Point Lonsdale Civic Association Inc.

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Representing Point Lonsdale Residents since 1910

Spring/September 2025 Newsletter

2025 Annual Subscription Payment and Donations

The annual subscription payment for 2025 is due by the date of the AGM, being 3 January 2025. The **subscription amount for 2025 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 below. 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:	Surname and Initials of the member must be shown
BSB:	633108		

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 below, **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

Online Membership Renewal Form (Renewal) Online Application for Membership (New Members)

New Committee Members Required!

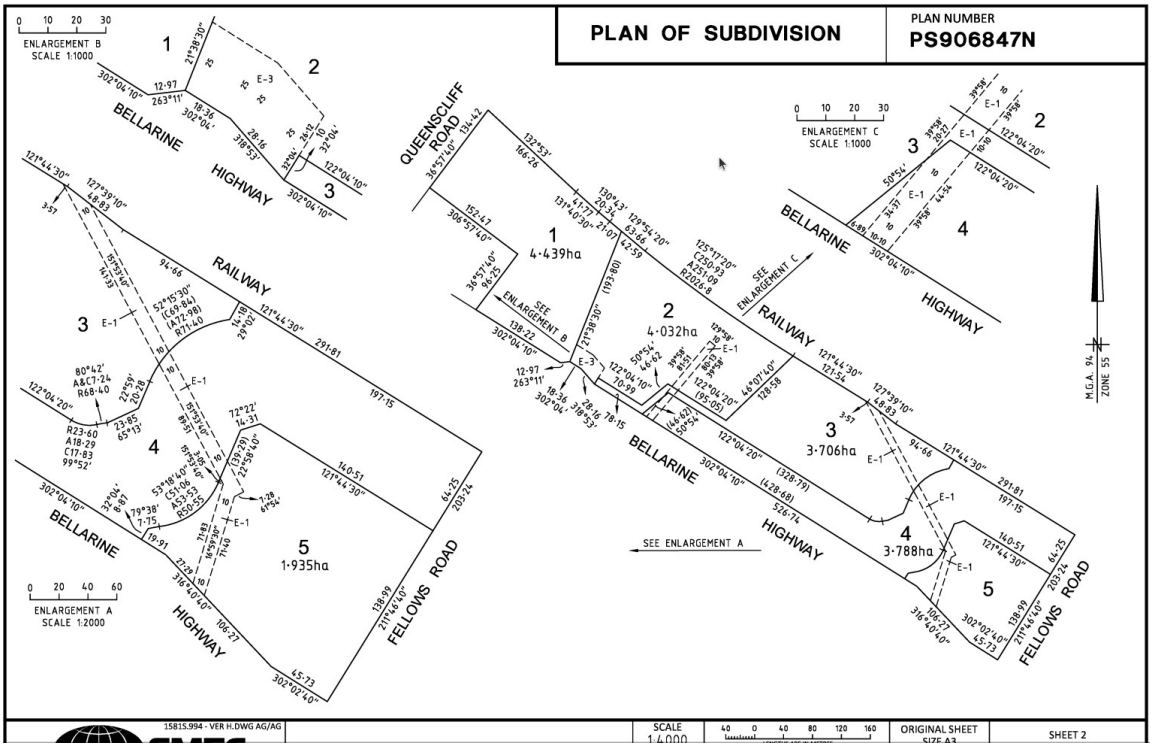
The Association still desperately needs new committee of management members to help out. All the current committee members are passionate about 3225, but we do need some extra help to lighten the load for all of us. There are many issues, in particular in CoGG 3225 that we need to start to address – we just don't have the personpower. If you are interested, please contact the Secretary for further details: **plcasecretary@gmail.com**

Next PLCA Member Meeting – 27/10/25 at PLPS 7.30pm

Our next PLCA member meeting is on 27/10/25, at 7.30pm at PLPS. Our guest speaker is Cr. Rowan Story, CoGG Councillor for the ward of Murradoc, which encompasses CoGG Point Lonsdale.

