



Barwon Heads Association Newsletter July

**Please join us at our July meeting on Monday 18th July 7:00pm at the Senior Citizens Centre
(We will get there early and put on the heating).**

Agenda

- 1. The Barwon Heads Structure Plan Review – WHAT IS THE MOST EFFECTIVE WAY TO INFLUENCE THE OUTCOME AND ENSURE THAT THE RESULT IS IMPLEMENTED IN ACCORDANCE WITH COMMUNITY EXPECTATIONS.**
- 2. Update on 9 Bridge Rd application for development and heritage matters.**
- 3. Current planning applications in Barwon Heads – We are now seeing a significant increase in the planning applications in Barwon Heads. We are getting lots of calls from concerned residents regarding planning applications for significant developments in their vicinity. We are encouraging residents to seek professional advice as it is not possible for the BHA to be involved in all of these objections.**
 - a. The application for a retrospective permit for 16-17 Warrenbeen Crt**
- 4. Safety and security in Barwon Heads**
- 5. Discussion of issues which we should identify to Lisa Neville in anticipation of her attendance at our August meeting.**
- 6. CoGG**
- 7. Any other items of interest to members**

NOTES FOR THE JULY AGENDA

1. **THE BARWON HEADS STRUCTURE PLAN 2010** - The City of Greater Geelong has commenced a review of the Barwon Heads Structure Plan. The requirement to undertake a review is set out in Part B, Section 3.0 of the current Structure Plan.

The BHA Committee has identified the following issues that continue to be important:

- Infrastructure capacity (power, drainage, roads etc)
- Preserving coastal village character & heritage
- Traffic and parking
- Loss of vegetation
- Maintaining the settlement boundary

The Plan states: *"Barwon Heads is not designated as a growth location and is in fact situated between two areas which are strategically supported for further urban development; Ocean Grove and Armstrong Creek. These two locations have long been designated to accommodate the future expected growth in Geelong and the Bellarine Peninsula, in order that other smaller coastal towns and sensitive environments can be protected"*.

The Council has advised as follows:

- *The review will have regard to all aspects, directions and outcomes of the existing Structure Plan and the Panel Report for Planning Scheme Amendment C159 – The Barwon Heads Structure Plan.*
- *The first stage of the review is an information scoping stage. This involves requesting information from referral agencies and internal Council Departments in relation to the current status and future provision of services, infrastructure and facilities to the township; and an update of directions in the current Structure Plan.*
- *Referral Agencies include Govt Departments, Infrastructure Providers (i.e. Barwon Water, VicRoads), CCMA/ Central Coast Board, Barwon Health/ Bellarine Community Health, Barwon Coast COM and so on.*
- *At the same time we are also talking to community stakeholder groups and landowners informally to outline the process for the review and to make sure we are across all issues for the town*
- *A consultation strategy is still being prepared to outline how we can effectively engage with the Barwon Heads community.*
- *The final timeframe for the review is yet to be finalised. Consultation with the community is anticipated around the middle of 2016, with an adopted Structure Plan expected during the first half of 2017. Once adopted, Council will initiate a Planning Scheme Amendment, which will include a further formal exhibition and consultation process.*

We have found all our submissions to the 2010 Plan and wonder what happened to all our good ideas. Undertakings were given in the Structure Plan, but subsequently have been ignored. We were encouraged by the 2010 Plan, however it appears that only minor items have actually been implemented.

Subsequent CoGG actions and changes to the Planning Scheme (which appear to be the antithesis to the 2010 Structure Plan) are putting significant pressure on our coastal village. We are expected to embrace growth, adapt to climate change, encourage development, and accept significant increase in traffic and in particular large trucks. We are expected to welcome subdivision of our little blocks, 10.5metre buildings in our streets and the removal of our native and other vegetation. Our heritage has been under valued and our vulnerable coastal location given little attention. Why do we have to defend our fragile western boundary again?

We support the strong focus of the Save Barwon Heads group to protect the boundaries of Barwon Heads, but also feel that saving Barwon Heads will also require a whole of town focus and this review of the Structure Plan cannot assume the continuation of the development focused residential zones that are in the Planning Scheme. We are in discussion with the Save Barwon Heads group and hope to encourage a robust discussion with CoGG on a wide range of matters.

