



Nepean Conservation Group

Caring for Our Country since 1973

Annual General Meeting 2017

Housekeeping notes

Enjoy your picnic dinner in PNNP this evening. Please take your rubbish home with you.

Please leave the PNNP by 8.00 pm

Thank you to PV for the venue, the support and warm welcome



Nepean Conservation Group Annual General Meeting 2016

Caring for Our Country since 1973

AGENDA

- 1. Welcome to Members, Friends, Guests and Visitors
- 2. Apologies
- 3. Confirmation of Minutes of 2016 AGM
- President's Report ppt presentation
- 5. Treasurer's Report
- 6. Election of Committee for 2017
- 7. General Business
- 8. Close of AGM
- 9. Introduction of Guest Speaker: David Gabriel-Jones
- 10. Vote of Thanks
- 11. BYO picnic dinner PNNP



Nepean Conservation Group

Caring for Our Country since 1973

2017 President's report



Ursula de Jong

I would like to acknowledge the traditional owners of this land: the Bunerong/ Boon wurrung people, and pay my respects to elders past and present.

The jurisdiction of the NCG Inc covers the whole of the Nepean Ward in the Mornington Peninsula Shire.











Nepean Conservation Group Inc AGM 2017

© Dr Ursula M de Jong



- The NCG Constitution which dates from 1973, states that the objects of our group are
- (a) To make every effort to ensure that the land and waters of the [Nepean Peninsula] are used with wisdom and foresight and that the competing demands upon them are resolved in the best long terms interests thereof
- (b) To foster the conservation of the vegetation and fauna and natural features ...
- (c) To cooperate with, or promote cooperation ... among persons, trusts, corporations, firms, associations, institutions, governments, ... concerned with or interested in conservation
- (d) generally, to take such action as it considers necessary or appropriate in the interests of promoting conservation...

Nepean Conservation Group Inc (NCG) was formed in 1973 by local people who felt connected to this place.

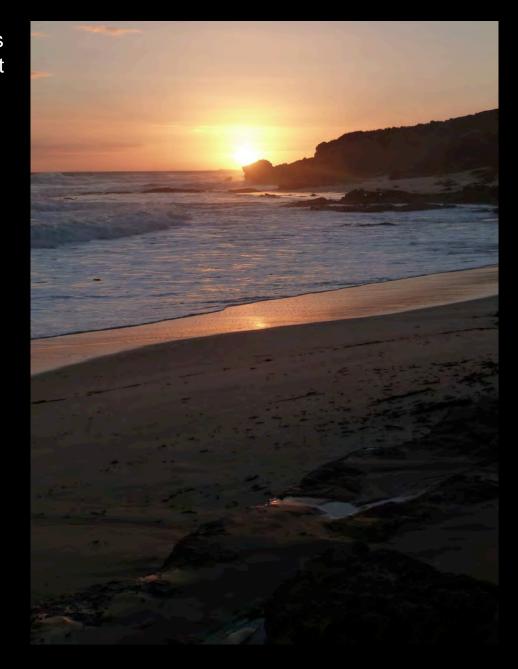
A sense of place is a complex connection between land and self

A sense of place provides a sense of belonging and of commitment.

It is the repository for our shared memories, experiences and dreams.

It is a place of family and community ties that stems from our connection to a particular location and its people.

Membership (active or passive) of the NCG stems largely from this connection to and concern for place.



Planning and Environmental issues

The NCG deals with issues as diverse as vegetation and development overlays; heritage; townscapes; public access; neighbourhood character; hooded plovers; historic towns and fire protection. The NCG in conjunction with Parks Victoria and the Mornington Peninsula Shire, coordinates Friends Groups that care for bushland parks and coastal reserves, for flora and fauna, on the Nepean Peninsula. We work closely with the NHS and the NRA.













Change has been constant, development gathering pace over time and now seemingly engulfing the place itself.

Coastal areas such as the Nepean Peninsula have been undergoing change faster than most other areas in Victoria. Environmental and heritage overlays have not protected the historic town of Sorrento or its hinterland the Nepean Peninsula.

