

# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## September 2021 Newsletter

### **Point Lonsdale Front beach - Lonsdale Bight Coastal Erosion.**

After a long drawn out process, beginning in 2018 with community engagement, DEWLP contract Engineers Cardno presented the community with 6 options, which were opposed.

Public consultation was conducted between 22 February and 11 March 2019 and included a Community Design Option (CDO) formulated by members of our community, for eight new rock groynes to be built along the foreshore. The results revealed that most respondents preferred the CDO option over alternative engineered options. However, this option was not considered technically feasible by DEWLP/Cardno.

The final determination has been made by DEWLP concerning Lonsdale Bight Coastal Sand Erosion, and feasibility of extra Groynes or other measures to halt the sand erosion. Below explains it all:

From [ [https://engage.vic.gov.au/lonsdale-bight?fbclid=IwAR0DYR8rIHBqhPT8B7fcI4mkBVVv36yun9DZTW\\_ICfcYtfc182-BS9YNw2s](https://engage.vic.gov.au/lonsdale-bight?fbclid=IwAR0DYR8rIHBqhPT8B7fcI4mkBVVv36yun9DZTW_ICfcYtfc182-BS9YNw2s) ] 8/2021

#### Lonsdale Bight Coastal Processes

#### Feasibility study - Community Design Option

*A feasibility investigation of a community-designed groyne proposal for Point Lonsdale foreshore, comprising eight new groynes to increase sand levels for recreation and amenity, is complete.*

#### Next steps

*With no immediate public safety or asset risk posed by maintaining the status quo, currently the Marine and Coastal Policy does not support additional coastal infrastructure at Point Lonsdale Front Beach.*

*DELWP will continue monitoring the Point Lonsdale foreshore through regular drone surveys and assessment of sediment dynamics via the Victorian Coastal Monitoring Program.*

*Additional wave monitoring buoys have been installed within Port Phillip Bay to inform and help understand sand movement and erosion events.*

*The wave data will help inform a separate study of the Point Lonsdale coastline, including Dog Beach.*

*If public safety or assets are at risk in the future, authorities will consider further action.*

### **Southeast Bellarine Coastal strategy.**

In 2019, the Ocean Grove Community Association (OGCA) organised a public forum, which our Association contributed to in the form of seed funding (\$500), and attended to discuss future developments between the townships of Point Lonsdale and Ocean Grove. The forum objective was to produce a draft vision for the area and an understanding of the concerns, opportunities and risks of a Southern Bellarine Coastal Trail. The OGCA's vision statement will be considered through this project, along with input from other key community groups and

stakeholders in the region. Recently, the City of Greater Geelong funded and then appointed a Project Manager to take on this project.

In line with our recent Bellarine Statement of Planning Policy submission, the Association made a submission to the City of Greater Geelong strongly supporting the retention of public land along the green break between Ocean Grove and Point Lonsdale, and the need to keep Lake Victoria and its surrounding wetlands and Buckley Park development free.

The submission also highlighted the environmental attributes of the designated coastal strip as one of the few remaining wild coastal locations on the Bellarine, the need to purchase the woodland area west of Lake Victoria for its flora and fauna values, improved management of the area and further protections for the wetlands, which are of international significance for migratory birdlife.

The Association strongly opposed construction of new bike trails or an education or environment centre in the area south of Shell Road, which is predominately zoned for farmland and rural conservation. Privately owned farmland is currently used for cattle grazing and significantly adds to the landscape values of southeast Bellarine.

Given there are some 20 private land owners southeast of Shell Road the Association believes it would be difficult to get agreement for any bike trail, and recommends a better route would be north of Shell Road using an unmade road known as Cresswell Road which allows better linkages from Ocean Grove to Point Lonsdale, Queenscliff's cycling network and to Drysdale via the existing Bellarine Rail Trail.

