



# Ordinary Meeting of Council

## MINUTES

WEDNESDAY 15 JULY 2009  
Queenscliff Town Hall  
50 Learmonth Street, Queenscliff  
7:00pm

**PRESENT: Councillors.**

Cr. B. Merriman (Mayor), Cr. H. Butler, Cr. L. Davies,  
Cr. D. Mitchell, Cr. J. Burgess

**Officers.**

L. Jenner – Chief Executive Officer  
K. Hose – General Manager Planning & Places  
E. Wuchatsch - General Manager Governance & Community

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**1. OPENING OF MEETING**

7:00pm

**2. APOLOGIES**

Nil

**3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES**

Nil

**4. PUBLIC QUESTION TIME**

**4.1. Margaret Baker**

*Question 1:*

"When are replacement trees being planted on Point Lonsdale Road before Lawrence Road?"

The CEO agreed to take the question on notice and provide advice to the Council and the questioner.

*Question 2:*

"What is the Symons Street plan mentioned in January Minutes about?"

The CEO explained that the Symonds Street plan most likely referred to the VicRoads concept planning for a roundabout at the intersection of Hesse Street, Wharf Street and Symonds Street. This planning is in its early stages and would include public consultation once it progresses further.

**4.2. Ulrika Gallivan**

"Is Council aware of the traffic situation in Alexander Crescent?"

The CEO explained that a community meeting would be arranged with residents concerned with traffic management in Alexander Crescent, Point Lonsdale. The Mayor indicated that this matter would be the subject of further discussion under item 6.4 'Traffic volume and speed in Alexander Crescent' of the Council Agenda.



**4.3. Peter Woods**

"What is Council proposing to do about the traffic situation in Alexander Crescent in Point Lonsdale?"

The Mayor indicated that this matter would be the subject of further discussion under item 6.4 'Traffic volume and speed in Alexander Crescent' of the Council Agenda.

**4.4. Rosalind Smallwood**

"Will the Mayor please inform all ratepayers of the reason why the relevant amendment to the planning scheme to allow the six pocket parks to be zones as public recreation was not referred to the State Government for approval?"

The General Manager, Planning & Places explained that Council has undertaken a review of the file but we were not able to determine why the Amendment had not been sent to the Minister for approval. A letter from the Department of Planning gave notice that the Amendment was going to lapse. A response back to the Department advised that Council did not wish the Amendment to lapse, but there was no further correspondence on the file.

The Mayor reiterated that there was no information trial to explain why the formal process of finalising the amendment had not been completed.

**5. CONFIRMATION OF COUNCIL MEETING MINUTES**

**5.1 Ordinary Meeting - 17 June 2009**

A copy of the previous Minutes of the Ordinary Meeting of Council held on Wednesday 17 June 2009 have been distributed to Councillors under separate cover.

**Recommendation:**

**That the Minutes of the Ordinary Meeting of Council of the Borough of Queenscliffe held on Wednesday 17 June 2009, as distributed, be confirmed as an accurate record.**

**Councillors: Davies/Mitchell**

**That the Minutes of the Ordinary Meeting of Council of the Borough of Queenscliffe held on Wednesday 17 June 2009, as amended, be confirmed as an accurate record.**

**Carried Unanimously**



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**Amendment**

**Councillor: Davies**

**That the Minutes include rating levels for other Councils.**

**Amendment**

**Councillor: Mitchell**

**That the Minutes record motions 'carried unanimously' where this is the outcome.**

**Amendment**

**Councillor: Mitchell**

**Information that Councillor Mitchell presented in relation to the Council Budget include the words 'underlying surplus'.**

**Council Action:**

*Council requested that future Council Minutes record all resolutions that are unanimously carried.*



## 6. MOTION ON NOTICE

### 6.1 Motion Number: 2009/509 Report for Environmentally Sustainable Buildings

*In accordance with the Borough of Queenscliffe Local Law No. 1, 2000 notice was received by the Chief Executive Officer of the following motion on Tuesday 7 July 2009.*

#### **Background**

At the June meeting of council a motion for council to adopt a policy for environmentally sustainable buildings was deferred for further information.

The following motion is to progress the gathering of information on the cost and savings on building environmentally sustainable buildings. The following is the background provided in the June meeting

#### **Background from June meeting of Council:**

The Borough of Queenscliffe provides a number of buildings to supply services to the community, the Borough is also in a position to support the construction of buildings not entirely within its control. This building infrastructure represents a significant investment by the community and it is vital to its health and well being.

The construction, retrofitting and running of buildings can cause large environmental impacts. With the ongoing stresses placed on the world's natural resources, there is a need to reduce wherever possible adverse environmental impacts. Council can help to reduce its own, and the community's, environmental impact by ensuring all new buildings and significant retrofits are built to best practice design incorporating all relevant current advances in building technology.

A major source of greenhouse gases in Victoria is from coal burned to create electricity. As we move into a world where the price of carbon will continue to rise, it is imperative that new buildings do not add to the demand on electricity. If each new building is energy efficient and produces its own electricity, it will contribute to the solution to climate change while providing a valuable space for the community to use.

It is clear that water is a valuable resource that must be maximised. It is imperative that all new buildings use water in the most efficient way possible. Buildings can capture water and supply their own water needs while using excess water to contribute to watering the landscape and thus reducing the demand on the region's water supply.

Launched in 2002, the Green Building Council of Australia (GBCA) is a national, not-for-profit organisation that is encouraging the adoption of green building practices by assessing buildings and providing a star rating. It is supported by both industry and governments across the country.



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The GBCA is endorsed as the national green building council for Australia by The [World Green Building Council](#). The former deputy premier of Victoria, John Thwaites, is a member of the GBCA Board.

*I, Cr Lloyd Davies, hereby give notice that I intend to move the following motion at the Borough of Queenscliffe Council Meeting to be held on 15 July 2009:*

**Councillors: Davies/Mitchell**

**That Council officers prepare a report on the cost and savings associated with new community buildings being net electricity producing, by**

- (a) Achieving best practice in energy efficiency, and**
- (b) Producing the equivalent of the building's energy use on site from renewable energy sources, for example solar panels;**

**Carried Unanimously**



**6.2 Motion Number: 2009/510  
Pedestrian Refuge in Flinders Street at the Intersection of Henry Street  
Queenscliff**

*In accordance with the Borough of Queenscliffe Local Law No. 1, 2000 notice was received by the Chief Executive Officer of the following motion on Wednesday 8 July 2009.*

**Background**

The Point Lonsdale Surf Life Saving Nippers Equipment and Facility Building is located at the south end of Henry Street Queenscliff.

In the attached photographs marked Nippers Parking it can be seen that parking requirements for this area during a Nippers Beach Event is overwhelming and clearly dangerous for pedestrians when negotiating the crossing of busy Flinders Street.

Provision needs to be made for a substantial Pedestrian Refuge so that Pedestrians need only look one-way when crossing each lane of Flinders Street.

This particular beach access has become an increasingly popular public beach outside Nipper Events since the establishment of the Point Lonsdale Surf Life Saving Facility justifying improved pedestrian safety at this location in priority to other intersections in Flinders Street that provide beach access.

It should be noted that submissions were made to the previous Council in consideration of the original Planning Application to construct the Nippers Shed at the south end of Henry St, and these submissions highlighted then the community concern regarding the potential problems associated with car parking, pedestrian access and traffic congestion along busy Flinders St at this intersection.

Photographs of the intersection are included in the attachment marked intersection of Flinders Street and Henry Street, Queenscliff.

*I, Cr David Mitchell, hereby give notice that I intend to move the following motion at the Borough of Queenscliffe Council Meeting to be held on 15 July 2009:*

**Councillors: Mitchell/Davies**

**That Council request the Officers to prepare a report which would include a response from Vicroads with regard to the construction of a Pedestrian Refuge in Flinders Street and consequent Road Works at the intersection of Flinders and Henry Streets Queenscliff.**

**Carried Unanimously**



**ATTACHMENT: Intersection of Flinders Street & Henry Street Queenscliff**



Intersection of Flinders St and Henry Street Queenscliff



Nippers Parking  
Intersection of Flinders Street  
and Henry Street Queenscliff  
January 2009





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### **6.3 Motion Number: 2009/511 Management of Public Access along Point Lonsdale Sea Wall Promenade**

*In accordance with the Borough of Queenscliffe Local Law No. 1, 2000 notice was received by the Chief Executive Officer of the following motion on Wednesday 8 July 2009.*

#### **Background**

Photographs marked Point Lonsdale Sea Wall Promenade are an attachment marked Point Lonsdale Sea Wall Promenade.

Photo A shows storm water inundation and flooding of Promenade in June 2004.

Photo B shows recent inundation of the Promenade by the sea and rainwater flooding that was not able to drain off the promenade due to sand accumulation on the seaward side of the wall blocking drainage outlets.

Photo C shows substantial sand build up to the top of the Sea Wall south of No.3 Groyne.

Photo D shows exposed base of Sea Wall north of No.3 Groyne.

Photo E - Sand cleared from Promenade and deposited on rock revetment.

It should also be noted that recent storm activity during the Anzac Day weekend dislodged capping stones on the Sea Wall which have still to be repositioned.

It is evident that sea activity is causing damage to the sea wall, excessive sand build up in front of the groynes and undercutting in the lee of the groynes.

In particular sand build up is causing localised flooding and sand overflow from time to time is blocking the promenade.

The Point Lonsdale Sea Wall Promenade is a unique attraction for both residents and visitors and is identified as a critical part of public and tourist coastal infrastructure in the Coastal Management Plan.

The maintenance of public access along the promenade is clearly problematic at present and can be expected to become increasingly difficult with Climate Change.

Council need to be appraised of the current management issues in maintaining public access along the Sea Wall Promenade and be provided with an assessment of future contingencies.



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*I, Cr David Mitchell, hereby give notice that I intend to move the following motion at the Borough of Queenscliffe Council Meeting to be held on 15 July 2009:*

**Councillors: Mitchell/Davies**

**That Council request the Officers to:**

- (i) prepare a Report identifying the current cost of maintaining the Point Lonsdale Sea Wall and public access along the Promenade, and**
- (ii) preparation of a draft Management Plan taking account of observed and predicted natural activity, such as sea, sand and wind, to retain public access along the Promenade.**

**Carried**



**ATTACHMENT: *Point Lonsdale Sea Wall Promenade***



Point Lonsdale  
Sea Wall Promenade





#### **6.4 Motion Number: 2009/513 Traffic Volume and Speed in Alexander Crescent**

*In accordance with the Borough of Queenscliffe Local Law No. 1, 2000 notice was received by the Chief Executive Officer of the following motion on Friday 10 July 2009.*

#### **Background**

Alexander Crescent is a small residential street in Point Lonsdale with dense vegetation on both sides of the road. Alexander Crescent does not have a footpath and therefore the road is shared by vehicles and pedestrians.

Residents have stated that the road is used as a short cut between Ocean Parade and Fellows Road.

There is currently a traffic management device on the eastern end of the crescent, however it does not deter drivers from using the road as a through route. The volume of traffic and speed is inappropriate for a small residential crescent, detracting from amenity and placing pedestrians unnecessarily at risk.

*I, Cr.Lloyd Davies, hereby give notice that I intend to move the following motion at the Borough of Queenscliffe Council Meeting to be held on 15 July 2009:*

#### **Councillors: Davies/Mitchell**

#### **That Council:**

- **Submit a proposal to VicRoads requesting the introduction of a reduced speed limit for Alexander Crescent, before the August meeting of council,**
- **Implement the reduced speed limit within a month of obtaining VicRoads approval,**
- **Install additional traffic calming devices, with consultation with residents of Alexander Crescent,**
- **Conduct an investigation during the 2009/10 peak season to evaluate the effects of the above traffic calming measures and provide information for a future submission to VicRoads to truncate Alexander Crescent,**
- **Take other appropriate steps to be prepared for a submission to Vic Roads for truncation of Alexander Crescent if the above calming measures have not had the desired effect.**
- **Communicate with the residents of Alexander Crescent the future processes and time lines associated with this issue.**

**Carried**



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**6.5 Motion Number: 2009/512**  
**Chart of Accounts and Financial Management Reporting Format**

*In accordance with the Borough of Queenscliffe Local Law No. 1, 2000 notice was received by the Chief Executive Officer of the following motion on Monday 13 July 2009.*

**Background**

It is understood that the Officers are preparing a new Financial Management Reporting Format.

Until such time as Council has formally resolved to adopt a new Financial Management Report Format it will be important for the existing detailed Quarterly Presentation of the Chart of Accounts to be retained and run in parallel with any new reporting format.

