



# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## February Bellarine DAL update.

Good Afternoon Members & Friends.

Due the recent developments in the Bellarine Peninsula's Distinctive Area and Landscape Project, the Association has met with Combined Bellarine Community Associations (CBCA) and presents the following as an update.

*[Please see here: for a DAL FAQ sheet as background: <https://tinyurl.com/yckuafs7>*

*[http://www.plca.org.au/wp-content/uploads/2020/03/Bellarine\\_DAL\\_fact\\_sheet.pdf](http://www.plca.org.au/wp-content/uploads/2020/03/Bellarine_DAL_fact_sheet.pdf) ]*

1. The Minister for Planning, The Hon. Richard Wynne MP, on the 7/12/21 referred the matter to Planning Panels Victoria. This wasn't known by submitters until late January.

2. This was an unexpected surprise as all indications were that the final decision was to be made (the "Statement of Planning Purpose") by the Minister in 2021 – based on submissions and without a Planning Panel. There was a slight delay due to the pandemic, which was factored in.

3. Some felt the decision to appoint a Planning Panel, was due to the publicity campaign waged by developers (and others) which included large advertisements in local press, or the possibility of a future legal challenge.

4. The Terms of Reference of the Planning Panel is only to consider, "Settlement Boundaries". Again this was a surprise.

4a. The Letter of Referral from The Hon. Minister Wynne is here:

<https://tinyurl.com/547p87yn>

4b. The Directions Hearing letter as received by the Association, including summary of key dates and timelines:

<https://tinyurl.com/yaav7s9v>

5. Therefore, the only submissions that the Panel will be concerning itself with will be about 131 out of the original 620 i.e. if the submission was made, and mentioned, "Settlement Boundaries", you are able to speak to your submission at the upcoming Hearing.

*Please Note: This Association is one of the 131 submitters. We intend to speak to our submission.*

6. The City of Greater Geelong's Planning Amendment C395, Implements the City of Greater Geelong's Settlement Strategy and Northern and Western Geelong Growth Areas Framework Plan into the planning scheme. Note: The Minister has approved this Planning Amendment.

*Please Note: C395 basically, makes, and has (nearly), the same settlement boundaries as the Stage III draft that DEWLP asked us all to comment and make submissions about.*

7. In addition, the City also reiterated the same types of Planning Frameworks contained in Amendment C395, in their submission to the Bellarine DAL process.

8. The Borough of Queenscliffe, we believe, also is on the "same page" as CoGG, in regards to Settlement Boundaries. It should be noted, the Borough does not have the same pressures on Settlement Boundaries, due to its geographical position.

9. DEWLP, by the very nature of what they have already written in their Draft (Stage III) paper, also are on the same page as all of the above.

10. Points 6, 7, 8 and 9 means that CoGG, the Borough of Queenscliffe, DEWLP (it would appear) and each of the community associations on the Bellarine are on the same page, regarding this matter.

11. Point 10, might mean, that CoGG (and possibly the Borough) will appear at the Panel Hearing and make "our" arguments for us - perhaps using highly skilled Legal Counsel. This has been mentioned anecdotally in discussions already. Of course, we cannot really be sure of this until it actually occurs.

12. It would be very unusual that Developers would make their arguments without utilising highly qualified legal counsel.

13. The Planning Panel "Terms of Reference" are very narrow, and the technical papers that have been prepared for DEWLP in our opinion must be able to be used to make our arguments mainly because they are referenced in the explanations of how the town boundaries came about in the draft document.

14. The use of Legal Counsel by Community Groups, would not be expected by the Panel, and for that matter may be disadvantageous to our position.

15. The CBCA, as does this Association, strongly agrees that the Settlement Boundary pressure points are:

a. Point Lonsdale Western Boundary.

b. Ocean Grove Western Boundary (Oakdene), and Eastern Boundary (Banks Rd), and North of Current Oakdene Housing development.

c. Barwon Heads Western Town Boundary.

As well as Drysdale and Portarlington Town Boundaries.

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What can you do?

You can write, telephone, or email your Local Member, and Planning Minister, and let them know your views on this.

[lisa.neville@parliament.vic.gov.au](mailto:lisa.neville@parliament.vic.gov.au) and [richard.wynne@parliament.vic.gov.au](mailto:richard.wynne@parliament.vic.gov.au)

You can also do like wise via your Social Media feeds, local press etc.

If you are not a member - please consider joining your Community Association! The more voices we have, the more influence we have!

Please consider signing the Ocean Grove Community Association online petition here:

<https://tinyurl.com/y9ytov5j>

Join in, and listen to the Planning Panel process on-line (see 4b. link above for details)

Yours Sincerely,

David Kenwood - President, Point Lonsdale Civic Association.