Point Lonsdale Civic Association Inc.

PO Box 28 Point Lonsdale VIC 3225 **Reg. No. A0017883S**

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Representing Point Lonsdale Residents since 1910

December 2025 Newsletter & Notice of AGM

The Point Lonsdale Civic Association hereby gives notice of its 2026 Annual General Meeting.

The Annual General Meeting will be held on **Friday January 9th 2026**, at 7.30 pm, at **Point Lonsdale Primary School**, in the Learning Common.

Our guest speaker at that meeting will be newly elected BoQ Mayor, Cr. Donnie Grigau, who will give a short presentation regarding; *"Borough of Queenscliffe - the next 12 months"*. At the conclusion, a short, moderated Q&A session will be held. Also confirmed to be attending is Cr. Di Rule. Cr. Isabelle Tolhurst is an apology.

All Councillors have been invited *(Editor's Note: As of our publishing deadline, the other Councillors have not made contact with the Association*), so it will be a great opportunity to meet your local representatives.

Please download and review/print/return if required, the following documents for the AGM; **please note the Online nomination for committee, member renewal form and application form for new members:**

Committee Nomination Form (Print and post)

Online Committee Nomination Form

Appointment of Proxy Form:

PLCA 2026 AGM Agenda

Minutes of PLCA 2025 AGM

Online Membership Renewal Form (Renewal)

Online Application for Membership (New Members)

(For Postal Newsletter recipients ONLY: Please contact the Secretary for Appointment of Proxy Forms, previous AGM Minutes, and Committee Nomination Forms – if required. There will limited hard copies available on the night to collect.)

2026 Annual Subscription Payment and Donations

The annual subscription payment for 2026 is due by the date of the AGM, being 9th January 2026. The **subscription amount for 2026 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, our preferred method of renewal** 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, our preferred method of renewal** 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**

Departure of Borough CEO, Mr Martin Gill.

After 6 years as Borough CEO, the Borough of Queencliffe Councillors and current CEO Martin Gill, have agreed terms for the early finalisation of the CEO's present employment contract. Under those terms, Mr Gill is to cease in his present role on 28 November 2025.

The Association wishes to thank Mr Gill for his service to the 3225 Community, and wish him & his family all the best for his future endeavours.

Interim Borough CEO Mr. Michael Tudball

At the Special Meeting of Council held on Monday 17 November 2025, the Borough of Queenscliffe Council resolved to appoint Michael Tudball to the position of Acting Chief Executive Officer.

Mr Tudball has held positions in City of Darebin, Shires of Golden Plains, Moira, Hindmarsh, Corangamite, and Southern Grampians, Melton City Council, The Victorian Dept of Planning ,and Victorian Communities, and his own consulting firm.

Mr. Tudball has also been a past Board member of Tourism Greater Geelong & the Bellarine.

The Association wishes Mr. Tudball well in his new interim role. We look forward to a positive relationship with him.

Mayoral Elections

Following the recent Borough November Ordinary Council Meeting, the election of Mayor and Deputy Mayor was held. The Association warmly congratulates newly elected Mayor, Cr. Donnie Grigau, and the Deputy Mayor Cr. Di Rule.

We look forward to once again working with Borough Council as they deal with a multitude of local issues including the upcoming 4 year Council Plan, completion of the long running Point Lonsdale Lighthouse Reserve project, and the latest Coastal and Marine Marine Management Plan – amongst others.

Council also nominated Councillors to the new portfolio themes during the meeting. Councillors were elected to portfolio responsibilities as follows:

Theme 1. Living in the Borough – Cr. Monahan

Theme 2. Building the Borough – Cr. Rule

Theme 3. Work, play & stay in the Borough – Cr. Grigau

Theme 4. Running the Borough – Cr. Tolhurst

Theme 5. Caring for the Borough – Cr. Cameron

Meanwhile in the City of Greater Geelong, The Mayor and Deputy Mayor remain unchanged as they were elected for a 2 year term last year following the LGA elections.

Borough Coastal Marine Manage Plan CMMP *(Thanks to the outgoing Borough CEO, Mr. Martin Gill for providing these answers)*

The Association asked the Borough CEO a question regarding the above matter:

1. What is the current status of the Borough CMMP?

Earlier this year the new Council reviewed the draft CMMP and decided to make a number of changes. The majority of the those changed the way Council would interact with the Wadawurrung Traditional Owners and reduce the commitment to partnership and diminished Wadawurrung connection to place. When these changes were submitted to DEECA, DECCA officers quite rightly advised Council that it had moved away from the objectives of the Marine and Coastal Act 2018, Marine and Coastal Strategy and the drafting guidelines for Coastal and Marine Management Plans. DEECA advised Council that it would not be able to recommend that the Minister approve the document. Right now, we are in a stalemate, Council has responded to the DEECA advice by asking me to write to DEECA to:

… request a written outline of what the inconsistencies with the Marine and Coastal Act 2018 and associated Marine and Coastal Policy 2020 are with the CMMP as presented. And ask her to detail what deficiencies and missing details there are in the areas of the CMMP relating to Traditional Owners' rights, aspirations and knowledge.