Coastal scenic quality is an amenity that attracts new residents, visitors and tourists alike, yet is threatened by new development accompanying them. The pressures of the 'sea change' phenomenon, increased tourism and holiday home ownership, and everimproving access continue to have major impacts.



The impact of these changes is that the locally unique constellation of landscape features that have traditionally defined the character of many coastal towns is slowly, but surely, being eroded and replaced by one of global uniformity in the built environment and a degraded natural environment.

Residential; commercial; bayside











NCG Vision and Mission

'VISION: The NCG's vision is for people to understand and appreciate the natural, cultural and built heritage that contributes to the sense of place of the Nepean Peninsula, in order to protect and conserve the amenity and enhance the character of the Nepean Peninsula.'

'MISSION: To lead and inspire the community to appreciate, recognise, conserve, protect and celebrate the natural, cultural and built heritage of the Nepean Peninsula.'















Applications for permits

While coastal landscapes, such as that of the Nepean Peninsula are highly valued by the wider community for their scenic beauty and for recreational activities, they are also highly desirable as real estate.

One of the consequences of increasing suburbanisation has been the loss of character of place. Balancing the economic, social and infrastructure needs of growing residential and tourism communities with environmental sustainability and the capacity of such a sensitive coastal landscape continues to be a considerable planning conundrum.







The Sea change communities: intergenerational perception and sense of place [ARC Linkage project LP110200787] research was completed in December 2016. The five Linkage Partners are the Queenscliffe Community Association, the Queenscliffe Historical Museum, the Nepean Historical Society and the Nepean Conservation Group, and the strategic planning and urban design consultants Planisphere Pty Ltd.

The aim of the research has been to establish a more rigorous method of evaluating the physical and perceived impact of the sea change process on sense of place, specifically on the built and natural environments of coastal settlements, using both quantitative and qualitative measures.

This methodology was designed to assist those communities to implement effective, place-sensitive sustainable planning and associated development practices.

Sea change communities: intergenerational perception and sense of place [ARC Linkage project LP110200787]













Commercial case studies Sorrento

Over scale mixed use development proposed, not in keeping with HO: Carmel bed and breakfast; the Continental Hotel; SALT; Mitre 10 sold.

Koonya Hotel and apartment development considered a good outcome. Spaces in

between.

Sea change communities: intergenerational perception and sense of place [ARC Linkage project LP110200787]









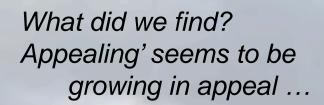


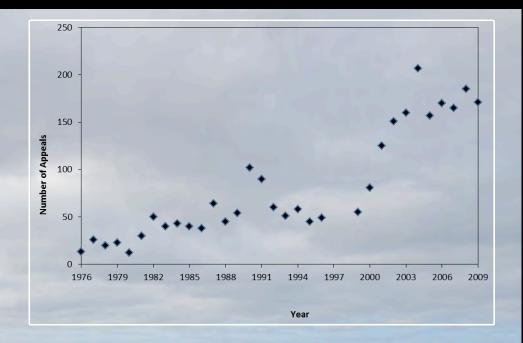


Collins Settlement Site "emerging character"; special subdivision 1 Queens Road; NC contravened 17 Keating; NC St Paul's Rd (extension); overdevelopment 5 Kinneil St impacting TT



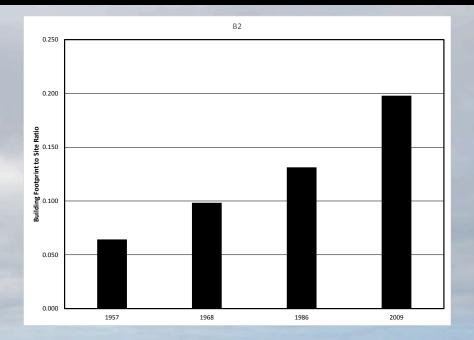






The NCG is not against development per se, but we are against inappropriate development. We value our planning overlays — environmental and heritage — we ask that they are upheld and enforced. We ask that permit applications are just that — requests to vary the stipulations of the overlays — with very sound reasons to do so. Unfortunately permission is generally granted to any application, unless there is an objection and then the outcome is generally a compromise of the overlay.