*I, Cr. David Mitchell, hereby give notice that I intend to move the following motion at the Borough of Queenscliffe Council Meeting to be held on 15 July 2009:*

**Councillors: Mitchell/Davies**

**That Council request the Officers to retain the existing detailed Quarterly Presentation of the Chart of Accounts.**

**The Motion was lost**



## 7. MAYOR'S REPORT

### 7.1 Functions Attended

Date	
16 June 2009	CEO & Mayor visited Cottage by the Sea
18 June 2009	Association of Bayside Municipalities (ABM) General Meeting
21 - 25 June 2009	National General Assembly of Local Government
22 June 2009	ICLEI Oceania Recognition & Briefing Breakfast
24 June 2009	Australian Council of Local Government (ACLG) Workshop
25 June 2009	Australian Council of Local Government (ACLG) second plenary meeting
26 June 2009	CEO & Mayor attended G21 Board Meeting (hosted by the Borough of Queenscliffe) with Crs Butler, Davies, & Mitchell
29 June 2009	Mayor & Cr Butler met with Mayor John Mitchell & Cr Jan Farrell, City of Greater Geelong
2 July 2009	Tokyo Electron Delegation
2 July 2009	Association of Bayside Municipalities (ABM) Annual Dinner
6 July 2009	Guest Speaker at the Combined Probus Club of Queenscliff meeting
9 July 2009	Meeting with Stocklands (with Council)
9 July 2009	Meeting with Corangamite Catchment Management Authority (with Council)
12 July 2009	Meeting with Indigenous Garden Group
13 July 2009	CEO & Mayor attended MAV Rural South Central meeting
14 July 2009	Meeting with Tim Price from Sinclair Brook
15 July 2009	Meeting with Lisa Neville, MP, Member for Bellarine

**Councillors Davies/Butler:**

**That the Mayor's Report be received.**

**Carried Unanimously**



## 7.2 Inwards Correspondence

<b>Date Received:</b>	<b>Received from:</b>	<b>Regarding:</b>
3 July 2009	Department of Transport	Transport Research & Policy Analysis Bulletin
1 July 2009	Queenscliff Resident	The trees in Upper Princess Park
1 July 2009	Queenscliffe Community Association Inc.	Tree Removal Program - Queenscliff Park
29 June 2009	Geelong Environment Council Inc.	Objection to Vic Track sell/release land at Queenscliff
29 June 2009	Community Queenscliffe Market	Commitment to donate to Queenscliff Play Space
29 June 2009	Scope	Invitation to become a member of Scope.
29 June 2009	Geelong Gallery	'Nora Heysen' exhibition
23 June 2009	Queenscliffe Environment Forum Inc.	Comments on Trees in the Borough
23 June 2009	MAV	2009 Smart Urban Peak Futures National Conference
18 June 2009	Point Lonsdale resident	Relocation of advisory speed sign
11 June 2009	Global Warming Group Queenscliffe	Launch of CLB Recycling at the Queenscliffe Eco Expo 19-20 September 2009

**Councillors: Davies/Butler**

**That the Correspondence be noted.**

**Carried Unanimously**



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**8. COUNCILLOR PORTFOLIO REPORTS**

No Reports



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## **9. GOVERNANCE, FINANCE & EXTERNAL RELATIONS**

### **9.1 Local Government Community Satisfaction Survey 2009**

**File:** QG 048-03-01

**Responsible Officer:** Chief Executive Officer

#### **Introduction**

This report considers the 2009 published results from the Local Government Community Satisfaction Survey (Refer Appendix 1).

#### **Background**

The State Department of Planning and Community Development coordinates an annual community satisfaction survey of all Local Government Authorities. The independent survey is conducted on an annual basis and this is the 12th year of reporting. The Wallis Consulting Group conduct the research on behalf of the Department of Planning and Community Development and the participating LGAs.

78 of the 79 Councils participated in the 2009 survey. The consultants utilise telephone interviews with the 'head of households' at randomly selected households in each municipality. The sample size and results are collected from 350 interviews of approximately 10 minutes during the month of March.

The Borough of Queenscliffe's relative performance is shown in comparison to other 'Small Rural Councils' including Alpine, Ararat, Benalla, Buloke, Central Goldfields, Gannawarra, Golden Plains, Hepburn, Hindmarsh, Indigo, Loddon, Mansfield, Mount Alexander, Murrindindi, Northern Grampians, Pyrenees, Strathbogie, Towong, West Wimmera and Yarriambiack.

#### **Statutory Requirements**

The results form part of the Victorian Local Government Indicators and the key outcomes are included in Annual Reports, specifically:

- Community satisfaction rating for overall performance of the Council;
- Community satisfaction rating for Council's advocacy and community representation on key local issues (Advocacy);
- Community satisfaction rating for Council's engagement in decision making on key local issues (Community Engagement)
- Community satisfaction rating for Council's interaction and responsiveness in dealing with the public (Customer Contact)



## Report Structure

The Survey provides comparative data and trend data across four general areas of performance, namely (1) overall performance, (2) advocacy, (3) community engagement and (4) customer contact. Overall performance is informed by performance across nine specific service areas, including:

- Local Roads and Footpaths
- Health and Human Services
- Recreational Facilities
- Appearance of Public Areas
- Traffic Management and Parking Facilities
- Waste Management
- Enforcement of By Laws
- Economic Development
- Town Planning Policy and Approvals

Results are provided to highlight relative performance to other 'small rural councils' and 'all councils' as well as trend data that tracks Council's performance over time. The report identifies the comparative importance of service areas requirement improvement as well as respondents' comments that indicate what needs improvement.

## Key Findings

Four general performance and nine specific performance areas are measured to inform performance results and trends in performance. The report indicates that the Borough's performance remains statistically unchanged in comparison to the 2008 results.

In rating the Council's overall performance, residents' indicate that since 2008 the Borough Council's performance has (1) improved - 31%; (2) stayed the same - 54%; (3) deteriorated - 6% and (4) don't know - 6%.

When comparing Council general performance to other municipalities in the 'Small Rural Councils' grouping is indicated in the following table:

Result	General Performance Areas
Highest score in the Council Group	Nil
Above the median of the Group	Overall Performance Community Engagement Customer Service
Equal to the median of the Group	Nil
Below the median of the Group	Advocacy
Lowest score in the Group	Nil



The results for the Borough's performance in comparison to other municipalities in the 'Small rural Councils' grouping in specific service areas that make up overall performance indicates the following results:

<b>Result</b>	<b>Specific Service Areas</b>
Highest score in the Council Group	Local Roads and Footpaths Health and Human Services
Above the median of the Group	Waste Management Enforcement of Local Laws Economic Development
Equal to the median of the Group	Appearance of Public Areas
Below the median of the Group	Recreation Facilities Traffic Management and Parking Facilities Town Planning Policy and Approvals
Lowest score in the Group	Nil

### Reasons indicating what 'Needs improvement'

Of the 350 respondents, a number provided responses indicating the area where improvement was needed. A summary of the most frequent responses (where this was greater than 20% of those respondents providing comments) is provided in the following table.

<b>Area</b>	<b>Actual Number</b>	<b>Reason %</b>	<b>Reason</b>
Overall performance	55	36 18	Town planning policy & approvals Make decisions despite community consultation/ don't listen to community
Advocacy	68	49 34	Don't represent the interests of community Not doing enough/need to lobby harder on key local issues
Community engagement	69	41 36 32	Don't consult sufficiently/effectively/with entire community Don't listen/need to take more notice of community's wishes Need to keep community better informed/communicate more
Customer contact	35	54 23	Lack of follow up Not interested in helping/didn't take an interest
Local roads & footpaths	100	40 26 21	Improve/fix/repair uneven surface of footpaths More frequent/better re-surfacing of roads Increase number of footpaths/widen footpaths
Health & human services	9		Limited level of respondents



Area	Actual Number	Reason %	Reason
Recreational facilities	61	25 25	More/better sporting complexes Better maintenance of sporting facilities
Appearance of public areas	55	33	Better maintenance of parks and gardens
Traffic management & parking facilities	107	43 42	More parking facilities/capacity More parking facilities adjacent to shopping and business centres
Waste management	53	57	Any/more frequent collection of green waste/ vegetation
Enforcement of By Laws	64	50	Greater enforcement of animal By-Laws
Economic development	72	31 25 21	Encourage more tourism Too little support for local businesses/new business/many closing down More/better job creation programs/employment opportunities
Town planning policy & approvals	142	26 25 24	Better planning policies More efficient/faster approval processes Ugly/inappropriate design/development of character in area

### Council Plan

Results for community satisfaction for overall performance generally of the Council, for Council's advocacy and community representation on key local areas and for Council's engagement in decision making on key local issues form part of the Victorian Local Government Indicators which are included in the Borough of Queenscliffe's Annual Report.

Survey results focus attention on areas needing improvement and those where we need to maintain high standards. The results assist Council in its long term planning and allocation of resources as identified in the Council Plan.

### Financial

Council contributes approximately \$4,000.toward the cost of the survey. It should be noted that the cost for Council to independently undertake a similar survey, would be significantly higher.



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## **Social**

While the survey provides limited social data there are other data sources such as (1) Community Wellbeing Indicators (2) Census data and (3) Burden of Disease data that provide other valuable insights into the health of the Borough community. Other data sources should be an important reference point when Council is undertaking strategic planning.

## **Environmental**

The survey provides insights into residents' views on some areas that directly relate to improving and sustaining the local environment. The results in relation to waste management provide a useful reference point for future planning of green waste collection.

## **Risk Management**

The 2009 survey adds to the data which has been built up from previous Community Satisfaction surveys. This independent Local Government survey enables Council to monitor its performance over time and benchmark against 'like groups' of councils.

## **Communication**

The survey is considered to be statistically significant. It comprises a telephone survey with a minimum of 350 people throughout the municipality. Results of the survey will be communicated back to the community via a media release and placed on the Council's website.

The results will also be discussed at a meeting of senior managers and key program/service staff in order to identify immediate and potential future service improvements.

## **Officer's Comments**

The Local Government Community Satisfaction survey is a valuable form of consultation and the results provide a tool to inform planning and improvements across all areas of Council. The survey results can act as a trigger to identify areas for policy and practice review.

The timing of the survey, in late summer, is a factor to consider when interpreting the results. Results relating to parking and animal related local laws would have a particular relevance to our 'high' summer season.

The survey shows that performance of the Borough of Queenscliffe is generally maintained at the levels reported in 2008.



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Based on the survey results the Borough's key area for improvement is town planning policy and approvals. While local roads and footpaths generates a high level of interest and comment from residents and continues to present as an area requiring further improvement, Queenscliffe has the equal highest performance rating in the small rural Councils grouping.

There is a clear theme that emerges from respondents' comments regarding the Council improving communication with and listening to the community.

**Councillors: Butler/Burgess**

**That Council receive the results of the 2009 Local Government Community Satisfaction Survey.**

**Carried Unanimously**



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**10. SUSTAINABILITY & LOCAL ENVIRONMENT**

No reports



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## 11. BUSINESS & TOURISM

### 11.1 The Australian Seafood Show

**File:** QG080-21-01

**Responsible Officer:** Chief Executive Officer

#### **Purpose**

This report seeks to advise Council of the formal proposal to conduct an Australian Seafood Show in Queenscliff on 2, 3, 6 and 7 April 2010 to enable Council to consider its position to support the proposed event.

#### **Background**

Council received a briefing from Misters Scott and Grant Talbot on 29 June 2009 and has since received a formal proposal seeking Council's in-principle support to conduct the Australian Seafood Show on 2, 3, 6 & 7 April 2010. The Seafood Show will include two trade shows focusing on recreational fishing and the seafood industry. The Seafood Show proposal includes use of the Queenscliff Pier and closure of Hygeia Drive and Weeroona Parade over the period 2, 3, 6 & 7 April 2010.

The Seafood Show is designed to complement the existing Queenscliff Seafood Feast, conducted as a charitable event each Good Friday with proceeds benefiting the Royal Children's Hospital. Details of the proposed event are included in appendix 2 that outline the rationale underpinning the event, the event schedule, sponsorship arrangements, project budget and the event safety analysis and proposed risk control measures.

#### **Discussion**

Scott and Grant Talbot, event organisers, have presented the Australian Seafood Show proposal to Parks Victoria and the Borough of Queenscliffe Council and seek in principle support to progress planning and marketing of the event. Initial discussions with Parks Victoria has identified six key issues including:

##### **1. Public access to the Queenscliff Pier**

Parks Victoria have indicated that the event should be planned in a manner that minimises any restrictions on continual public access to the pier.

##### **2. Timing of Queenscliff Pier renewal works**

Parks Victoria have identified that scheduled improvement works to the Queenscliff Pier are likely to occur in early 2010. The event organisers will need to work with Parks Victoria to ensure that the timing of the scheduled works do not impact on the proposed event.



### **3. Public liability insurance**

The event organisers will need to ensure that public liability insurance requirements of key stakeholders, particularly Parks Victoria and the Borough of Queenscliffe Council, are fully considered.

### **4. Public safety**

A number of matters related to safe access to and egress from the Queenscliff Pier including the historical boat shed have been identified.

### **5. The structural integrity of all exhibition structures on the Queenscliff Pier**

The proposed event planning is to consider and address all safety issues associated with poor weather conditions impacting on the Queenscliff Pier.

### **6. Contingency planning.**

Event organisers to plan for contingency arrangements if the Queenscliff Pier is not suitable for the proposed event.

While these issues are yet to be fully resolved Parks Victoria officers have indicated in principle support for the event subject to resolution of the outstanding matters.

