



# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## December 2019 Newsletter & Notice of AGM

### **2020 PLCA Annual General Meeting:**

The Point Lonsdale Civic Association hereby gives notice of its 2020 Annual General Meeting.

The Annual General Meeting will be held on Friday January 10th 2020, at 7.30 pm in the Learning Common, Point Lonsdale Primary School, Bowen Road, Point Lonsdale.

We are pleased to announce our guest speakers at that meeting will be BoQ Mayor, Councillor Ross Ebbels & the new Borough CEO Mr. Martin Gill. 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 2019 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.)

### **2020 Annual Subscription Payment and Donations**

**The annual subscription payment for 2020 is due by the date of the AGM, being 10 January 2020.** The **subscription amount for 2020 is \$10 per person.** Donations are welcome & appreciated, 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

Account Number: 131346017

Bank: Bendigo Bank, Queenscliff

Description: Surname and Initials of the member must be shown

BSB: 633108

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, or click link below, if you know of family or friends who wish to become a member of PLCA. Just scan & email form link below or deliver at meeting, or post.

[Application for membership](#)

### **New Committee Members Required!**

With the resignation of our President Mr. Rob Minty (see below), we desperately need more committee members.

We also regret the recent departure of Ordinary Committee Members, Ms Jacqui Pierce, and Mr. Andrew Sutherland. Jacqui has been a huge help organising guest speakers for our member meetings, ensuring we have variety of speakers on interesting topics. Andrew, has assisted with various submissions to Federal/State/Local governments made by the Association, and represents the Association on the Hub Project Control Group.

We wish Jacqui and Andrew well, and thank them for the assistance they have provided. They will be greatly missed by the current committee.

All the current committee members are passionate about 3225, but we do need some extra help to lighten the load for all of us. There are many issues, in particular in CoGG 3225 that we need to start to address. Please contact the Secretary for further details: [plcasecretary@gmail.com](mailto:plcasecretary@gmail.com)

### **Borough Elects New Mayor/Deputy Mayor.**

At the Ordinary Meeting of Council on Thursday 28 November 2019, Cr Ross Ebbels was elected unopposed as the new Mayor of the Borough of Queenscliffe Council for a one-year term.

Cr Ebbels has served as Borough of Queenscliffe councillor since 2016.

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

We thank Cr. Merriman for his service as Borough Mayor over the past year.

### **Cr. Francis Departure/New Borough Councillor**

Following the departure of Cr. Tony Francis due to his ineligibility to remain a Councillor, a countback was held by the VEC on the 2/12/19 to elect a new Borough Councillor.

Former Association President, Mr. Rob Minty won the countback and will soon be sworn in as a Councillor.

The Association wishes former Association President, Mr Rob Minty well in his new role, and thank him for the many hours he has spent at the helm of the Association. He will be sadly missed by the Committee.

### **Queenscliffe Climate Action Group.**

Queenscliffe Climate Action [ <https://www.queenscliffeclimateaction.org/> ] emerged on 30 October 2019, following a community meeting in Point Lonsdale. A subsequent meeting, attended by over 200 people was held on the 4th December at Queenscliff. Members of the PLCA Committee were in attendance at both meetings, as were Borough Councillors & Officers.

At the first meeting, a unanimous motion was passed endorsing the local climate action group's work with the community and Borough of Queenscliffe to ensure the climate crisis, and its impact on our region, becomes a strategic priority.

The group presented a petition with over 2,100 signatures to the Borough Council at an assembly on 12/12/19. The petition requested the Borough declare a climate emergency, and commit to working with the community on an action plan that will make climate change action a strategic priority. Council will vote on this at the next BoQ Ordinary meeting on 19/12/19 – and the group invites residents to attend this important meeting. The group has an online survey at the link above. We encourage you to fill it out.

The Association recognises that there is much information in the public domain about this issue, and urge you to read the information on the Queenscliffe Climate Action Group website above.

We would like to draw your attention to scientific work already completed by the Borough Council and City of Greater Geelong, some of which has advanced modelling data.

