



Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

September 2021 Newsletter

Meet the Candidates – 2022 State Election

The Association, in conjunction with the *Queenscliffe Community Association*, is intending to have our

**2022 Victorian State Election "Meet the Candidates meeting" on:
Wednesday 16th November at 7.15pm for a 7.30PM start.**

Both major party's candidates have confirmed their attendance. We will contact others just as soon as we have the names.

Please note, the Meeting will be moderated. No heckling, or rudeness from the floor will be tolerated towards any of the candidates.

It will be at **Point Lonsdale Primary School Hall, in Bowen Rd Point Lonsdale. 3225.**
See you all there!"

Wirrng Wirrng (Queenscliffe Hub) Official Opening

Invitations have been recently sent out for the official opening of the \$6 million Queenscliffe Hub building at 53 Hesse Street, Queenscliff on the 27th of September. The building located in Field Park will have 4 tenants: the Queenscliffe Historic Museum, the local Library, the Visitor Information Centre and a large auditorium room for Council and community uses. The building, which has been under construction throughout the recent COVID period, will be a welcome addition to the town's central activities area. 3 of the original parkland trees have been retained as part of the development and new indoor public toilets, which are located at the rear of the Library building, will be available during operating hours.

The Hon. Lisa Neville formed a Steering Committee, to take the project forward, including a representative from both the community groups, PLCA and QCA, as well as a Hesse Street trader's representative. A ratepayer representative, with extensive experience in project management, was also appointed to the Project Control Group,

New Point Lonsdale Surf Life Saving Club Facility - Lonsdale Back Beach

Several PLCA Committee members recently met with members of PLSLSC Building Committee to view architectural plans for their new \$2.5 million back beach rescue facility. The larger beach facility, with a similar features to the new clubhouse, will provide upgraded areas for board riders and public toilets in addition to much improved SLSC operational areas. As part of the project improved vehicle access was

also mentioned. Given the new facility is located on crown land the Club indicated they are committed to further community engagement as part of the approvals process for the project.

Point Lonsdale Defence and Maritime Precinct

At the Special Meeting of Council on 7 September 2022, Council awarded Q Constructions the contract to complete a full external restoration of the four remaining P1 huts at the Point Lonsdale Lighthouse Reserve. The PLCA welcomes this decision after years of inaction by the Queenscliffe Council.

It is worth recalling the background to this project as it underlines the importance of community groups like the PLCA. Since the Council took over management of the Reserve in 2012, some works have taken place including the refurbishment of a searchlight emplacement and the engine shed, securing and painting the P1 huts, a new roundabout at the entrance and some revegetation works. However, the access tracks are in poor condition, there is extensive weed infestation, cars and pedestrians dangerously conflict, and the military & maritime heritage infrastructure is badly dilapidated. Those with long memories will recall the community's bitter fight to stop the Council's proposed commercial development of the Lighthouse precinct. A petition of around 1,200 signatures was made to the Victorian Parliament to stop Council's plans, leading to the Commonwealth and State Governments stepping in to protect the environmental and historic values of this special area.

Following the intervention, in 2016/17, a Council Reference Group of ten community members was formed, including PLCA representatives plus Tract consultants. After an 18-month process, a plan was unanimously agreed by the Reference Group. The so-called Tract Landscape Plan was a comprehensive approach to the design of the Reserve (parking, paths, signage, fencing, all-abilities access etc) and included the remediation of all the P1 huts. The proposed initial stage was to re-clad the huts' exteriors, then, as funding permitted, to fitout the interiors. The Reference Group also wanted further discussion regarding the potential re-use of all buildings on the Reserve but this was refused by Councillors and the CEO.

Disappointingly, Councillors failed to endorse the findings of the Reference Group and voted to demolish all but one P1 hut. The Council's controversial decision necessitated community members working directly with the State Government to preserve the area's heritage. In 2019, Heritage Victoria listed the whole headland from Rip View through to Winterley Road, thereby effectively blocking the Council's development plans. In recognition of the community's hard-fought campaign to protect the Reserve, local member, the Hon Lisa Minister Neville MP, facilitated a \$500,000 grant for the site including the P1 huts.

It is interesting to note since 2016 Council's annual budgets have allocated amounts up to \$1m for the remediation of the Reserve with little progress.

