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Annual General Meeting 2023

Wednesday October 18, 2023 7pm

Venue – Sports Clubs, Portarlington Recreation Reserve

AGENDA

- **Welcome by Chair**
- **Attendance/Apologies**
- **Minutes of the 2022 Annual General Meeting (October 26 2022) – circulated (and also attached)**
- **Annual Reports:**
 - President's Report
 - Financial Report
- **Election of Office Bearers:**

President

Vice President

Secretary

Treasurer

Community Member 1

Community Member 2

Nominations received

- **Nomination of Secretary as Public Officer**
- **Membership fee for 2024**

To be followed by a normal PCA meeting (see agenda following pages)

Annual General Meeting 2022 – Draft Minutes

Wednesday October 26, 2022 7pm

Venue – Sports Clubs, Portarlington Recreation Reserve

Acknowledgement of Country

Welcome by Chair – Geoff Fary

Attendance/Apologies

Declarations of interest – nil

1.0 Minutes of the 2021 Annual General Meeting (October 13 2021)

The minutes were adopted as a true and correct record.

2.0 Annual Reports:

2.1 President's Report

- Highlighted the State Government *Pocket Parks* fund and the potential for exploring applicability to our area, and also noted our pursuit of tax deductibility for donation
- Sports Reserve – noted financial pledges from Victorian ALP \$3.15m (and Victorian Coalition \$4m), Federal Government commitment \$600,000
- Noted that Portarlington will continue to grow, but our challenge is to ensure that development preserves its special qualities
- Stated clearly that a further challenge is to encourage members to step up to leadership positions

2.2 Treasurer – see financial report (attached)

Motion: That the Treasurer's Report be accepted

Moved: Chris Chetcuti Seconded: Hans Lemmens Carried

It was noted that following the Covid membership fee 'holiday', there is some confusion about status.

Motion: That the cut-off date for 2022 membership is December 31 2022, and subsequently October 31 2023.

Membership fee of \$20 to be confirmed.

Moved: Di Kolomeitz Seconded: David Hughes Carried

3.0 Composition of Executive Committee:

Motion: That Committee comprise two ordinary members

Moved: Di Kolomeitz Seconded: Cheryl Hilton Carried

4.0 Election of Office Bearers:

President	Geoff Fary
Vice President	Di Kolomeitz
Secretary	Chris Kelly
Treasurer	Chris Chetcuti
Community Member 1	Marina Alexander
Community Member 2	Michael Fairweather

All of the above are duly elected

4.1 Nomination of Secretary as Public Officer

Moved: Jenny Gibbs Seconded: Hans Lemmens Carried

Motion: That the current committee be thanked for their work over the past year. Carried by acclamation.

Meeting closed: 7.24pm

REPORTS: President (Geoff Fary)

With the easing of the COVID restrictions, 2022 was an increasingly busy year for the PCA. Some of our highlights included:

49 Newcombe Street

Acting on the wishes of our members – and the overwhelming sentiment of the community – the PCA opposed the construction of a multi-level residential and retail development on the former Post Office Gardens site on the north side of our main street. Since our last AGM, the then Planning Minister accepted the recommendation of his Ministerial Advisory Panel to reject the application. We are unaware of any further plans the owner has for the site. Our members expressed a preference that the land return to public ownership and use. Regrettably our advice is that any community trust fund that we may establish to that end would not attract tax deductibility. We have lobbied our Commonwealth and Victorian parliamentary candidates for government contributions to a buyback. The Victorian Government administers a \$154m fund to create and upgrade urban parks and trails, but none of this money is spent outside Metro Melbourne. The Newcombe Street land found its way into the hands of developers through a series of missteps by Commonwealth agencies. Hence, we believe Canberra also has a moral obligation to contribute.

This remains unfinished business!

