



# Point Lonsdale Civic Association Inc.

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*Representing Point Lonsdale Residents since 1910*

## July 2024 Newsletter

### Point Lonsdale Lighthouse Reserve - "Still waiting"



L to R: Mr. David Connoley (QCA), Mr. Roger Lloyd (PLSLSC), Mr. David Kenwood, Ms. Fay Agterhuis, Mr. Trevor Mason (PLCA)

*We saved our Lighthouse Reserve but other than the most obvious cosmetic renovations, weed clearing, lots of discussions and many meetings, we are still waiting to find out what is next for the site.*

We can all see the renovated huts sitting empty at the Point Lonsdale Lighthouse Reserve.

They are nice to look at, remind us of what was once on the site and evidence that work has been done, but in practical terms, just monuments. They are nice to look at, but without function. They are waiting to be used but with no power, no water, no toilets and no linings - not usable.

So what is happening?

Where is the master plan, where is the implementation plan and where is the list of possible future uses for buildings?

We have a community asset that could be used by tourists, local groups such as pilates, parent groups, wellbeing /health groups, school groups and many others too. The possibilities are endless. This is a site of local and national historical significance. Its past has included;

- Home of the Wadawurrung
- Cave/home of William Buckley
- Quarters for lighthouse keepers
- Military emplacements for 2 world wars
- Prisoners of war camp.
- Accommodation for the Surf Club -in the early days
- Kids camp (Toc H)
- Home of the Point Lonsdale Board Riders

As a site it gets a lot of visitors BUT with poor infrastructure( toilets, car parking), key features blocked off and no interpretation, it is not the jewel in the crown it could be, or was envisioned to be, when we began the campaign.

Need inspiration or a re-set?

Look at other similar lighthouse precincts. – Aireys inlet, Cape Otway, Byron Bay all public assets and a source of pride for their communities

**But Not Our Lighthouse Reserve! Too much talk and not enough action. Too much committee, and not enough community. Now is the time for our Point Lonsdale Lighthouse Reserve to shine!**

## **2024 Annual Subscription Payment and Donations**

The annual subscription payment for 2024 is due by the date of the AGM, being 5 January 2024. The subscription amount for 2024 is \$10 per person. Donations are welcome and 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 – however as we have lost Bendigo Bank facilities in Queenscliff, EFT payment, rather than cheque (which we have to bank in Ocean Grove) are preferred.

Please click the **Online Membership Renewal Form** from link above. You will be directed to a Google Form, complete it, then hit 'Submit' – and you'll receive further instructions on EFT bank details, to complete your EFT payment:

Alternatively, use PDF form below; print and scan and email to us, or deliver at a meeting, or post.

[Print out Membership Renewal Form](#)

The PLCA bank account details are:

Account Name:	Point Lonsdale Civic Association	Account Number:	131346017
Bank:	Bendigo and Adelaide Bank	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.**

**New Members:** Click link above, **Online Application for Membership**, and fill in online and hit 'submit' - and you'll receive further instructions on EFT bank details, to complete your EFT payment.

Or, use PDF form below; print and scan and email in to us, or deliver at meeting, or post.

[Print out Application for Membership Form](#)

### **New Committee Members Required!**

The Association still desperately needs new committee of management members to help out. All the current committee members are passionate about 3225, but we do need some extra help to lighten the load for all of us. There are many issues, in particular in CoGG 3225 that we need to start to address. If you are interested, please contact the Secretary for further details: [plcasecretary@gmail.com](mailto:plcasecretary@gmail.com)

### **'Ballara' – a very special place in Point Lonsdale.**

At this stage, the Association understands after the recent VCAT hearing on 1<sup>st</sup> March, the parties have been given a one year extension.

The Association approached a spokesperson for more information, but so far, has not received a reply.

The Association Committee has discussed whether a donation to the eventual project or campaign, on behalf of our members, might be appropriate, but no decision has been reached. If a suitable Trust can be established, we hope to engage with our membership over the coming months.

What can you do?

1. If you have not done so, please sign the petition at <https://www.change.org/p/protect-ballara-from-private-development>

Or scan the QR code:



2. Please keep writing to your Federal and State local member, and explain you support keeping 'Ballara' intact for future Generations:

Ms. Libby Coker MP: [Libby.Coker.MP@aph.gov.au](mailto:Libby.Coker.MP@aph.gov.au)

Ms. Alison Marchant MP:  
[Alison.Marchant@parliament.vic.gov.au](mailto:Alison.Marchant@parliament.vic.gov.au)

3. Write to the Federal Environment Minister:

The Hon. Tanya Plibersek MP:  
[tanya.plibersek.mp@aph.gov.au](mailto:tanya.plibersek.mp@aph.gov.au)

4. Write to other local Federal MP's/Senators:

The Hon. Richard Marles MP:  
[richard.marles.mp@aph.gov.au](mailto:richard.marles.mp@aph.gov.au)

Senator The Hon. Sarah Henderson:  
[senator.henderson@aph.gov.au](mailto:senator.henderson@aph.gov.au)

We will keep members informed, as things change.

### **Borough Coastal and Marine Management Plan (CMMP)** *(Written by Association friend, Mr. C. Smyth)*

On 6 June the Borough released the latest draft of its Coastal and Marine Management Plan, 30 months since the previous November 2021 draft. Is this new one any different?