What did we find?
House sizes have been steadily increasing and vegetation loss increasingly evident



"Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains that make one place different from another".

(Planisphere, Moonee Valley Neighbourhood Character Study, Final Report, 2012, p. 21)

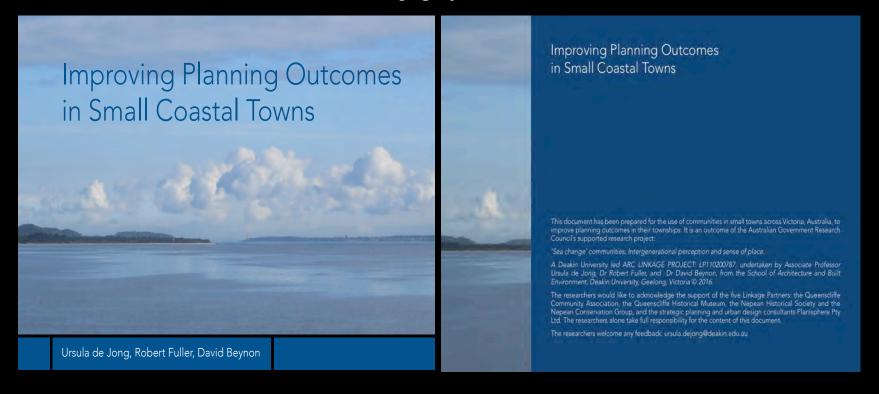


In Sorrento township: heritage remains as policy not yet part of Planning Scheme

The Ocean Beach Road Commercial Precinct Sorrento Heritage Policy for Planning Applications for Places in the Heritage Overlay (prepared for the MPS Council by HLCD P/L) in 2015. This excellent piece of work was adopted as policy by the MPSC and includes sub policies for the East, Central, North West and South West precincts. **Ocean Beach Road commercial precinct interim DDO C 203 was** approved by the Minister on 15 December 2016. C204 went on public exhibition, which closed without community groups being aware and therefore unable to make a submission.

The 1803 Collins Settlement Site: Future Directions Management Plan (Final report Dec 2002 prepared for Parks Victoria and the Mornington Peninsula Shire). Unfortunately this excellent plan has **not** been at the forefront of considerations since its adoption in 2003, and some of the visions are no longer possible because of extensive and inappropriate development (for on example the Eastern Sister).

Sea change communities: intergenerational perception and sense of place [ARC Linkage project LP110200787]



Achieving better outcomes requires a multi-pronged approach. The key areas can be summarised as better education, improved processes and clearer planning provisions.

This booklet looks at residents; architects, building designers, clients, developers; local council; planning schemes; VCAT; Heritage Victoria. The document has been prepared for the use of communities in small towns across Victoria to improve planning outcomes in their townships. It should also be used by Councillors and planners in conjunction with the "Protecting Distinctive places" document.

Recommendation 1

There needs to be clarity in the LGA, Shire, Borough vision, and a clear connection to the desires of the community. New developments need to be primarily evaluated on their positive contribution to this vision.

Recommendation 2

Plot ratio ('controls to relate the allowable floor area of a development to the size of the site') would be a useful additional control. Used in combination with other controls (such as height limits, site coverage, setbacks) it would prevent inappropriate massing of new developments.

Recommendation 3

Rules governing percentage of site coverage need to be revised, in particular to stop vegetation loss (also to be used in combination with other limits as outlined in recommendation 2).

Recommendation 4

There needs to be more clarity in planning process implementation. Removal of ambiguity in wording of planning schemes and more mandatory clauses would help to overcome inconsistency in rulings between planners, or by one planner in different cases.

