Preparation and Council approval of underpinning principles and concept plans following public consultation (this is the purpose of the project).
2. Public Expression of Interest and Tender process consistent with the underpinning principles, concept plans and proposed lease arrangements.
3. Formal planning application and approval process following public consultation consistent with the final underpinning principles and concept plans agreed to by Council.

It is only the first step that is to be completed by the consultant by March 2014. The two key tasks for the consultant in step 1 are:

#### 1. Preparation of a Discussion Paper, incorporating:

- An overview of the history, heritage, natural features and current condition of the site;
- A review of relevant planning policies and legislation and relevant site planning undertaken by the Department of Sustainability & Environment and the BoQ Council;
- Due consideration to the history, heritage and natural features of the site as well as the relationship of the lighthouse reserve to the township, lighthouse, pier, surf beach, coastal walks and Rip View carpark;
- A clear set of “underpinning principles” to inform the future of the site following identification and review of the ideas and information from the Project Reference Group,

- Project Control Group and Council and consultation with the community;
- Production of a draft concept design that is consistent with the “underpinning principles”;
- Production of a “Draft Discussion Paper” (including all these elements);
- A public consultation process on the Draft Discussion Paper with the broader community, Project Reference Group, relevant regional and state organisations, the Project Control Group and Council;
- Presentation of the final Discussion Paper (including final Concept Design) to Council.

## **2. Financial Feasibility:**

- Assessment of the eco-tourism accommodation market demand and determine future opportunities and constraints on the site;
- A high level financial feasibility assessment for the site that will include a financial analysis of demand and supply (market assessment), explanation of and evidence to support capital investment and revenue and expenditure assumptions;
- A cost/benefit analysis is to be undertaken including investment and job creation opportunities;
- The Financial Feasibility will also examine management models and demonstrate the feasibility of the recommended model and define the nature and scope of any future lease arrangements.

Elsewhere in the Project Brief it is stated that the Council sees this as “an opportunity to develop new eco-friendly accommodation options utilising the ‘footprints’ of the buildings that exist on the Point Lonsdale Lighthouse Reserve site”. The Council also sees this as “an opportunity to increase local economic activity in the Borough” and identified “the need to generate additional revenue streams to enable the Borough Council to improve the Lighthouse Reserve”.

If you have strong views about the potential uses of the Lighthouse Reserve, please advise the PLCA Committee of those views. Additionally, it is suggested that you seek to be a member of the Reference Group as detailed in the next item in this newsletter.

## **Become a Member of Reference Group for Point Lonsdale Lighthouse Reserve**

The BoQ Council has called for expressions of interest from members of the community who wish to become a member of the Point Lonsdale Lighthouse Reserve Reference Group. Advertising for expressions of interest has been published in The Echo of 11 July and on the BoQ website.

The role and purpose of the Reference Group is to provide:

- Information and advice to the Project Consultant and Council about Development Principles and Development Concepts; and,
- Feedback in response to a Discussion Paper and draft Development Plan.

The Reference Group will comprise BoQ Councillors, Council officers, interested residents and relevant community organisations. It may also include relevant State Government representatives.

In addition to PLCA participation as an organisation, individual members are urged to join this important Reference Group. Appointments to the Reference Group will be made by the Council.

More details about the Reference Group can be found on the BoQ website, including the Terms of Reference and the Expression of Interest Form. See here:

<http://www.queenscliffe.vic.gov.au/council/news-and-notice/public-notice/item/eoi-community-reference-groups-planning-for-the-future-of-the-lighthouse-reserves>

If you wish to become a member of the Reference Group, your expression of interest needs to be submitted to the Council **by 4.00pm, Friday 2 August 2013**.

## **Main Street and Foreshore Revitalisation**

The undergrounding of power lines from Admans Street to Kirk Road has commenced in preparation for Stage 1 of the main street and foreshore revitalisation. Stage 1, which includes a small roundabout at Admans Street and a new lookout platform, is due to commence in September and to be completed prior to Christmas. Stage 2 includes continuation of the underground power lines along Point Lonsdale Road, improved access to the foreshore, picnic tables and BBQ. Stage 2 is to commence earlier than expected following receipt of a \$500,000 grant from the Federal Government's Regional Development Australia program. Stage 2 will most likely commence after the Easter holiday period next year.

As previously advised to members, it has been decided by the Council that it is necessary to remove the northern Monterey Cypress tree that is one of the three Cypress trees on the foreshore. The timing of the removal has not yet been determined. However, discussions are continuing as to whether this tree is to be replaced with a Coast Banksia or with a Monterey Cypress propagated from the original tree.

## **Sale of Stockland Development**

The PLCA committee has continued to monitor and work with other organisations regarding the sale of the balance of the Stockland development to another developer. Our objective is 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. However, we have been advised that it is possible for a new developer to seek variations to the various planning permits that were issued to Stockland.

