

Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

March 2024 Newsletter

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
Bank: Bendigo and Adelaide Bank
BSB: 633108

Account Number: 131346017
Description: Surname and Initials of the member must be shown

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

City of Greater Geelong Single Ward Councillors.

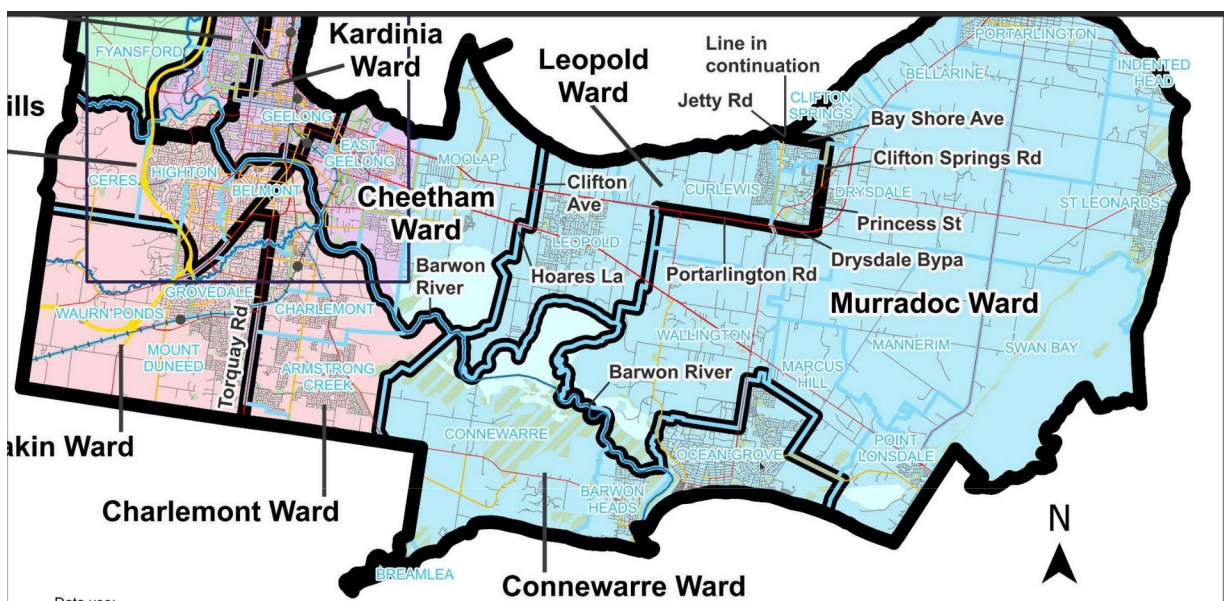
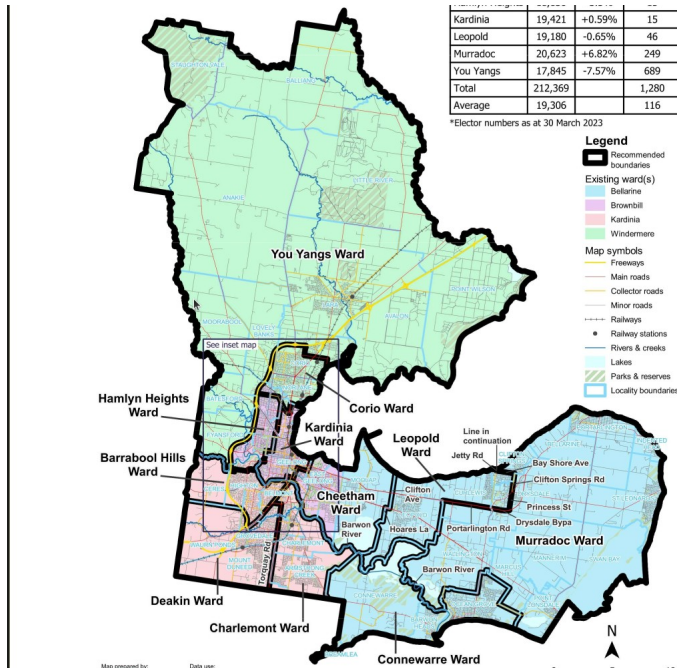
As part of the Local Government Act 2020 the City of Greater Geelong Council must adopt a single-councillor ward structure. To achieve this structure, the Victorian Electoral Commission (VEC) panel considered:

- the appropriate number of councillors and wards for the council;
- the location of ward boundaries;

- the name of each ward.

