

# LEX LOCI'S TRAVELS

28 JULY 2022

## Lex and the Green Bans of the 1960s

*Point Ormond, Elwood, and Point Grey, Lorne*

**Lex is reminiscing about the year 1965. That's when Sir Henry Bolte approved a massive commercial restaurant on Elwood's Point Ormond, overlooking Port Phillip.**

Back then, planning schemes didn't apply to Crown land, there was no such thing as the Marine and Coastal Act, and Aboriginal values were suppressed by *Terra Nullius*. How could the emerging conservation movement protect the foreshore? Along came the Port Phillip Conservation Society, the National Trust, and the Trade Unions.

We associate 'Green Bans' with Sydney, but they were also happening here in Melbourne. It was union green bans that helped save Flinders Street Station, the Windsor Hotel, and the Queen Victoria Market from the worst excesses of the era. And at Point Ormond, the Furniture Trades Union announced that if the restaurant was built, they would not be installing any windows. The Bolte and then the Hamer Governments backed off.

**Today we have far better protections for coastal land - or do we? When Lex takes a visit to Point Grey, at Lorne, he finds a stalled proposal for a \$10 million restaurant right on the foreshore.**

It needed to pass various tests set by the Crown Land (Reserves) Act, the Marine and Coastal Act, the Aboriginal Heritage Act, and the Surf Coast planning scheme - and it was that final test which brought it undone.

[VCAT found](#) that amongst its various deficiencies, the restaurant was not 'coastal dependent,' and therefore ran

contrary to the Victorian Marine and Coastal Policy. The planning permit was refused.

*Which lands our Lex in a dilemma: he quite enjoys a good dinner at places like the Middle Brighton Baths, or Proudfoots Boathouse at Warrnambool.*



**Some coastal locations are surely OK for commercial development, but it seems we still don't have adequate systems to determine exactly where they should and should not be.**

Will the Point Grey proposal be resurrected in some revised form? One test it did not have to pass was plain old-fashioned commercial viability. It was going to be funded by a \$8 million handout from the former Morrison Government.

Incoming Treasurer Jim Chalmers is dumping those handouts which he regards as 'waste and rorts.' The VCAT decision may well cause him to put Point Grey into that category. Well, if the \$\$ dry up, no need to think about reviving those 1965 Green Bans. ♦

## See you there! Lex Loci

*Point Ormond is in Bunurong Country  
Point Grey is in Eastern Maar Country*