Other recommendations put by the Association in its submission include:

- Recognition of the areas south of Shell Road as being important to all Victorians and recognised for its international values.
- Council to urgently support nomination of Lake Victoria and Lakers Cutting for RAMSAR listing.
- Protection of the area south of Shell Road would include designation of the whole area as an 'Area of Significance' and important for a range of environmental and landscape values.
- Management by a single entity - Parks Victoria is suggested.
- Appropriate zone and planning overlays placed on the private land holdings.
- The purchase of the wooded block adjoining Buckley Park should be a priority to ensure that its flora and fauna values are adequately protected.

The Association considers that this process is an important and final opportunity to protect this unique, diverse and wild space on the Bellarine.

The environmental values of the Collendina coast, vegetated dunes, Lake Victoria, a hooded plover breeding area, migratory bird habitat, rare coastal woodland and a magnificent landscape, all on the fringe of two important Bellarine towns, is unique and precious.

Finally, the Association would like to state, in the strongest possible terms, that any proposed trails, or construction, etc, must not interfere with any culturally significant indigenous places, sites, or any other designated sensitive places/artefacts in any construction activity in the designated Project area.

*Editor's Note: Many thanks to Mrs. Joan Lindros, who is the Association's representative on the Southeast Bellarine Coastal Strategy Committee, for representing the Association, and assisting with our submission.*

*A short video made by the CoGG about this significant landscape: <https://youtu.be/PoiVf0eZr6U>*

### **Bellarine (DAL) Statement of Planning Policy**

The Association made a recent submission to DELWP's Bellarine planning statement which includes: a State significant coastal strip, protected settlement boundaries, green breaks between the villages and proposed changes to residential zones including Point Lonsdale.

There's lots to like about the document that once ratified will require changes to planning schemes and town structure plans across the Peninsula. PLCA suggested a few local changes including strengthening and extending our heritage overlay provisions, greater planning weight to the non-binding strategies, strengthening some of the language, keeping the green breaks development-free and extending minimal residential changes across Queenscliff village.

The Association also suggested minimal changes apply to “Old Point Lonsdale” (south of Williams Road), protection for the Borough’s only rural living area (Burnt Point) near Swan Bay and preserving the farmland along the Bellarine Highway, particularly the sweeping view lines from Marcus Hill across the Heads, Point Lonsdale and Swan Bay.

Our Association along with others in the Combined Bellarine Community Associations also sought an Implementation Plan with a schedule, timelines and some extra resources for Councils so that proposed changes don’t drag on for years. Senior planners were surprised by the scope of the SPP - including references to first nation requirements and UN planning guidelines - which exceeded expectations and took on board much of what submitters were saying about preserving the significant values of the Bellarine. Let’s hope they don’t get diluted during the final ministerial approval process.

The final outcome from the Minister is due later this year.

### **Queenscliffe Council Caravan Parks Review**

The Association has also responded to Council’s latest Caravan Parks Review indicating we would like them to continue management of these crown land assets and we would like to see our dual-use parks (Victoria Park and Royal Park) remain largely seasonal with some upgrading of annualised camping and accommodation facilities at Golightly Caravan Park - subject to agreement with the loyal park users group. We were particularly attracted to the idea of reviving Queenscliff’s “Victoria Botanic Park” nestled in our only Botanic Gardens Precinct as a conservation gateway into the village. We also suggested more tree planting and landscaping for the Recreation Reserve and Golightly Caravan Park, preserving the camper’s pavilion at Royal Park, abandoning plans for boom gates and new bitumen roads in all our tourist parks, completion of Council’s long awaited Coastal and Marine Management Plan and revising the unpopular aspects of the 2018 Park Master Plans. Unrelated to the Review are plans to construct a new 36-metre 5G Telstra tower in the Recreation Reserve very close to neighbouring residential properties and users of the reserve.