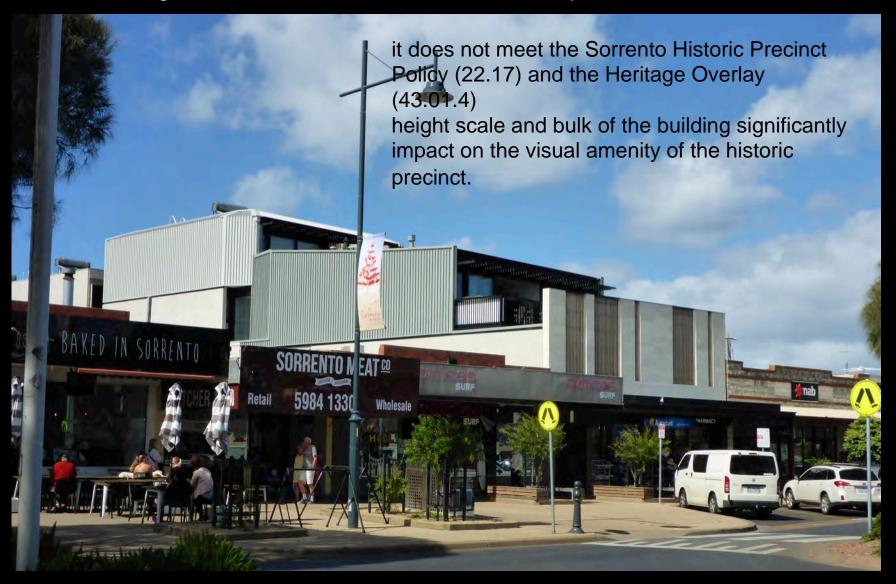
Recommendation 5

The character of precincts should be the primary guides for decision making (rather than each case being taken in isolation). This is particularly important when dealing with 'contributory' buildings (ones that are not specifically covered by heritage overlays), and sites on the boundaries between zones and overlay areas.

The Eastern and Western Sisters: Nee Morna for sale

The NCG remains deeply concerned about the integrity of this historic site: the 'emerging character' of the built form has irrevocably damaged the NC of the ES; erosion threatens the stability of the E and W Sisters; planning issues around the fence; subdivision threatens the Western Sister as well ...





Changing Sorrento is this where is began?

Sorrento Heritage continues to be under threat from development: Ozmosis 57-59 Ocean Beach Road Sorrento: another VCAT hearing from 2015





After planners recommended issuing a Permit the MPSC refused to grant a permit, the developer has taken the matter to VCAT. NCG supported MPSC in its position to refuse a permit for this development, as it does not meet the Sorrento Historic Precinct Policy (22.17) and the Heritage Overlay (43.01.4) The proposed height scale and bulk of the building will significantly impact on the visual amenity of the historic precinct. VCAT approved the granting of a permit. MPSC investigating its options.





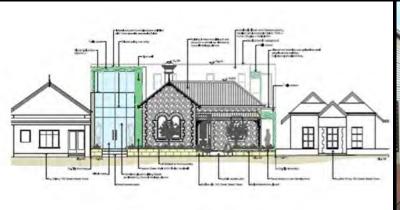




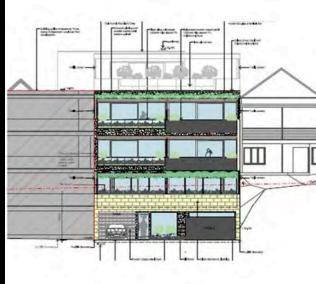




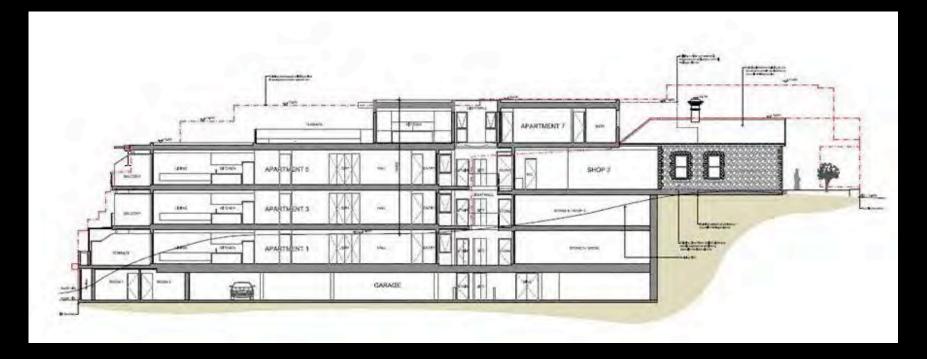
Changing Sorrento: watch this space







Changing Sorrento: Carmel proposal 2015 now under construction ... neighbourhood character?