Please refer to 'Our Coast' - Inundation Report 2015 (Cardano) [ ['Our Coast' - Cardano 2015](#) ]

In addition, the CoGG have tabled Amendment C394 - Bellarine & Corio Bay Coastal Inundation Overlay, at the CoGG Meeting of Council, on the 26/11/19:

[ [Amendment C394 - Land Subject to Inundation Overlay - Bellarine Peninsula and Corio Bay](#) ]

Please note, the contents of the report by Cardano ('Our Coast' - 2015), forms the basis of the 'CoGG Amendment C394 Bellarine & Corio Bay Coastal Inundation Overlay', to be forwarded to the Minister of Planning, for the Minister to appoint an independent panel to consider all submissions, and respective Council responses, to the proposed C394 amendment.

*Editors Note:*

*CoGG LGA Point Lonsdale is NOT included in the proposed overlay; From CoGG Ordinary Council Meeting 6/11/29 Minutes, Pg 12, Attachment 2 'Background – Amendment C394', 'Point 6':*

*"The Point Lonsdale area was mapped as part of the Our Coast project but is not included in C394. The maps need to be revised to take into account new waterways under construction in The Point residential development. This area will be subject to a later planning scheme amendment. "*

### **Consent for Use & Development of Coastal Crown Land – Installation of Outdoor Gym Equipment.**

Following the successful pre-election nomination of the 'Pick My Project' Council planned to install outdoor gym equipment along Point Lonsdale Foreshore Promenade and in Princess Park, Queenscliff. The proposed equipment locations, requiring large concrete slabs, caused various groups including the Association to write to Council, State Government Ministers, Local Member and DEWLP requesting a review. As previously stated, the Association believes the installation of appropriately located outdoor gym equipment is a good idea for our ageing resident population.

As a result, the Department of Environment, Land, Water and Planning, recently met with the Borough and decided they are not able to provide the consent for the proposal in the absence of key work and further engagement with the community. Furthermore, it does not meet the requirements of the Victorian Coastal Strategy (VCS). In addition the siting of the Outdoor Gym Equipment needs to be factored into the new Coastal and Marine Management Plan (CMMP) required to be completed by the Borough of Queenscliff.

Some of the issues raised include: the equipment it is not a coastal dependant use; it places infrastructure at locations that are subject to overtopping in storms (a potential safety risk).

The location at Princess Park in Queenscliff, has been recently revised.

### **Council Land for Sale Murray Rd, Queenscliff.**

Following a recent subdivision, 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.

Lot 1 has been listed for sale as 'expression of interest' (which closed on the 5/12/19) here: [Murray Rd Land](#)

### **Queenscliff Boat Ramp Upgrades.**

In October this year Queenscliff Borough Council suggested Better Boating Victoria - a State Government agency - meet with local groups including PLCA to discuss their ideas for upgrading car parking and boat launching facilities at the Queenscliff Boat Ramp. Following various stakeholder meetings a subsequent open house was held at Queenscliff Boat Ramp on 30 November to discuss 2 Government funded upgrade options which include the following design features:

- 3 widened ramp lanes, new wider pontoons,
- 2 lined marked queuing lanes,
- dedicated lane to reduce congestion for circulating vehicles
- dedicated boat rigging lane on the approach,
- improved vehicle circulation,
- improved boat engine flush facility and pollution control,
- 2 short stay bays adjacent to a new fish cleaning facility,
- 43 new boat and trailer parking spaces on existing green area with use of permeable brick surfaces to protect Swan Bay,
- kayak/canoe launch facility,
- realigned pathway for pedestrians,
- improved surfacing at ramps,
- improved water depth markers,
- potential single vehicle car parking area for railway visitors,
- additional landscaping improvements for car park,
- upgraded Web/Security cameras – to reduce vandalism,
- improved signage and line marking,
- integration of Fisheries large vehicle and trailer in the Coast Guard yard and the location of current floating pontoons to be spaced further apart.