## **Re-location of Maternal and Child Health Services and Revised Bellarine Health After-hours Services**

In late June Bellarine Community Health announced that it was withdrawing from the sub-contracting arrangements to deliver maternal and child health services on behalf of the Borough. It was also announced that Mary-Rose Attard, who has been the nurse providing this service for the last seven years, will no longer be providing this service under the new arrangements. The BoQ Council has advised that from July the service is to be provided at the Queenscliff Neighbourhood House and that it is expected that the service will be provided at this location by the City of Greater Geelong. A number of members of the community have expressed concern about various aspects of this change.

It has also been announced that the Bellarine Community Health Centre will be open for longer hours but that after-hours services will no longer be provided by doctors from the Centre. In future, after-hours services will be provided by Medicare Local through a centralised locum service.

## **PLCA Submission re Draft Council Plan 2013-2017**

PLCA made a submission to the BoQ Council regarding the Draft Council Plan 2013-2017 which details the strategic objectives of the Council over the next four years. The Secretary also made a presentation to the Council at the Council meeting called to hear submissions regarding the Draft Council Plan. The main focus of the submission was support for the following 2013-2014 Initiatives that are part of Strategic Objective 5 – A Proactive and Accountable Council:

- Develop and implement a “Community Information and Engagement” policy to increase public participation and access to information; and,
- Establish reference groups to advise Council on major community projects as determined by Council.

It was stated that PLCA wished to be actively involved in assisting the Council in the development and implementation of the Community Information and Engagement Policy. It was also stated that PLCA was very supportive of the need for effective reference groups to advise the Council on major projects and urged the Council to give full recognition to the community views expressed through such reference groups.

## **PLCA Website**

A PLCA website has been developed to assist members keep up-to-date with issues in Point Lonsdale and to provide details about PLCA actions and activities. It includes copies of documents such as the PLCA Constitution, member meeting minutes and past newsletters. It also provides a place for potential new members to gain information about PLCA and to access a membership application form.

The website has been developed at no cost to PLCA and it is expected that there will be no ongoing costs. The website is hosted by Vicnet which is a division of the State Library of Victoria and which is used by a large number of community organisations. We are most grateful for the work done by Committee member Laurie Muscat who identified Vicnet as an ideal website host and who set-up the website.

Please visit the website at this address: [www.vicnet.net.au/~plca](http://www.vicnet.net.au/~plca)

It should be noted that the character “~” between the forward slash and “plca” is a tilde or swing dash (not a common dash).

The website can also be accessed by entering “Point Lonsdale Civic Association” in a web search engine.

Please direct to the website any family or friends who are interested in becoming a member of PLCA.

## **PLCA Stand at Market**

The PLCA stand at the Market at the Point Lonsdale Primary School in June was a successful activity. Members of the Committee were available to discuss current issues with PLCA members and the broader community. A number of residents and friends of Point Lonsdale completed an application to become a member of PLCA. A flag was purchased to highlight the stand and a large number of brochures about PLCA were distributed. It is planned to conduct similar activities at the Market and elsewhere in Point Lonsdale in the future.

## **Donate Used Bikes to Two Good Causes**

The Queenscliff Men’s Shed, which operates at the Queenscliff Neighbourhood House, is refurbishing used bikes for refugees. The bikes are donated to local refugees after they complete Diversitat’s bicycle safety and training program. It gives the men who are not into woodwork something else to do and gives the refugees a needed means of transport.

A small group of men who attend the Shed have completed repairs on 20 bikes, 10 of which have already been distributed with another 10 to be collected soon. They prefer bikes which are not in need of major repairs and are in reasonably good condition. Men’s, women’s and children’s bikes are all in demand and are much appreciated by the recipients. Mountain bikes or hybrids are the most practical.

If you have a used bike in reasonable condition that is surplus to your needs, it can be given to the Men’s Shed by contacting the Neighbourhood House on 5258 3367

## **Footpath and Walking Track Safety Improvement Survey for Over 60s**

A PLCA member has suggested that we publicise a survey on walking conditions for Victorian seniors. It is being conducted by Victoria Walks ([www.victoriawalks.org.au](http://www.victoriawalks.org.au)) and the Council on the Ageing ([www.cotavic.org.au](http://www.cotavic.org.au)). The survey will take about 10-15 minutes to complete and the results will be used to help in advocacy campaigns to improve walking conditions for senior Victorians.

Please complete the survey if you meet the survey criteria or forward it to any Victorian over the age of 60 and invite them to complete it. The survey can be accessed here:

<http://www.surveygizmo.com/s3/1265447/24c0126303e7>

The survey needs to be completed before the end of July.

**Jasper Coghlan**  
**Secretary**