. In 2014 the Greater City of London examined character and context in the shaping of neighbourhoods. They stated that Character is created by the interplay of different elements, including the physical or built elements that make up the place, the cultural, social and economic factors which have combined to create identity, and the people associated with it through memories, association and activity.

Context can be defined as the way in which places, sites and spaces inter relate with one another whether physically, functionally or visually, or the way in which they are experienced sequentially and understood.

In the process to understand the character of a place they advise above all else "to understand what is important to the people". As pressures for change in this historic coastal town of Sorrento continue, the MPS would do well heed this advice.





Changing Sorrento: ... watch this space









Changing Sorrento ... just a coat of paint!



Changing Sorrento: Conti sold



Changing Sorrento: development MPSC and HV permit granted, view from the Bay (collage G Naughton)



Changing Sorrento: development MPSC and HV permit granted, CH Road (collage G Naughton)

Sorrento Heritage continues to be under threat from development:



Changing Sorrento: Conti landmark heritage building in a small historic coastal township ... VCAT heard the permit appeal over fours days 30, 31 January 1 and 2 February 2017 ...

Sorrento Heritage continues to be under threat from development:



Changing Sorrento: development MPSC and HV permit granted, Ocean Beach Road (collage G Naughton)

Mornington Peninsula National Park



Mornington Peninsula National Park





Mornington Peninsula National Park

Summer 2016/17 – pressures on place ...

Caring for a National Park when resources are depleted? Who follows through on regulations? Camping in the National Park? Dumping in the National Park? Illegal parking? Dogs off leash?