Any proposed dredging and deepening of the waters adjacent to the boat ramp would need any polluted spoil to be brought ashore and disposed of appropriately rather than allowed to leach into Swan Bay. Both options have less green area than currently exists, increased boat/trailer car parking and more lanes leading to the expanded boat ramp itself (3 lanes). It would appear the adjacent railway operation are also wanting additional car parking on the grassed foreshore area (between the train lines and Swan Bay foreshore). From a residential perspective Option 2 appears less cluttered, has better landscaping and abolishes the need for the existing boat wash down area adjacent to Swan Bay.

### **Point Lonsdale Maritime and Defence Precinct (formerly Point Lonsdale Lighthouse Reserve).**

On the 5/12/19 Heritage Victoria determined that its Heritage Register be officially amended with the registration of the Point Lonsdale Maritime and Defence Precinct.

The Association is extremely pleased with this outcome and wrote in support of this amendment. This important change is the result of much hard work by the co-authors of the submission, led by a PLCA committee member Mr. Andrew Sutherland. As previously indicated the PLMDP site is also being considered for National Heritage Listing by the National Heritage Council.

The Association thanks these dedicated community members for their efforts.

### **The Queenscliff Hub Project.**

The sixth Project Steering Committee (PSC) meeting was held on the 29/11/19 at the new community hub complex in Kensington Road Leopold. PLCA representatives attended the meeting. Main points include:

- Project Status Update Report was provided - \$5,750,000 funding confirmed - timelines for the project are on track.
- Project Manager and Engagement Consultants for the Project have now been appointed.
- Project completion date for the project is December 2021.
- Principal Consultant to be appointed shortly by the Project Control Group which includes civic groups representative Andrew Sutherland – an Association member.
- A 4 stage Community Engagement Plan is being developed by project consultant Kismet. A draft plan presentation was made at meeting including proposed;
  - Stage 1- Community Values,
  - Stage 2 - informing the Functional Brief,
  - Stage 3 - Concept Design and;
  - Stage 4 - Planning Process.
- No concept plans of the building have been produced as yet, the PCG are awaiting the appointment of an architect.
- Queenscliffe Historical Museum have listed their storage and other requirements for a 2 year construction period and where these might be housed. QHM also made a presentation around possible new generation communications facility for the complex.
- The new building, which will be on the same Hesse Street site, will house 3 tenants (Museum, Library and Information Centre) plus a shared community space.
- Mentioned was made by the Chairperson and RDV that Field Park tree and garden area would be staying and the historic Morton Bay Fig may feature in an outdoors area.
- The next PSC meeting is scheduled for the end of February. PLCA's representative believe it is important to retain as much of Field Park and its trees as possible - given it's the only green space/parkland in Hesse Street's business area - and ensure the heritage provisions for the streetscape are maintained as much as possible in the final building design.

### **Destination Queenscliff - Update**

Until the latest plan for Shorthands Bluff is released by Council, the future of "Destination Queenscliff" is unknown. However, following recent civic group meetings, the new Council CEO indicated the latest Hassell concept plan, based on the latest round of community consultation, will include a general tidy up of the Ocean View Car Park at Shortland's Bluff and the installation of new accommodation cabins in the Recreation Reserve.

The "Destination Queenscliff" terminology may be dropped and the Hesse Street South improvements (separately funded) incorporated into the overall plan for the area. The latest concept plan, thought to include the future of the 3 commemorative cypress trees in the Bullring, is likely to be released during upcoming 2019/2020 Christmas/New Year holiday period.

The status of State Government approval for rezoning of former Commonwealth land at Ocean View Car Park is also unknown, however it will now need to consider the recent Heritage Victoria listing of the Queenscliff Lighthouse reserve and surrounding Shortland's Bluff area.