Given the scope of the proposed event and the scale of the 2009 Seafood Feast the following issues are identified as key considerations for Council:

#### **1. Transportation**

The 2009 Seafood Feast had a significant impact on vehicle access to and egress from the Borough of Queenscliffe. There is a critical need to promote and complement any future event with improved public bus transport services from Geelong and other localities on the Bellarine Peninsula. Examining extended use of the Bellarine Railway 'park and ride' service is important to minimise private vehicle transport to Queenscliff.

#### **2. Traffic Management**

A traffic management plan for the Queenscliff township will be required to improve and coordinate vehicle movements within the township and Borough.

#### **3. Use of Public Open Space**

The Seafood Show proposal includes use of the Queenscliff Pier and closure of Hygeia Drive and Weeroona Parade over the period 2, 3, 6 & 7 April 2010. While the proposal seeks to utilise the Queenscliff Pier as the primary location for the recreational fishing and seafood industry trade shows the contingency planning provides for the use of Lower Princess Park and Hygeia Drive as the alternative location if the event needed to be relocated from the Queenscliff Pier.



#### 4. Impact on Council Resources

The demands associated with the planning and implementation of the Seafood Show is likely to have a direct demand on Council resources in the following key areas:

- **Local Laws** - Local Laws staff will be required to have an active role in planning and monitoring traffic management and other public amenity related demands.
- **Environmental Health** - Council's Environmental Health Officer will be required to monitor a range of issues associated with food hygiene and public health.
- **Tourism Development** - Council's Tourism and Community Development Officer will need to be actively involved in the event planning working group coordinated by Parks Victoria.

#### Conclusion

The proposal to conduct the Australian Seafood Show including recreational fishing and seafood industry tradeshow in April 2010 seeks to extend the tourism development and economic activity benefits that are currently associated with the Seafood Feast into the Easter period from 2-7 April 2010.

This expansion of the current Seafood Feast also aims to address a key challenge facing the Seafood Feast in sourcing seafood for the event by bringing seafood suppliers to Queenscliff to participate in and benefit from the Australian Seafood Show.

While there are a range of economic and tourism benefits associated with the proposal there are also a number of logistical challenges that will accompany the proposed activities on the Queenscliff Pier and adjacent parkland and roadways as well as the important transport and traffic management demands that will need to be effectively planned and managed.

Parks Victoria coordinated a meeting with the event organisers and Borough of Queenscliffe officers on 13 July 2009. At this meeting Parks Victoria indicated in principle support for the proposed event subject to key issues being resolved to their satisfaction. To this end Parks Victoria have agreed to establish an event planning coordination group including the event organisers as well as key stakeholders including the Borough of Queenscliffe, Department of Transport, Department of Sustainability and Environment and Victoria Police.

#### **Councillors: Butler/Burgess**

**That Council give in principle support to the Australian Seafood Show proposal subject to the clarification and resolution of the transport, traffic management and public safety issues to the satisfaction of the responsible authorities.**



**Amendment**

**Councillors: Davies/Mitchell**

**That Council give in principle support to the Australian Seafood Show proposal subject to the clarification and resolution of the transport, traffic management and public safety issues to the satisfaction of the responsible authorities and that Council's support is based on the assumption that only sustainably harvested seafood is displayed and promoted at the Australian Seafood Show.**

**The Amendment became the Motion and was Carried Unanimously**



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## **12. COMMUNITY DEVELOPMENT**

### **12.1 Adoption of Queenscliff Playspace plans**

**File Number: QG 234.04.03**

**Responsible Officer: Public Places & Facilities Coordinator**

#### **SUMMARY**

The purpose of this report is to consider the adoption of the plans for the Queenscliff Playspace to be located in Princess Park, Queenscliff. The plans are a culmination of more than 2 years of planning and consultation and have been modified where appropriate in response to cultural heritage issues and submissions that have been received.

This report recommends that Council adopt the plans for the Queenscliff Playspace as presented.

#### **BACKGROUND**

The establishment of a playground in Queenscliff was initially identified in the adopted Borough of Queenscliffe Playground Development Plan (July 2002) and then again through the Lighthouse Community Planning Project (February 2007).

A community working group was established (April 2007) which has investigated and developed a number of concept plans for the Queenscliff Playground. This included location identification and analysis, design and equipment, community engagement and construction and potential funding opportunities.

Five sites in the region were initially identified for consideration with two eliminated because of existing usage on the sites. The three sites identified for detailed analysis were Hygeia, Princess and Citizens Parks. The working group eliminated Hygeia Park after further consideration and had concept plans prepared for both Princess and Citizens Parks.

At its May 2009 meeting Council resolved to support the recommendation of the Playspace committee to locate the playground in Princess Park. A number of designs have been considered by the Playspace committee with the final design presented specifically developed for the Princess Park site. (Included in this report)



The aim of playspace project is to improve playground facilities in Queenscliff by achieving the following:

- an imaginative destination located in Queenscliff attracting both local residents and visitors.
- development of an interactive playground with passive and active play equipment and spaces, recognising the four types of play physical (gross motor), social (dramatic play), creative and cognitive (intellectual).
- accessibility to all ages and abilities.
- equipment that is creative, robust and environmentally sustainable.
- local history and personality (lighthouses, cuta boats, trains, tourism).

Plans were on public display for 2 weeks from 24 June to 8 July 2009 and submissions were received and considered by the playspace committee on 9 July 2009.

## **DISCUSSION**

From its inception this has been a community project fully supported by Council. The Playspace Working Group has dedicated many hours to developing concepts, design and location for a Queenscliff Playground.

The final design is supported by the working group and has been an excellent example of community participation and engagement in a project that will be an important community asset for many years.

Proposed future development of a coastal walk and carparking upgrades have been considered as part of the playground design. Although the playground proposal is independent of future proposals Council is progressing planning for the development of the 'Harry's' site, coastal walk and parking adjacent to Princess and Citizens Parks.

## **STATUTORY REQUIREMENTS**

This project requires Coastal Management Act consent and preparation of an Aboriginal Affairs Victoria (AAV) approved Cultural Heritage Management Plan (CHMP). Coastal Management Act consent has been applied for and a CHMP has been prepared and was approved by AAV on 22 May 2009.

A planning permit for the proposed works is not required under Clause 62.02-1 of the Queenscliffe Planning Scheme. However, extensive community consultation has been undertaken and public submissions received on the project design.



## COUNCIL PLAN

The following strategies from the 2009-2013 Council Plan are relevant to this project:

- 1.3 Promote strong community engagement and active participation and advocate on issues of importance to the community.
- 1.4 Foster partnerships with community organisations, business, our municipal neighbours and all levels of government.
- 3.1 Work in partnership with businesses and the community to promote and support business and tourism opportunities, sensitive to the social and environmental amenity of the community.
- 3.2 Promote seasonal and adventure tourism opportunities.
- 3.3 Promote the unique natural and heritage attributes of the Borough which will lead to increased local work opportunities.
- 3.4 Work with businesses and other organisations to provide a greater variety of tourism accommodation in the Borough.
- 4.1 Promote the health and wellbeing of the Borough community and continue to provide and support high quality health, learning and aged care services.
- 4.2 Facilitate opportunities in sport, recreation and cultural and civic activities.
- 4.5 Support and encourage community projects.
- 5.4 Improve the development of infrastructure and maintain community assets.

## FINANCIAL

The total budget for the project is approximately \$200,000 which is summarised below:

Borough of Queenscliffe	\$ 40,000	<input checked="" type="checkbox"/> secured
Community contributions	\$ 60,000	<input checked="" type="checkbox"/> \$43,000 confirmed
Federal Government (RLCIP funding)	\$ 100,000	<input checked="" type="checkbox"/> secured

A condition of the Federal Government (RLCIP funding) of \$100,000 is that these funds must be spent by 30 September 2009.

## SOCIAL

The project will have a number of social and community benefits including increased tourism and will enhance the health, wellbeing and social connectivity of residents and visitors to Queenscliff. The project will also see improvements to the quality and use of public open space and improved playground facilities for Queenscliff.



## ENVIRONMENTAL

Development of playground site at Princess Park location will require removal of one Monterey Cypress. This tree has been identified for removal in two independent arborist reports and would need to be removed irrespective of the playground location.

## RISK MANAGEMENT.

Risk assessments of the various proposed sites have been undertaken as part of the selection of the Princess Park location.

Ric McConaghy is an experienced playground designer and well respected in the field, he has been involved in this project since 2007 and is familiar with the site. The playground design meets Australian standards and reflects industry safety and risk management concepts in playground design.

## COMMUNICATION

A community working group was established (April 2007) which has investigated and developed a number of concept plans for the Queenscliff Playground. This has involved community engagement with local schools, kindergarten and families. This input informed the location, identification and analysis, design and equipment, construction and potential funding opportunities.

Significant community consultation was also undertaken in the preparation of the Queenscliffe Coastal Management Plan.

The concept plans for the playground were displayed for further public comment from 24 June to 8 July 2009 and the submissions received are summarised in the table below.

Submission No	Organisation	Submission comment/issue	Officer Comment with input from Playground Committee
1	Private	Full support for project	Note
2	Private	Congratulations and support	Note
3	Private	Consider seats with backs  Plant trees that will be safe in the future	Seats in concept plan are indicative. Alternative designs will be considered in final design.  Playgroup committee supports seats with back supports using recycled timber where possible.  Species selection will consider future management issues



Submission No	Organisation	Submission comment/issue	Officer Comment with input from Playground Committee
4	Private	Support for project  Lighthouse climber incorrectly labelled Port Lonsdale	Note  Error on displayed plan. Change plan.
5	Queenscliffe Community Association	General support.  Prefer soft surface on walkway.  Concerns about tree removals.  Believe Council should go through a Planning Permit process.  Do not think fences are necessary  Suggest wind break on seaward boundary	Note  All abilities access requires certain standard of surface  Only one tree (Monterey cypress) has been identified for removal. This tree has been identified for removal irrespective of the playground location.  This project has undergone 2 years of development by community group. Additional 2 week community consultation. Planning permit not required. CHMP and CMA approvals will be required.  Fences not proposed as part of project.  Native grasses proposed on Southern boundary. No windbreak proposed along seawall.



Submission No	Organisation	Submission comment/issue	Officer Comment with input from Playground Committee
6	Point Lonsdale Playgroup	Congratulations on unique design  Suggest fencing on Southern boundary  Consider vandalism  Support development of 'Harry's"	Note  Existing fence to remain. Could include stainless wiring until proposed native grasses grow.  Note  Note. This will be part of a separate Council proposal.
7	Private	Against Super Advanced trees Concerns about proximity to Norfolk Is Hibiscus	Plan has been amended  Will seek to be addressed in Tree Management Strategy
8	Private	Queried consideration of accessibility and suitability for disabled children and young adults	Design caters for all ages and abilities.

These submissions were considered by the Playspace Committee on 9 July 2009. Three minor corrections were made to the displayed plans in response to the submissions and comments from Council. Any further changes are to be agreed by Council. Point 2. delete 'Super advanced' Point 7 From 'Surfboard seats' to 'Rustic Style Timber Seats, Point 13 Change from Port Lonsdale to Point Lonsdale.

## CONCLUSION

This project has had extensive community and expert input to this stage. Council have previously approved the location of the playground at Princess Park and will now consider the actual plans.

The plans have undergone more than 2 years of development and consultation by a community based group and the overwhelmingly positive submissions received reflect this community participation in the design and location.