Coles Group Property Developments purchase of land at 2341– 2349 Bellarine Highway, Swan Bay

The Association became aware of this in early August. We have sighted a copy property title, and can confirm that Coles Group Property Developments Pty Ltd, of Hawthorn, Victoria, indeed purchased the site in April 2025. The land is located in the CoGG LGA, and on the corner of Bellarine Hwy and Fellows Rd in Swan Bay. (Lot 5 below)



Site Planing and Development Overlays

Currently, the land is zoned:

- Commercial Zone 2 (CoGG),
- Planning Overlay, DP021. (CoGG)
- It is also adjacent to Significant Overlay SLO 1, SLO 11 and SLO 12. (Queenscliffe & Greater Geelong)
- It is also adjacent to:
  - Design and Development Overlay (DDO) (Queenscliffe)
  - Design and Development Overlay (DDO) (Greater Geelong)
  - Environment Significance Overlay (ESO) (Greater Geelong)
  - Environment Significance Overlay (ESO) (Queenscliffe)
  - Heritage Overlay (HO) (Greater Geelong)
  - Land Subject to Inundation Overlay (LSIO) (Greater Geelong)
  - Vegetation Protection Overlay (VPO) (Queenscliffe)
  - Designated ‘Bush Fire Prone’ area.

All, or part, of this property is an 'area of cultural heritage sensitivity'. It is also extremely close to RAMSAR Wetlands (soon to be possibly extended), and Swan Bay/Lakers Cutting.

Due to the size and nature of the proposed development, the project may qualify for a Development Facilitation Program Planning Application – directly via the Planning Minister’s Office – circumventing LGA process and approvals.

(Editor's Note: For an explanation of the Minister of Planning's Development Facilitation Program, please see here: Planning DFP . To Search the register, click here: Search)

Public Meeting held on 10/9/25

At a recent public meeting held on this issue, by the now formalised action group it was stated that what was being proposed by Coles includes a number of car parks (146), a large truck turning bay, Liquor Outlet and the Coles supermarket, along with setbacks from the highway etc.

In a recent correspondence to the PLCA the SBEA (Swan Bay Environment Association) has expressed many concerns including:

- Polluted run off from the site, into nearby Laker's Cutting.
- Light pollution.
- Concerns regarding native animals, including birds, and plants on the site.
- The possibility of dumped Asbestos on the site from many years ago, being disturbed.

Media comments 11/9/25

It was confirmed in a media article in the Herald-Sun, on 11/9/25 that Coles are indeed planning a development on the site.

A Coles group spokesman said in the article that;

"...it was still in the early stages of preparing its development application but that it would include comprehensive environmental, economic and social assessments.

We appreciate the time these community members have taken to share their concerns with us – and want to reassure them that these are all important considerations that we take seriously for any development,"

Statement by Member for Bellarine, Ms Alison Marchant MP, 10/9/25:

Quote: *"...Coles is currently engaged in the pre-application process, which allows a proponent to engage with the Department of Planning to determine whether a proposal is eligible for the Development Facilitation Program. The department will then provide advice based on that assessment….."*

The whole statement is here; https://tinyurl.com/memberforbellarine

Statement by Mayor of the CoGG Cr. Stretch Kontelj OAM 12/9/25

Quote: "...On behalf of the City and the community, I have written to the Minister for Planning, the Hon. Sonya Kilkenny, outlining the significant concerns identified in the supermarket's pre-application materials for the site at 2341–2349 Bellarine Highway..."

The whole media release is here: https://tinyurl.com/colesCoGGstatement

Special BoQ Council Meeting 15/9/25

Meanwhile, the BoQ had a Special Council Meeting on the 15/9/25. Councillors at the Special Council Meeting unanimously passed the following motion:

That Council resolves to request in writing that the City of Greater Geelong:

1. Initiate a Planning Scheme Amendment by seeking authorisation from the Minister for Planning to commence the process to rezone land at 2341-2349 Bellarine Highway, Point Lonsdale.

2. Rezone the land from Commercial 2 Zone to a Special Use Zone to recognise the strategic intent and objectives of the Point Lonsdale Structure Plan 2009.

3. Introduce a schedule to the proposed Special Use Zone that would:

a. support uses that provide for small-scale, low-impact, tourist-related uses and visitor accommodation that enhance the role of Point Lonsdale as a coastal tourism destination.

b. limit development to low scale, environmentally sustainable design and landscaping that complements the gateway setting.

c. Minimise noise, light spill, and stormwater runoff into Swan Bay.