Bellarine Distinctive Areas and Landscapes (DAL)

First promised in 2018, the declaration and implementation of a Victorian Government Bellarine DAL to preserve the Bellarine by setting “permanent height controls and town boundaries to protect the environment, landscape and local lifestyle” was a focus of our activities during the year. In conjunction with other associations and the Combined Bellarine Communities Association (CBCA) we were active in making submissions and representations on behalf of our town and its surrounds. After a frustratingly long and complex process, where community views struggled to be heard against those of the lawyers acting on behalf of greenfields developers, the Premier recently announced the finalisation of a draft Statement of Planning Policy (SPP) that would give effect to the stated 2018 aspiration. Currently awaiting sign-off by CoGG and BoQ - and approval by the Governor in Council, the SPP will then need to be reflected in all relevant local government policies, procedures and decisions - including the Portarlington Structure Plan.

Recreation Reserve

Rivalling the DAL for time consumption, along with our sports clubs and other user groups and organisations, we have been through the painstaking process of advising CoGG on the development of a new Masterplan for our iconic Recreation Reserve (I chair the relevant committee). Recent undertakings given by both major parties contesting the upcoming state election mean that we will shortly see the expenditure of at least some \$5m towards the overdue redevelopment and upgrade of this much loved vital community asset.

Public Art

Led by the indefatigable Di Kolomitz, this year the PCA took several initiatives that has resulted in the installation of laneway artwork and soon to be installed striking Pelican sculptures that will grace Bellarine Bayside administered parkland facing the pier.

Appreciation

In recent years the PCA has grown in both size and influence. As with many membership-based organisations, much of the work often falls on the shoulders of the few. In addition to my acknowledgement of Di above (and her equally hardworking spouse Rob), I pay tribute to my Executive Committee colleagues. Our Secretary Chris Kelly who adroitly manages our records and correspondence (along with that of a bewildering array of other organisations), our Treasurer Chris Chetcuti for his careful and prudent stewardship of our growing finances, new secondee Drew Anderson whose design expertise has brought a high level of professionalism to our town planning deliberations and the incredibly hardworking Hazel Ingram who will be sadly stepping down this year as she focuses on health challenges. Also, to David Hughes, the Convenor of our Planning Sub-committee and his colleagues who have readily and expertly assisted our important input to various key issues.

2023 & Beyond

The implementation of the Bellarine DAL by no means means that Portarlington won't continue to grow and develop. The arrival of the ferry, the COVID assisted growth of working from home arrangements and the desire of people to find a more agreeable lifestyle than that offered by the metropolis is clearly already reflected in the

growth in our towns housing supply, new developments and increased real estate values. Indeed, a recent national real estate publication has described Portarlington as being one of five new beachside hotspots – and the only one in Victoria (up there with places like Hervey Bay in QLD and Cabarita in northern NSW!). This growth and development isn't only inevitable, it is desirable. Our challenge is to influence it in a way that it doesn't detract from the very special characteristics and attributes that attract people to our "jewel" in the first place. And that is heightened by having to deal with a remote, frustrating and at times dysfunctional CoGG bureaucracy. All of which means that our need for a flourishing active Portarlington Community Association is more critical than it has ever been. And a few more office-bearers and activists who are a bit shy of the magical three score years and ten would assist our renewal!

I thank all members and supporters for their contributions and input – and wish all a healthy and peaceful 2023.

REPORTS: Treasurer (Chris Chetcuti)

PORTARLINGTON COMMUNITY ASSOCIATION INC. FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022

INCOME STATEMENT		\$	\$
INCOME			
Memberships		1,160.00	
Donations		340.00	
Grants		12,000.00	
Raffle proceeds		299.00	
Sausage Sizzle proceeds		908.95	
	TOTAL INCOME		14,707.95
EXPENSES			
Mural art (Sai Neoh)		10,000.00	
Plaques for murals (Merv Jennings Signs)		418.00	
Hall hire (Portarlington Cricket Club)		100.00	
Internet hosting fees and maintenance (Ondetto)		741.40	
Catering for December 2021 general members' meeting		107.00	
Legal disbursements for 49 Newcombe Street matter (Harwood Andrews)		26.55	
Thank you gift to Harwood Andrews for pro-bono work on 49 Newcombe Street matter		190.00	
Refund of \$2,000 donation (Greg Hughes)		1,952.75	
Public liability insurance (Arcuri and Associates)		700.00	
Bank transaction fees (Bendigo Bank)		9.35	
Sausage sizzle ingredients		359.35	
	TOTAL EXPENSES		14,604.40
NET INCOME			103.55
BALANCE SHEET			
CASH AT BANK			
Opening Balance as at 1 July 2021		18,658.55	
Incoming (Outgoing)		103.55	
Closing Balance as at 30 June 2022			18,762.10