### **Queenscliff Boat Ramp**

Although fully approved and with construction of Stage 1 now underway community reference group members recently met on site with Better Boating Victoria (BBV) project managers seeking solutions to a number of unresolved community issues including overhead lighting, which was not part of the original plan, increasing the length of car and boat trailer parking spaces, where overspill car parking for vehicles and trailers will be located, where replacement trees will be replanted and where proposed fish cleaning facilities will be located on site. BBV will consider these and other issues raised by boating users and provide a revised plan for the site which will require a some changes and amendments to the planning permit. The Queenscliff boat ramp is different to other Bellarine ramps given its close proximity to residential areas in Wharf and Bridge Streets.

### **Redevelopment of 200 - 204 Point Lonsdale Rd.**

The Borough was recently were notified of a Planning Permit Application at 200 – 204 Point Lonsdale Rd, which is the BP Service Station site.

The planning application for the proposed development, consists of buildings and works associated with the construction of a two storey building complex comprising four (4) shops and twelve (12) dwellings on the site. The site has an approximately an area of 2,465m<sup>2</sup>.

At the recent BoQ June Ordinary Meeting, the Council voted to request a briefing regarding the proposed development.

The Association has formally submitted an objection. The current status of the Planning Permit application is that the Borough is awaiting information from a referral authority.

Planning Application Documents here: <https://is.gd/hh5AQG>

### **PLCA Guest Speakers**

The Speaker for September PLCA Member Meeting (17/9 at 7.30pm) will be Acting Senior Sargent Simone Corin, from Bellarine Police Station. A/Snr. Sgt. Corin, will be able to provide members with recent statistics and types of crimes and how the local police are able to combat crime and assist residents with problems. Please if you have any questions bring them to the meeting as at the end of her talk Simone will her best to answer questions.

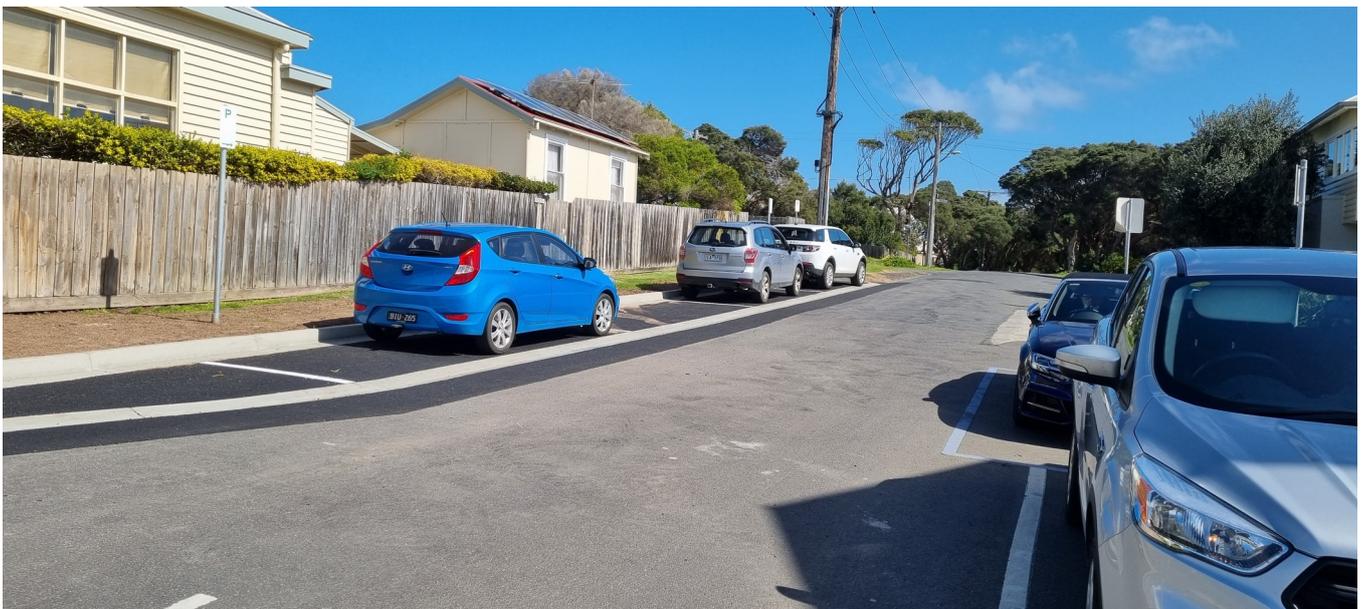
The October Meeting will see Angie Poole from the Greater City of Geelong come to speak about the Southeast Bellarine Coastal Strategy. There has been extensive consultation to date, and Angie has said: “It is fabulous to see so many people passionate and actively involved in shaping this strategy. We have also had hundreds of online contributions through the ‘Have Your Say’ page [ <https://is.gd/IWITXT> ], along with numerous email and phone communications - a tribute to how much people care about this region.”