2016-17 - \$700,000
2017-18 - \$375,000
2018-19 - \$620,000
2019-20 - \$974,518
2020-21 - \$640,000
2021-22 - \$424,000

The latest contract for the remediation of the P1 huts has been made after months of planning and assessment conducted in collaboration with Heritage Victoria, DELWP, Wadawurrung traditional owners, Regional Development Victoria and two community members, including a PLCA committee member. The scope of the restoration works is to re-skin and re-roof the huts involving removal of the asbestos cladding, allowing Council to remove the long-standing security fences. It is expected works will commence in late September, and be completed by the end of November. At the end of the refurbishment project the P1 huts will not be useable. The PLCA executive supports the Reference Group's recommendation for a wider discussion about the adaptive re-use of the facilities on the Lighthouse Reserve.

Queenscliff Boat Ramp

Completion of the \$4 million Queenscliff Boat Ramp rebuild by Better Boating Victoria means the facility is operational again for boat users, however a couple of outstanding issues remain including the installation of a kayak launching facility and associated dredging works, the replanting of some 40 trees to compensate for losses during construction and a much-needed pedestrian rail crossing and path linking to Hesse Street. The rail crossing, including a chicane and footpath to Hesse Street, is considered essential for pedestrian safety given the amount of traffic generated into such a concentrated area. Following concerns raised by a member of the community reference group about safety and delays with installing the crossing we now understand the following has taken place:

- *A civil detailed design for the pedestrian level crossing has been completed by a specialist railway design engineer to DDA and Australian Standard compliance.*
- *The railway operator, Bellarine Railway has been consulted throughout the design process and is supportive of the final design objectives and outcomes.*
- *In September 2022, VicTrack, the land owner, provided approval to progress the delivery of the pedestrian crossing.*
- *Design documentation and approvals have now been provided to the Borough of Queenscliffe who will commence planning for the delivery of the works.*
- *The pedestrian crossing is part of a wider pedestrian footpath link that Council is proposing to install. This is intended to provide dedicated pedestrian access from Hesse Street to the Bellarine Rail trail and Queenscliff boat ramp.*
- *BBV has made a contribution in funding to the pedestrian crossing however funding for the pedestrian footpath is not in BBV's scope.*
- *The Borough of Queenscliff have advised that they are now working to have the crossing completed by late December 2022.*

Helicopter Landing and Take Off Site for McDonald Road

The Association along with a number of other civic groups is concerned about the impact of a private helicopter operation at McDonalds Road adjacent to the environmentally sensitive international RAMSAR bird treaty area of Swan Bay. Following our initial submission to the application we have recently received additional information about projected noise levels however no environmental assessment of the proposal has been forthcoming. We believe approval of a private helicopter operation near Burnt Point will create an unwelcome precedent for the Borough and that these activities are better located at designated airport facilities at Barwon Heads. A planning review meeting may take place before Queenscliffe Councillors consider the planning permit application.

Planning Permit Application – Refusal

Planning Application 2022/040 – 23 Williams Road Point Lonsdale

Minutes of the ordinary meeting of Council held on 24 August 2022 – page 30 of council minutes, resolved to refuse a permit for this building proposal. The application had been advertised in accordance with the requirements of the Planning and Environment Act 1987, and subsequently Council received 12 objections to the proposal. The main issues raised in the objections were as follows: -

- The bulk, scale, siting and excavated driveway and garage are not consistent with the neighbourhood character and contrary to DDO4.

- The proposed subdivision with a lot of two 220 square metres is inconsistent with surrounding lot sizes and the character of the location.
- Traffic movements to intersection with Williams Road are problematic and this will add to those issues.
- Removal of vegetation and lack of screening from the road.

The key issue related to the proposal is the impact of the second dwelling on the character of the location and its prominence within the streetscape. The assessment of the proposal has highlighted that the second dwelling and subdivision results in a building and light pattern that is contrary to the character of the area and the objectives of policy at Clause 15.01-5L-03 and the DD04. Accordingly, the application is recommended to be refused.