The decision just released by the VEC, is that Point Lonsdale is now in the Ward of Murradoc, which takes in Portarlington, St Leonards, and Indented head. It also means that the towns of Ocean Grove and Barwon Heads are no longer in the same ward as Point Lonsdale. It also recommended 11 councillors to make up Council.

The Association is extremely disappointed with this decision, as the current Ward structure of the whole Bellarine with 3 councillors worked extremely well for us. Please see maps below:



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

We have received many questions about 'Ballara' from members, and what is actually going on with this special place in the heart of 'Old Lonsdale'.

The Association, with the help of member Mr. A Sutherland, and Deakin family member, Mr. T. Harley prepared the following fact sheet.

- 'Ballara' is 1.68-hectare bush garden and historic home of Australia's second Prime Minister Alfred Deakin is on the lands of the Wadawurrung People, in the middle of Point Lonsdale.
- 'Ballara' is under threat of auction and development.
- 'Ballara's current ownership structure is unsustainable with 7/12th of its ownership wishing to sell.
- Land taxes, rates, and some family members who have moved interstate etc wish to realise their asset.
- 'Ariipa' – next door - is not involved or for sale.
- 'Ballara' is a 'tenants-in-common' title, so one owner can trigger an auction – hence the VCAT Hearing – A VCAT Hearing was listed for the 1st of March 2024.
- An auction is likely to be fatal to the preservation of the house with its original contents, the land and its heritage values.
- Heritage protections are inadequate to prevent the property being potentially subdivided and redeveloped – this is the advice of senior lawyers.
- **All** owners want to see the property preserved - overarching objective of all is that the property is maintained as a heritage property.
- One set of the Harley branch of the family is proposing a **T**rust structure to hold and protect the house and all the land in perpetuity.
- There is an agreed valuation of \$8.2M for the house and land.
- Of that it is intended that:
 - The Harley branch will 'Gift' a share worth \$1.4m to the **T**rust;
 - To buy out the owners wishing to sell requires \$5M. It is proposed that 2.5M is raised from donors and philanthropists and is matched with \$2.5M from Federal Government (there are seven other houses of former Prime Ministers that are owned/protected by Government; and
 - It is understood that over \$1M has been promised already.
- Deakin University has offered to host the Trust and repurpose the house for community use including for the **U**niversity's use.
- The Trust will develop plans to use the property into the future and will preserve the original house and gardens and making it available to the community.
- The University Trust structure will allow for all donations to be tax deductible.
- Heritage protections are inadequate to prevent the property being potentially subdivided and redeveloped.
- A buyer, given the substantial outlay involved, will certainly try and break up property, and possibly use every legal avenue available to make that happen.
- Local Planning Schemes that are in place in Point Lonsdale, mean that residential zoning is more 'relaxed' that more rigid Queenscliff zone(s),
- Governments in the past have protected many Prime Minister's properties, including,
 - *Andrew Fisher ALP* – Gympie, Qld. Owned and managed by Gympie & District Historical Mining Museum;
 - *Joseph Lyons ALP then UAP* – Devonport, TAS. Jointly purchased by the Tasmanian National Trust and The Devonport Council;
 - *John Curtin ALP* – Cottesloe, WA. Jointly purchased by Commonwealth and WA Governments in 1998, managed by the WA National Trust. (Funded by the Howard Government);
 - *Ben Chifley ALP* – Bathurst, NSW. Purchased by the Bathurst Council;
 - *Gough Whitlam ALP* – Cabramatta, NSW. Purchased by private interests plus a \$1.3 million contribution from the Commonwealth in 2022 for restoration. Owned in Trust by the

