

Waters Edge

Welcome to the first edition of the Water's Edge for 2010. We trust that you all had a happy festive break, and if you are anything like us, have hit the ground running in 2010. Port Geographe Development issues have continued over the last few months and for those of you who have received updates via email we apologise for any repetition. As always I am happy to receive any emails/correspondence from members who wish to add news or information to the "Waters Edge" newsletter mcclurgs@westnet.com.au or 8 Groyne Rd Geographe

Lynda McClurg

Committee Members

The current committee members are:

Peter McClurg	Chairperson
Bob Godridge	Vice Chairperson
Simon Denney	Treasurer
Jane Sparkes	Secretary
Bruce Blundell	
Lynda McClurg	
John Valentine	
Dave Watts	

Each committee member has taken on the responsibility of overseeing 5 different areas of the Port Geographe Development as follows:

Coastal Management - Peter McClurg
mrbbus@westnet.com.au

Waterways & Canal Flushing- Bob Godridge
robg@oceanbroadband.net

Landscaping/Parks & Gardens - John Valentine
valservice@westnet.com

Infrastructure and Construction - Dave Watts
buscabs@computerwest.net.au

Newsletter – Lynda McClurg
mcclurgs@westnet.com.au

If you have concerns or questions, direct them to the appropriate committee member. As most of the committee work during the day, email is

preferable. Leave a contact name, number or email, so that the committee member is able to contact you. Alternatively you can send emails to the Association's email address:
portgeographeloa@gmail.com

What Are Your Concerns?

Thanks to all members who have contacted the association to advise us of the issues within the Port Geographe Development that cause the greatest concern. This has enabled us to focus our attention to action issues such as dust/sandstorms, excessive speeding by boats in the canals along with the other previously identified issues.

Getting the Information to You...

In an effort to get quicker, more regular, and more cost effective updates to members your association has been providing interim updates to those members who have provided email addresses. We encourage those members who receive email updates to pass on that information to others/neighbours who do not have access to email.

What Do We Know? An Update...

Sand /Dust Issues: After many complaints from the PGLOA and affected residents about the dust/sand storm problems generated by wind blowing across undeveloped land in Port Geographe the Shire have finally got tough. The following is their most recent response...

It is acknowledged that sand drift from undeveloped land in the Port Geographe area is an ongoing problem to residents and the adverse impact caused is unacceptable. The Shire have taken steps to address the key problem areas which has resulted in some hydro-mulching being carried out by private land owners and to a greater extent by the contractors instructed by the Shire following service of notices on the Port Geographe Developer.

In view of the lack of response from the Developer and the continued problems experienced by residents, the Shire have now informed the Developer that action needs to be taken to stabilise all other areas within their control. The Shire is of the opinion that, as the Developers have already been made

aware of the problem, it is not unreasonable to expect remedial action to be taken immediately. However, based on recent experience, as it is unlikely a timely response will be forthcoming, the Shire have put in place measures that will result in contractors commencing hydro-mulching of the remaining offending areas owned by the Developer imminently.

In addition, the Shire are serving notices on owners of all other undeveloped lots in Port Geographe requiring immediate steps be taken to suppress the sand on their land. If they fail to respond within seven days then the Shire will be at liberty to take remedial action and reclaim the cost.

The Shire do realise this is a source of great concern and distress to residents. Please be assured that we are treating this with the utmost urgency....

We thank the shire for their actions on this matter. The PGLOA will continue to work with the Shire to try to attain the best outcome for the residents in the Port Geographe Development.

The Pedestrian Bridge: The PGLOA has been in contact with the Shire over the state of the footbridge connecting the west and east side of the development. A media release from the Shire is as follows...

**Shire reaffirms bridge closure
11 January, 2010**

The Shire of Busselton has taken steps to prevent public access across the canal footbridge in the Port Geographe development. Despite use by members of the public, at no stage has the footbridge been officially open.

Yesterday, Shire workers installed a chain across entrances at both ends of the footbridge and erected signage advising that the bridge is closed.

Attempts have been made by the developers Tallwood Nominees, [and the Shire] to prevent public use of the bridge. However, vandals have continued to rip down fencing and remove signage.

Shire spokesperson, Jason Vaughan, said that the footbridge is incomplete despite requests by the shire to have the developers finish the project.

"To date the Shire has not approved the structure nor have they taken responsibility for its maintenance. It requires further work including the completion of hand railing, installation of lighting and stabilization of the ground around both sides of the canal abutments."

The Shire is now pursuing the option of accessing the developer's bond to complete construction of the footbridge and rectify the defects.

END.

The PGLOA will continue to encourage the shire to pursue the developer's bond to rectify the bridges current state and allow it to be opened for safe public access.

Canals: The PGLOA has recently been made aware that a number of vessels are still being driven at speeds in excess of the canal limits. Such transgressions create wake/wash problems as well as safety issue for other more passive users (canoeists, kids in dinghies). The PGLOA would alert all members to their responsibilities to navigate vessels safety and within canal speed limits. If any boat users are unsure of their speed, then attempt to leave no wake.