**Officers Recommendation:**

- 1. Council resolve to adopt the final plans presented of the Queenscliff Playspace as per the recommendation of the Queenscliff Playground Working Group and subject to the granting of Coastal Management Act consent by DSE.**
- 2. That tender specification documents be prepared and advertised.**
- 3. Council resolve to write to all members of the Playspace Working Group thanking them for their outstanding commitment to this project.**

**Councillors: Butler/Burgess**

- 1. Council resolve to adopt the final plans presented of the Queenscliff Playspace as per the recommendation of the Queenscliff Playground Working Group and subject to the granting of Coastal Management Act consent by DSE.**
- 2. That tender specification documents be prepared and advertised.**
- 3. Council resolve to write to all members of the Playspace Working Group thanking them for their outstanding commitment to this project.**
- 4. That the use of recycled material is maximized in the development of the playground.**

**Carried Unanimously**

**Cr Butler acknowledged the hard work of the community work group.**

Attachment



1. **Access pathway** circuit of 1:20 with ochre coloured concrete paving to connect all play elements to car park and other amenities
2. **Advanced shade trees** offer immediate shade that will grow over time and create some shelter from the wind
3. **Native grasses** to define areas and slow down blown sand
4. **Pallet seats** throughout space for seating, outdoor change table and a stage for impromptu performances
5. **The Rip vortex maze** made with stone with seven intricate art elements created by local children that relate to historical events that have occurred in and around these hazardous waters
6. **Tellanic southern cross** installation indicating how to navigate using the Southern Cross and the Pointers to find the South Pole
7. **Surfboard seats** throughout space
8. **Spinner** on organic softfall 300mm deep
9. **Wave shaped climber** with timber parts on organic softfall 300mm deep for older kids to scramble on
10. **Wharf timbers quadruple swing** with two strap and one toddler seat and all abilities harness at wet pour pad and organic softfall
11. **Wetpour rubber frolicking whales** under play equipment offering connection to all play elements and impact attenuation for falls
12. **Pelican spring rocker** on organic softfall 300mm deep
13. **Feist Lonsdale Lighthouse climber** on organic softfall 300mm deep with climbing ropes, powder-coated frame, and viewing through lens housing, modeled on the nearby lighthouse
14. **Sandpit** surrounded by edging and local stone with drainage to new super-advanced shade tree plantings
15. **Shipwreck sculpture** constructed from recycled wharf timbers with elevated sandplay trays for all abilities with wetpour access
16. **Movement activated sound element** with randomly activated ocean storm sounds and sailor sounds adjacent to shipwreck
17. **Cloud swing** on organic softfall 300mm deep
18. **Open space** for informal ball games and picnicking

To beach →



Legend

- Limited excavation zone
- Paving
- Softfall (organic)
- Softfall (wetpour)
- Softfall zones
- Tree (existing)
- Tree (new)
- Turf



ric mcconaghy pty ltd	PO Box 6 Woodford 3558 2778	Project: Queenscliff Playspace
	Phone 0415 279 920	Client: Borough of Queenscliff
	Email ric@rmp.com.au	Title: P-D-CP-Queenscliff-03-0609
	ABN 74 045 091 318	Version: 6
		Date: June 2009
		Drawn: Ric McConaghy
		Status: Final Concept
	Scale: 1:100	



4. Pallet seat



5. The Rip vortex maze



6. Totems



7. Surfboard seat



8. Spinner



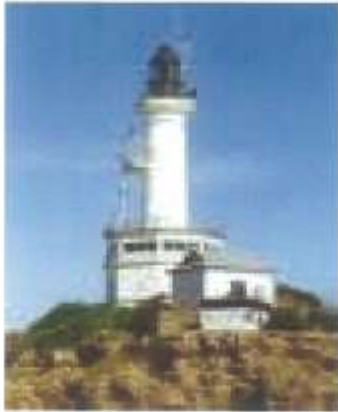
9. Wave net



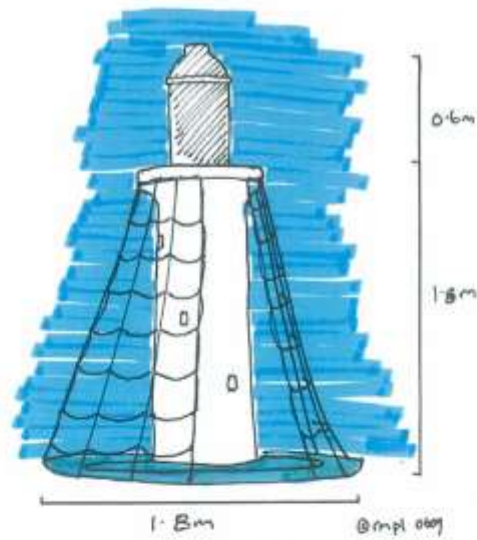
10. Timber swing



12. Pelican rocker



13. Point Lonsdale Lighthouse climber



14. Sandpit



15. Shipwreck sculpture



17. Cloud swing



### 13. PLANNING, HERITAGE & COMMUNITY ASSETS

#### 13.1(a) Planning Permit Activity Report

App. No	Date Received	Applicant	Address	Proposal	Status
**2006/160	20/12/2006	Flint Architects	200-202 Point Lonsdale Road Point Lonsdale	The use and development of the land for the purpose of a supermarket (two storey), car parking and bottleshop, reduction in the standard car parking for the use.	VCAT appeal lodged as Failure to Determine. Hearing date 14 April 2009. VCAT decision yet to be issued as at 1 July 2009
**2008/78	16/6/2008	Maunsell Australia	260 Fellows Road, Point Lonsdale	Subdivision of the land into two lots (including a Development Plan for the subsequent subdivision of lot 2 into 18 residential lots).	Under consideration
**2008/81	18/6/2008	Michael Higgins Building Design	9a Mercer Street Queenscliff	The development of a two storey dwelling (up to 7.25 metres) and variation to the site coverage requirements of the DDO1	VCAT appeal lodged by objectors. Hearing 31 March 2009. VCAT decision yet to be issued as at 1 July 2009
**2008/86	27/6/2008	David McDonald Builders	20 Ocean Road Point Lonsdale	Alterations and extensions to an existing dwelling, the development of a garage, the removal of native vegetation and variation to the site coverage and setback requirements of the DDO4	VCAT appeal lodged by objector. Hearing date 24 July 2009.
**2008/107	6/08/2008	Grand Investment Group Pty Ltd C/- Fulcrum Town Planners	46 Hesse Street Queenscliff	Demolition of an existing building (managers residence), variation to the site coverage requirements of the DDO 1, the carrying out of buildings and work for the construction of a three storey building to be used a shop (beauty salon), conference room in association with a hotel, additional accommodation and the waive of car parking for the proposed use	VCAT appeal lodged by applicant (failure to determine). Hearing date 27 July 2009.
**2008/127	30/09/2008	Mr Mark Temple Stephen Akehurst Design	6 Cheshunt Street Point Lonsdale	The development of a dwelling (two storey up to 8.421 metres) and outbuilding, variation to the setback requirements of the DDO4 and waiver of standard carparking requirements under Clause	Decision deferred. Applicant to lodge amended plans.



App. No	Date Received	Applicant	Address	Proposal	Status
				52.06 of the Queenscliff Planning Scheme	
2008/129	7/10/2008	Mr Maxwell Reed	33 Bethune Street Queenscliff	Alterations and extensions to an existing dwelling (two storey up to 8.2 metres) and variation to the site coverage requirements of the DDO1	Notice of refusal issued. VCAT appeal lodged by applicant. Hearing date 2 July 2009.
**2008/132	3/10/2008	Mr James Casserley. Three C Architects	26 Gellibrand Street Queenscliff	The development of two dwellings (two storey up to 8.5 metres) and fencing, subdivision of the land into two lots, variation to the site coverage and setback requirements of the DDO1	Notice of refusal issued. VCAT appeal lodged by applicant. Hearing date yet to be set.
**2008/144	19/11/2008	Mr Tony Tiricola, Ikonomidis Reid	62 Mercer Street Queenscliff	The development of three (3) two storey dwellings (up to 7.472m), access from a category road 1 zone and variation to the site coverage requirements of the DDO1	Council resolution to refuse. VCAT appeal lodged by applicant (failure to determine). Hearing date 22 July 2009.
**2008/145	17/11/2008 (Amended application received 23 March 2009)	Mr John Gullan, Kandu Consultants	35 Golightly Street Point Lonsdale	Alterations and extensions to an existing two storey dwelling, the development of an two storey outbuilding (carport and bedsit) up to 6.4 metres and subdivision of the land (boundary re-alignment with 31 Kirk Road)	Notice of decision issued 17 June 2009
2008/147	25/11/2008	Michael Higgins Building Design	4 Henry Street Queenscliff	Alterations and extensions to an existing dwelling and variation to the site coverage requirements of the DDO3	Public Notification
**2009/013	24/02/2009	Mr John Vernon, Architect	10 Simpson Street Point Lonsdale	Alterations and extensions to an existing two storey dwelling	Notice of Decision issued
2009/018	2/03/2009	Mr Richard Hockley. All General Surveying	109 Bellarine Highway Point Lonsdale	The subdivision of the land into two lots	Further information requested 17 March 2009
**2009/024	19/03/2009	Mr Bill Comerford. Queenscliff Community Sports Club	118 Hesse Street Queenscliff	Buildings and works associated with the installation of exterior lighting (netball courts)	Public notification
2009/025	18/03/2009	Mr Eric Chan, Provan Burdett Architects	2 Waterview Close Queenscliff	The development of a two storey dwelling, a single storey dwelling and a front fence, variation to the setback requirements of the DDO3 and site coverage requirements of Clause 22.04-3 of the Queenscliff Planning Scheme	Public notification Referred to CCMA



App. No	Date Received	Applicant	Address	Proposal	Status
**2009/033	14/04/2009	Mr John Gullan Kandu Consultants Pty Ltd	1 Symonds Street Queenscliff	Alterations and extensions to an existing two storey building, part demolition of an outbuilding and fence, variation to the site coverage, setback and wall height on boundary requirements of the DDO1	Notice of decision issued
2009/039	20/04/2009	Michael Sheean	52 King Street Queenscliff	The development of a carport and outbuilding	Under consideration
2009/040	21/04/2009	Brian Kenwood	19 Golightly Street Point Lonsdale	The development of an outbuilding (multi-purpose room) and variation to the setback requirements of the DDO4	Under consideration
**2009/041	20/04/2009	John Gullan. Kandu Consultants	2 Jordan Road Point Lonsdale	Alterations and extensions to two existing dwellings, change of use of two existing dwellings from dwelling to group accommodation, waive the standard car parking requirement and development of a dwelling (two storey up to 8 metres	To be heard at August meeting of Council
2009/043	5/05/2009	David Grant. Springhill House on Pardalote	13 Pardalote Close Queenscliff	The use of an existing building for the purpose of accommodation for up to 12 people (bed and breakfast) and waiver of standard carparking requirements under Clause 52.06 of the Queenscliffe Planning Scheme	Public notification Referrals to Environmental Health Officer and Building Surveyor
**2009/045	8/05/2009	Michael Higgins Building Design	11 Stevens Street Queenscliff	Demolition of an existing dwelling, development of a dwelling (two storey up to 7.46 metres), buildings and works associated with the installation of a swimming pool and removal of vegetation	Public notification Referral to Heritage Advisor
**2009/047	18/05/2009	Mrs Val Smith	2 Jacqueline Court Point Lonsdale	The development of a dwelling (two storey up to 7.4 metres), subdivision of the land into two lots, variation to the site coverage requirements of the DDO4 and removal of native vegetation	To be heard at August meeting of Council
2009/050	25/05/2009	Barwon Region Water Corporation	66 Buckleys Road Point Lonsdale	The removal of native vegetation	Further information requested 25 June 2009
2009/052	29/05/2009	Mr Robert Sands. Robert Sands Pty Ltd Architects	125 Point Lonsdale Road Point Lonsdale	Alterations and extensions to an existing dwelling, the development of a fence and outbuilding, variation to the setback requirements of the DDO3 and relocation of an existing outbuilding	Public Notification



App. No	Date Received	Applicant	Address	Proposal	Status
2009/054	26/05/2009	Mr Stuart Miller. Stuart Miller Design Solutions	12 Ann Street Point Lonsdale	Alterations and extensions to an existing dwelling (two storey up to 7.00 metres) and variation to the setback requirements of the DDO5	Public notification
2009/055	29/05/2009	Mr John Gullan. Kandu Consultants Pty Ltd	35 King Street Queenscliff	Development of a dwelling and carport, part demolition of an existing building, alterations to an existing dwelling, variation to the site coverage and setback requirements of the DDO1, removal of vegetation, subdivision of the land into two lots and access from a category 1 road zone	Public Notification Referrals to Heritage Advisor, Engineering & Vic Roads
2009/056	27/05/2009	Mr David McDonald. David McDonald Builders Pty Ltd	6 McDonald Road Queenscliff	The development of a tennis court	Public notification
2009/057	3/06/2009	Clark Homes Pty Ltd	4 Crows Nest Place Queenscliff	The development of a two storey dwelling (maximum height 7.58 metres above natural ground level)	Public notification Referral to Heritage Advisor
2009/058	2/06/2009	Mr John Gullan. Kandu Consultants Pty Ltd	11 Deakin Street Point Lonsdale	Alterations and additions to an existing dwelling and removal of native vegetation	Public notification
2009/059	2/06/2009	Mrs Margaret Tait	57 Flinders Street Queenscliff	Alterations and extensions to an existing dwelling (two storey up to 6.9 metres)	Public notification
2009/060	3/06/2009 (amended 29/06/2009)	Mr Brian Kenwood	14 Fellows Road Point Lonsdale	Alterations and extensions to an existing dwelling	Public notification
2009/061	5/06/2009	Mr Chris O'Dowd O'Dowd Builders	8 Elizabeth Street Point Lonsdale	The development of a dwelling (two storey up to 8.5 metres), and front fence, variation to the setback requirements of the DDO4 and removal of native vegetation	To be heard at August meeting of Council
2009/063	3/06/2009	Mr Phillip King P J King & Associates	16 Fraser Street Queenscliff	Addition to existing dwelling (deck at first floor level)	Public notification



