



Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

Newsletter February 2018.

Welcome to the first newsletter for 2018 which comes with Happy New Year wishes to you all from your 2018 committee.

Our Annual General Meeting was well attended with interesting and informative talks given by the Mayor, Councillor Susan Salter, and Mathew Ponsford and PLSLSC Building Committee members from the Point Lonsdale Surf Lifesaving Club.

The following people were elected to the PLCA Committee for 2018 :-

President – Rob Minty	Merv Jaensch
Vice President – David Kenwood	Michelle Jepson
Treasurer – Laurie Muscat	Andrew Rogers
Secretary – Sue Wasterval	Andrew Sutherland
Fay Agterhuis	Jacqui Pierce

Gifts were presented to our retiring President Fay Agterhuis and Vice president Merv Jaensch with many thanks for their hard work and dedication over the years. Happily both will remain on the Committee as general members. Unfortunately Peter Russell tendered his resignation and thanks go to him for his work over the past year. This leaves us with a vacancy on the Committee - we welcome nominations from a current PLCA member.

2018 Annual Subscription Payment and Donations

The annual subscription payment for 2018 is now. The subscription amount for 2018 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.

2018 Membership Renewal form link is below, please fill in and return with your payment:

[Membership Renewal Form:](#)

The PLCA bank account details are:

Account Name:	Point Lonsdale Civic Association
Bank:	Bendigo Bank, Queenscliff
BSB:	633108
Account Number:	131346017
Description:	<u>Surname and Initials of the member must be shown</u>

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](#)

2018 – A busy year!

There are a string of issues that the committee will be keeping an eye on over this year and we welcome input from people who have information or concerns about them! Namely:

"One 3225" – apparently a Council delegation has recently gone to Lisa Neville to talk through the issues related to this idea and the PLCA will be having Lisa Neville talk at our next members meeting on 9-3-18 – all welcome to hear about this very current issue!

Application for Heritage Listing for Shortland's Bluff and the Point Lonsdale lighthouse Reserve.
Council's Proposed Development Plan for its land in Murray Road.

Fisherman's wharf rebuild,

Ferry Terminal major rebuild,

Bellarine Community Health Centre redevelopment.

Point Lonsdale front beach rejuvenation

Caravan park study

And no doubt many others!

81 Nelson Rd (Sims Lodge) objection

Many in the community are aware that an application for a Planning Permit has been lodged for the property, formerly known as Sims Lodge, on the corner of Murray Rd and Nelson Rd. It is stated on the Application that it is for a "Short stay Retreat/Respite Centre". Given that there is inadequate information regarding the proposed use of the facility the Association has submitted an objection to Council and requested that further clarification of the proposal be provided by the applicant. It is understood that there have been a lot of objections received by Council.

Editor's update – we have received notice from Council that the application has been withdrawn.

Council priorities for 2018

The months before an election are a very good time for Council to be presenting information about priority projects in the Borough to prospective candidates and their parties. As State Government elections are due on 24-11-18 and there will possibly be a Federal election in 2018 Council has listed priority projects that could be presented to prospective State and Federal candidates for funding at the next elections.

1. Queenscliff Community Hub - a multi-use community facility in Queenscliff that physically links the Queenscliffe Historic Museum, Queenscliff Library and the Queenscliffe Visitor Information Centre by constructing an infill building between the library and museum and integrating their operations with the visitor information facility at a total cost of \$3,100,000.

2. Towards an Independent Power Supply – This project involves the preparation of a discussion paper examining the possibility of developing an independent power supply in the Borough of Queenscliffe. Initial investigations have highlighted that the current power infrastructure in Queenscliffe may present opportunities to develop alternate power supplies.

3. Coastal Infrastructure Protection Program - The Geelong Queenscliffe Coastal Adaptation Program is a 2 phase program which seeks to build the capacity of coastal communities, in partnership with State and Local Governments and stakeholder authorities, to plan and respond to changes along our coastlines.

The Community Listening Post:

For some time there has been concern in the community at the lack of a formalised venue for members of the community to engage with Councillors and Council officers in an open exchange of information, questions and ideas outside Council meetings.

At the October 2017 meeting Council presented and approved guidelines for the development of Community Listening Posts for implementation over a trial period from 27th October 2017 to 30th June 2018 with a formal report back to Council in August 2018.

The first of the Listening Posts was held on 18/1/2018 at the Uniting Church in Queenscliff.

The second one will be held on 22nd February at Point Lonsdale Primary School, 22 Bowen Rd Point Lonsdale.

The third will be held on 15th March in the Uniting Church Hall corner of Hesse St and Stokes St Queenscliff.