The summer canal dredging program is almost at an end. The program has allowed a clear, safe, navigable passage to be maintained for vessels using the canals. Because of weather and discharge permit issues the Department of Transport had to discharge dredged material into a land based pond adjacent to the eastern pocket beach. This was far from an ideal situation, but was required as a one off measure for the works this year.

Sea Weed/Sand bypassing: As per the Feb 1 2010 email update.

Members would by now have seen several media releases regarding the 2010 bypass works program for the Port Geographe area.

Given the developer's default on the 2009 bypass program the western and Moonlight Bay beaches were left with large seagrass wrack accumulations this summer. After applying to access the developer's default bond the responsibility of attending to the bypassing now went to the Shire. Shire officers recommend commencing a sand and seagrass bypassing program on March 8th continuing to May 7th 2010 and then again after the winter storms in September /October 2010. This recommendation would have meant that a large proportion of the bond money would have been used this year leaving little for future works needed, beaches being closed for Easter and the April school holidays and potential H2S issues during these traditionally hot, calm months.

The PGLOA along with the PGAG, Wonnerup Residents Association and Port Geographe Business Association made representations to the Shire councillors to amend the recommendation to follow

the guidance from the PGCCF that priority be given to sand bypassing to Wonnerup to ensure adequate protection for this winters storm, minimising the impact on residents living in close proximity to bypass operations and keeping costs to a minimum so that the bond is not depleted un-necessarily with a second bypass operation needed as per usual after the winter storms.

At the Shire meeting (27/01/10) councillors voted to accept an amended bypass program starting April 19th (before school holidays) with priority being given to sand bypassing. Although not ideal the PGLOA felt this was a suitable compromise to the original recommendation.

After attending a pre-release briefing by the group conducting the Seagrass Wrack Movement Study for the Department of Transport we remain confident that a long term solution to the Seagrass accumulation to minimise annual cost and impact on the community is now closer. The group will release their initial findings in March with sand modelling findings released in June along with recommendations for new groyne designs.

We will do our best to keep members updated as more information comes to hand.

Infrastructure and Construction:

The PGLOA has had a number of enquiries over the past months from members & others expressing concerns about the structural condition of their properties due to the ongoing work carried out by the contractors in the development stages. As most of you are aware all work on existing & further stages has now ceased with no indication as to when they may recommence development.

Meanwhile some members have noticed cracks appearing around cornicing, windows and doorways in their homes which may be attributed to the construction work that was carried out by the contractors. Back in 2007, the contractors, APH, enlisted an engineering company, WML Consultants to carry out no cost condition inspections on buildings in the vicinity of the works. Landowners were contacted and appointments made with those wanting the inspection. A copy of the letter sent from the engineers to local landowners is attached. Photos were taken and a report on each residence compiled and this was then forwarded by the engineers to APH who held them on

record for their insurers should there be any claims. A report was not sent to the landowners unless requested.

PGLOA association recently contacted APH on behalf of its members, enquiring into the process that those affected may have to follow to make a claim. An APH representative assured us that they would get back to us with all the relevant details. Unfortunately this information has failed to arrive and no return contact has been made.

Should any members have issues in relation to the above, then it is suggested they make direct contact with the development contractors. Details as follows -

APH Contractors

Lot 26 Wetherley Drive

Picton WA 6229

Contacts - Greg Tyler or Tamaryn Pitchers

PH 08 97254755

FX 08 97254248

Email admin@aphcontractors.com.au

The Developer: Communications with the developer have been non-existent, however it would appear that they have decided to cease funding any works within the Port Geographe development. It is extremely disappointing that the developer has made substantial gains from this development but expects the residents to put up with the failings that they have left behind. At this point in time the PGLOA is unsure of the future of further funding for restorative works or development of further stages.

Important Contact Details

Whilst the PGLOA continues to make representations to the relevant authorities on behalf of the residents of the Port Geographe Development, we encourage you to individually voice your concerns to the shire, the state and the developer. To assist you, the following contacts may be useful:

Contacts:

Ian Stubbs

Shire President

ian.stubbs@busselton.wa.gov.au

Matthew Smith

Acting Shire CEO

matthew.smith@busselton.wa.gov.au

Oliver Darby:

Shire Engineer

oliver.darby@busselton.wa.gov.au

Sharon Woodford-Jones:

Port Geographe Compliance Officer.

Sharon.Woodford-Jones@busselton.wa.gov.au

Shire Councillors

(This email will reach all councillors)

councillors@busselton.wa.gov.au

Troy Buswell

Local MP

troy.buswell@mp.wa.gov.au

Barry House

Chairman Port Geographe Consultative Committee

barry.house@mp.gov.au

Simon O'Brien

State Minister for Transport

Minister.O'Brien@dpc.wa.gov.au

Adele Farina

MLA South West Region

adele.farina@mp.wa.gov.au

Nola Marino

Federal MP

Nola.Marino.MP@aph.gov.au

John Howell

Health Department

Membership

Membership fees are now well overdue. Please forward your registration and payment to the association A.S.A.P. Thanks.

To maintain a strong voice when dealing with the developer, Shire and State Government authorities, the PGLOA requires a strong membership base. We implore you to encourage other landowners to join and support us.

Regards

Peter McClurg (Chairperson)