

MINUTES BHA meeting February 19<sup>th</sup> 2018  
7:00pm at the Senior Citizens Centre Clifford Pde

Attendees: President Sandy Gatehouse, Vice-President Jeremy Gaylard  
Committee: Judith Brooks, Richard Hastings, Colin Bridges, John Nolan, Karen Firth.

There were about 40 attendees (some names not easily deciphered): including:  
Daniel Vella, Paul Saunders, Mandy Bridges, John Romeril, Maralyn Bensusan, Suzanne Brown, Liz Cromwell, Bryan O'Connell, Wendy Amor, Kaz McGlynn, P Dodwell, Peter Oakley, Clara Oakley, Janet Paisley, Trish Clayton, Gabrielle Nagle, Jenny Wallace-Smith, Sandy de Crespigny, Brenda Miles, Peta Hocking, Bronwyn Motteram, Peter Motteram, Katrina Cole, Heather McCarthy, Anthea Merewether, Margaret Pockock, Alex Keubler, Rob Kuebler, James Gedyer, Susan Gedyer, David Littleton

Apologies: Geoffrey Waite, Tom Hudson, Carol Richardson, Margie & Steve Lillie, Maurice Alexander, Sarah Jackson, Paul Fox

1. We welcomed our guest Daniel Vella the principal of the Barwon Heads Primary School. Daniel talked about the school and its place in our village and the village and its place in the school. BHPS currently has 492 students, it has doubled in 10 years. We were all energised by his enthusiasm and capacity for big ideas, something we rarely see from community leaders. His presentation is on the website.
  - Daniel talked about the philosophy of the school and its focus on maximising the opportunity to rise to the challenge and exceed expectations
  - Key Focus on Building Partnerships
    - Existing Partnerships– Estuary Project, Community Library Campaign, Seagulls Basketball, IGA, Roslyn PS, Mandama PS, Belmont SC, Bellarine Alliance, Barwon South East Network, Ocean Grove Surf Life Saving Club, High Voltage Rock School, Barwon Coast, Barwon Heads Golf Club, Barwon Heads Community Bank, Barwon Heads Scouts, Talking, BHA, IGA, RT Edgar, Bellarine Property, Festival of The Sea
    - In the Pipe Line: Barwon Heads Community Arts Garden, Barwon Heads FNC, Barwon Heads CC
  - There is a place for the “Village” in the school.
    - Needs to be formalised
    - Needs a forum
    - Part of the Strategic Plan
    - Extended to impact on student learning
    - Measured and reported about!
  - Those present were interested in the capacity of the school to support diverse range of students with different learning needs.

All agreed this was a very interesting discussion.

2. Barwon Heads Structure Plan 2017 Amendment Amendment C375. The BHA will hold a meeting on March 6<sup>th</sup> to discuss its submission to the Amendment.

Sandy informed the meeting that the Committee is concerned that the structure plan is a recipe for over development and is in conflict with the concept of a sustainable coastal village. Judith encouraged all present to put in their own

objection and comments, on the forms that have been sent to all properties in Barwon Heads.

We are concerned that the Plan will increase the risk of over development and the slow wearing down of the coastal village culture and the evolution of “new suburb” style development.

Karen presented on the plan and its risks:

- There are a few themes that are recurring in our town that are relevant to the structure plan:
  - The importance of maintaining a coastal village character, a sense of place and our cultural identity
  - protecting vegetation and the environment
  - and concern at the rate of development with consequential loss of heritage and character
  - the failure to provide for parking and traffic management

The structure plan has recognised that Barwon Heads is not a growth area and that we do have constraints in regard to our fragile environment, together with flooding and stormwater issues. However the interpretation of complex State and Local Government policies and procedures and the conflicting policies with different agendas seem to override the protections for coastal and sensitive environments in other legislation.

- In particular:

**The IHDA** (that is the legislated Increased Housing Density Area) is extensive and has been applied due to a close proximity to the town centre. There are a number of assumptions in this application that don't apply to our small coastal village. The IHDA model does not work in a small coastal village which is not a growth zone. It might be a tool that works for inner city suburbs on transport networks but not in our town.

The scale of development and the height of 11m in the IHDA Design Development Overlay.

The radius has been reduced but not by much, old Barwon Heads will not look old for much longer. How do we better reflect the coastal nature of this town?