**GENERAL MEETING – Wednesday October 18 2023, 7pm
Venue: Sports Clubs, Portarlinton Recreation Reserve**

AGENDA

Acknowledgement of Country

Declaration of interest

Attendance and Apologies

Welcome to new members

1. Confirmation of minutes of previous General Meeting – August 9 2023 (attached)

2. Correspondence – August 10 to October 18 2023

2.1 Business arising from correspondence

3. Guest Speakers:

Food Assist 3223 Sharon Martin

Feed Me Bellarine Founder and CEO Lana Purcell

4. Treasurer

5. Reports:

5.1 49 Newcombe Street subcommittee – Liz McAloon

Other planning matters – David Hughes

5.2 Public Art – Di Kolomeitz – recap on 2023

5.3 North Bellarine Aquatic Centre – Rob Kolomeitz

6. Other business

6.1 Bunnings Sausage Sizzle fundraiser – Leopold – December 22

Next meeting

December 13

GENERAL MEETING – Wednesday August 9 2023, 7pm
Venue: Sports Clubs, Portarlington Recreation Reserve

Chair: Michael Fairweather

Draft Minutes

Acknowledgement of Country

Declaration of interest - nil

Attendance and Apologies: 39 members and visitors present

Apologies: Alison Marchant MP, Libby Coker MP, Geoff Fary, Chris Chetcuti, Di Kolomeitz, Rob Kolomeitz, Helen Freeman, Peter Ashton, Ramon Grant, Vesna Grant, Rosemary Nichols, Jim Mason, Irene Serpless, Peter Ellenby, Marlene Ebejer, Steve Stephani, Jenny Macaulay, Lindsay Ellis

Guest: Dominic Monea (Qudos development)

1. Confirmation of minutes of previous General Meeting – June 7 2023 (circulated)

Motion: That the minutes be adopted as a true and correct record.

Moved: David Hughes Seconded: Margaret Manning Carried

Motion: That standing orders be suspended to enable the guest speaker's presentation

Moved: Margaret Belfrage Seconded: Dot Vajda Carried

2. Guest Speaker – Dominic Monea – Qudos development

- Project has gained Council approval after being called in by Council
- Approx 12 months before being presented to market
- Project spans block between Newcombe and Fenwick Streets, with underground carpark (85 carparks) accessible from Fenwick Street
- 59 apartments, 7 shops (ranging in size), wellbeing centre, gym and business centre (accessed through residential entry)
- Dominic outlined concept of higher levels (mainly 2-3 bedroom units), in blocks
- 8m drop from Fenwick to Newcombe Street. There is a mix of apartments facing Newcombe Street and garden in middle, with penthouses on top
- 4 levels at front on Newcombe St; 5th level set back 20 metres, may be visible from pier looking back; from Fenwick Street – 3 levels
- Barwon Heads (also Qudos) experience is that most were bought by retirees and relocaters

Questions from the floor – about affordable housing; accessible housing (approx 20 apartments); access to gym and facilities – planning to take prospect of some facilities being open to public to Council (noted that there has been interest), impact of exiting traffic from carpark, theme of retail places (which Qudos can select, open to public feedback)

Chair thanked Dominic for his presentation.