### **Hesse Street Revitalisation Project**

A senior Council officer and consultant, have recently been talking to Hesse Street traders about ways of greening Queenscliff's main street. Some ideas suggested include revisiting the previous plan completed by a Reference Committee some 6 -7 years ago. This plan included tree plantings, more seating and improvements to Field Park. Other ideas might include softening the bluestone roundabouts with some plantings, the introduction of trees in tubs and hanging baskets along shop frontages. Point Lonsdale's foreshore and streetscape improvements, implemented by Council some years ago, is often cited as a good example for attracting more visitors to the region and improving the local amenity.

### **PLCA Submission to Victorian Environmental Assessment Council (VEAC) - Assessment of Victoria's Coastal Reserves**

PLCA lodged a written submission with VEAC by the 11 November deadline following attendance at one of the VEAC information sessions at Geelong West. Comments provided in our submission will be incorporated into the final technical report to the Environment Minister in early March 2020. Issues raised by the Association, include the number of different agencies administering our 18 kilometres of coastline, which include Parks Victoria, DELWP, Commonwealth Government and Local Government not to mention long term leased areas at the Queenscliff Harbour and the Ferry Terminal.

Other issues include the need for greater protection of the last wild coastal reserve between Point Lonsdale and Collendina, future population pressures on reducing coastal reserves and the impacts of climate change and rising sea levels on vulnerable coastal areas. The VEAC report includes a technical survey of each of the coastal reserves along the Victoria's coastline including Swan Bay and its surrounds.

### **Bellarine Community Health (BCH) Update.**

The PLCA December member meeting featured a presentation from Bellarine Community Health CEO Mr. Shane Dawson, and BCH Chair, Ms Fay Agterhuis It was a very informative night, with one of the main topics being the planned redevelopment of the Eric Tolliday Units, in Point Lonsdale. BCH was pleased to report that preliminary sketches have been produced for refurbishment of the 16 units and the following:

- Traffic Engineer's advice to be sought on traffic flows around units and surrounding area, and how that will impact proposed renovations.
- Renovations will cover same footprint of existing units.
- Units will be a mix of 2 and single bedrooms.
- The units will be built for disabled access – unlike the present state.
- The existing units have been assessed by architectural and building engineering experts, and have been found to have excellent structural health.
- Existing residents will experience minimal impact during rebuild/renovation staging.
- Some of the accommodation will be for lower income individuals;
- Part of the funding has been earmarked, the rest to be sought.
- Part of the old Coorabin structure will become a common area for residents.
- The rest of Coorabin will stay; and will be remodelled to provide amongst other things:
- Specialist rooms for visiting medical/health professional;
- Specific space for BCH nursing programs, and other BCH Health and allied personnel.
- Community engagement will begin in the New year.

The presentation also included information about the breadth of services provided by BCH and the availability of some private service available including a private dental chair at Point Lonsdale and the GP Clinic at Portarlinton.

### **Barwon Heads Cancer/Auto Immune Disease Investigation - Senate Inquiry**

In 2006 St Vincent's Hospital undertook an extremely important investigation and study into a large health issue unfolding in the Geelong region. The Geelong region was presenting with large numbers of gut health disease, such as IBD (inflammatory Bowel Disease) Ulcerative Colitis and Crohn's. Victoria's leading hospital revealed



through their extensive investigation/study that the Geelong region had the highest rate of gut disease, not just in Victoria, or Australia but one of the highest in the World.

What we do know is:

1. That OP's (organophosphorus pesticides) can destroy gut health.
2. The City of Greater Geelong and its agencies had the largest OP mosquito program in Victoria, 4 times larger than the second largest council.
3. The City of Greater Geelong and its agencies sprayed the Geelong and Bellarine extensively with a variety of OP's for at least 25 years.

If you or anyone you know may have been exposed to the City of Greater Geelong Mosquito Spraying OP's and suffered ill health the Federal Government is now holding a Senate Inquiry into a potential chemical exposure and ill health in Barwon Heads and the Bellarine Peninsula. There will be public sittings in Geelong for those wishing to give evidence and submissions can be made on the link in profile. Link here:

[Australian Parliament Senate Enquiry](#)

### **Rhondella Court Point Lonsdale Development.**

At a recent VCAT Hearing, the sitting member set aside a CoGG planning decision, and allowed the construction of a large 3 storey development, 11meters in height, in Rhondella Court, Point Lonsdale. The development abuts the Buckley Park coastal reserve, and will be clearly visible from the Foreshore. [ [VCAT Decision](#) ]

The Association's view is that this is an alarming precedent for Point Lonsdale CoGG LGA, & Queenscliffe Borough. There is not any residential development of this magnitude in 3225, as far as we can determine.