University of Western Sydney. (A Morrison Government commitment, delivered by the Albanese Government);

- *Bob Hawke ALP* – Bordertown, SA. Purchased by the Commonwealth in 2019 by the Morrison Government; and
 - *Bob Hawke ALP* – West Leederville, WA. Purchased by McGowan Government in 2021 for \$1.4 million with Morrison Government contributing \$0.75 million for restoration.
- ‘Ballara’ native gardens contain many rare and endangered species of plants, and along with adjacent ‘Arilipa’ – are the “lungs” of Point Lonsdale.
 - The more individuals write to above the better it will be for any potential funding/protections from the Federal Government.
 - ‘Ballara’ was submitted for Emergency listing, for the Federal Government National Heritage list, but did not make it.
 - ‘Ballara’, is on the Individual finalised priority assessment lists for 2023/24 to be finalised by 2028 – here (Pg 2): [DCCEEW Individual finalised priority assessment lists 2023 – 2024](#) (Scan QR code for document online):



For further information, please listen to this Podcast, on 3RRR FM recorded on 20/2/24, with Mr. Tom Harley, one of the Ballara owners, and Emeritus Professor of Politics Judith Brett, who wrote a biography of Alfred Deakin titled, ‘*The Enigmatic Mr. Deakin*’.

Podcast: The Campaign To Save Ballara – Alfred Deakin's Historic Point Lonsdale Home:

<https://www.rrr.org.au/explore/podcasts/uncommon-sense/episodes/7199-the-campaign-to-save-ballara-alfred-deakins-historic-point-lonsdale-home>

What can you do?

1. Sign the petition at <https://www.change.org/p/protect-ballara-from-private-development>

Or scan the QR code:



2. *Please* write 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

Ms. Alison Marchant MP: Alison.Marchant@parliament.vic.gov.au

3. Write to the Federal Environment Minister:

The Hon. Tanya Plibersek MP: 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

Senator The Hon. Sarah Henderson: senator.henderson@aph.gov.au

The Association has written to (so far): The Hon. Anthony Albanese MP – Prime Minister, The Hon. Richard Marles MP - D/Prime Minister, The Hon. Tanya Plibersek MP - Minister for Environment and Water (x2), The Hon. Catherine King MP – Member for Ballarat, Senator Sarah Henderson – Senator for Victoria, Ms. Libby Coker MP – Member for Corangamite (x2), and Mrs. Alison Marchant MP – Member for Bellarine (x2), and the Borough Of Queenscliffe Councillors, and CoGG Bellarine Ward Councillors.

At its Ordinary Council Meeting held on 28th of February Queenscliffe Council voted to conditionally provide \$300,000 for the Ballara Deakin Trust.

We will keep members informed, as things change.

BCH Changes.

BCH Chief Executive Mr. Garry Ellis will step down from his role at Bellarine Community Health.

BCH will begin a recruitment process soon, meanwhile, BCH Chief Financial Officer, Ms. Kathy Russell will be acting CEO, until the recruitment process is completed.

The Association wishes Mr. Ellis all the best for the future, and thanks him for all his hard work as CEO of BCH particularly over the last few years.

Borough Coastal and Marine Management Plan (CMMP)

It appears the Borough CMMP has been delayed again following feedback from DEECA that requires significant changes to Council's plan. It's understood that DECCA have also recently provided more detailed State Government guidelines for Councils and other coastal land managers to follow when developing their CMMP's. The Borough Advisory Committee overseeing the project is hoping to get the next draft, which will include revised precinct plans and timelines, completed for Council's April meeting.

If Council then agree to release it will go through another round of community consultation and will hopefully be finalised by the end of this year. Council will presumably then need a Project Control Group and budget to implement the Plan. At this stage there is no further information about a promised review of Council's Open Space Management Plan which will need to be expanded and updated to include significant parcels of coastal Crown Land and Council freehold land recently exempted from the Borough CMMP. It's hoped both plans will have similar wording and coastal protections.