Motion: That Standing Orders be resumed

Moved: Margaret Manning Seconded: Dot Vajda Carried

3. Correspondence – June 7 to August 8 2023

3.1 Business arising from correspondence - nil

4. Treasurer: (balance sheet provided, summarised by Chris Kelly)

Opening balance - \$5,419.63

Closing balance - \$9,079.28 (includes Federal Government grant – website development - \$3000)

Motion: That the Treasurer's Report be accepted

Moved: Hazel Ingram

Seconded: David Hilton

Carried

5. Reports:

5.1 49 Newcombe Street subcommittee – Anne Whisken

- Thanked subcommittee members for their excellent work
- Anne summarised developments to date, including:
 - developer taking the matter to VCAT which held a compulsory conference on July 10. As a result of failure to resolve, it will proceed to a Hearing beginning September 4, at which the PCA will be present (represented by Harwood Andrews. Acknowledgement of pro bono representation)
 - failure of State Government to gazette the DAL may endanger our case at the VCAT hearing. Recommended that PCA act to urge State Government to act asap
 - noted that PCA will meet with Libby Coker in near future
 - local media coverage has been very positive; August 22 public meeting is postponed
 - trust is now with the Planning Minister to follow through and call in the matter
 - Noted that PCA does not oppose development, and that this is the first project opposed in nearly 50 years on the basis of clear public feedback on this project

Motion: That this PCA meeting accept this report of action by the 49 Newcombe St subcommittee and endorses the PCA's action to send a formal letter to the Minister for Planning, Sonya Kilkenny, asking to have the Bellarine DAL Statement of Planning Policy signed into law, and to call in and refer the application to an advisory committee before the VCAT hearing in September.

Moved: Anne Whisken

Seconded: David Hughes

Carried

The meeting agreed that Anne Whisken be thanked for her exceptional effort.

5.2 Portarlington Community Infrastructure Study (CoGG) – Hazel Ingram, Cheryl Hilton

- Final report published end June; Study began 2021, and included a consultative committee including Hazel and Cheryl from PCA. 167 surveys completed; 19 key stakeholders' meetings held; 284 individuals consulted/submitted.
- Report indicates community facilities are very important, and that a purpose-built community hub was preferred by a number, vs 'satellite facilities' preferred by others. CoGG noted that overall a community hub was not preferred but could be considered over next 5-10 years. Noted need to upgrade pre-school, rec reserve/sports complex, Parks Hall, and Senior Citizens building. Report makes a number of minor suggestions re Parks Hall, within CoGG budget. Cheryl noted that the report reads as 'best we can do for now' rather than a plan for the future. Noted importance of residents providing input into this decision making and urged members to be mindful of this. Margaret Belfrage spoke on behalf of Neighbourhood House which has 700+ members. Feels that this group was not heard; biggest problem is the venue, leased by room and by time; noted that normal activity is subject to bookings from other groups; PNH is not supported by CoGG.

Chair expressed disappointment in approach of the City of Greater Geelong.

5.3 Public Art – Di Kolomeitz – written report – see summary

5.4 North Bellarine Aquatic Centre – Rob Kolomeitz – written report

6. Other business:

6.1 Street Paving – Steven Ranger

- Noted that current coverage of roads with orange surface rather than crushed rock is unsatisfactory

- 7 roads proposed for sealing by CoGG – map available
- Council costings estimated at \$4.253m, \$3.1m required from property owners – some of which obtained via FOI. For Stevem c \$18,000, up to c\$63,000.
- Steve expects that the resealing will not go ahead because residents will not support it; hopeful that Council would deal with the currently unsatisfactory surface.
- Suggested that PCA might publicise this issue, and approach Council on the issue:
 - independent quotes may be obtained

In discussion – noted that costings are based on value of property rather than frontage, and that there are considerable inconsistencies – eg costings for units on a block

6.2 No. 1 Newcombe St – David Hughes (Planning subcommittee)

- Pleased with the application and design. Proposal includes 5 units. Noted that we should commend CoGG for no longer requiring commercial space in a dangerous place; now purely residential

6.2 Rachel – holding a ‘courageous cuppa at rear of Staple café’ – every Friday 2pm for one hour – re the referendum

Raffle – 1st Margaret Manning

2nd – Hayden Whisken

3rd – John Beech

Meeting closed 8.15pm

Next meeting: October 11 (AGM)