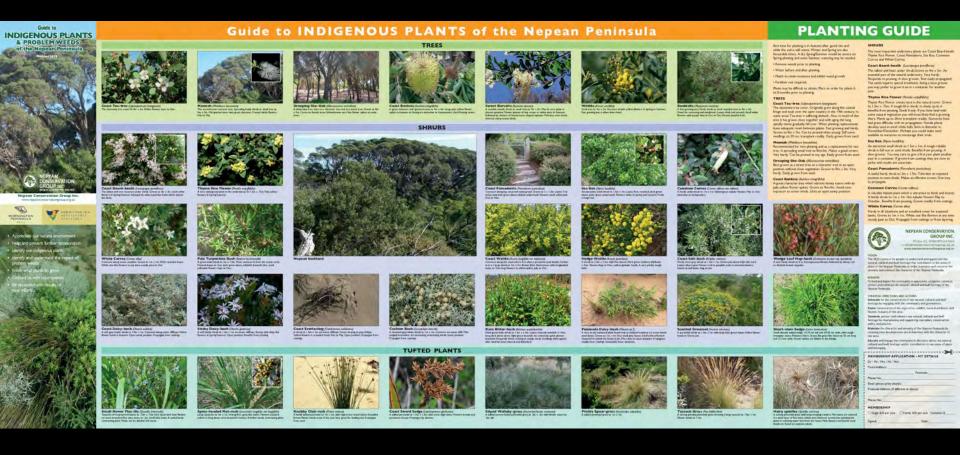




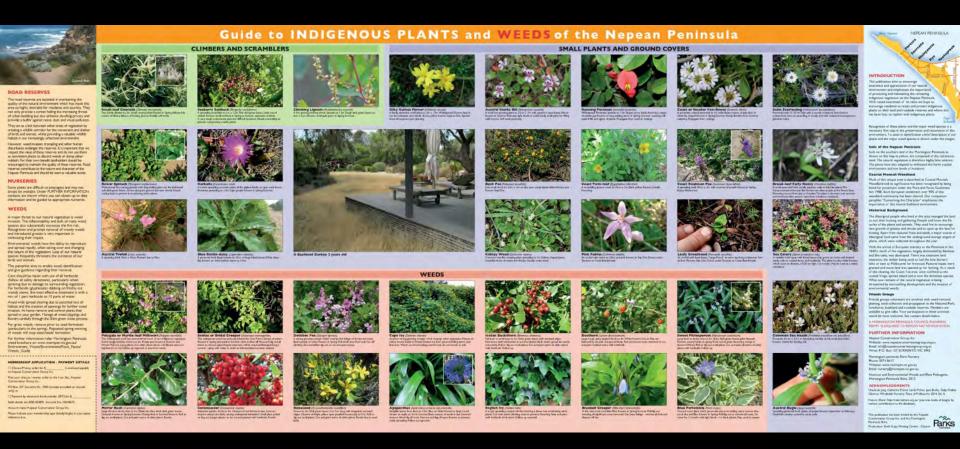
Launch of the new plant brochure: June 2016 caring for biodiversity on the Nepean Peninsula



Launch of the new plant brochure caring for biodiversity on the Nepean Peninsula



Launch of the new plant brochure caring for biodiversity on the Nepean Peninsula



Biodiversity and Fire Management Workshop

29 October 2016 – NCG in partnership with the MPS

Outcome: a Fire and Conservation Strategy for the Nepean Peninsula.







Biodiversity and Fire Management Workshop

29 October 2016 - NCG in partnership with the MPS

Outcome: a Fire and Conservation Strategy for the Nepean Peninsula Key recommendations:

- Learning from what we are doing;
- Communication;
- Training and best practice;
- Friends and volunteers;
- embracing the Nepean peninsula community;
- lobby to establish a BOM weather station on the NP.

NEXT: WORKING TOWARDS IMPLEMENTATION



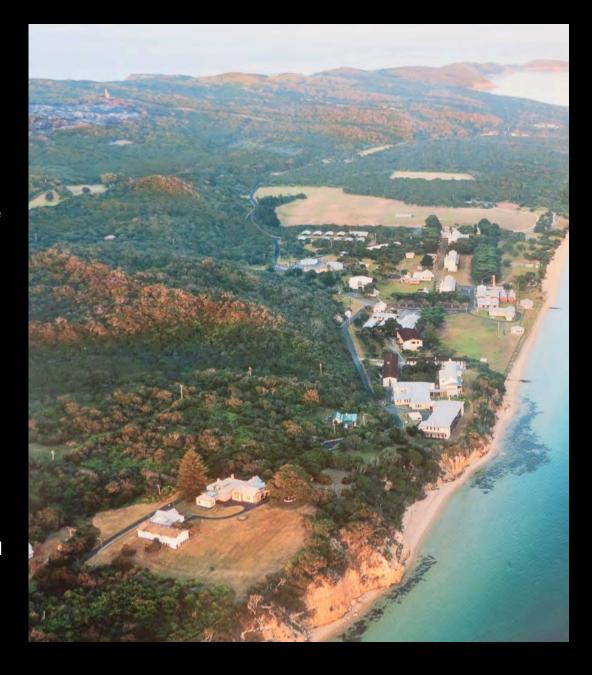


The NCG is against inappropriate development in National Parks.
The NCG supports the reinstatement of a fully integrated National Park at Point Nepean; and a management plan that respects and protects the natural and cultural heritage of this unique place now and in the future.

The NCG considers that the final outcome should be a bipartisan agreement to secure the future of the former QS precinct within the PNNP.

The NCG would like to see a holistic consideration of the sustainable use(s) for the entire site.

The principles of conservation, inspiration, sustainability and accessibility need clarification and definition to align with the values of this unique place.