The approval calls into question the strength of the Point Lonsdale Structure Plan in keeping future large developments like this one in check.

### **Combined Bellarine Community Associations Update:**

Update on Greater Geelong Settlement Strategy Amendment C395 (from Ocean Grove Community Assoc.)

- Broad amendment across the whole of CoGG Council area.
- Within the amendment the Council position is "no change" to existing Ocean Grove Settlement Boundary (good). (and Barwon Heads Settlement Boundary – good)
- Currently before an Independent Hearing Panel.
- Developers are making submissions opposing the Council position.
- The Panel will deliver their recommendations to the Council by about mid-March 2020. Council will consider the Panel recommendations and can accept or ignore all or some of the recommendations and adjust the amended Settlement Strategy accordingly. Council will then put the Amended Settlement Strategy to the Minister for Planning for approval later in 2020.
- Arguments presented to panel by developers can be summarised as follows:

*"At the panel hearing the developers with land outside the Ocean Grove town boundary have essentially been arguing that their properties should be subject to a detailed assessment of their suitability for conventional residential development (as set out in the 2016 Ocean Grove Structure Plan)."*

- Effectively the developers want to "keep the door open".

*Our (OGCA) view is that they are trying to get this requirement for detailed assessment into the Settlement Plan Amendment to effectively to "keep the door open" for development west of Grubb Road, east of Banks Road and north of the existing Oakdene development up to the Bellarine Hwy. The land west of Grubb Road could accommodate about 8,000 people which in addition to the currently approved Oakdene Estate next stage development but not yet built can accommodate about 5,000 people = 13,000 in total – this is **double** the current Ocean Grove population in the 2016 census and that is without the land east of Banks Road.*

- As DELWP have already said in regard the Distinctive Areas Landscape development of Statement of Planning Policy, they will be guided amongst many things by CoGG positions/plans etc. If the CoGG was to stick with their current position as reflected in the Amendment then we could assume DELWP

may adopt the same and therefore the boundary(s) could become set in legislation – killing off the developer opportunity. And the opposite applies if CoGG officers & Councillors fold under pressure!!

### What can you do?

OGCA has a campaign running supporting the Council position as reflected in the current Amendment – see [OGCA](#) and Facebook page.

1. On Line Petition:

OGCA have an online petition running [ [Online Petition](#) ] and hope you might support them and share the link with your others to help us get more sign ups – you don't have to be in Ocean Grove. They are just short of 1000 sign-ups on 11 Dec and it continues to grow.

2. Email Messaging Campaign:

OGCA have encouraged all Bellarine residents to email the 3 Bellarine Councillors and Lisa Neville.

*“The Association's (OGCA) view is that undertaking such an assessment is completely unnecessary & a waste of Council & Government resources because these proposals to develop land outside the existing Ocean Grove town boundary is completely at odds with the Government's stated objectives in carrying out the DAL process & Council's adopted Settlement Strategy.”*

### Community Solar Opportunity - Renewables Project & Forum

OGCA is working with 100% Clean Bellarine to run a renewable energy project aimed at offering the community of Ocean Grove **and other locations** an opportunity to learn about, and if interested participate in rooftop solar and/or battery installation.

A survey is currently running where people can record their interests and then we will email them in January for more information on the forums and how to register for the forums. The opportunity is available across the Bellarine The link is on our website under the article on the solar project and the direct link to the survey is: [Solar Survey](#) Questions on the solar project can be directed to our Project Manager, Suzie on: [oceangrovesolarprogram@gmail.com](mailto:oceangrovesolarprogram@gmail.com)

### Update on Bellarine Peninsula Distinctive Areas Landscape Legislation.

After project announcement, and recent public engagement, a Declaration of the Bellarine Peninsula as a Distinctive Area and Landscape was made on 29 October 2019.

