

Point Lonsdale Civic Association Submitter 96 - Submission to the Bellarine Peninsula Distinctive Area and Landscape Standing Advisory Committee.

1. My name is David Kenwood, and I am the President of the Point Lonsdale Civic Association which has over 300 members and friends, and has been in existence since 1910.

2. Point Lonsdale, which spans 2 LGA's, the Borough of Queenscliffe and City of Greater Geelong, and is one of the 2 townships that comprise the Borough of Queenscliffe which is the last Borough in Australia and Victoria's smallest LGA. The municipality, which has a permanent population of around 3,000, has been in continuous existence since 1868. During the tourist season the population can swell to around 17,000.

3. The Borough is surrounded on 3 sides by water including the Port Phillip Heads Marine National Park and a network of associated wetlands that sit near Point Lonsdale's protected settlement boundaries. These wetland areas are extremely important from an environmental aspect and are greatly valued by locals and visitors alike. DELWP are currently engaged in a consultation program to expand the Bellarine RAMSAR international bird treaty areas by a further 11 sites including Lonsdale Lakes, Lake Victoria and Round Lake to the west of Point Lonsdale.

4. We were very pleased with the boundary proposals contained in the exhibited draft Bellarine SPP. As we have indicated in our previous submission we support the proposals contained in the draft Bellarine SPP that the settlement boundaries as shown in their existing location in the draft Bellarine SPP and in Council's Settlement Strategy be made permanent settlement boundaries.

5. We support submissions made by The Wadawurrung Traditional Owners Corporation, Ocean Grove Community Association, The Barwon Heads Association, The Save Barwon Heads Alliance,

The Combined Bellarine Community Associations, The Drysdale Clifton Springs Curlewis Association, The Queenscliffe Community Association, The Borough of Queenscliffe, The City of Greater Geelong, DELWP, The Geelong Environment Forum, The Geelong Field Naturalists Club, The Friends of the Ocean Grove Nature Reserve, Dr. Katie Lacie, and Ms Wendy Duncan.

6. We believe there is now strong overwhelming community support for the retention of Point Lonsdale's settlement boundaries in their present location so that the important green break and coastal space between Point Lonsdale and Ocean Grove can be maintained and protected. Accordingly we would strongly resist any further encroachment into the farmland zone west of Point Lonsdale and east of Banks Road and Bonnyvale Road, Ocean Grove.

7. We submit that it is in the interests of all Victorians that the Committee recommends to the Minister for Planning its support for approval of permanent protected settlement boundaries in Point Lonsdale in their current location as shown in the draft Bellarine SPP and in the City of Greater Geelong Settlement Strategy.

8. Permanent settlement boundaries are critical to ensuring the protection and conservation of the distinctive attributes in our part of the Bellarine. The 50 year DAL vision coupled with CoGG's current Southeast Bellarine Coastal Strategy and Masterplan process and other initiatives such as the RAMSAR wetlands review and the Blue Carbon Lab investigation provide a once in a lifetime opportunity for the Victorian State Government to fulfil its commitment to protect the Bellarine Peninsula's remaining rural land, significant landscapes and environmental assets from expanding urban development.

9. This opportunity in our view should not be squandered. When it's gone it's gone forever. The last thing we want for the Bellarine is the large sprawling new urban housing developments between Geelong and Melbourne.

10. The Association also believes it is critical to preserve the highway corridors that support the long views, and vistas over Port Phillip and Swan Bays. In particular, the Bellarine Highway which is located along a pleasant rural landscape, which include rolling vineyards, before it reaches scenic Marcus Hill (sometimes called Suma Park Hill) that allows outstanding and dramatic views across the middle landscape to Port Phillip Heads and beyond. In our view it would be disastrous if the farmland along the Marcus Hill escarpment was converted to more residential development.

11. The eastern Ocean Grove settlement boundary of Banks Road and Bonnyvale Road – should remain as the protected settlement boundary. Existing housing and the large hotel along the eastern boundary of Bonnyvale Road are an anomaly and shouldn't be seen as a precedent for further housing or other development. Of particular importance are the farmland attributes of Bonnyvale Hill particularly from Shell Road back to the Bellarine Highway. Indeed we do not believe there should be any further east-west expansion of the settlement boundaries in Ocean Grove.