### 13.1(b) Summary Report: Application Finalised Since Last Report

App. No	Date Received	Applicant	Address	Proposal	Status
**2008/151	9/12/2008	Mr Phyl Wild, Wild Design Architecture	22 Alexander Crescent Point Lonsdale	The development of a dwelling (two storey up to 7.5 metres) and removal of native vegetation	Permit issued
2008/155	17/12/2008	Mr Bill Comerford. Queenscliffe Community Sports Club	134 Hesse Street Queenscliff	The demolition of an existing scoreboard structure and construction of a new electronic scoreboard (up to 8.292 metres)	Permit issued
2009/011	20/02/2009	Mr David Nankervis. C/- Mr Mark LeMaistre	40 Fellows Road Point Lonsdale	The development of a dwelling (two storey up to 7.8 metres) and removal of native vegetation	Permit issued
2009/028	25/03/2009	Mr Stephen Clark. Clark Homes Pty Ltd	6 Bridge Street Queenscliff	Demolition of an outbuilding, alterations and extensions to an existing dwelling and variation to the site coverage requirements of the DDO6	Permit issued
2009/034	20/04/2009	A Line Surveying	80 Hesse Street Queenscliff	Three lot subdivision	Application withdrawn (planning permission issued 8 October 2007)
2009/036	8/04/2009	Mrs Deborah Lacey DJL Architect	8 Albert Street Point Lonsdale	Alterations and extensions to an existing dwelling and lopping of native vegetation	Permit issued
2009/037	23/04/2009	Shaun McGuire	37 Bethune Street Queenscliff	The development of a dwelling and variation to the setback requirements of the DDO1	Permit issued
2009/038	29/04/2009	Sally Stewart & Alan Johns	24 Beach Street Queenscliff	Externally paint the dwelling	Permit issued
2009/044	6/05/2009	Neil Radcliff. Radcliff Architecture	37 King Street Queenscliff	Alterations and extensions to an existing dwelling, subdivision of the land into two lots and access from a category 1 road zone	Permit issued
2009/046	8/05/2009	David Gordon. David S Gordon Architects Pty Ltd	33 Glaneuse Road Point Lonsdale	Alterations and extensions to an existing dwelling and outbuilding	Permit issued
2009/048	19/05/2009	Ms Tracey Otter. Queenscliff Village News	72 Hesse Street Queenscliff	The development of a sign	Permit issued
2009/049	29/05/2009	Ms Stacey Pugh. Chocolate	13 Hesse Street	The development of a sign	Permit issued



App. No	Date Received	Applicant	Address	Proposal	Status
		on Hesse	Queenscliff		
2009/051	29/05/2009	Mr Lionel Waddell. Owners Corporation 543390E	30-32 Hesse Street Queenscliff	The development of a sign	Permit issued
2009/053	29/05/2009	Ms Stacey Pugh. Chocolate on Hesse	13 Hesse Street Queenscliff	The development of a sign	Permit issued
2009/062	5/06/2009	Mr William Dalladay	3 Queen Street Queenscliff	Alterations and extensions to an existing dwelling	Permit issued
2009/065	15/06/2009	Mrs Jennifer Conran	49 Winterley Road Point Lonsdale	Alterations and extensions to an existing dwelling	Permit issued
2009/067	12/06/2009	Mr Henry Szwostek	1/38 Bethune Street Queenscliff	Construct a fence	Permit issued
2009/070	17/06/2009	Bellarine Community Health	2 Nelson Road Point Lonsdale	The development of a fixed shade structure (gazebo) and variation to the setback requirements of the DDO3	Permit issued



### 13.1(c) Summary Report: New Applications Received Since Last Report

App. No	Date Received	Applicant	Address	Proposal	Status
2009/064	29/05/2009	Mr Graeme Troon	6 Simpson Street Point Lonsdale	Construct decking	Public notification
2009/065	15/06/2009	Mrs Jennifer Conran	49 Winterley Road Point Lonsdale	Alterations and extensions to an existing dwelling	Permit issued
2009/066	11/06/2009	Mr Terence Walsh	17 Golightly Street Point Lonsdale	The development of a two storey dwelling (up to 7.150 metres) and removal of native vegetation	Public notification
2009/067	12/06/2009	Mr Henry Szwostek	1/38 Bethune Street Queenscliff	Construct a fence	Permit issued
2009/068	17/06/2009	Mrs Fiona Dawson St Aloysius Primary School	34 Stevens Street Queenscliff	The development of four rainwater tanks (34,000 litres each) and fencing on a site individually listed in the Heritage Overlay	Further information requested 30 June 2009
2009/069	24/06/2009 (Amended 01/07/2009)	Stuart Miller Design Solutions	35 Stevens Street Queenscliff	Demolition of outbuildings, development of a carport, outbuilding and rainwater tanks, variation to site coverage, wall length on boundary and rear setback requirements of the DDO1	Public notification
2009/070	17/06/2009	Bellarine Community Health	2 Nelson Road Point Lonsdale	The development of a fixed shade structure (gazebo) and variation to the setback requirements of the DDO3	Permit issued
2009/071	25/06/2009	Mr Tim Allen	3 Buckleys Road Point Lonsdale	Alterations and extensions to an existing dwelling (two storey up to 7.4 metres)	Public notification
2009/072	26/06/2009	Mr David McDonald	47 Hesse Street Queenscliff	Demolition of outbuildings, the development of a dwelling (two storey up to 8.5 metres) and garage, variation to the site coverage, setback and wall height requirements of the DDO1	Further information requested 26 June 2009
2009/073	30/06/2009	Mr Thomas Andrews	16 Albert Street Point Lonsdale	Alterations and extensions to an existing dwelling and the development of a fence	Further information requested 30 June 2009
2009/074	01/07/2009	Michael Higgins Building Design	6 Elizabeth Street Point Lonsdale	Alterations and extensions to an existing dwelling (two storey up to 8.5 metres)	Initial assessment being undertaken
2009/075	01/07/2009	Michael Higgins Building Design	53 Flinders Street Queenscliff	Alteration to dwelling (deck at first floor level)	Initial assessment being undertaken



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**Councillors: Mitchell/Butler**

**That the report be noted.**

**Carried Unanimously**

**Councillors: Mitchell/Davies**

**That officers provide Council with a briefing on:  
Application 2009/072 - 47 Hesse Street, Queenscliff**

**Carried Unanimously**

**Councillors: Davies/Mitchell**

**That officers provide Council with a briefing on:  
Application 2009/066 - 17 Golightly Street, Point Lonsdale**

**Carried Unanimously**

**Councillor Request:**

*Cr Mitchell requested additional information on parking in relation to Application 2009/043 - 13 Pardalote Close, Queenscliff*

Cr Mitchell noted that four applications have been referred to the Corangamite Catchment Management Authority for advice:

Application 2009/018 - 109 Bellarine Highway, Point Lonsdale

Application 2009/025 - 2 Waterview Close, Queenscliff

Application 2009/047 - 2 Jacqueline Court, Point Lonsdale

Application 2009/054 - 12 Ann Street, Point Lonsdale



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## 13.2 Point Lonsdale Structure Plan

**File Number:** QG290-25-01

**Responsible Officer:** General Manager Planning & Places

### Introduction

The purpose of this report is for Council to consider adoption of the Point Lonsdale Structure Plan.

The structure plan is a joint project between the Borough of Queenscliffe and the City of Greater Geelong. The City of Greater Geelong adopted the plan in April 2009. (Refer to attached final Structure Plan Map)

The draft Structure Plan was exhibited for 6 weeks during 2008 and approximately 120 submissions were received by both councils. While the submissions received generally supported the structure plan, a range of issues were raised regarding the Golf Course development, Stocklands development, other privately owned properties west of Fellows Road in the City of Greater Geelong, small open space parks and land at the corner of Fellows Road and Bellarine Highway.

Following exhibition, a Project Control Group, comprising officers from Department of Planning and Community Development, officers and two Councillors from each municipality and an independent chair, considered all submissions and directed a number of document changes outlined in this report.

It is recommended that the structure plan be adopted subject to some minor wording changes and the joint position developed with the City of Greater Geelong on the land at the corner of Fellows Road and Bellarine Highway being presented as part of the Planning Scheme Amendment.

### Background

The Point Lonsdale Structure Plan is a joint project between the City of Greater Geelong and the Borough of Queenscliffe. The project was managed by a Project Control Group (PCG) comprising officers from Department of Planning and Community Development (DPCD), officers and two councillors from each municipality and an independent chair. DPCD provided funding for the provision of an independent chair to facilitate the joint process between the two municipalities.

During the course of the structure planning process the composition of the Project Control Group changed as new councillors were elected in November 2008 and staff changes occurred in early 2009 at the Borough of Queenscliffe(BoQ). BoQ Councillor representatives on the PCG were Cr. Bob Merriman and Cr. David Mitchell from January 2009.



The Structure Plan was exhibited for six weeks from 18 September to 30 October 2008. Approximately 120 submissions were received by both councils.

On March 10, 2009 the Project Control Group adopted a final structure plan following a number of changes to the draft structure plan in response to submissions. The submissions are summarized in the attachment to this report. A full copy of submissions and responses have not been provided in this council report due to the number (120) and the fact that they contain personal information.

## **Discussion**

### **Summary of Structure Plan**

The Point Lonsdale Structure Plan is a strategic land use planning document for Point Lonsdale, and will be used in the assessment of planning permits and planning scheme amendments.

The visions and aspirations for the plan are derived from the Bellarine Peninsula Strategic Plan 2006-2016 which was itself subject to significant community consultation during its production. The following provides a summary of some of the major points of interest.

#### Population Growth and Housing

One of the key purposes of the structure plan is to define a settlement boundary for Point Lonsdale and provide direction for future growth. Population growth is predicted to be an increase of 1229 permanent residents by the year 2021, primarily in the City of Greater Geelong.

The Coastal Spaces Recommendations Report, Department of Sustainability and Environment (2006) and the Victorian Coastal Strategy 2008(VCS) identify Point Lonsdale as a coastal settlement with low growth capacity. Low growth is defined in the VCS as "*growth contained within existing urban or appropriate zoned land primarily through infill capacity and renewal within defined settlement boundaries*". State Government policy supports the "green break" between Point Lonsdale and Ocean Grove and the protection of its unique landscape.

The settlement boundary was developed in compliance with the State Government Planning Practice Note and includes existing land zoned for urban use. It should be noted that the Stocklands property to the west of Fellows Road is zoned Residential 1 Zone and therefore has been included within the settlement boundary for that reason.

Identified medium density housing precincts originally designated in the draft structure plan have been removed. Subject to compliance with design controls, new medium density development (2 or more dwellings) is to be encouraged within new residential developments in close proximity to township services.



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### Environment and Landscape

Point Lonsdale has significant environmental and landscape features which are recognized in the plan. For example, the Queenscliffe Planning Scheme has vegetation controls in the form of Vegetation Protection Overlays (VPOs) for Point Lonsdale which currently do not apply west of Fellows Road. The plan proposes that VPOs be developed for land within the City of Greater Geelong which has significant vegetation. VPOs are proposed to be applied between Shell Road and Emily Street, within and north and south of the Point Lonsdale Golf Course development.

### Environmentally Sustainable Design

Design and Development Overlays (DDOs) which provide strategic direction for the built form of Point Lonsdale and protect its character within the Borough of Queenscliffe, are also proposed to be implemented west of Fellows Road within the City of Greater Geelong; to be based on the Queenscliffe DDOs.

'Directions' for built form also encourage the incorporation of Environmentally Sustainable Design principles into new buildings or the retrofitting of existing buildings, principally through advocacy. Applicants for development will be encouraged to compare their proposal against the STEPS criteria and the Sustainability Scorecard as developed by the Moreland and Port Phillip Councils.

### Climate Change and Sea Level Rise

The structure plan recognizes the potential impacts of climate change on Point Lonsdale, particularly sea level rise and the directions of the Victorian Coastal Strategy 2008, which requires new development to assume a sea level rise of 0.8 metres by 2100. New development is now required to undertake investigations into the impact of climate change on their proposal before proceeding.

The question then remains of how existing zoned land or new development responds to or adapts to climate change. The Corangamite Catchment Management Authority is the flooding authority for Point Lonsdale and Queenscliff. Their present capacity to respond on climate change issues is constrained by their limited resources. Therefore, the structure plan proposes that both councils *"work in partnership with the CCMA to determine appropriate building floor levels within existing urban areas in the context of the Victorian Coastal Strategy and Stocklands development"*. Both councils have further determined to advocate on behalf of the CCMA for additional resources to undertake this work.

In addition, the Implementation Plan recommends that both councils undertake a joint Climate Change/Flood Risk Study for Point Lonsdale township which *"includes consideration of climate change impacts, flood control, protection and mitigation measures and potential planning scheme changes"*. Meanwhile, at a Federal and State Government level, the CCMA, CSIRO and State Government 'Future Coasts' project continue to progress modeling on predicted climate change impacts and the development of appropriate planning controls for the state. Recommendations to Council on appropriate planning controls and strategic direction on climate change are due in 2010.



New Residential Zones

Earlier this year the State Government sought submissions on the new draft Residential Zones for Victoria. The three zones proposed to supersede the existing zones are the Limited Change Zone, Substantial Change Zone and Incremental Change Zone. At this stage, the State Government proposes to undertake a direct translation of all schemes, with the Incremental Change Zone replacing the Residential 1 Zone in all Planning Schemes. Where Councils have undertaken a strategic plan, such as a housing diversity study, the recommendations of these strategies will be taken into account when the State translates the current zones.

