



Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

June 2022 Newsletter

2022 Annual Subscription Payment and Donations

The annual subscription payment for 2022 is due by the date of the AGM, being 7 January 2022. The subscription amount for 2022 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.

Please print the Membership Renewal Form from link below – so we can have up to date contact information - 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: <u>Surname and Initials of the member</u> |
| BSB: 633108 | <u>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, 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 Renewal](#)

[Application for membership](#)

Point Lonsdale Dog Beach - Coastal Adaptation Plan. (From DELWP)

The Department of Environment, Land, Water and Planning (DELWP) in partnership with the Borough of Queenscliff (BoQ) is developing a Coastal Adaptation Plan for Dog Beach, Point Lonsdale.

As you may know, the dunes at Dog Beach have been eroding at the end of the seawall caused by terminal scour and natural coastal processes like wind, waves and currents shifting sediment and shaping the coast.

Please see the link to the Dog Beach Coastal Adaptation Plan Point Lonsdale <https://engage.vic.gov.au/dog-beach-coastal-adaptation-plan-point-lonsdale>

Public consultation is now open on the adaptation options. Supporting documents including the Coastal Processes posters and What We Heard document will help provide context for the survey questions.

The survey will be open until 10 July 2022.

Queenscliff Library Update:

The Queenscliffe Hub which will be home to the new Queenscliff Library, is nearing completion and is expected to open in the coming weeks.

The temporary library at The Tavern (18 Hesse Street) will be closing from 5:00pm, Tuesday 21 June in preparation for the move. Customer will be unable to return items to Queenscliff Library after 21 June, until the new library opens.

Bellarine (DAL) Statement of Planning Policy

(Thanks to Committee member, Lynne Furness, for her contributions)

The Planning Panel Advisory Committee hearings (DALSAC) have just been completed via video-link. The Panel now has the job of writing a report by 8th July 2022 to Planning Minister Wynne (proponent), who may choose to accept the recommendations, accept only some, or none at all.

In addition, the Panel, made site visits, to places recommended by submitters, to assist in their decision making,

Just to recap, the *only* matters referred, by the Minister, were as follows:

1. *Whether all protected settlement boundaries ('PSB's) designated in the Draft Bellarine Peninsula Statement of Planning Policy are appropriate, having regard to the purpose of a SPP under section 46AU of the Planning and Environment Act 1987; and whether any amendments to those protected settlement boundaries should be made;*
2. *All relevant public submissions made in relation to the protected settlement boundaries.*

Developers, in essence, were trying to get land excluded from the PSB's, in the Phase III Draft of the Bellarine Statement of Planning Purpose to be considered inside a PSB (i.e.) Town Boundary) for possible development.

The Association was closely following the Panel Hearing, via Video Conferencing, where the Association (Written Submission to panel here: [PLCA DALs Panel Hearing Submission](#)) The Queenscliffe Community Association, and the Geelong Environment Forum also made submissions.

The Association made many observations noted below in dot point:

- The vast majority of opponents (i.e. Developer) submissions centred around the land in dispute being next to "worthless" and good for nothing;
- Expert witnesses included: Indigenous, Ecology, Hydrology, Economic, Agricultural, Landscape, Town Planning, and Land Supply;
- Opponents stated, that the planning mechanism of the SPP, the PSB's was fundamentally flawed, as being too blunt;
- Settlement structure plans were suggested, by some opponents as a way forward;
- The expert witness statement, and peer review, used by the proponent, Ms Claire Scott (Landscapes), and Mr. Peter Buxton (Strategic and Planning) were deemed, by various opponents as not appropriate, and they were very critical of:
 - Methodology used;
 - Appropriateness;
 - Peer review;
 - Evidence given in other DALSAC Hearings (Surf Coast)
- Some of the land also was deemed "uneconomical to farm" by some opponents;
- Some opponents mentioned the land supply issue if additional land was not included in the PSB;
- Opponent expert witnesses (some opponents used the same experts i.e. for Bushfire risk analysis), in the main, stated that there was no impediment to the land use for development;
- PSB for settlements are neither sufficiently justified, nor necessary, to ensure the protection and conservation of the declared distinctive attributes of the declared area, according to opponents;
- Opponents stated, a robust logical inclusions process for the Bellarine, contemplated by the CoGG Amendment C395 Panel report, should be commenced by the Planning Minister instead;
- Due to development allowed, and completed in the past, some adjacent areas to existing PSB's, were now put as unable to be used for any other purpose, so, opponents said they should be moved inside PSB – to allow development.
- Some PSB's be changed to a "further investigation site" for development according to opponents;
- That Settlement Boundaries be used instead of PSB's – was put by opponents;