Current Council projects. *(Thanks to the outgoing Borough CEO, Mr. Martin Gill for providing these answers)*

2. Could you please articulate the current projects as a result of the recent Council Plan?

The Council Plan includes a number of existing projects that Council continues to work on, for instance the design for a new amenities facility and change rooms at Royal Park, and the ongoing heritage review work with the review of the Hesse Street precinct commencing this month. Council will consider other projects as it starts the work to prepare the 2025/26 budget early in 2026.

Water Quality issues at Ganes Reserve. *(Thanks to the outgoing Borough CEO, Mr. Martin Gill for providing these answers)*

[Background: A question was asked by an Association Committee Member, at the October Ordinary Meeting, regarding the Water Quality level at Ganes Reserve, in Point Lonsdale.

The Council responded that there were "*..elevated levels of enterococci and the presence of E. Coli...".* *[*BoQ Ordinary Meeting 29/10/25 Minutes P 11-12]

3. Can you please give an update on the water quality issue at Ganes reserve? Have there been any other sites tested in the Borough/3225?

I don't really have an update. But I understand that Dr Leigh Ackland emeritus Professor in the Faculty of Science and Technology at Deakin University a microbiologist who specialises in bacteria undertook further testing of Ganes Reserve during October. She hasn't advised Council of the results.

Dr Ackland has been undertaking water testing for a few years across a range of sites around Point Lonsdale including Lake Victoria, and Lakers Cutting. This year Dr Ackland added Ganes Reserve into her routine testing regime.

Ballara *(Thanks to the outgoing Borough CEO, Mr. Martin Gill for providing these answers)*

4. Do you have any news on Ballara?

You probably already have access to the email that was sent around by Tom Harley on 3 November:

Further to my previous notes, we are now obliged to seek expressions of interest for the sale of Ballara per the VCAT order. The process is now underway and will close on the 9th of December.

The Commonwealth Government and Deakin University have been in discussion about the Commonwealth funding an offer for Ballara, which would be supported by the community funds that we have raised. We will know the results of this in the next six weeks. If, for some reason, the vendors reject the Expressions of Interest response, the process will move to a public auction, with the highest bidder being the result. I will keep you apprised of developments.

All potential purchasers are being advised that a Trust for Nature Covenant will potentially give them land tax relief and will serve to protect the property. Those of us who wish to see the property protected intact favour this as the second best option to an acquisition for public ownership.

Point Lonsdale Maritime and Defence Precinct. *(Thanks to the outgoing Borough CEO, Mr. Martin Gill for providing these answers)*

5. Do you have any updates on the PLMDP?

This is what we reported at the Ordinary meeting of Council in October.

Scope Change Request

At the Project Control Group (PCG) meeting on 13 October 2025, the PCG voted to request Council officers and Accuraco (project managers) to investigate the cost and timeline implications of amending the project scope to include additional works to the Directing and Ranging Station and create a viewing platform on top of the defence emplacement.

The proposed additional works include the following:

- *Replacement of the roof slab*
- *Installation of a balustrade*
- *Manufacture and installation of stairs to the roof*
- *Landscape works to allow access to the structure*
- *Probable new footing installation*

These works were not part of the initial scope included in the grant agreement dated April 2023 or the updated scope agreed to by the PCG in June 2024 and endorsed by Council in July 2024.

Implications of Proposed Change

To assess the feasibility of the proposed works, the following investigations would be required:

- *Structural engineer inspection and schematic design*
- *Engagement of a building surveyor for compliance with the National Construction Code and Building Regulations*
- *Consultation with Heritage Victoria regarding support for accessibility upgrades*

- *Cultural heritage consultant review of CHMP requirements*
- *Landscape architect input for accessible paths and fencing*
- *Engaging Quantity surveyor to get cost estimates of the works*

The estimated cost for the initial investigations is $10,000 to $15,000.

If these works were to proceed, further implications could include the following:

- *Variation to project management and quantity surveyor fees*
- *Additional structural engineering, heritage architect, and cultural heritage consultant fees*
- *Amendments to the CHMP, Heritage Victoria, and MACA applications*
- *A variation to the current funding agreement due to timeline impacts*
- *Reduced budget to complete the works due to the increased consultant costs*

These proposed works represent a significant departure from the agreed scope and will introduce cost, timeline, and regulatory complexities. The original and updated scope focused on preservation and protection, whereas the proposed changes shift toward public accessibility upgrades, which may not align with heritage objectives or funding conditions.

Next Steps

- *Complete investigation of the proposed additional works to create the viewing platform and prepare a report on the extent of engineering works required, the extent of the changes to existing consultant reports and tender documentation, any amendment consent requirements for permit applications and approvals, anticipated costs of the works and the impact on the project timeline.*
- *Present findings of the investigation to the PCG and Council for decision.*
- *Report PCG decision back to Council.*

The investigation continues and the findings will be presented to the PCG in December.

Parking Point Lonsdale Main Street Village.