Councillors Grigau / Tolhurst

That Council:

Having caused notice of Planning Application No. 2022-40 to be given under Section 52 of the *Planning and Environment Act 1987* and the Queenscliffe Planning Scheme and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987*, resolves to issue of Notice of Decision to Refuse a Permit under the provisions of Clause 32.08, 42.02 and 43.02 of the Queenscliffe Planning Scheme in respect of the land known and described as 23 Williams Road Point Lonsdale for the construction of a second dwelling, alterations to an existing dwelling, subdivision of the land into two (2) lots and removal of native vegetation on the following grounds:

- 1) The building and subdivision are contrary to the neighbourhood character policy and controls at Clause 15.01-5L-03, Clause 42.02 of the Vegetation Protection Overlay Schedule 1, Clause 42.02 of the Design and Development Overlay Schedule 4 and Clause 55 based on the following:**
 - a) The building location is in close proximity to the existing building on the site and adjacent buildings and creates an intensity of building form that is not responsive to the character of the location with little space around the entirety of the building available for substantial planting.**
 - b) The building relies on earthworks to manipulate the building into the site including the provision of the driveway and garage and requires retaining walls into the road reserve.**
 - c) The building results in removal of native vegetation on the land and in the road reserve and will result in less opportunity to screen the building using vegetation.**
 - d) The building will be prominent in the streetscape in both setback and height being higher than adjacent buildings forms accentuating the vertical building elements rather than a building that will integrate into the vegetated streetscape.**
 - e) The proposal results in a subdivision pattern that is inconsistent with the neighbourhood character and that accentuates the building form impacts in the streetscape.**

Carried

Kirk Road Roundabout

The Queenscliffe Council has advised the end of the 12-month trial for temporary roundabout at the corner of Kirk Road and Winterly Road. It appears a resident in Kirk Road contacted Council with concerns of

speeding vehicles on Kirk Road, and in mid-2021 Council installed a temporary roundabout without wider community consultation. During the trial period the PLCA and Council received negative feedback from residents, drivers and cyclists about the suitability of a roundabout given the road's narrow width, adjoining parked cars and driveways. Debris from crashes were recorded and reported to the Council. Given the tight radius roundabout and problematic camber, the roundabout is essentially ignored by trucks turning to and from Winterley Road. The aesthetics of the roundabout have also received negative commentary.

The Council has stated *“It is now time to review the trial and determine if the roundabout was an effective traffic calming measure that addressed the concerns raised by a resident. Council will soon begin a process asking for feedback from the community, to determine how this project should proceed”*.

Council officers have identified three options for the intersection, and towards the end of September community feedback on these alternatives will be sought via an online survey. To underpin the options, the PLCA requests the Council provide traffic measurements over various periods which will assist the community making an informed decision. The PLCA also considers any roadworks should be undertaken in context of an overall traffic management strategy for the Borough rather than micro-projects.

Bellarine DAL and CMMP Update

Following the last Southeast Bellarine Project Community Representatives meeting it was reported that following recent hearings that deal exclusively with town settlement boundaries the Bellarine Distinctive Areas and Landscapes (DAL) has not yet been released, however, the draft will be sent out for public comment once it is released. We understand that the State Environment Minister rather than the Planning Minister will now be responsible for approving the Bellarine DAL/SPP.

It was also reported that the CoGG Coastal and Marine Management Plan (CMMP) final draft is to be submitted to both DELWP and CoGG Council by the end of 2022. It's been suggested that there be integration of Barwon Coast, CoGG and BoQ coastal management plans to provide greater consistency and the sharing of resources. CoGG has also volunteered to assist the BoQ with the final details of their CMPP.

Victoria Park - Queens' Jubilee Tree Planting Grant

Following extensive community consultation (some 52 submissions) Queenscliff Council have resolved to extend revegetation areas within the public reserve with a view to restoring much of the tree canopy lost due to the 2021 storm together with subsequent PIN notices and arborists reports. Many thanks to various civic and environmental groups and Councillors who supported the restoration of the parkland located in the Queenscliff's Botanic Gardens Precinct. A local environment group in conjunction with Friends of Victoria Park were successful in obtaining a \$15,000 grant to help replant along the western and northern perimeters of the reserve. Council also have budgeted some \$40,000 for replanting works in the central core of the park. Once the security fencing has finally been removed and a clean-up of the site has taken place community and council planting can begin.

New Hobson Street Public Toilet

Along with new toilets being constructed in the Queenscliff Recreation Reserve, The Hub and the Point Lonsdale Maritime and Defence Precinct, Queenscliff Council have budgeted some \$250,000 for a new 24-hour access toilet in Hobson Street, Queenscliff. Concern has been raised about the non-heritage design and location of the new facility given its proximity to key historic buildings in one of

Queenscliff's most important heritage precincts. The Association would prefer an open and transparent planning process with input from businesses and local residents before any approvals are agreed.

Seawall repairs.



David Kenwood – President.