The Borough of Queenscliff does not have a housing diversity study or similar in place. However, there are a number of existing planning controls on properties within the Borough of Queenscliff which protect the heritage of the area and guide built form and urban design for new development. It is considered that the zone most appropriate to apply to Queenscliff and Point Lonsdale which aligns with current controls and community vision is the Limited Change Zone.

The Implementation Plan of the Point Lonsdale Structure Plan recommends that, in the event that the current State Residential Zones as exhibited are implemented, that the Limited Change Zone apply across the Borough of Queenscliff. Although the City of Greater Geelong previously identified Point Lonsdale as suitable for the Residential 3 Zone (Incremental Change), to ensure consistency with the Borough, the structure plan now recommends a change to the City of Greater Geelong's Municipal Strategic Statement and Housing Diversity Strategy to support this different approach for Point Lonsdale as a low growth area.

Train Station and Transport Interchange/Park and Ride Opportunity

The structure plan makes a number of recommendations in relation to improvements to public transport, carparking and access. Following exhibition the concept of a transport interchange was raised, particularly to improve transport into Queenscliff during major events. The township structure plan map shows an indicative location for a railway station at the northern end of Fellows Road. This was considered an ideal location for a train/bus/car interchange area. Any development of surrounding land will be required to set aside sufficient areas for parking and infrastructure around this concept.

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**Alterations to the Structure Plan Post Exhibition**

The changes made to the draft structure plan as a result of the issues raised during consultation are outlined below. This section of the report is identical to that provided to the City of Greater Geelong. Where the BoQ position varies from that adopted by the City of Greater Geelong in April 2009, additional comments are provided in italics. The City of Greater Geelong representatives on the Project Control Group have considered the changes proposed by the Borough of Queenscliff and are supportive.



## 1. Location of the Settlement Boundary

A substantial number of submissions were made in relation to the location of the settlement boundary and directions relating to specific sites including the Hanley, McMahon, Stockland and Lonsdale Golf Course sites.

### Lonsdale Golf Club

A large number of submissions (the most frequent issue raised in submissions received by City of Greater Geelong) relate to the Lonsdale Golf Club development and the recommendation for urban development of that part of the course fronting Fellows Road and the expansion of golf holes adjacent to Lake Victoria via an EES process. The majority of submissions support the development of the Club given the significant social-community role played by the Club and the linking of the development to ongoing sustainability of the club and improved site facilities for community use/access.

A number of submissions (Geelong Environment Council, Point Lonsdale Coastal Spaces Group etc) identify concerns with development of further holes adjacent to Lake Victoria and related environmental impacts and the overly positive language used in relation to a future EES process. A number of adjoining owners have also expressed concern about loss of views and amenity impacts of the golf club development and have sought additional buffer and land use directions.

The Golf Club have sought a number of changes including realigning the settlement boundary consistent with their residential concept, inclusion of the whole club within the structure plan map, correction of factual errors in the Background Report and designation of the future expansion of club holes on the Structure Plan map.

The Golf Club proposal would be subject to a combined rezoning and EES process. The inclusion of the entire golf club grounds within the Structure Plan map is not considered necessary as the activity is a non urban use and identified within the study area. Other than a general discussion in the Structure Plan map it is not considered appropriate to show the full expansion of the golf club as this somewhat anticipates an EES process.

As a result of submissions the following changes were made to the draft Structure Plan:

- Clarify wording in relation to the EES process and add broad directional arrows as to possible expansion of club facilities (subject to appropriate processes and responding to constraints);
- Adjust the settlement boundary to include all the proposed residential component;
- Include wording to identify the role and development of the golf club facilities outside the settlement boundary of the golf;
- Clarifying application of planning tools and provision of buffers, design guidelines and Ministerial Direction 13 (sea level rise vulnerability assessment) etc;
- Include Emily Street drainage reserve within settlement boundary;
- Amend text to correct factual errors.



### **Officer Comments**

***\*Post adoption by the City of Greater Geelong, it was found that on page 8 of the structure plan, the legend refers to the need for a referral to determine the need for an EES for the Golf Club development. This is out of date, as a referral was made and it has been determined that an EES is required, with the process for such commenced. As this is a clerical error, the City of Greater Geelong has agreed that this page can be amended to reflect that an EES is required.***

***\* Similarly, in the Implementation Plan under "Applying Zones and Overlays", it is stated that part of the Lonsdale Golf Course as identified in the Structure Plan is to be rezoned to a Residential 1 Zone. The wording of this statement implies that this could occur separately to consideration of the development as a whole, including the new golf links adjacent to Lake Victoria, which are subject to an EES process.***

***As this is a clerical error, the City of Greater Geelong has agreed that this statement is to be corrected to reflect that the rezoning is part of a combined proposal which is subject to an EES. Consultants acting for the Lonsdale Golf course have also confirmed that it is not intended that the rezoning of part of the land to Residential 1 Zone will occur separately.***

### **Stocklands Residential and Waterways Development**

A number of submissions support the reduction in size of the Stockland development or conversion of the site to a conservation area. The Geelong Environment Council sought support for their RAMSAR listing request for the site although this is understood not to have been supported by the Minister for Environment. A number of other submissions raise concerns over climate change and sea level rise as a basis for no further expansion of the township beyond current urban areas. The entire Stockland site is zoned Residential 1 and its development subject to an EES which has since received a positive assessment from the Minister for Planning and the panel considering Amendment C150. On 28 April, 2009 the City of Greater Geelong adopted Planning Scheme Amendment C150 and resolved to forward the Amendment to the Minister for Planning for approval.

Stockland have also raised some minor issues about document wording and tools (i.e. applying Development Contributions Plan Overlay) etc.

As a result of submissions the following changes were made to the draft Structure Plan:

- Updating all references to Stocklands to reflect the receipt of panel report and Ministers assessment of the EES;
- Allowing social infrastructure contributions via S173 Agreements.

### **Officer Comments**

***\* The BoQ has raised a number of concerns with the Stocklands development. Council continues to advocate on those issues with the Federal Minister for Environment and Heritage and the State Minister for Planning.***



***It should be noted that the structure plan does not evaluate the current Stocklands development proposal but rather recognises it as a residential growth area within the Point Lonsdale Settlement Boundary. This is appropriate as the land is currently zoned Residential 1 Zone.***

### Hanley Land

Most submissions on this site relate to identified tourism opportunities (see discussion below). St Quentins on behalf of Hanley seek inclusion of the site within the settlement boundary and identification of urban development opportunities to the eastern portion of the site. This site given its proximity to the coastal dune system is considered unsuitable for urban development because of environmental and policy issues – including Coastal Spaces/Victorian Coastal Strategy. As a result of submissions the primary role of the site remains unaltered (refer also to changes under '2. Tourism opportunities').

### McMahon Land

The existing shell grit site is identified in the Structure Plan as a future investigation site with long term development opportunity linked with a significant net gain opportunity (i.e. wetland protection, future active recreation space etc). The submission from Tract on behalf of McMahon seeks inclusion of the site within the settlement boundary. The site was excluded from the settlement boundary on the basis that lot supply within the life of the Structure Plan did not warrant the site being rezoned in the short term. Some minor changes were recommended including minor text changes to reflect extent of site disturbance and site development components identified in Background Report and opportunity for the site to be used for a range of land uses.

## **2. Tourism Opportunities**

Approximately 20 submissions raised concerns about the Structure Plan directions around tourism particularly the lack of certainty around the reference to 'opportunities for appropriately scaled and designed tourism activities' on the Hanley and Stockland (north of Bellarine Highway) sites.

The intent of the Structure Plan was to provide direction about these fringe sites and recognise other strategies including tourism strategies for the Bellarine Peninsula by nominating opportunities for a more urban density development on the Business 4 zoned land in Fellows Road (i.e. motel/convention facility), a more spacious accommodation setting north of the Bellarine Highway (i.e. scale similar to caravan park) within a Rural Activity zone for example and a low scale/modest development on the Hanley land (i.e. cabins/retreat style accommodation).

The submissions received either sought direction relating to buffer treatments to adjoining residential areas, greater direction as to what this meant in terms of zone changes or scale/use, doubt as to the need to provide tourism opportunities. Stockland have suggested that to secure investment that zones other than Rural zones might be required. The Hanley submission in relation to tourism opportunities seeks inclusion of the whole site rather than the northern portion.



As a result of submissions the following changes were made to the draft Structure Plan:

- Change the Structure Plan map to refine the extent of Hanley Land with tourism opportunity;
- Clarify that a Rural Zone should generally be applied to the Stockland North and Hanley sites (i.e. Rural Activity Zone) or other zone which achieves a similar rural, low density character and setting outcome;
- Identify principles for each of the two identified rural sites including land uses,, provision of buffers, scale and design, revegetation, site management plans etc;
- All sites need to be cognisant of environmental constraints and sea level rise.

### **Officer Comments**

***\* Post adoption by the City of Greater Geelong, discussions have continued regarding the future of Business 4 Zoned land at the corner of Fellows Road and Bellarine Highway to ensure that the use of this land is appropriate to the context and responds to the current site constraints. Therefore the following changes were agreed to be a joint position by the City of Greater Geelong and BoQ as part of the Planning Scheme Amendment process and Independent Panel hearing:***

#### ***Page 15: Retail Commercial:***

***Opportunity exists to rezone the land to an appropriate zone to facilitate the development of an appropriately scaled tourist accommodation or tourist related use. Any development must respond to the site constraints and designed to sit comfortably within the landscape/environmental setting in terms of site coverage, building height and materials, landscaping and vegetation protection/enhancement. Site buildings should be consistent with the prevailing built form height of the locality. The zone and development response should be achieved via a section 96A combined permit amendment process with the application of appropriate design controls consistent with the identified design objectives.***

#### ***Page 19 Activities Directions:***

***Support the development of a tourist related use on the land located on the north west corner of Bellarine Highway and Fellows Road by rezoning the land from Business 4 to an appropriate zone with design controls via a section 96A combined permit/rezoning process. The zone/overlay and development outcomes must ensure that the site development and use responds to and compliments the site constraints and landscape/environmental setting.***

#### ***Part B Implementation:***

***Rezone Business 4 land on the corner of Fellows Road and Bellarine Highway .to an appropriate zone supported by design controls via a S96A combined permit/amendment process to facilitate the development and use of the site for a site responsive, appropriately scaled tourism activity.***



### 3. Documentation issues

#### Open space

Approximately 20 submissions made reference to the fact that the Structure Plan did not designate a number of small open space areas on the Structure Plan map. Consistent with current practice these spaces were not identified due to a desire to keep the plan simple and to identify specific directions only. The non designation of these sites was not intended to suggest an alternative use or loss of these sites. The final report proposes to identify these sites on the Structure Plan map.

#### **Officer Comments**

**\*\* Borough of Queenscliffe individual response to this issue is addressed later in this report under the section entitled "Point Lonsdale Local Parks".**

#### Environmental Constraints

A number of submissions identified that the extent of environmental constraints shown on the study area and structure plan map were either incorrectly shown, overstated or inconsistently applied. The final report proposes to identify these sites includes additional commentary clarifying the intent of this designation.

#### Other document changes

A number of submissions make comment about street name and other minor amendments to the maps etc. The final report includes these corrections.

### 4. Traffic & parking

A significant number of submissions were made in relation to the parking and traffic directions including comments about roundabouts. Submissions raise comments both for and against specific directions or identify opportunities to improve carparking. The final Structure Plan includes additional directions about roundabout treatments and design to suit coastal character, increased directions relating to public transport including opportunities for a park and ride scheme associated with a station established on the tourist rail line and directions for further traffic assessment.



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### **Officer Comments**

***\*\* Page 38 of the structure plan makes two references to VicRoads as the road manager for Lawrence Road. This is not correct and will be rectified.***

### **5. Municipal boundary**

Many submissions raised the issue of municipal boundary covering a range of positions. The Structure Plan identified this issue, in response to the frequency of it being raised during the initial consultation phase, within the governance section identifying it as one of a range of issues requiring a joint municipal partnership for implementation. It is not considered that the issue requires further reinforcing as part of a Structure Plan. No changes are recommended.

### **Officer Comments**

***\*\* The municipal boundary is the subject of BoQ's adopted Council Plan objectives.***

### **6. Coastal fringe**

A number of submissions were received associated with the lighthouse precinct and on the coastal fringe such as the long term relocation of the Bowling Club and accommodation options for the Golightly Caravan Park. The Structure Plan supports the implementation of the Queenscliff Coastal Management Plan which identifies improvements to the lighthouse precinct and management recommendations for the Bowling Club and Golightly Caravan Park. No changes were recommended.

### **Implementation**

The Structure Plan proposes a range of planning scheme changes to the Greater Geelong Planning Scheme including:

- Introduction of a vegetation protection overlay over a number of residential areas;
- Introduction of design and development overlays over existing residential areas consistent with the current controls that apply in the Borough of Queenscliff;
- Modification to the Local Planning Policy Framework to update directions relating to Point Lonsdale and introduce the Structure Plan as a reference document.