**General Residential Zone** - Heights of 11m, & 4 stories are possible in this Zone. The State Government has lifted building heights in existing zones. This is excessive and will have a significant impact on the existing character of the main part of old Barwon Heads. If these limits change again, we will be subject to them as soon as they are legislated.

**Neighbourhood Residential Zone** which will now apply to most of Barwon Heads allows for a 9 metre or roughly 3 story building height.

The design and development overlay will provide some protection but is inadequate. How strictly will it be applied?

**The town centre commercial 1 zone** overlay is being adjusted from 2 to 3 story height.

Can we reduce the IDHA and argue that Barwon Heads does not have an “activity centre”. It is not commercial mixed use a former industrial area, and is not accessed by trains/buses to a central hub. Barwon Heads is not a designated growth zone. We are not Melbourne or central Geelong. We have chosen to live and work in our coastal village because it is unique.

Can we argue that this policy has not delivered the desired increased housing diversity it sets out to achieve but rather lines a very small amount of peoples pockets and that the proposed area is excessive.

**Advertising** - In the BHA submission to the draft we did not support the total exemption of planning permit applications for single dwellings from advertising and third party appeal rights. It is critical that residents in adjoining properties are informed about proposed developments. There have been a number of examples where Rescode has not been followed, and dwellings have been signed off by Building Surveyors with significant anguish to neighbours. We continue to argue for advertising for single dwellings as a precautionary measure to enable the orderly planning for Barwon Heads.

**The town Boundaries** – the BHA strongly supports the recommendation to retain the town boundaries where they are. Sandy advised the meeting that members of the BHA Committee have met recently with members of the Save Barwon Heads Alliance Committee and agreed that we continue to support the campaign to protect the boundaries. They are recommending that concerns re the scale of the plan and potential for over development are referred to the BHA.

**Traffic & Parking** – John Nolan discussed this and the BHA submission to the draft plan requested a formal and up to date review. This was refused by the planners. The Parking sub-committee has recently met with Guy Wilson Browne Director City Services CoGG and Gary McPike the General Manager of Barwon Coast. Barwon Coast provides significant carparking in Barwon Heads which is all untimed. We are also concerned that there has been significant waivers of parking for commercial developments in Hitchcock Ave which have a further impact on parking stress and traffic caused by people driving around looking for parking.

**Vegetation** – Colin Bridges repeated our request for better protections for vegetation on private lane. We strongly support the protections of Warrenbeen.

**At our request CoGG have placed a hard copy of the amendment documents at the Barwon Heads Library. Please read and put in your comments.**

3. **Ozone Rd Drainage Outfall** – (think it is done); project finished disappointed the new pipe is visible at low tide. Too much building rubble visible on the beach. Water quality monitoring being lobbied for. John Nolan spoke of the process. Sandy thanked John and Judith for the time they have devoted to this project.
4. **Traffic & Parking** - The Parking sub-committee has recently met with Guy Wilson Browne Director City Services CoGG and Gary McPike the General Manager of Barwon Coast.

#### **5. Planning**

- 1 Flinders Pde - We are still awaiting advice from CoGG about the process for the development-hearing panel. We understand there are over 60 objections. We have asked our new Councillors to call it in, but the process is unclear and we have had no feedback to date.
- 24 Geelong Rd – we are interested to read the traffic management plan that was not attached to the application to build a childcare centre on this vacant site. A local resident in Geelong Rd expressed her concern about the impact of the proposal and the fact this is not a suitable site. There is concern about the parking and traffic impacts in particular.

#### **6. Other business**

- a. Kaz McGlyn, local artist & resident presented to the meeting on her vision for a project to commemorate the bollards but in a different more coastal form. She calls it Mitchell Masks. General support from the meeting, Sandy to follow up with Kaz and write letter of support for funding.
- b. Richard Hastings presented his vision for a steel spine linking Tourquay and Drysdale with the rail network from Geelong to Melbourne. There was general discussion about the appalling public transport offering to Bellarine residents.
- c. Suzanne Brown the President of the Festival by the Sea encourages all to participate. March 14 – 18.
- d. Marg Pockock mentioned the lack of shelter at bus stops. It was suggested that she bring this up in March when Lisa Neville is coming to BHA meeting.
- e. Sandy Gatehouse asked all to think about community bus and how service might be improved.