Please attend and hear more about the strategy and the progress made so far. Video about the area by CoGG, featuring Mayor Asher here: [ <https://youtu.be/PoiVf0eZr6U> ]

*Please note that meetings until further notice will be via Zoom.*  
*September meeting Meeting ID: 847 4242 4340 Passcode: 177589*  
*OR:*

<https://us02web.zoom.us/j/84742424340?pwd=OU5VTGNVNFV0SmVMMXcrQ3prbGZFUT09>

**Point. Lonsdale Road New Crossing and Car parking and Ocean rd Works/ Queenscliff Works.**



You may have noticed the new Crossing, near the roundabout, and car parking arrangements in Admans Street – along with the new traffic calming treatments along Ocean Road in Point Lonsdale.

The Association would like our members to know the following:

1. We (Committee of Management) received very little notice about both packages of works. We therefore, had limited our time to make any input in a Community Consultation context . (we are all volunteers!), and there was no formal planning permit process required for the project.
2. It was explained to us at the outset, that project funding was limited, and that funds had to be acquitted along very tight timelines
3. It was also explained to us when we were first notified, that the project design for the new crossing was virtually rigid, and we would have very little scope to effect any changes. Any changes that we did suggest would be very minor.
4. The Association had no input to any of the Council or Vicroads treatments or signage used in the Ocean Road works.
5. (*Queenscliff*) Following the recent installation of 2 new road crossings in Hesse Street, Queenscliff, VicRoads are also planning additional pedestrian safety improvements along the Bellarine Highway at King, and Flinders Streets.

**Multi-Unit Foreshore Development - Former Post Office Site, 49 Newcombe Street Portarlington** *(From Portarlington Community Association President Geoff Fary)*

Developers have made application for the construction of a large multi-level apartment and retail complex on part of the former botanic gardens on the northern or bay-facing side of Portarlington's main thoroughfare - Newcombe Street. (see below from the Developer's own documentation)



The proponent appealed the failure of Geelong Council (CoGG) to issue a permit within the required timeframe to VCAT. Following concerted opposition by many residents and the Portarlington Community Association (PCA) - and representations by local MPs - Planning Minister Richard Wynne called the matter in.

In a recent week long Hearing of his appointed Advisory Committee, CoGG and the PCA argued that the proposal was inconsistent with the intent of the State Government's Bellarine DAL, the relevant Portarlington development overlays and the look and feel of the small coastal community.

The Advisory Committee is due to report to the Minister by early October - and he will then make a determination. Watch this space!

The Association is strongly opposed to this development. We have, and will continue to support the Portarlington community in its endeavours to have appropriate development in the town centre.

## The Point Discharge in Lakers Cutting.

The Association received the following response from the Federal Minister for the Environment, The Hon. Sussan Ley MP, on this matter, via our local Federal Member Ms. Libby Coker MP.