Other zone changes including rezoning of the B4 zoned area and changes to other private sites including Lonsdale Golf Club are proposed to be run as separate privately initiated amendment processes.

The structure plan has also been amended to provide further commentary about the application of DDO and VPO's by more clearly articulating the specific objectives to be achieved and key character elements to be protected and relationship with existing overlay controls East of Fellows Road. Further review of the DDO's in terms of site coverage is



proposed within the Borough of Queenscliffe Planning Scheme. The notional medium density housing nodes have also been removed around the shopping centre and Community Health Centre.

It is proposed that post adoption of the Structure Plan by the two municipalities that a joint amendment will be made to implement the Structure Plan and proposed zone/overlay changes in to the respective planning schemes. It is anticipated that the Lonsdale Golf Club amendment and EES would run in tandem with any such amendment.

Climate Change

The Victorian Coastal Strategy (VCS) was released following the exhibition of the draft Structure Plan. While this does not fundamentally change the content and directions of the structure Plan the VCS has confirmed a minimum increased in sea level of 0.8m by 2100 and establishes a range of planning principles including the application of the precautionary principle and requirement for vulnerability assessments. The Structure Plan has been revised to reflect these principles and identifies directions to undertaking a joint sea level rise/flood study and the establishment of flood levels.

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**POINT LONSDALE LOCAL PARKS**

Several submissions to the Borough of Queenscliffe received during and post exhibition of the structure plan related to the "pocket parks" in Point Lonsdale being zoned Residential 1 Zone.

In 2001 the Borough of Queenscliffe exhibited Planning Scheme Amendment C8 to the Queenscliffe Planning Scheme which sought to rezone the parks in council ownership to "Public Park and Recreation Zone". Unfortunately that amendment was not finalized and lapsed in 2006.

As the local parks are in public ownership it is considered appropriate to confirm this status with a Public Park and Recreation Zone. The purpose of the Public Park and Recreation Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To recognise areas for public recreation and open space.*
- *To protect and conserve areas of significance where appropriate.*
- *To provide for commercial uses where appropriate.*

As this proposed amendment to the Queenscliffe Planning Scheme has been through a process of public exhibition, and the rezoning of the land to confirm public ownership will not have material detriment to any person, it is considered appropriate to resolve this issue as soon as possible. One option is to seek a Ministerial Amendment to the Queenscliffe Planning Scheme which would allow the land to be rezoned without requiring exhibition. If



this is not successful, council can prepare an amendment and seek exemption from notification.

It is recommended that Council proceed with the first option and, if unsuccessful, prepare an amendment to the Scheme but seek exemption from notification as per Section 20(1) of the Planning and Environment Act.

## **Council Plan**

Strategy 5.1: 2009-2013 Council Plan Objective:

*Protect, conserve and add value to the unique natural, built and heritage values of the Borough of Queenscliffe, drawing on an understanding of the limitations of the natural environment and the municipality's historical background.*

The formulation of this structure plan is consistent with this objective.

## **Financial**

The Point Lonsdale Structure Plan was jointly funded by the two municipalities and the State Government - DPCD. The Structure Plan recommends a number of actions in the Implementation Plan which will require funding from the Borough of Queenscliffe and the City of Greater Geelong. Wherever possible, applications for grants will be made for major projects.

The implementation of the Structure Plan into the Queenscliffe Planning Scheme will require a Planning Scheme Amendment. Costs will be incurred by the Borough in relation to the Amendment and the representation at the Independent Panel hearing if required.

## **Social**

Community service providers were involved in the development of the structure plan. As a low growth area, no significant changes are proposed to infrastructure to accommodate demand, apart from a new community facility proposed within the Stocklands development should it proceed.

To ensure safety and sense of security of residents, the plan promotes Crime Prevention Through Environmental Design (CPTED) be incorporated into new residential subdivision and the design of new public spaces and pathways.

## **Environmental**

As described earlier in this report, Point Lonsdale's unique natural and built environment has been recognized in this plan, with many principles and directions designed to preserve



and maintain its valued coastal character. These include Vegetation Protection Controls and Design and Development Overlays.

The coastal dunes, coastal vegetation, Lake Victoria and wetlands have significant environmental and landscape values which also form a constraint to outward growth. The 'Township Structure Plan' map indicates areas subject to environmental constraints, vegetation protection areas, coastal dunes, and areas where revegetation to the coastal dune edge should be encouraged.

### **Communication**

Community consultation was extensive and included the following:

- A community bulletin including a feedback sheet received by all occupants and absentee landowners of properties within Point Lonsdale. 274 responses were received.
- A community issues workshop held on Saturday 29th March 2008 at the Point Lonsdale Primary School Hall, attended by 120 members of the community.
- A service providers workshop on Monday 21st March 2008. This included representatives of local service providers and council officers involved in social service provision in Point Lonsdale.
- Exhibition of the draft structure plan for 6 weeks over school holidays in September and October 2008. Approximately 120 submissions were received by both councils.

### **Officers Recommendation:**

#### **That Council:**

#### **In relation to the Point Lonsdale Structure Plan:**

- 1. Adopt the Point Lonsdale Structure Plan subject to**
  - (a) the clerical errors as outlined in this report being rectified, and**
  - (b) the joint position as outlined and agreed with the City of Greater Geelong on the Business 4 Zoned land at the corner of Fellows Road and Bellarine Highway being presented at Planning Scheme Amendment stage.**
- 2. Prepare an amendment to the Queenscliffe Planning Scheme, following authorisation from the Minister for Planning, to implement the Point Lonsdale Structure Plan;**



**In relation to advocacy:**

- 3. That Council advocate with State Government the urgent need to provide resource capacity for Catchment Management Authorities, particularly the Corangamite Catchment Management Authority, to provide flood level information in the context of the Victorian Coastal Strategy;**

**In relation to Point Lonsdale's local parks:**

- 4. That Council prepare an amendment to the Queenscliffe Planning Scheme, based on previous Planning Scheme Amendment C8, rezoning local Point Lonsdale parks in Council ownership to the "Public Park and Recreation Zone" and as a first option, seek a Ministerial Amendment to enable the rezoning to occur as expeditiously as possible. If this first option is not successful, seek an exemption from notification for this Amendment when seeking authorisation to prepare.**

**In relation to the State Government's New Residential Zones:**

- 5. That Council advocate to the Minister for Planning to replace the Residential 1 Zone with the Limited Change Zone in the Borough of Queenscliffe, should the new draft residential zones be implemented as exhibited.**

**Councillors: Mitchell/Davies**

**In relation to the Point Lonsdale Structure Plan:**

- 1. That Council advocate with State Government the urgent need to provide resource capacity for Catchment Management Authorities, particularly the Corangamite Catchment Management Authority, to provide flood level information in the context of the Victorian Coastal Strategy;**
- 2. That Council prepare an amendment to the Queenscliffe Planning Scheme, based on previous Planning Scheme Amendment C8, rezoning local Point Lonsdale parks in Council ownership to the "Public Park and Recreation Zone" and as a first option, seek a Ministerial Amendment to enable the rezoning to occur as expeditiously as possible. If this first option is not successful, seek an exemption from notification for this Amendment when seeking authorisation to prepare.**
- 3. That Council advocate to the Minister for Planning to replace the Residential 1 Zone with the Limited Change Zone in the Borough of Queenscliffe, should the new draft residential zones be implemented as exhibited.**

**Carried Unanimously**



**Councillors: Mitchell/Davies**

**That Council defer consideration of Officer's Recommendations:**

- 1. Adopt the Point Lonsdale Structure Plan subject to**
  - (a) the clerical errors as outlined in this report being rectified, and**
  - (b) the joint position as outlined and agreed with the City of Greater Geelong on the Business 4 Zoned land at the corner of Fellows Road and Bellarine Highway being presented at Planning Scheme Amendment stage.**
  
- 2. Prepare an amendment to the Queenscliffe Planning Scheme, following authorisation from the Minister for Planning, to implement the Point Lonsdale Structure Plan.**

**Cr Mitchell requested a division on this motion.**

**For: Crs Mitchell & Davies**

**Against: Crs Butler, Burgess & Merriman**

**Motion Lost**



**Councillors: Burgess/Butler**

**That Council:**

**In relation to the Point Lonsdale Structure Plan:**

- 1. Adopt the Point Lonsdale Structure Plan subject to**
  - (a) the clerical errors as outlined in this report being rectified, and**
  - (b) the joint position as outlined and agreed with the City of Greater Geelong on the Business 4 Zoned land at the corner of Fellows Road and Bellarine Highway being presented at Planning Scheme Amendment stage.**
  - (c) The acceptance of advice from the Corangamite Catchment Management Authority, who will:**
    - provide mapping and information on current and ongoing investigations into flooding as a result of climate change;**
    - advise on planning applications; and**
    - provide support on implementation of a strategy to deal with planning applications in high, medium and low risk areas vulnerable to flooding as a result of climate change to be applied in the Point Lonsdale Structure Plan area.**
- 2. Prepare an amendment to the Queenscliffe Planning Scheme, following authorisation from the Minister for Planning, to implement the Point Lonsdale Structure Plan.**

**Cr Mitchell requested a division on this motion.**

**For: Crs Butler, Burgess & Merriman**

**Against: Crs Mitchell & Davies**

**Carried**



**ATTACHMENT: Final Structure Plan Map**



**Township Structure Plan**

Existing public open space and golf course	Point Lonsdale Settlement Boundary	Encourage revegetation to coastal dune edge
Coastal dunes and vegetation	Minimal change residential areas	Significant entry points
Community infrastructure	Residential growth areas	Local shop
Queenscliffe Coastal Management Plan Area	Rezone for tourist accommodation / activity	Neighbourhood activity centre
Buckley Park Management Plan Area	Land with environmental constraints	Proposed vegetation protection
Railway line, possible new station and interchange/parking area	Primary pedestrian & cycle route	Opportunities for appropriately low scaled and designed tourism accommodation
	Potential opportunities for expansion of Golf Course subject to a referral to determine need for EES	



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## ATTACHMENT: Submission Summary

- The Draft Point Lonsdale Structure Plan was exhibited between 18<sup>th</sup> September and 30<sup>th</sup> October 2008.
- Exhibition included:
  - Mail out of a Community Bulletin with an attached Feedback Form. The Bulletin provided a summary of the key principles and policy directions of the Plan, Maps and general information.
  - A Community Information Display held at the Point Lonsdale Primary School Hall on Saturday 4 October between 10am and 2pm. A drop in format enabled community members to speak on-on-one with Council officers and members of the consultant team regarding the draft Plan.
  - Copies of the Plan were available at Council customer service centres and library.
  - Approximately 25 people attended the Community Information Session. A total of 127 submissions were received from the community and key land holders (66 were received by the Borough of Queenscliffe, and 61 by the City of Greater Geelong). These have been summarised in a table format. The key issues included:
    - General support for the principles and directions of the Plan.
    - More direction around “appropriately scaled and designed tourism activities and areas outside of the settlement boundary. Some opposition to some or all of the identified sites (owners of these sites sought higher end uses).
    - More information required on how the buffer between the existing settlement and new subdivisions, and development at the settlement boundary will be managed.
    - General support for Golf Course inclusion in settlement boundary and residential development. Concern over location of club facilities (noise/landscape buffer etc) and environmental impacts on wetlands. Golf Club broadly supportive but seek settlement boundary to include all of residential concept area and possibly club house and some corrective changes to Background Report.
    - Amalgamation of Council boundaries – for & against
    - Using environmental constraints as a means to determine the settlement boundary –questioning of integrity and date of information informing ESO etc. Hanley argues it should not be precluded as information incorrect and outdated. Suggestion that environmental constraints mapping not well founded or requires editing or greater strategic basis.
    - Support for walking / cycling priority, however a few submissions considered that secondary routes should be designed for shared use rather than a ‘designated’ footpath.



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- Concern the pocket parks and smaller open spaces in the township not shown on maps, and unclear what direction was for these sites. A number of other small mapping and detail errors to be reviewed.
  - Mixed views about proposed roundabouts. Should be designed so as not to reduce safety for pedestrians and cyclists.
  - Relocation of the bowling club.
  - Car parking in summer / peak holiday times not addressed adequately (at shopping centre).

The purpose of this paper is to present the key issues that have been raised in response to public exhibition of the Plan. Each issue is identified along with a recommendation made for consideration by the Project Control Group. The recommendations will be incorporated into the final Structure Plan. Please note that other issues raised in the submissions will be responded to individually in a separate document.



