

# Waters Edge

Greetings from the Chairperson,

From Day 1, after the Government committed \$28.1 million towards the reconstruction of the groynes, there have been positive signs about the development.

Property and land sales have improved noticeably and should continue to do so as the economy improves.

Work is starting on the finger groynes, with rocks being removed and re-used to build rock walls along the coast towards Layman Road.

The City of Busselton has been busy doing maintenance and some landscaping after the Association submitted a list of some 31 items that needed attention to improve the area.

We are endeavouring to get the small beach in front of the new restaurant on the entrance channel improved. This includes removal of vegetation to provide more beach area, and weed removal in the swimming area.

It was good to get some feedback from the survey forms distributed. People have offered to help on a clean up day, so we could possibly organise this on Clean Up Australia Day in March.

It's good to see that groyne contractors are going to pump some sand and weed out to sea, so hopefully there won't be so many trucks on the roads as in previous years.

We hope to organise a Christmas function later in the year so we can all meet socially.

Regards  
John Valentine

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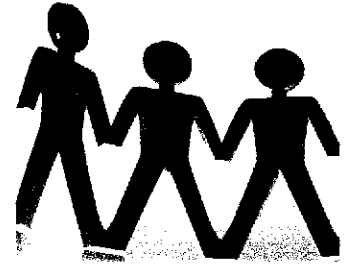
## PGLOA 2013 Committee

Chairman :  
John Valentine

Secretary :  
Colleen Blundell

Treasurer :  
Simon Denney

Committee :  
Bruce Blundell  
Craig Godridge  
Peter McClurg



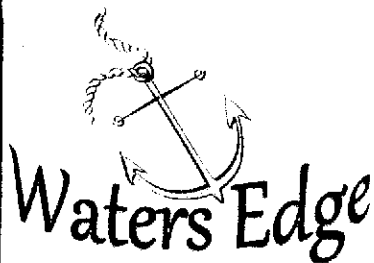
Cheranne Morris  
Neil Honey  
Steve O'Brien

## New Committee Action Plan

Over the last three months the Port Geographe Landowners Association's (PGLOA) newly elected committee has identified a number of issues that needed scrutiny and consideration in the interests of its members and Port Geographe people in general.

The matters which have been addressed so far are :

- ◆ Establish likely outcomes of negotiations underway between City of Busselton and State Government regarding a future management deed for coastal and waterways maintenance.
- ◆ Preparation and presentation to the City of Busselton of a Maintenance and Duty of Care Report complete with photographic evidence identifying defects in the Port Geographe precinct.
- ◆ Preparation and circulation of a questionnaire to Port Geographe landowners to establish their viewpoint on the upkeep of gardens and infrastructure where they live.
- ◆ Preparation of a report and presentation to the City of Busselton relating to the water quality in the "Stinger Free Pool" between Anchor View and Port Lane in the Village section of the development.



## Cuppa with a Councillor

[Contributed by Steve O'Brien]

Taking up the invitation to have a "Cuppa with a Councillor" session in the Mayor's chambers proved to be a more meaningful way to find out about negotiations going on between the City of Busselton and the State Government in relation to the formation of a new management deed for future coastal and waterways maintenance at Port Geographe.

This was one of the subjects covered during a session in the Mayor's chamber in September, with Mayor Ian Stubbs and Councillor Gordon Bleechmore, which was attended by John Valentine, Chairperson of the PGLOA, and new committee member, Steve O'Brien.

Previously the PGLOA learnt of these negotiations secondhand, and the City of Busselton's letter of response in a draft form from a written enquiry by the Association proved to raise more questions than answers.

Under the existing management deed that followed handover from the developer, the Shire (now City of Busselton) will be responsible in the main for five key maintenance issues.

These are :

- Water quality in the canals
- ♦ Annual sand bypassing programme
- ♦ Annual seagrass wrack programme
- ♦ Maintenance of harbour entrance, harbour bed and canal bed
- ♦ Maintenance of foreshore reserve, groyne, breakwater and shore profiles.