Friends Groups

" volunteers are an essential part of the ecosystem

Friends Groups make a difference

For biodiversity by caring for bushland parks and coastal reserves, for flora and fauna, for habitat on the Nepean Peninsula

Diamond Bay
Dimmick's Bushland Reserve (Carslake Ave)
E G Ritchie Flora Memorial Reserve
Hooded Plovers = FoHP
Sid Baker Reserve
Slips Reserve
Tuckey Track Reserve
Sullivan's Bay
Spray Point Wild Coast
Friends of Bridgewater Bay

Working in Point Nepean National Park and Mornington Peninsula National Park; in Shire reserves and parks

PV, the MPSC and the NCG thank all our volunteers and welcome you to join a group ...





NCG Membership ...

Membership numbers are stable ...

If we are to continue to make a difference we need to be a relevant vibrant organisation ... whose members actively advocate for our environment

We have made a concerted effort to follow up with those members who have indicated an interest in providing some assistance to the Committee.

In 2017 we again challenge every member to sign up one new member!





Monthly community meetings...

The restructured "Nepean Coalition Group" in line with the changes to the Nepean Ward continue to meet once a month with our Councillors in order to consider and to prioritise matters that should be actioned within the Ward.

These meetings provide both us and our councillors with the opportunity to focus on matters of major concern to our community, as well as offering Council officers an opportunity to attend and update us on actions they are taking with regard to community concerns.

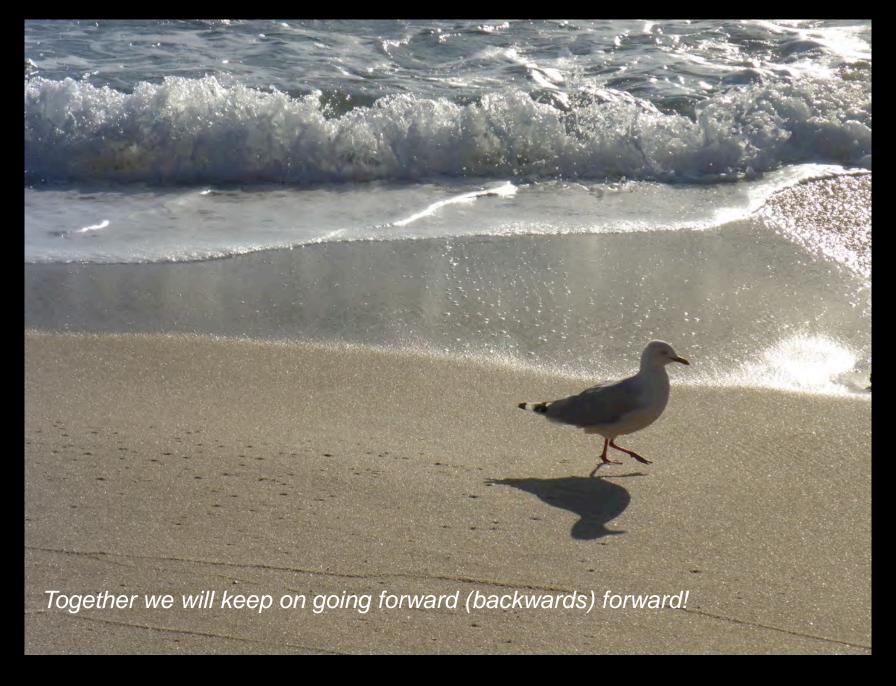


Thank you to the 2016 NCG committee

Edward Cohen, Jill Robinson, John Franklin, Eddy de Jong; Wayne Chamley Ian Haskins, Lisa Howard, John Trewarne, Sarah Patterson, Ruth Belfrage, Rebecca Cohen (retired June), Julie Corridon, Ursula de Jong









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Any comments or questions?





Caring for Our Country since 1973

2016 Treasurer's report



Edward Cohen



Caring for Our Country since 1973

6. Election of Committee for 2017

Nominations received:



Edward Cohen, Jill Robinson, John Franklin, Eddy de Jong; Ian Haskins, Lisa Howard, John Trewarne, Sarah Patterson, Ruth Belfrage, Ursula de Jong, Gary Naughton, Barend Frielink

John Franklin has stepped down from the NCG committee, but will continue in role of membership officer



Caring for Our Country since 1973

- 7. General Business
- 8. Close of AGM





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