Association Comments:

We know for certain that Coles purchased the land in April this year, and that public opinion is divided on this issue. The Association will first and foremost seek facts as to the development parameters. These are not yet in the public domain – as far as we are aware. So, in the meantime we will continue to monitor community sentiment, the proposal and its impact on small businesses, neighbourhood amenity, and importantly the environment.

Accordingly, at such time when an official DFP application via the Planning Minister's Office occurs, or even a Planning Application via the Local Government Authority is submitted, the Association will carefully assess the merit of the application as against the Environmental values we value, uphold, and respect as per the Association's Constitution here: https://tinyurl.com/pointlonsdalecivicassociation

Bellarine Community Health Updates. *(Thank-you to BCH CEO Ms Kathy Russell, for providing this information)*

We are currently in the process of building our next Strategic Plan. The strategy will set the vision and priorities for the organisation for the next five years.

We want to ensure that we are listening to our community and that our Strategic Plan reflects community priorities. Community feedback allows us to have a greater understanding of the diverse needs of our community and their lived experiences. We are inviting the community to participate in a questionnaire and to ensure we reach as many people as possible.

Please click below to complete the questionnaire.

https://bit.ly/3V54TK8

Borough Coastal and Marine Management Plan. *(Thanks to BoQ CEO for kindly providing these updates to our supplied questions.)*

(Association) After some 3-4 years it still has not been finalised. What is the current Status? When will this happen ?

CEO: "The new Council made some changes to the draft document following a review earlier this year.

We have presented those proposed changes to DEECA for feedback and guidance about next steps.

I spoke with DEECA a couple of weeks ago and they let me know formal advice was pending.

Once the advice is received Council will need to determine the final form of the document and formally adopt it before sending it to the Minister for approval. "

Borough Heritage Reviews. *(Thanks to BoQ CEO for kindly proving these updates)*

(Association) As the Fisherman's Flat Heritage Review has been completed, is the Hesse St precinct next?

CEO: "At this stage Hesse Street is next on the list."

(Association) Will there be any reviews in Point Lonsdale? If so, how many, where, and when will they take place?

CEO: "The only heritage precinct in Point Lonsdale is the Point Lonsdale Marine and Defence Precinct.

This was placed on the Victorian Heritage Register in 2019 following a review of the precinct by Heritage Victoria after some local advocacy. As you know we continue to work on the precinct and the next steps involve the conservation of the defence emplacements."

Mondo Batteries update *(Thanks to BoQ CEO for kindly proving these updates)*

(Association) Do you have any information yet, on the sites that have been selected?

CEO: "Nothing yet."

PLMDP/ PLMDP Toilet Project. *(Thanks to BoQ CEO for kindly proving these updates)*

(Association) What is the current status of the Stage 2 works?

CEO: "The conservation works on the defence emplacements and other site works are currently out for tender.

We have received verbal advice the CHMP will be approved but we are just waiting for formal approval before commencing the works to replace the toilet."

Ballara *(Thanks to BoQ CEO for kindly proving this update, via a Deakin Family member)*

(Association) Do you have any updates please?

From the CEO: via a family member:

- *The Federal Government has valued Ballara, including Chattels, Land, and an assessment of the state of the dwelling, with a view to it possibly being opened to the Public.*
- *The Federal Government is also looking to provide funds alongside the many that have already committed.*
- *However, the time period allowed for by the VCAT ruling in relation to the property, has expired, and at this point, the Federal Government is not in a position to make an offer as yet.*
- *In addition, Deakin University – via the Brookes family trust – has a commitment of funding for ongoing maintenance if successful Commonwealth purchase succeeds.*
- *As the VCAT window of settlement has passed, the property has moved to an "expression of interest", which was part of the VCAT process agreed to.*
- *A real estate agent has been appointed as part of the EOI process.*

Bellarine/CBCA *(Combined Bellarine Community Groups)* Report.