**LIBBY COKER**  
FEDERAL MP  
FOR CORANGAMITE

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7 July 2021

The Hon. Susan Ley MP  
Minister for Environment  
Parliament of Australia  
PO Box 6022  
Parliament House  
Canberra ACT 2600

sent via: [sussan.ley.mp@aph.gov.au](mailto:sussan.ley.mp@aph.gov.au)

**SUBJECT: EPBC 2003/1144 – Stockland Development Pty Ltd/Urban and commercial new development/Point Lonsdale/VIC/Residential and Golf Course Development Project**

Dear Minister Ley,

I am writing regarding EPBC decision 2003/1144, specifically, to request an update on the water quality management requirement for the Point residential development and the waterway system that interacts with Lakers Cutting near Point Lonsdale, Victoria.

Many residents have reached out to me and expressed serious concern about the health of Swan Bay and Lakers Cutting resulting from this development.

In response to these concerns I am asking you, as the responsible Minister, to take an active role in ensuring compliance with approval conditions.

I also request updated status on the health of these waterways, and assurance they are being appropriately monitored.

In particular, can you please advise whether nutrient monitoring shows whether or not current levels exceed those set in the approval conditions?

Can you please clarify the division of responsibilities to monitor and ensure compliance, and the additional steps you intend to take to manage the risks raised by local residents outlined above?

Finally, please advise what actions will be undertaken by the Federal Government if the required standard is not being met.

I appreciate your timely attention to this matter.

Page 1 of 2

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**LIBBY COKER**  
FEDERAL MP  
FOR CORANGAMITE

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Yours sincerely,

Libby Coker MP  
Federal Member for Corangamite

cc. Hon Terri Butler MP, Shadow Minister for the Environment and Water  
Mr Martin Gill, CEO of Borough of Queenscliffe  
Mr Martin Cutter, CEO of City of Greater Geelong

Page 2 of 2

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**THE HON SUSSAN LEY MP**  
MINISTER FOR THE ENVIRONMENT  
MEMBER FOR FARRER

MC21-019872

Ms Libby Coker MP  
Member for Corangamite  
26/500-540 Torquay Road  
ARMSTRONG CREEK VIC 3217

26 JUL 2021

[libby.coker.mp@aph.gov.au](mailto:libby.coker.mp@aph.gov.au)

Dear Ms Coker *Libby*

Thank you for your correspondence of 7 July 2021 concerning the Residential Development, Point Lonsdale Victoria, EPBC 2003/1144, and requesting an update on the water quality management requirements. Thank you for raising this matter with me.

The Department of Agriculture, Water and the Environment has an active monitoring and audit program which targets actions approved under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and involves site inspections, routine audits and compliance investigations.

I note your concerns regarding this approval. The department has reviewed the 2020 Water Quality Management Plan (WQMP) Compliance Report and found that the report did not identify any non-compliance with the approved WQMP. Nutrient monitoring data suggests that the limits set out in the approval conditions were not exceeded as a result of the action during the reporting and monitoring period.

The conditions of approval require an annual compliance report to be prepared and submitted to the department. The department receives and reviews these reports on a continuing basis. These reports outline the approval holder's compliance with the WQMP and include analysis of the monitoring data. In addition to reviewing these reports, the department actively engages with approval holders to ensure they remain compliant with environmental approvals.

The EPBC Act requires an approval holder to comply with conditions attached to an approval. Any identified non-compliance is handled in accordance with the department's published compliance policy. The department will continue to monitor the project and address any issues should they arise.

Thank you again for your correspondence.

Yours sincerely

*Sussan Ley*  
SUSSAN LEY

Parliament House Canberra ACT 2600 Telephone (02) 6277 7920

Please take care & best wishes.

We hope to see all of those currently in lockdown in Melbourne and NSW when current restrictions are eased.

We hope that you are keeping well in these difficult times, and if the Association can help you with matters in CoGG Point Lonsdale or the Borough of Queenscliffe, please don't hesitate to email us.

David Kenwood

President, Point Lonsdale Civic Association.