The holiday season is now here. Parking issues have not been addressed, despite Association meetings held with Council Officers nearly 2 years ago. The Association has suggested;

1. Double lines be painted on the main shopping centre between Kirk Road and the roundabout at Admans st.
2. Illegal U turns to be policed more heavily - with signage as reminders.
3. Rip view car park should be sign posted as extra car park for those going to the beach, and for staff for the retail stores.
4. Such signs should be put up at the entrance to the beach area.
5. A review of seating at the coffee outlets should be done to allow more people to be seated comfortably, and be protected from cars parking in the strip. Queenscliff has barriers -why not Point Lonsdale?
6. At some stage a full review of the streetscape should be carried out to develop a long-term plan for the village.

Community Battery Sites. *(Thank-you to Mondo's Matthew Charles- Jones for this update)*

There are two BESS sites planned:

1. *Queenscliff Recreation Reserve Carpark*
2. *Point Lonsdale Primary School – Community Hall*

We have an additional site for two batteries, but this is both on private property and at Swan Bay – so outside the Borough, but on the main (Electrical) feeder to the Borough.

Hesse Street Commercial Heritage Precinct Review

The Borough's Strategic Planner has advised owners of properties in the commercial precinct of Hesse Street, Queenscliff, that Council is undertaking a review of the existing heritage controls in the Planning Scheme. The Study is to be undertaken by David Helms Heritage Planning, with the study area to comprise properties within HO7 between Stokes and Symonds Street.

The purpose is to review and update the heritage citations, controls, policy and guidelines that apply to the precinct given the existing heritage controls in the Planning Scheme are largely based on the Queenscliffe Urban Conservation Study prepared by Allom, Lovell and Associates Pty Ltd in 1984. The Review provides the opportunity to contemporarise and strengthen existing controls for development assessment in the main commercial precinct of the Borough that supports many individual significant buildings with an individual HO and arguably is the area in the municipality with the most potential for development.
The Review is the second in a series of 'peer reviews' being undertaken on a precinct-by-precinct basis following the approach of the Fisherman's Flat Review and the approval of Amendment C40 to the Queenscliffe Planning Scheme.

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

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

Meanwhile, after our recent October member meeting, Cr. Rowan Story, via CoGG Councillor Support, wrote back with the following, after taking Coles question(s) on notice:

...Coles, provide what information we can to residents – questions on how/why the land was rezoned to allow the inclusion of a supermarket, and can COGG/Queenscliffe partner together to buy the land from Coles and re-zone. Cr Story committed to pass on the message to Mayor Kontelj to request a meeting with both Coles and the Minister for Planning to resolve.

•The Department of Transport and Planning (DTP) is currently in discussions regarding Coles' application for a supermarket at 2341–2349 Bellarine Highway, Point Lonsdale.

•This process is being conducted through the Development Facilitation Program (DFP), which is specifically designed for projects of state significance.

•As part of the pre-application process, the City of Greater Geelong has raised substantial concerns about the proposal, including strategic misalignment, environmental impacts, infrastructure limitations and conflicts with retail policy.

•Coles is engaging directly with the Department of Transport and Planning (DTP), as is standard for applications progressing through the DFP.

•Council's role has been to provide feedback and advice when requested by DTP, ensuring our community's perspectives and local considerations are clearly communicated.

•While rezoning remains a secondary consideration, it is not the preferred or most effective pathway as

a pre-application is currently under consideration for this proposal.

•*Given the scale and complexity involved, if a rezoning is considered more appropriate by the Minister, the Minister has the authority to initiate and progress such amendments, and Council respects this distinction within the planning process.*

•*We remain committed to constructive engagement with all stakeholders, including the Minister, DTP, and our local community, to ensure a transparent and coordinated approach as this matter progresses.*

•*Cr Story has passed on the request for a meeting with Coles and the Minister for Planning*

The Association is closely monitoring this matter, and as soon as we know more we let our members know.

The Association also thanks Cr. Story for his attendance at our meeting in October.

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.

If you have not already, please complete here:

https://tinyurl.com/PLCAsurvey

or scan QR Code:

Association December Member Meeting – Queenscliff Hotel.

At our December monthly member meeting, we were privileged to have Rob Charter, the owner of the Queenscliff Hotel, along with Ewan one of the newly employed managers.

Rob provided and informative talk, to let the community know about his & his partner Tammy, endeavours restoring one of our favorite Hotels. An informative presentation was given, showing the journey of the grand old Hotel from the 18th century until present.

We are happy to learn that the Hotel will be opening sometime in February 2026, and we look forward to visiting and having a meal in Mietta's, and a drink at the locals favorite – the Boat Bar

It was an extremely informative presentation, and we certainly felt Rob's enthusiasm, and passion for Queenscliff.

If you have not been to a Members Meeting for a while, we haver many informative and interesting speakers coming up in 2026. Please look out for our email messages on dates and speaker information.

You are welcome to come along members and non members alike.

The Association wishes all it's members and friends a very Merry Christmas, and Happy New Year. Please enjoy your break if you are having one, and please be patient, as we experience a massive inflow of holiday makers.

Please remember to support our local Traders in both Queenscliff and Point Lonsdale.

Lynne Furness – PLCA President.