200-2004 Point Lonsdale Road Point Lonsdale (Springs Site)

Further to Queenscliffe's Planning Portfolio Holder Cr Ross Ebbles recently indicating the owners of the BP Site had now completed a Cultural Heritage Management Plan, Council's February Planning Report indicates the application to redevelop the site remains on hold. The current application includes buildings and works associated with the construction of a two storey building comprising 4 shops and 12 twelve dwellings, use of the site for commercial premises and reduction of the standard car parking requirement. Much of the car parking for the development is planned to be in a basement car park.

Fisherman's Flat Heritage review update.

Following last year's review by Council consultants Ecology and Heritage Partners and further input from Fisherman's Flat residents, Council will exhibit Planning Scheme Amendment C40quen from 7 March to 12 April 2024. The Amendment includes recommendations of the Heritage Review of Places in Fisherman's Flat Urban Conservation Precinct (HO1).

In other Fisherman's Flat news the new pathway connecting Hesse Street to the Bellarine Rail Trail and the Boat Ramp has commenced. The plan is to also include a rail crossing and chicane to improve pedestrian

safety alongside the approach road to the newly built boat ramp. Improvements still need to be made to the kayak launching facilities at the boat ramp to make them accessible for all users.

The Borough recently announced Tenders for design and construction of a proposed bike park to be located on land adjacent to the skate park:

Point Lonsdale Maritime and Defence Precinct

Further to PLCA's last Council submission into this long running saga we understand that completion of Stage 1 works will include the installation of a Wadawurrung sculptural element which will be a large interpretive sign to be located in a prominent position on the site. It now seems that Council's Project Control Group (PCG) who are managing Stage 2 works for the site have recently been informed that their draft Landscape Plan will require a complex Cultural and Heritage Management Plan (CHMP) to be completed before any works can commence on site.

According to Council's February report this complex CHMP will not be able to be undertaken until early 2025 and in the intervening period the PCG are investigating the possibility of undertaking above ground works such as restoration works on 2 former defence structures, subject to advice from Heritage Victoria, the project CHMP consultants and the traditional owners.

We understand that only \$50,000 of the \$1 million Stage 2 grant money has been spent to date which may necessitate an extension to the current DEECA funding agreement timeline. We also understand that one of Council's 2024-25 budget priorities is to revisit its Borough Toilet Strategy - we can only hope that this includes \$180,000 for a rebuild of the toilet block on the lighthouse reserve site, which is thought by many as the worst in the Borough.

It's been reported to PLCA that despite a number of Council committees being established in recent times there is still no Masterplan for PLMDP site.

Helicopter Take Off and Landing Site for McDonald Road.

Following Council's recent rejection of the owners application for a helipad, mainly on environment grounds, the proponent has lodged a VCAT application for a review of Council's decision. VCAT will conduct a compulsory conference for all parties on the 9th of May followed by a VCAT Hearing on 15th and 16th of July. As an objector, PLCA will be a party to both the VCAT Conference and Hearing.

The Barwon Heads Community Association, is also an objector and will also be a party to both the VCAT Conference and Hearing. The PLCA is closely monitoring this matter.

9 Brown Street Portarlinton (opposite Woolworths).

The PCA (Portarlinton Community Association) has expressed concerns about the traffic implications of proposed developments at 5-7 Brown Street and 9 Brown Street (a four-storey luxury apartment complex), on the grounds that the street is already congested, especially in holiday periods and at weekends, and that traffic surveys have been inadequate.

The developer of the proposed project at 9 Brown Street has chosen to take the project to VCAT, on the grounds that the time for a CoGG permit application consideration has expired, with a Compulsory Conference set for 20 February, and a Hearing (if required) for 8 - 10 May

Have a Happy Easter Period, and please remember to support our local Traders in both Queenscliff and Point Lonsdale.

David Kenwood – PLCA President.