The first Listening Post was a friendly, informal meeting attended by three councillors, it was interesting to hear the range of questions asked from the community and the answers supplied by Councillors. This is a casual, alternative way for the community to find out about matters that concern them and we urge you to take advantage of the opportunity being offered by Council to come along and ask Councillors any questions that you have in mind.

Council's Proposed Rating Strategy for 2018

Principle changes from the previous rating strategy are:

- Introduction of a differential rate for residential vacant land from 2018/19, which is to be applied at 125% of the general or residential rate which potentially affects 80 blocks in the Borough (some concessions are available).
- Change in the Kerbside Waste Charge from the current CIV-based charge to a fixed charge effective 1 July 2018. The impact of this change is greater for lower CIV properties. The council recognised that this may have a higher impact on pensioners and is therefore increasing the Council's pension rebate from \$40 to \$70 per eligible ratepayer property in 2018/19 to assist in meeting their increased waste charges.
- State Government have now decreed that municipal property valuations will be conducted annually rather than 2 yearly. This could be an unnecessary cost impost to councils and we believe the BOQ will stay at 2 yearly reviews.

Rate capping is imposed again by State Government and is set at 2%. That is, the total rateable revenue collected by the council can only increase by 2%.

Preserving the Green belt between Ocean Grove and the Borough of Queenscliffe.

Sale of 'Tyrells' land at Banks Road, Ocean Grove.

A large parcel of farm land has been sold on the corner of Banks Road and Shell Road on Bonny Vale Hill. This property is approximately 90ha (223 acres) in size, and under several separate titles.

Concerns have been raised about possible future re-zoning from a Rural Zone to Residential and the loss of green wedge land between Point Lonsdale and a rapidly expanding Ocean Grove.

It is recognised that it is the intention of the City of Greater Geelong to preserve green belts between the townships on the Bellarine Peninsula as stated in the Greater Geelong Planning Scheme clause 21.14 where the importance of retaining the Bellarine Peninsula's identity and attributes is clearly

stated, as is the importance of protecting and enhancing the rural and coastal environment on the Bellarine Peninsula and maintaining non-urban breaks between settlements.

Further the Greater Geelong Planning Scheme Amendment C346 Panel Report supports this by stating in its Consolidated Panel recommendations (recommendation 1c page 3 of the report) the importance of maintaining a rural break between settlements. This position is further reiterated in various places in the Ocean Grove Structure Plan (December 2015), the Point Lonsdale Structure Plan (November 2011) and the Bellarine Localised Planning Statement (September 2015).

However, Ocean Grove is a designated growth area on the Bellarine Peninsula. In 2015 the population of Ocean Grove was approximately 14,136 and it is projected that this will increase to approximately 21,000 by 2020. With this increase in population it is of concern that over time further encroachment into the green belts between Point Lonsdale and Ocean Grove and from Banks Rd along the Bellarine Highway to Queenscliffe may occur.

It is of concern that this principle has already been eroded.

Banks Rd has traditionally been the line that delineates the western limit of development between Ocean Grove and Point Lonsdale. "The Point" development in Point Lonsdale already encroaches on the green belt between PL and OG and it is of serious concern that the stated principle of maintaining a rural break between settlements may be further compromised by the current sale of land on Banks Rd, namely "Tyrells".

In addition, regardless of the stated intention to maintain a rural break between Point Lonsdale and Ocean Grove it is clear in the documents listed above that there is potential for future development of:

- The shell grit mining operation on Shell Rd
- The Hanley land
- Land north of Fellows Rd along the Bellarine Highway
- Lakers Engineering land

In the Greater Geelong Planning Scheme (page 7) it is stated that the Structure Plan for Ocean Grove should be reviewed no later than 2021, including consideration of the land to the north, north-west and east of Ocean Grove. It is of great concern that rezoning of areas currently "Farming or Rural Zones" could be changed at this point.

The importance of ensuring that development doesn't encroach on valued natural and rural landscapes has been recognised by the State Government which plans to introduce legislation to stop Gisborne, Kyneton, Woodend and other Macedon Ranges villages turning into suburbs of Melbourne. The Macedon Ranges will be designated as a "distinctive area" under legislation and the settlement boundaries will act in a similar way to Melbourne's urban growth boundary with any changes required to be passed through parliament.

As a large community organisation we strongly believe that it is essential not to permit any further housing development between Banks Rd and Queenscliffe and Marcus Hill and Queenscliffe. We base this view firstly on the importance of ensuring that polluted ground water and run off from new housing development does not enter Lake Victoria and ultimately Swan Bay and secondly in order to maintain the rural character and views at the entry to the Borough of Queenscliffe. In addition, from the point of view of the tourist industry the rural nature of the area and its attractions is highly important to the economy of the Bellarine.