1. CBCA Report:
   Alison Marchant Member for Bellarine attending the meeting held in July and provided the following information;

a. Bellarine bus network review will occur and Alison will keep CBCA up to date on this.
b. Emergency Services Levy – Alison spoke at length on this issue, and noted that the Black Saturday Commission recommended improvements to funding streams for emergency services, including SES. She emphasised that every dollar provided will be spent on front line emergency services, not on other needs such as 000 call service organisation. Note, the Levy is paused for farmers in drought-affected areas; will be reviewed annually.
c. St Leonards Pier Redevelopment – new design is imminent and is continuing to engage with Parks Victoria, including new personnel; Early learning community hub in St Leonards – expect news soon.
d. Sod turn for Stage 2 of Drysdale Aquatic Centre is approaching.
e. Bellarine DAL implementation – In regards to expected planning scheme amendments, and potential for heightened controls over building in township centres to retain township character. Noted that the inaction between Council and DEECA is ongoing. Alison shares frustration and has had a recent briefing from DEECA, feels that Councils (CoGG and Borough) should be active re planning scheme amendments.
f. CoGG Structure Plans – OGCA have queried (of CoGG) whether township Structure Plans will be reviewed; CoGG response is that communities should raise any matters requiring review, and that Council is waiting on State Government clarification re township centres information.

2. CoGG Report:
   a. Integrated Transport Strategy – Submissions close 25/9/25. Bellarine mentioned in Engagement report Stage one as Key Theme 6 “Improved Bellarine Peninsula bus Connectivity” & “Improved Ferry Services”
   b. The CBCA was recently informed that Bellarine Training and Community Hub, in Ocean Grove, was recently placed into Voluntary Administration. The City have stepped in and are taking over operations until a new long-term operator can be found.

Members/Friends Survey; 3225 Amalgamation.

It has been quite some time since the Association canvassed it’s membership on this matter. We have decided to survey our members and friends and to better understand the community sentiment around this issue – one that has been swirling around 3225 for quite some time.

A chronology and background, of the events in relation to this matter has been complied by the members of the committee, below.

Background.

This chronicles a decades-long effort to transfer part of Point Lonsdale (postcode 3225) from the City of Greater Geelong (CoGG) to the Borough of Queenscliffe (BoQ). The area in question is west of Fellows Road, where residents currently use Borough services but are governed by Geelong.

Key Timelines

1990s-2012:

Multiple (unofficial) polls showed strong community support (75-80%) for boundary changes or amalgamation.

2012:

Council (Borough) conducted a phone poll. Again results were pro amalgamation, however some that were contacted, by polling company, were not in CoGG – as inaccurate contact data set was used. It was later learned that CoGG would not provide telephone contact data of CoGG residents west of Fellows Rd.

2016:

The issue gained momentum when (then) Local Government Minister Natalie Hutchins held a public meeting with 100+ attendees. She indicated the 3225 boundary change "needs consideration" and called for further consultation.

The Borough of Queenscliffe formally requested the Minister establish a panel to review the boundary, proposing that all of postcode 3225 be included in their district. They also commissioned a research paper on impacts, which was never released publicly despite repeated community requests.

BoQ Statements on the matter of Amalgamation (2016)

Arguing in favour of extending council boundaries, the late former Queenscliffe councillor, Cr. Susan Salter, said residents on the CoGG side of Fellows Rd were predominantly using services provided by the Borough, including roads, libraries, trails and community health facilities. The council was also required to manage infrastructure and environmental pressures, she said.

“The 3225 postcode should be used as the boundary, which would take us to about Heggies Lane and gives room to grow.”

From here: BoQ_statements_one_3225

(Fmr) Cr Bob Merriman has spoken about the issue at various times. A resolution was passed at council in 2/2016 that it should be investigated and to “write to Minister , CoGG and Essential Service commission.

Furthermore, a recent Borough of Queenscliffe Council meeting (24 February 2016) resolved:

1. Request the Chief Executive Officer to write to the Minister for Local Government formally requesting that she establish a local government panel, pursuant to Section 220A of the Local Government Act 1989, to conduct a review of the municipal boundary between Borough Of Queenscliffe and Greater Geelong City Council, with a view to making a restructuring order so that the boundary is altered and the entire postcode area of 3225, Point Lonsdale, is included with the Borough of Queenscliffe's municipal district,

2. Requests the Chief Executive Officer write to Greater Geelong City Council's Chief Executive Officer advising of this resolution.

3. That the Chief Executive Officer present a research paper to Council (and community) on the likely impacts, present and future, to the Borough Council, such as, but limited to, net-financial costs, infrastructure and capital works, planning, staffing, and other likely consequences of successful boundary realignment.