THE STRUCTURE PLAN PROVIDES THE BASIS FOR PROPER DECISION MAKING TO PROTECT US FROM BECOMING OVER DEVELOPED AND ANOTHER GEELONG SUBURB, IF FOLLOWED

The Objectives Of Planning In Victoria (remind them all the time☺)

Planning Schemes in Victoria must seek to achieve the objectives of planning in Victoria as set out in Section 4(1) of the Planning & Environment Act 1987. These objectives are:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*

- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

2. **9 BRIDGE RD, HERITAGE VALUES – (WE WILL HAVE MORE INFORMATION AT THE MEETING)**

- Council officers are finalising a report to the Council (administrators) on the heritage overlay for 9 Bridge Rd
- The report is scheduled for the Council meeting on 26 July 2016
- If Council resolves to support the heritage overlay we will request the Minister for Planning to apply an interim control as a matter of urgency using his powers under 20(4) of the Planning and Environment Act.
- Once Council has requested the interim overlay under 20(4) of the P&E Act, the house is protected from demolition under the Building Act.
- If Council agrees, we will also request the Minister's authorisation for a planning scheme amendment to apply a permanent control, subject to a normal process of public exhibition, review by an independent Panel etc.
- The final decisions on both the interim and permanent heritage overlay are with the Minister. There is no certainty that he will use his powers under 20(4), Minister's have made decisions either way in the past.

3. **CURRENT PLANNING APPLICATIONS IN BARWON HEADS – We are now seeing a significant increase in the planning applications in Barwon Heads. We are getting lots of calls from concerned residents regarding planning applications for significant developments in their vicinity. We are encouraging residents to seek professional advice as it is not possible for the BHA to be involved in all of these objections.**

For further discussion:

- **The application for a retrospective permit for 16-17 Warrenbeen Crt**

4. **SECURITY & SAFETY - We have joined the Bellarine Police Community Support Register and encourage you to go online and register www.bellarineregister.org.au. Jeremy Gaylard has joined the Committee, so we will provide more information once we fully understand how it works and become more involved.**

5. **MINISTER NEVILLE AUGUST MEETING (suggested topics for discussion)**

- **UPDATE ON PEDESTRIAN SAFETY PROJECT**
- **SAFETY AND SECURITY**
- **OVER DEVELOPMENT**
- **ENVIRONMENT** – Minister Neville has launched the Geelong Queenscliff Coastal Adaption Program, details are on www.ourcoast.org.au .There is a community information session on the 3rd August at the Ocean Grove Shell Rd Pavilion from 2pm – 8pm. The work done as part of this program has identified vulnerable areas in Barwon Heads and Ocean Grove. The project has involved detailed technical assessment of coastal data and resulted in a series of hazard maps showing inundation in a range of severe weather events and sea level rise scenarios. This information supports our argument that our coastal villages should not be over developed beyond our natural capacity to cope.

6. **CITY OF GREATER GEELONG - We have written to the new Administrators and requested a meeting to get to know them. (We have not received a response yet).**

Hopefully they will attend one of our meetings soon. We have found an allocation in the Geelong Budget to fix some of our footpaths. We note huge expenditure in Armstrong Creek and wonder what we get back for our high rates.

7. Other items for discussion

8. MEMBERSHIP RENEWAL – thank you so much to you all for your support this year and for all of you who have renewed your membership..

There is a renewal form attached and there is an insert in the July Talking Heads. Please encourage your neighbors and friends to join. We thank you for the wonderful donations we have received this year – they have enabled us to get planning and heritage advice from experts. This advice has been given very generously with the experts we have used all giving us considerable discounts and been very generous with their time. We have all benefited from professional advice rather than relying on volunteer time and information. We are in a much stronger bargaining position when we have experts supporting us.

Any ideas for future fund raising are very welcome.

Notice of BHA AGM

19th September. 7:00pm at the Senior Citizens Centre. Nomination forms will be on the website soon.

Diary Dates for BHA meetings 7:00pm Senior Citizens Centre Clifford Pde

- **August 15th the Hon Lisa Neville**
- **September 19th BHA Annual General Meeting**

Please email your thoughts to us through our website. www.barwonheadsassociation.com