It is planned that the issue outlined above will be addressed at a meeting between the Committee of the Point Lonsdale Civic Association and an officer from the City of Greater Geelong on 19/2/18:

Port Phillip Bay and Bellarine Peninsula Ramsar Site Draft Management Plan

For some years now Council and the Swan Bay Environment Association have been advocating for the inclusion of Lakers Cutting in the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site.

Currently there is a Draft Management Plan being developed by the Corangamite Catchment Authority as the lead agency with input from other major stakeholders. A community information evening has been held and the CCMA have issued a survey online to provide local environment and community organisations with the opportunity to have a say.

The following request has been submitted to the CCMA by the PLCA:

“The Point Lonsdale Civic Association Inc. is a large community association established in 1910. It has been brought to our notice that the Draft Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site Management Plan makes no mention of the need to include Laker’s Cutting in the Ramsar site.

Lakers Cutting is fully connected to Swan Bay and the two waters cannot be considered apart from each other – what affects one affects the other. The environmental attributes are identical and the only difference is that Lakers Cutting is man-made as a result of sand grit mining many many years ago. The Association requests that the draft Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site Management Plan takes steps to include Lakers Cutting in this Ramsar Site and it’s Management Plan.”

Combined Bellarine Community Associations.

The PLCA (along with the QCA) have joined this collective that takes in most of the communities on the Bellarine including: Barwon Heads, Breamlea, Ocean Grove, Pt. Lonsdale, Queenscliff, St Leonards, Indented Head, Portarlington, Drysdale, & Clifton Springs. Presently there are no representation from Wallington or Leopold, but the Association is looking

This group will be advocating for common issues that effect everyone living on the Bellarine. The issue that we (PLCA) have put forward is “Green Wedges”.

The group is scheduled to meet CoGG Bellarine Ward councillors in early February, with PLCA/QCA representative in attendance.

Other issues of concern in the CoGG, include the actual finish of the Bellarine Hwy/The Point Blvd Round-a-bout (this was promised by the first weekend in December), and planning issues that will effect Point Lonsdale/Queenscliff residents.

Teen Dune Party – Ocean Rd/Fellows rd.

Over the January holiday period a group of several hundred mainly underage teenagers caused a lot of concern when they gathered for a ‘Dune Party’ near the corner of Fellows Road and Ocean Road. As reported by the press, fires were lit on the dunes requiring both the CFA and the Police being called in. Police allegedly had bottles thrown at them by the party goers, many of whom were out-of-towners who had learned the location of the party via social media. PLCA subsequently asked a question at the January Borough of Queenscliffe Council meeting about this unwelcome gathering.

To paraphrase the response by council: “The CoGG/BoQ and Police are in discussions about this matter, and what occurred at the Sunday night party. The risk of fires is of concern to the Borough and if any resident sees any of this type of activity to please contact the Bellarine Police”

Caravan Park Study.

This study has long been on the back burner with the Council. At a recent BoQ council meeting the PLCA asked the following question:

Regarding the Borough Caravan Study:

- a. Could the Borough please let us know when the study will be released, given the Mayor suggested it is about to be released at a recent PLCA AGM meeting?*
- b. Given the massive change in the landscape of camping and caravan parks in the Borough in the last 12 months or so, will the study have the relevant up-to-date data in it, & therefore the recommendations contained in it that take into account changes mentioned above?*

The response by council was that it will be released by the end of the first quarter of 2018. Council met with campers at Victoria Park in January to discuss their concerns.

Talk by the City of Greater Geelong Bellarine Ward Councillors.

At our member’s meeting on 9-2-18 we welcomed the new COGG Councillors from the Bellarine Ward, Stephanie Asher, Jim Mason and Trent Sullivan. The meeting was a great success with lots of people in attendance, particularly those living north of Fellows Rd. The Councillors gave an outline of their community commitments and then answered many rather searching questions.

A summary of Stephanie and Jim’s speeches is below:

Cr. Stephanie Asher

The points of my speech were around my commitment to:

- listening rather than talking
- emphasising that we are all on the same team - there is no need for "us and them" as this wastes time and energy
- the systems and processes are all quite new and still rather slow, BUT we are committed to making things simpler, easy to understand and transparent
- the team is very positive and energetic but we don't know everything - we rely on people in the community to share what's important so we can assist.

Cr. Jim Mason AM

I will strive for durable solutions and a fair deal for all.