- In some instances the proposed PSBs will negatively impact on declared distinctive attributes if implemented, again according to some opponents of the declared PSB's;
- Some of the expert witness material, did not directly relate to PSB's – and in the main Panel did pick that up and sometimes cautioned witnesses;
- Caution was raised by opponents concerning jobs, housing land supply, and economic implications of allowing the proposed PSB's go ahead.
- An interesting situation occurred, where the new owners of land behind Leopold Plaza, who want to develop a Harvey Norman store (in the Leopold PSB), wished to make late submissions to the Panel, questioning submissions made by another developer group on Melaluka Rd (southern side – not in the Leopold PSB) relating to the inappropriateness of any development behind Leopold Plaza!
- Much of the opponents' submissions, for example, made around Barwon Heads in particular, seemed to revolve around the land like that near Murtnaghurt Lagoon and west of the township being unsuitable for anything, and have little to no value other than to develop.

The next steps are

- Once the Committee's report is released (8 July), the Minister will consider their findings and recommendations.
- The Minister will then seek endorsement of the final draft SPP by all responsible public entities and Ministers responsible for those entities.
- Once endorsed the Minister will recommend to Governor in Council that the SPP be approved.
- Following the decision the SPP will be gazetted and become operational. It will then immediately form part of the Victorian Planning Provisions and the City of Greater Geelong and Borough of Queenscliffe planning schemes will be amended to ensure local planning provisions are consistent with the SPP.

The Association will keep a careful watch on this matter as it progresses to the final determination by the Minister.

The Association also notes that legal action has began challenging the Surf Coast DALs SPP, which did not allow development at Spring Creek. This decision is now subject to a Supreme Court challenge.

Point Lonsdale Maritime and Defence Precinct.

The restoration of the exterior elements of the P1 huts will reach the invitation to tender stage in next couple of weeks, with the guidance of Heritage Victoria. Additionally, \$1m grant funding for the Precinct was announced in the recent State Budget. Former Reference Group members, the Project Control Group, and Council are very pleased with this grant funding, enabling additional work to be carried out on the reserve over the coming year. Specific details of the items included in that grant funding are not yet available.

Toilet Block – Maritime and Defence Precinct

Discussions are proceeding with former lighthouse group reference members, Council and Heritage Victoria, to design a replacement toilet block for the reserve. The replacement toilet will be located on the same footprint as the existing building so badly damaged during the 2021 October storms. The toilet replacement will be funded under the Council's asset renewal budget.

Tree Planting - Point Lonsdale

The Association is pleased, with the recent tree plantings within the Borough, and specifically the tidying and new plantings of Moonah (*Melaleuca lanceolata*), adjoining the footpath between Simpson Street and Point Lonsdale Road, Point Lonsdale. This stand of very old moonah trees was damaged during last October's storms.

Seeing new plantings of the same species in this area will result in our continued enjoyment of a tree species so iconic to Point Lonsdale and this special length of footpath.

Victoria Park – Removal/Lopping of Trees

The Association wrote the CEO and Councillors, and asked some questions about this project. The Council CEO reply is below:

Q1. How much has been spent to date on security fences around the perimeter of Victoria Park?

Q1a. How much has been spent so far on recent Borough arborists and contract tree removalists,

Q1b. Can the Council tell our members what the expected total costs will be for fencing, tree lopping and tree removal work when the latest program finishes?

A. All of the above is work in progress, and the extent of the work is still not known, Council officers will provide Council with an outline of costs once all the costs are known.

Q2. When will Victoria Park reopen to local residents?

A. We do not know. Council still needs to make a number of decisions about works once the full arborist assessment is complete.

Q3. Will other parks in the Borough be subject to worksafe orders – if so what are the estimate costs of these works?

A. The WorkSafe PIN applies to the Queenscliff Recreation Reserve and Victoria Park.

(Editors Note: A Worksafe PIN is a Provisional Improvement Notice, which means a cease of work/activity to resolve a Health and Safety Issue.)

(Photo Courtesy of a QCA member, and was taken from outside exclusion fence zone.)