The next step is phase 2: Public Engagement Development of the Statement of Planning Policy, due sometime in 2020.

Meanwhile, the Surf Coast has already had this second round of Public engagement, and CBCA member The Breamlea Association went along. (*Editors Note: Breamlea were initially expected to be included in the Bellarine Statement, but found themselves incorporated in the Surf Coast Statement.*).

The feedback from the Surfcoast engagement policy was that there was much anger in room and resentment towards the DEWLP staff and Community Engagement company engaged to run the session. This was initially due to the registration process through Eventbrite where many residents turned up who hadn't registered and were turned away, or had to wait to see if they could take the place of others who did not arrive. They had believed it was similar to the 'open house' process in phase 1. Those from the hinterland around Torquay, such as Freshwater Creek, mostly farmers, were not happy about their inclusion in the DAL and were angry that they had not been consulted beforehand. Some were concerned about hobby farmers not taking care of the land as well as traditional farmers and that 'land banking' of farmland was taking place in the hope of subdivision later on. They believed that the DAL would not sufficiently protect them. It was felt that the engagement was amateurish, piecemeal and tokenistic at best. Torquay and Jan Juc groups in particular, are very concerned about more development along the coastline and further into hinterland, as well as inappropriate structures and height levels.

For example, during the session, language like 'safeguarded' are used throughout draft language of the statement. (*Editors Note: Does that mean protected under legislation?*) Descriptions are also used which are non specific or refer to non-specific locations, and words or statements that are intentionally ambiguous or misleading. DEWLP

seemed rather stunned by the passion in the room and indicated that they would take on board the criticisms when further developing the Statement. Will watch this space. (*From Jenni Turner – The Breamlea Association*)

(*Editors Note: Barney you were right!*)

### **Point Lonsdale Surf-Life Saving Club Club-House Update:** (*it's finally happening!*)

2/12/19:

9/12/19:



### **Final Thoughts:**

We have included a lot of information in this newsletter, some of it not specific to happenings in 3225. We again urge to read and act on the information presented to you by the the Queenscliffe Climate Action Group, above. This, we believe, is the most important issue we currently face together.

Locally, we believe however, that we (3225) are in the precipice of a major change on the Bellarine, hence our inclusion of information from Ocean Grove, Barwon Heads, The Combined Bellarine Community Associations, & The Breamlea Association. We are of the view that we are on the verge of seeing large scale (over) development on the Bellarine – much more than we have witnessed to date. Remember Torquay 15 or 20 years ago? This is what we mean.

The Rhondella Crt VCAT decision, setting aside the CoGG planning Panel decision, is a major element to the Association forming this viewpoint. The Association is not against development, but inappropriate coastal development.

In fact our constitution says this on Page 4:

*(2) To promote:*

*(a) the conservation, protection and maintenance of the beaches, foreshore, dune systems, natural environment and beauty of Point Lonsdale area, Queenscliff, and the adjoining area in the City of Greater Geelong, and areas in and around Swan Bay;*

*(b) the conservation and maintenance of historic buildings, sites and precincts within the Borough of Queenscliffe;*

*(c) as far as is consistent with orderly and compatible development, the retention of the character of Point Lonsdale as a peaceful holiday resort and residential area, which is attuned to the interests of young families and those requiring a relaxed and quiet lifestyle, and*

*(d) the provision and maintenance of public facilities in Point Lonsdale and in the wider Region.*

Finally, we would like to publicly thank The Editor of the RIP, who kindly provides space for our monthly PLCA column. We also would like to thank Point Lonsdale Primary School Principal, Ms. Fay Agterhuis, a PLCA committee member, for kindly letting us use her school space for meetings.

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

David Kenwood - President, Point Lonsdale Civic Association.