Item No.	Issue & Section of exhibited Draft	Community Feedback	Discussion / Recommendation
1.	General	A number of mapping anomalies that require revision, including existing public open spaces. Need to provide glossary of acronyms	Maps and text will be revised to reflect these comments. Glossary of Acronyms to be added at end of Structure Plan document.
2.	Vision	One submission suggested that the 'Vision' was too negative and should be revised to make it more positive.	It is considered that the existing vision was established by the 'whole' community and is representative of both Councils during preparation of the Bellarine Strategic Plan. For this reason, it should not be changed.
3.	Section 3.5 Township Growth Emily Street Drainage Reserve	Emily Street drainage reserve should be included within the settlement boundary.	Township Structure Plan Map to be amended to included drainage reserve.
4.	Section 3.5 Township Growth and Section 3.6 Activities <b>Issue: Hanley land exclusion from settlement boundary</b>	St Quentin on behalf of Hanley Family request that part of Hanley land zoned Farming Zone be included in settlement boundary so as not to preclude from future residential development. The submission requested that the Structure Plan incorporate a direction that the land be investigated for potential future residential development. General support from other submitters on the proposed settlement boundary.	The Hanley land should not be included in the settlement boundary. It is not intended to develop the land for an 'urban use' during the life of the Plan nor is its development consistent with the 'low growth' scenario. However, the part of the Hanley land currently used by the Golf Course will be accurately shown and the area to be used by the Golf Course will be delineated on the Township Structure Plan Map with arrows and accompanying text, " <i>potential opportunities for expansion of Golf Course subject to referral to determine need for EES.</i> " At the life of the Plan, the development and up take of the Stockland and the Golf Course residential developments, will provide insight into township growth figures and 'need' for further residential subdivision.
5.	Section 3.5 Township Growth	Golf Club residential development and expansion generally supported. Issues over	Changes to Background Report to show most recent Golf Club proposal.



Item No.	Issue & Section of exhibited Draft	Community Feedback	Discussion / Recommendation
	<p><b>Issue:</b> <b>Golf Course Proposal</b></p>	<p>the location of club facilities and need for noise / landscape buffer to existing residential areas. The Lonsdale Golf Club seek revisions to the maps to show the extent of the existing Golf Course, and indicate the area proposed for the expansion of the Golf Course. Also, that the settlement boundary include all residential subdivision concept area, and proposed club house and car parking facilities. Corrective changes to Background Report to reflect latest concept.</p> <p>One submission raised concern about the environmental impacts of expansion of the Golf Course on wetlands, and that the Plan presumed an EES will be approved.</p>	<p>Township Structure Plan Map to be amended as follows:</p> <ul style="list-style-type: none"> <li>• To show extent of existing Golf Course on Hanley Land.</li> <li>• To indicate using arrows “potential opportunities for Golf Course expansion subject to referral to determine need for EES”</li> <li>• To revise the settlement boundary line at the Golf Course to include all of proposed Lonsdale Golf Course residential subdivision.</li> </ul> <p>Additional text in the Plan to state that <i>“aall facilities associated with the Golf Club including clubroom and car parking areas should be located outside the Settlement Boundary in a location to be determined.”</i></p>
6.	<p>Section 3.5 Township Growth <b>Issue:</b> <b>McMahon Proposal / Future Residential Use</b></p>	<p>Tract Consultants on behalf of McMahon family land would like the land shown as “future residential investigation area” to be included within the settlement boundary.</p> <p>The description of the McMahon site needs to be corrected – eastern portion of land used for shell grit extraction.</p>	<p>Provision for investigation for future residential growth at time of review has been made as part of the Plan. This site should not be included within the settlement boundary.</p> <p>The Background Report will be amended with correct description of the land.</p>
7	<p>Section 3.5 Township Growth <b>Issue:</b> <b>Stockland Development</b></p>	<p>Several submissions did not support the Stockland development because it is seen to be inconsistent with the small town character of Point Lonsdale and detrimental to the local environment. Many simply requested that the development be limited.</p>	<p>Await Panel Report.</p> <p>Change Background Report to acknowledge that Ramsar nomination not supported as per letter from Minister for Environment and Climate dated 25 February 2008.</p>



Item No.	Issue & Section of exhibited Draft	Community Feedback	Discussion / Recommendation
		<p>The Background Report discusses nomination of part of the Stockland site for the Ramsar Convention. The Minister for Environment and Climate Change sent a letter dated 25 February 2008, to the President of the Geelong Environment Council Inc, stating that the new Ramsar site listings and additions to existing sites are postponed until the time a State Wetlands Strategy is developed.</p>	
8.	<p>Section 3.6 Activities: Tourism / Entertainment / Events Other Uses Outside the Settlement Boundary</p> <p><b>Issue: More direction around “appropriately scaled and designed tourism activities”. Parcel of Hanley land and land north of Bellarine Hwy.</b></p>	<p>The community seeks more direction and clarification about what constitutes ‘opportunities for appropriately scaled and designed tourist accommodation’. For example the nature of proposed activities, future zoning, and detail regarding the treatments of the interface with established residential areas.</p> <p>St Quentin on behalf of the Hanley family, suggest that rezoning is required to facilitate tourist opportunities as part of the Structure Plan.</p> <p>Intent of direction is that the tourist development is to be in accordance with one of the suite of rural zones, with the aim being to provide employment opportunities and economic sustainability of the township without compromising the ‘rural landscape setting’ of Point Lonsdale.</p>	<p>Any ‘tourist accommodation’ must be consistent with the permitted uses in one of the suite of rural zones. Rezoning of Hanley land as part of the Structure Plan is not required. Any rezoning application should be accompanied by an application for use and development of the land to ensure consistency with the objectives of the Structure Plan for the Hanley site.</p> <p>More detail will be provided for the two areas identified for tourism potential outside of the settlement boundary.</p>



Item No.	Issue & Section of exhibited Draft	Community Feedback	Discussion / Recommendation
9.	Section 3.9 Access <b>Issue: Primary &amp; Secondary Routes</b>	General support for primary and secondary routes. However, divided opinion on secondary routes – generally used as shared road spaces, and considered footpath will not provide same function and gives cars priority over pedestrians. Hanley propose extension of the primary and secondary routes through their land to the foreshore.	Secondary routes should be revised to include: <ul style="list-style-type: none"><li>o signage designating street as ‘shared road spaced’ and ‘preferred cycle route’.</li></ul> No support for continuation of primary and secondary route through Hanley land as contrary to actions of the Buckley Park Management Plan which directs all access to the Lawrence Road beach access, and states that the area between the Hanley Land and beach should be subject to significant revegetation. Therefore, the Township Structure Plan map should be amended to include the area subject to the Buckley Park Management Plan, and identify area for “significant revegetation”. Text added to refer to support for the actions of the Buckley Park Management Plan.
10.	Section 3.9 Access <b>Issue: Roundabouts</b>	Range of views on installation of roundabouts at key intersections. Generally supported if do not compromise pedestrian and bicycle safety.	Retain roundabout proposals. Add text that the roundabouts be designed to promote cycling and pedestrian safety.
11.	Section 3.10 <b>Governance &amp; Leadership Municipal Boundary &amp; Amalgamation</b>	That the Plan should provide direction on the municipal boundary. Views both for and against.	Changes to the Municipal Boundary are beyond the scope of the Structure Plan. However, add text under Governance and Leadership to acknowledge that: <i>“The municipal boundary presents a unique challenge requiring continuing cooperative dialogue to implement the objectives of this Structure Plan.”</i>
12.	<b>Issue: Environmental</b>	More emphasis on environmental values and sea level rise. Suggestion that environmental constraints mapping not well founded or requires editing or	Direction on climate change unknown and can not be incorporated into Plan at this stage. Text to be added regarding the areas with ‘environmental constraints” as follows:



Item No.	Issue & Section of exhibited Draft	Community Feedback	Discussion / Recommendation
		<p>greater strategic basis. There was little support for McMahon proposal based on environmental grounds. Some concerns about the Stockland development were also based on environmental concerns. The Ramsar nomination was rejected. This should be updated in the background report.</p>	<p><i>“Areas that are known to have environmental constraints through planning scheme controls or other studies are also delineated on the Framework map. These constraints may impose a variety of limitations on future development, although most are not definitive in prohibiting development and require individual and detailed investigation prior to consideration of any development.”</i></p> <p>Discussion about the Ramsar convention in the background report can be removed as per item No. 8 in this table.</p>
13.	Section 3.4 Spaces <b>Issue: Loss of Existing Vegetation</b>	<p>Most comments supportive of planting of indigenous vegetation on private and public land. A few concerns were raised about the loss of healthy non-native trees, in particular, the three large conifers on the foreshore opposite the Shopping Village.</p>	<p>The 2002 Point Lonsdale Shopping Village and Foreshore Areas Urban Design Framework, and the more recent Arboriculture Report commissioned by the Borough of Queenscliffe, recommend the removal of one of the large conifer trees due to structure issues (safety) while the two other trees are to have some maintenance undertaken. No change to Structure Plan document.</p>
14.	Section 3.4 Activities <b>Issue: Medium Density Housing</b>	<p>A couple of submissions raised concerns about higher density housing around the shopping village affecting the character of the area and increasing traffic problems.</p>	<p>Medium density housing will be localised in specific areas to minimise the effect on town character. There is support for higher density housing in the area. The Design and Development Overlays in the Queenscliffe Planning Scheme provide specific details on design objectives for these areas and will continue to apply.</p>
15.	Section 3.4 Activities <b>Issue:</b>	<p>Some opposition to relocation of the Bowling Club. The Queenscliffe Coastal Management Plan</p>	<p>The Recommendation relating to the Bowling Club is consistent with the Queenscliffe Foreshore Management Plan and should remain as such in the Structure Plan.</p>



Item No.	Issue & Section of exhibited Draft	Community Feedback	Discussion / Recommendation
	<b>Relocation of the Bowling Club</b>	<p>states the following in relation to the Point Lonsdale Bowling Club (PLBC):</p> <p><i>“The PLBC has been on the Point Lonsdale Foreshore since 1930 and it currently operates on a 21-year lease which expires in 2008. The club is clearly not dependent on the coastal environment and its current location is a legacy from the past. On this basis the Department of Sustainability and Environment (DSE) have been strongly encouraging the PLBC to relocate off the foreshore. A definite site has not been identified but Ganes Reserve, reserves off Bowen Road and the Point Lonsdale Golf Club have been suggested. Another possible reason for the PLBC relocating is that the cliff face to the beach on the north east corner of the Club grounds is only approximately 6 m away and receding towards the Club. The Point Lonsdale to Rip View Lookout coastal path crosses this area and at some stage action will be needed here to ensure access and public safety.”</i></p>	



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**14. AUTHORISATION OF SIGNING & SEALING OF DOCUMENTS**

Nil

**15 QUESTIONS WITHOUT NOTICE**

**Question:**

**Cr David Mitchell:**

*"Request for the General Manager Planning & Places to advise on the status of the Hesse St Drain Project. "*

**Answer:**

*The General Manager, Planning & Places provided a summary of the project's key timelines including:*

*A briefing was provided to all Councillors in May, 2009.*

- The development of specifications for tender*
- Preparation of tender documents*
- Community consultation to inform of the intention to undertake the works and the design. Consultation will include a letter to residents and the opportunity to attend a meeting to discuss the design*
- Advertise the documents for tender.*
- Negotiate a works program and window for works with the preferred tenderer.*
- Award tender*
- Community consultation regarding when and how the works will progress and inform residents of the times for restricted access via letter*
- Begin works within the ideal works window ensuring that works do not interfere with peak tourist season.*

*Specifications are being prepared, and the project will still meet the objective of completion prior to the commencement of the Queenscliff Music Festival in November 2009.*



**Question:**

**Cr David Mitchell:**

*"Request for the CEO to arrange a Council Briefing on the Road Management Plan "*

**Answer:**

*The CEO indicated that Council had advertised its draft Road Management Plan for public submission and Council had received one submission that would be considered before finalising the Plan. The CEO indicated that a briefing of the Council would be arranged.*

**Question:**

**Cr David Mitchell:**

*"Request for the General Manager Planning & Places to arrange a briefing of Council and the Objectors on the preparations for the forthcoming VCAT Hearing on the Vue Grand Development "*

**Answer:**

*The General Manager, Planning & Places advised Council that a briefing on the forthcoming Vue Grand VCAT hearing would be scheduled for Councillors and the objectors prior to the VCAT hearing scheduled for 27 July 2009.*

**Question:**

**Cr David Mitchell:**

*"Request for the CEO to advise on the status Engineers Report on the Cliff Stabilisation Works adjacent to the Point Lonsdale Bowling Club "*

**Answer:**

*The CEO indicated that the consultant, Peter Yttrup, has advised that he will complete his draft report related to the Point Lonsdale Cliff safety Project in the next 2-3 weeks.*

**Question:**

**Cr David Mitchell:**

*"Request for the CEO to advise on the status of seeking Expressions of Interest for the recommissioning of Harry's Kiosk "*

**Answer:**

*The CEO advise that Council officers are currently developing an expression of interest for the site and the CEO will update Council when this is finalized.*



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**16. LIST OF COUNCIL MEETINGS**

All Council Meetings are held at the **Council Offices, 50 Learmonth Street, Queenscliff** unless otherwise indicated

**PLANNING REVIEW MEETING**

Wednesday 5 August 2009 at 7:00pm

**AUDIT COMMITTEE MEETING**

Monday 17 August 2009 at 4:30pm

**COUNCIL MEETING**

Wednesday 19 August 2009 at 7:00pm

**17. CONFIDENTIAL ITEMS**

No report

**18. CLOSE OF MEETING**

9:15pm

Confirmed

Cr B Merriman

**MAYOR**

19 August 2009