Southeast Bellarine Coastal Strategy *(Thanks to Committee member, Lynne Furness, for this contribution)*

The connection from Ocean Grove to Point Lonsdale was discussed at a recent meeting

- Both Creswell Road Options and Shell Road options have 2 main constraints- space and environment
- Both routes not feasible in the road reserves
- Concrete trail would cost \$1million per kilometre- alternative topping is being considered
- Buckley Park is not being considered for the trail

Next steps will include, to explore both options further. In regards to Shell Road it is covered by Cultural Heritage layer, whilst Creswell Road has many environmental constraints. There will be further details at the next meeting in July.

The Southeast Biolink Master Plan has been drafted. Graphics are being updated to include revised input from group. Master Plan will extend from Point Lonsdale Lighthouse through to Ocean Grove to encompass natural area of Bellarine Peninsula South Coast.

The WTOAC has confirmed a name for Lonsdale Lakes Wildlife Reserve - Moonahwarri (meaning place bridging Moonah and sea). Currently collaborating with Parks and DEWLP - Geonames to go through the formal renaming process. Signage and messaging to be a collaborative approach to be used across the Southern Coast (BC, BoQ, CoGG)

Port Phillip Bay and Bellarine RAMSAR Site Boundaries Review.

The Association is very supportive of all the proposed 11 new Ramsar site boundaries described in DELWP's latest consultation program as being located at: Northern Port Phillip Bay, around Geelong, the coast southeast of Geelong and the Bellarine Peninsula. These sites include: Lonsdale Lakes/Lake Victoria Wildlife Reserve, Edwards Point-Swan Bay Wildlife Reserve and Coastal Reserves including Sand and Swan Islands, Lake Connewarre State Game Reserve, Breamlea Karaaf Flora and Fauna Reserve, St Leonards/Salt Lagoon Wildlife Reserve, Point Wilson, Avalon Coastal Reserve and Moolap Point Henry

We believe the new site boundaries proposed for the Bellarine Peninsula will dovetail with the upcoming Bellarine Distinctive Areas and Landscapes - Statement of Planning Policy soon to be considered by the Victorian Planning Minister and the City of Greater Geelong's Southeast Bellarine Project. Like a number of other submitters we would like to see appropriate buffer zones restricting urban development, noise and light adjacent to the Ramsar Boundaries be considered and be included in the relevant local government Planning Schemes.

Recent High Tide/Wild Weather at Point Lonsdale



Borough Bike Park. (from BoQ)

Last month, we were joined by a number of residents at a workshop to help finalise the concept design for a Borough bike park. We heard valuable feedback from participants on how to improve the design, including:

- Using natural features in the park, like logs and a rain garden
- Creating jump lines with clear and varied skill levels on the dirt jumps track section of the park
- Adding skills features on the return loop of jump lines
- Creating a mirrored design for the asphalt pump track, allowing riders to race each other
- Incorporating community features into the park, like a barbecue.

Thank you to everyone who took part and provided detailed feedback to Council as part of the workshop. You can read the complete feedback report on what we heard on our website: <https://tinyurl.com/2updntzh>

6 McDonald Rd, Queenscliff – proposed Heli-pad site.

The Borough has received a planning application at 6 McDonald Rd, Queenscliff. The Proposal concerns use of the land as a Helicopter Landing site.

The Association has written an objection to this application, citing various relevant planning, amenity and environmental concerns.

Please read here application material here: <https://tinyurl.com/5btjvazz>

23 Williams Rd Point Lonsdale..

The Borough has received a planning application, at 23 Williams Rd Point Lonsdale, for a Construction of a second dwelling, alterations to an existing dwelling, subdivision of the land into two (2) lots and removal of native vegetation. (Here: <https://tinyurl.com/3hhwc7nn>)

Given the size of the subdivision and the precedent it creates the Association has written an objection to this application citing various relevant planning and amenity concerns.

Royal Park Amenities and Sporting Club Change Rooms Project.

Following a number of queries from the local residents and an earlier communication with Council about the proposed \$3 million project, the Association recently wrote to Council about their recent tender for architectural services asking the following questions:

The Council's CEO reply is below:

Royal Park

Q1. Has any part of the \$330,000 allocated for the design tender phase been expended, or expected to be expended? If so how much?

A. Council had let a tender for architectural services to the value of \$65,000.
This contract will now be cancelled and a compensation payout will need to be negotiated with the consultant.

Q2. What is the next step for works at Royal Park, including the proposed Amenities/Sports building?

A. Council will need to determine if it re-commences the design and engagement work that it had commenced as part of a future budget process. In the meantime, there are no next steps.

Please stay safe, keep warm, and look after our wonderful place!

David Kenwood - President, Point Lonsdale Civic Association.