Please note: The research paper mentioned above has never been released publicly (it has been requested by the Association by way of Public Question Time at BoQ Ordinary Council Meetings many times See BoQ Council Meeting Minutes for May 2016, July 2017, September 2017, October 2017, & November 2017..)

2021:

COVID-19 lockdowns highlighted the boundary issue when west of Fellows Road was locked down while the Borough wasn't, creating problems for local businesses. State MP Lisa Neville secured an exemption for all of Point Lonsdale, after much community lobbying.

2024:

Mayor Ross Ebbels publicly supported a unified 3225 during local government elections. A parliamentary petition was launched by a local resident but received minimal support.

Finally, in August 2024, the Association was aware of the State Government Upper House Petition sponsored by The Hon. Sarah Mansfield MLC (an ex Point Lonsdale GP) . It only garnered a handful of signatures.
Here: https://tinyurl.com/petition3225

Current Status
Despite nearly 30 years of community support and political discussion, no concrete action has been taken. The Essential Services Commission review that was repeatedly discussed never materialized, and the issue remains unresolved. The Borough's research paper on potential impacts has never been made public.

The Association Executive's long held official viewpoint, is that as far as 3225 is concerned, the communities of Point Lonsdale, and Queenscliff, would be far better served by an amalgamation of the residents west of Fellows Rd into the Borough of Queenscliff.

We believe this for many reasons including:

- Better strategic, and relevant planning for growth, and services, across the entire community of Point Lonsdale – like Child Care, Schools, Transport, Public Infrastructure, Local Government.
- The whole of the community of Point Lonsdale rate-base contributes to infrastructure that they frequently use, like beach access, parks and gardens, roads, environment, Community Services, etc
- A whole of community/township response to Public Health/3225 directives.
- LGA, and a Council, that represents the entirety of the town of Point Lonsdale.
- Consistent Local Laws across the whole of Point Lonsdale
- Less disjointed service delivery – ie. Hard rubbish collection, e-waste, etc.
- Businesses in 3225 all in the same LGA for the purpose of planning, and providing infrastructure deliverable by LGA's.
- Public Holidays – Melbourne Cup is observed by BoQ; Geelong Cup is observed by CoGG.
- Point Lonsdale CoGG residents/ratepayers, in a Local Government context, have more in common with the town of Queenscliff, than say, Anakie (on the northern edge of the CoGG).
- Better, and importantly harmonious, planning outcomes, not one Planning Scheme for Point Lonsdale West of Fellows Rd, and another for the rest of Point Lonsdale.
- Better & consistent service delivery for Point Lonsdale, like Aged Care for example.
- The Border road of Fellows road, means that consistent upkeep occurs on both sides of the road.
- Stormwater, drainage and water run-off planning by local Governments, can encompass all of Point Lonsdale township.
- Hard Rubbish and General waste, including e-waste, collections occur on the same day in all of Point Lonsdale.
- Confusion for visitors – ie Parking, Local laws, Pets, Rates, Rubbish, Roads, etc.

The Survey can be accessed here, below:

PLCA 3225 Survey

Special Borough Council Meeting 15/9/25

At the recent Special Meeting of Council on the 15/9/25, the Council moved that the following Plans are now available for Public Consultation:

- Draft Municipal Public Health and Wellbeing Strategy 2025–2029
- Draft Gender Impact Assessment - Municipal Public Health and Wellbeing Strategy 2025–2029

- Draft Council Plan 2025 – 2029
- Draft Gender Impact Assessment - Council Plan 2025-2029
- Draft Financial Plan 2025 - 2035

The Association urges members to urgently read and make comments on these documents to Council.

Please also note the small timelines for feedback as the next Council meeting for these to be considered is on 14/10/25.

Website Upgrades.

The Committee has decided that the Association's website is in need of an upgrade. Whilst we have a volunteer that created, and administrates the site, it has become too onerous to refresh, and keep the site up to date.

As a result, the Association will be soon asking it's membership, via a member meeting, in regards to spending of some of its capital to accomplish these works for a website refresh.

Please remember to support our local Traders in both Queenscliff and Point Lonsdale. Please be patient with the upcoming explosion of tourist number during the end of year holiday time.

Before you head into Geelong, or even Ocean Grove, ask yourself could I have purchased this locally, and supported a local business?

Fay Agterhuis – PLCA V/President.