I will foster a clever and creative Geelong

I will listen, consult and act

These points are consistent with my original candidate statement:

“I am fortunate to have been raised on the Bellarine, to have studied in Geelong and to subsequently gain rich and diverse experience. I offer maturity, leadership and resilience along with a fresh, independent, consultative approach. I will apply ethical practices, and use social, business and scientific criteria in decision making. Solutions should always be fair and durable. I learned this through my international humanitarian work, where I led large disaster recovery and development programmes. I have skills in international relations, farming, engineering, teaching and military service. I understand good governance requires accountability to all stakeholders. Since settling in Marcus Hill in 2006, I farm, contribute locally and keep fit. While leader of Landcare, our committee

has faced important environmental issues on farms, the coast and in towns. It is vital to have sustainable and carefully planned housing, industrial and recreational development, and to ensure rural and natural assets are protected. In COGGs Our Futures consultation I advocated for improved social, cultural and lifestyle amenities; better youth employment and re-education opportunities; improved public transport; revitalised agricultural markets; and for fostering an energetic, creative business spirit. A revitalised city centre is essential. If elected, I will listen, consult and act”.

Keeping the above in mind,

Councillors Asher, Sullivan and I have resolved to collaborate, share information, and work together in a united front for a better Bellarine and indeed for the City of Greater Geelong.

We have:

- Produced a consolidated list of important issues for the Bellarine. The list is available.
- Supported the council and delivery of services fairly to all. We have dealt with very many complaints and requests through our Council Portal and Liaison office.
- Continued to work towards a Council plan, consistent with a clever and creative future and its 10 aspirational aims and to incorporate Bellarine issues such as
 - Keeping the intrinsic nature of the towns
 - Protecting the rural landscape
 - Supporting a consistent approach to planning issues
 - Developing a master plan for bike and shared pathways
 - Attended many public events and shared this work, especially when there are concurrent responsibilities.
- During the past administration there accumulated approximately a total of 27 portfolios, committees and G21 Pillar representations. We are trying to consolidate these and through the three of us ensure we continue to represent Bellarine interests.
 - Currently, I am on the CEO employment Committee
 - Have a notice of motion for next week to create a Rural and Peri -Urban Advisory Committee. This should give a better sounding Board for many issues, ranging from Livestock and information exchange, marketing the Bellarine, tourism, best environmental management, and dealing with pest plants and animals.

Vicsmart – a new regime for [some] planning applications.

This issue was also raised by a concerned resident at the January BoQ council meeting.

From Victorian Government [Vicsmart](#) website:

“VicSmart is a streamlined assessment process for straightforward planning permit applications. Classes of application are identified in the planning scheme as being VicSmart and have specified requirements for information, assessment processes and decision guidelines.

Key features of VicSmart include:

- a 10 day permit process
- applications are not advertised
- information to be submitted with an application and what council can consider is pre-set
- the Chief Executive Officer of the council or delegate decides the application.”

Again to paraphrase the response by the council:

- No public Notification required.
- No VCAT determination.
- Introduced in 2014, and is Law, and applies to BoQ and CoGG (and other LCA's)

- Only Minor/Straight forward applications – if they qualify for Vicsmart
- Officer delegation is not removed.
- Heritage Overlays may be subject to a Vicsmart application.
- Examples given; A fence could form part of a Vicsmart Application, as would an outbuilding.

Concerns have been raised in the communities that have large heritage overlays, like Queenscliff, Maldon and parts of Ballarat – to name a few. The Queenscliffe Community Association & the PLCA are monitoring this new planning regimen very carefully.

Removal of Trees on Pt. Lonsdale Rd. (near BCH)

PLCA is very disappointed the announcement of the proposed loss of mature trees on Point Lonsdale Road outside the medical centre. It appears only 1 tree was badly infected whilst the other 2 were being removed as they were moderately diseased.

Surely, if the proposed removal of trees was a need based on the construction program covered by a planning approval, the conditions of a permit would include the tree removal at that time. The impact of construction on the trees would be a condition of the building permit and the responsibility of the builder to ensure their long term survival. As the trees may be located outside the property boundary the issue is not covered by a limitation of need for planning approval due to what might have been crown land. So, on our initial glance, it looks like council just wants to remove more trees.

Additionally, we would like to question:

1. Was there planning approval?
2. Was vegetation an item in such approval?
3. If this removal is indeed a Vicroads request, are replacement re-plantings allowed?

If there is a staged removal, this should include the planned replacement program.

Finally, the BoQ press release states (Here: <https://preview.tinyurl.com/y9vlbby3>) last paragraph:

“Replanting within this area will be a high priority within the Avenue of Honour tree management plan currently being developed by Council with the assistance of a community reference group.”

The PLCA would like to state that the trees in this particular case were never discussed by the reference group prior to this decision.

There is more to come on this late breaking issue, and we will endeavour to keep members informed.

Please lookout for the PLCA Column in the Rip, our Facebook page & website plca.org.au for more information about the PLCA. The next Public meeting of the point Lonsdale Civic Association will be held on 9/3/2018 – where our guest speaker will be the Hon. Lisa Neville member for Bellarine, the topic “One 3225”, and local Bellarine Issues..

Rob Minty - PLCA President