12. As mentioned by the Ocean Grove Community Association all of the detailed planning, landscape, environmental, social and economical reasons for the retention of these boundaries have been fully outlined in the draft Bellarine SPP document and accompanying detailed technical reports which we believe provide support for these proposals.

13. We also strongly agree that the Ocean Grove Community, including the "enough is enough" campaign, wants the Town Boundaries issue settled once and for all – that they stay where they are.

14. Given there are still growth opportunities for greenfield and infill development in many parts of the Bellarine - including Ocean Grove - and CoGG's recent decision to re-direct future growth away from the Bellarine towards the west and northern parts of Geelong, there is no justification for further planning studies to be undertaken regarding the availability of development land outside the draft Bellarine SPP boundaries.

15. We therefore reject submissions provided by landowners and speculators wanting to move residential boundaries beyond those in the draft SPP. We note the western settlement boundary of Point Lonsdale is not being contested by landowners or land developers, however the eastern, northern and western boundaries of neighbouring Ocean Grove are being heavily contested. In our view the western green break and its settlement boundaries between Point Lonsdale and Collendia/Ocean Grove must be retained.

16. In light of uncertainties around designated farmland and a commercial area north of Bellarine Highway and west of Fellows Road mentioned in the Borough of Queenscliffe's submission, the Association suggests that the Advisory Committee consider a protected settlement boundary be established for Queenscliff. We propose a western settlement boundary along the Fellows Road alignment to Swan Bay, which includes a rural living cluster at Burnt Point. Consideration of a Queenscliff settlement boundary might also include the northern perimeter of Queenscliff's Fisherman's Flat precinct.

17. In the past the Commonwealth have unexpectedly offered up Defence land in Queenscliff to be sold for residential purposes (an example was the Crows Nest military barracks including part of the adjoining Maytone beach to the high tide mark). Given the predicted climate change impacts we believe it would be prudent to establish a settlement boundary along Fisherman's Flat that excludes future residential development on the low lying Swan Island - an area roughly the size of

Queenscliff owned by the Commonwealth and State owned land on Sand Island north of Fishermen's Flat designated SUZ for future Harbour development.

18. Our Association believes the small township of Point Lonsdale has done its fair share of the heavy lifting to accommodate broad-hectare growth on the Bellarine with large new residential developments to the west of the township now nearing completion. New housing recently annexed to Point Lonsdale township includes the Moremac canal development - formerly Stocklands (with some 575 lots, 175 units and 6 kilometres of waterways) and Lonsdale Golf Club development (some 100 lots) located along the town's western boundary ultimately adding some 1,500 to 2,000 new residents to Point Lonsdale's existing 3000 permanent population.

19. In conclusion, the historic township of Queenscliff can serve as an example for keeping town boundaries on the Bellarine as they are – they are supported by both Councils, all the Community and Environmental groups and DELWP.

20. Queenscliff, because of its location at the eastern tip of the Bellarine is seen to have a natural town boundary. Also, Queenscliff, due to it being one of the first settlements in Victoria, has many well preserved Heritage attributes that are protected by our planning scheme. This has led to the town and its original layout being largely unchanged.

21. However, some past planning anomalies have occurred in Queenscliff, like the Harbour Development which many would agree is somewhat out-of-sync with the rest of the heritage town. Many will argue it could have been executed in a much better, sympathetic way.

22. So, to sum up – from a very early time, the community and its visitors, recognise the beauty of Queenscliff and Point Lonsdale and continue to speak out if any inappropriate planning issues are proposed. They like the uniqueness of the area and do not want it overdeveloped.

23. The Bellarine as a sum of it's total parts, could be a little like the Borough of Queenscliff. Some planning blunders have occurred in the past, but the proposed Protected Settlement Boundaries if adopted, mean that we preserve and protect the Bellarine, and not allow it to become just another cluster of Melbourne like suburbs, with inappropriate over-development.

24. As can be demonsted by the submissions from sea-side townships - local communities and visitors alike recognise the beauty and natural attributes of the Bellarine, and now are speaking out loudly, and demanding it be protected with appropriate Protected Settlement Boundaries.

Thank-you for giving me the opportunity to present to the panel.

David Kenwood – President Point Lonsdale Civic Association.