Well, its 84 pages longer, and has 120 strategic and precinct actions spread across 7 precincts rather than 59 actions across 10 precincts. Some coastal areas in the earlier plan have been excluded by edict of the Victorian Government, including the Queenscliff Recreation Reserve, Victoria Park and the old high school site.

There is also a greater emphasis on the culture and engagement of the Wadawurrung Traditional Owners, and the addition of costings and deliverables for each of the plan's actions.

What hasn't changed between the two drafts? The maps are still terrible, and this time unlabelled, and it appears on-ground improvements through actions is limited.

The plan insists that it 'must be consistent and align with several Council-led documents and strategies', when in fact, we believe, it should be the reverse. A key action action to 'participate in investigations' for integrating the coastal areas managed by other agencies is hardly enthusiastic and has been kicked down the road as a 'future opportunity,' i.e. 6-10 years. Establishing one management body for the coastal land should instead be the highest priority and one for urgent action by the Victorian Government.

By largely ignoring the need to collect data, the plan lacks an evidence base for its decision making and implementation. There is also little immediate commitment to develop baselines, targets and the indicators needed to monitor the plan's implementation, the processes for which are vague and lacking detail. The plan's implementation will also be constrained by a general lack of resources and sufficient staff with the necessary expertise.

We encourage you to have a read of the plan and consider making a submission. You have until close of business on 5 July 2024 to submit. You can download the plan here:

<https://www.queenscliffe.vic.gov.au/Your-Council/News-and-projects/Latest-news/Coastal-Marine-and-Management-Plan-on-Exhibition>

or:

<https://is.gd/kjG6B9>

### **200-204 Point Lonsdale Road ,Point Lonsdale (Redevelopment of the Springs BP Service Station Site).**

At the 26 June Council meeting Mayor Ebbels, Crs Minty, Tolhurst, Grout and Grigau approved a planning permit application for buildings and works associated with the construction of a 2 storey building comprising 4 shops and 12

dwellings, use of the site for commercial premises, reduction of the standard car parking requirement of Clause 52.06, alteration to and creation of access to a road in a Transport Zone 2.

Council's 'Notice of Decision' has requested 3 ½ pages of extra conditions that form extra conditions on the permit, including the construction of a left hand deceleration lane into Lawrence Road which should include pedestrian protection measures for separation of the adjacent shared user path. Including an appropriate turning circle, which must be maintained into the site access on Lawrence Road.

In addition, a reduction of roof top decks by 1/3 of current area; bicycle parking; a 2.2M high acoustic fence along northern boundary; underground basement garage parking door setback by 2M from frontage; additional storm-water management (including a storm-water management plan); and a landscape plan.

Other conditions are, a Preliminary Risk Screening Assessment (PRSA) by a suitably qualified practitioner confirming whether an environmental audit is required; a waste management plan, and landscaping works.

Finally, prior to commencement of works, separate approval under the Road Management Act 2004 for this activity is required from VicRoads (the Roads Corporation) prior to commencing any works to arrange and Road Works Agreement,

The Association notes, that redevelopment will mean the end of fuel supplies including petrol, diesel and pre-filled LP Gas Cylinders at the Point Lonsdale site. It also means the loss of petrol supplies in the Borough on weekends and public holidays, with no diesel fuel availability in 3225 at all.

The Association feels the availability of fuel is important to the community, as many locals and tourists refuel at the BP Springs Service Station site – some older drivers especially like the convenience of local service stations to fill up their vehicles. Additionally, many Parks, VicPol, Fisheries, CFA, and other Government organisations refuel vehicles and marine vessels (like launches, trailered PWC & boats, etc) on weekends, particularly in holiday periods. The Springs site, which is a Mixed Use Zone allowing both residential and commercial uses, sits at the junction of 2 tourist roads - one leading to Point Lonsdale and other leading to Ocean Grove.

The Association is watching this matter closely.

### **Queenscliffe Planning Scheme Amendment C40quen.**

A Planning Panel has also been appointed and is now underway for the Fisherman's Flat Heritage Review. A Directions Hearing took place on 13 June and Hearings will begin in early July with some 7 submitters + Ecology and Heritage (Council's consultants) presenting.

A key focus of the Hearing will be about which buildings/properties are deemed to be "contributory" or "non-contributory" with most submitters pushing for better planning protections for the precinct.

### **Helicopter Take Off and Landing Site for McDonald Road.**

The owner of 6 McDonald Road, Queenscliff, has lodged a VCAT Appeal against Queenscliffe Council's decision to refuse to grant a permit for a helicopter take-off and landing site on his property. Parties to the appeal include the Applicant represented by Kings Lawyers, Queenscliffe Borough Council represented by Maddocks and 5 objectors including PLCA, QCA and The Barwon Heads Community Association.

To date there have been 2 VCAT Hearings (A Compulsory Conference and Practice Day Hearing) with a Preliminary Hearing scheduled for July and a 2 day Final Hearing scheduled for September. The Barwon Heads Community Association, is also an objector and will also be a party to the VCAT Preliminary, and Final Hearing.

The Association would like to thank the Barwon Heads Association who have spent many hours working on this matter with local associations, and in particular Mr Colin Bridges, BHA V/President.

Please remember to support our local Traders in both Queenscliff and Point Lonsdale. If we don't use we may lose them, and keep warm!

David Kenwood – PLCA President.