Port Geographe landowners pay each year a "Specified Area Rate" (SAR) as a proportion of the annual council rate. The SAR is placed in a Waterways Management Reserve Fund.

This has been accumulating over time at a level to ensure that sufficient funds are available to cover the cost of at least one year's by pass works.

## Information from the Cuppa Session

From the Cuppa with Councillor session the following information was forthcoming and was included in emails between the City and the PGLOA.

Mayor Stubbs said it is Council's intention that the current SAR on Port Geographe residents will not be increased to cover the anticipated shortfall in maintaining coastal waterways.

Mayor Stubbs noted that the current SAR is being collected for the purpose of meeting the obligations in the current management deed, which includes the maintenance of coastal structures, bypassing and water[way] quality management.

The City of Busselton will still have responsibility for future maintenance of coastal and waterways management.

*The proposal is that the City will retain responsibility but appoint the State as agent to carry out the works. Whilst the current Development Deed remains operative however, the developer retains the obligations in relation to annual bypass works (among other things).*

There will be an overarching management agreement between the City and the State Government whereby the Department of Transport will be in charge of the maintenance work.

*This is the new Management Deed currently being negotiated. As stated above, the State (via the Dept of Transport) will have responsibility for the works as agent for the City.*

The responsibility of a future developer is unclear at this stage. This will be negotiated when the need arises.

*A proposed replacement Development Deed has been drafted, the precise terms of which may be the subject of negotiation once a new developer is on board but clearly set out the areas of responsibility on the Developer, the State and the City.*

The City of Busselton still holds the funds in the Waterways Management Reserve Fund. These funds can only be spent for the purpose they were levied. *The City is required under the Local Government Act to place unused funds from a SAR into a Reserve which cannot be used for an alternative purpose.*



## More Information from the Cuppa Session

These funds will be drawn on by the State Government. It is uncertain when this will apply and whether these funds will be drawn in incremental installments or some other frequency.

*The State have indicated that the condition on which they would be willing to take on coastal management obligations require the City to make the funds held in the Reserve and the subsequent SAR available to them. Precisely how this will be achieved is the subject of negotiation. The broad terms of the proposed new arrangements between the State and the City have been presented to the Port Geographe Community Consultative Forum (PGCCF). The detail is still being worked out and the PGCCF will be notified of the outcome of these negotiations.*



*The PGCCF which hasn't met since November 2012 is chaired by MLC Hon. Barry House. PGLOA's representative on this committee is Peter McClurg.*

The Mayor also advised that there is an existing Port Geographe reserve fund (from City of Busselton reserve). Council has made no determination on the future spend of these funds.

### Landscaping Not Part of SAR Rate

It has come to this committee's attention that some landowners are under the impression that the SAR rate, a proportion of the annual council rates, is for landscaping maintenance. This is not so.

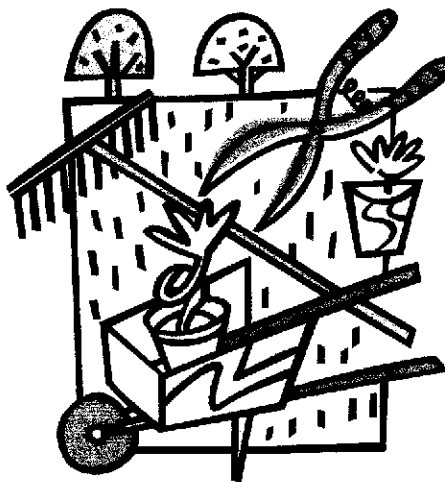
The SAR rate was applied to rates following the title to the first lots in Port Geographe, which were received in 1995/96. The SAR rate is for coastal and waterways management and maintenance, and applies to everyone living in the Port Geographe catchment whether residing on a dry lot (back from the canals) or a canal lot.

So there you go - you learn something every day!

## Other Issues Raised at the Cuppa Session

### Foreshore Reserve Landscaping

A private landscaping firm from Bunbury, "Workroom" has been hired by the Department of Transport to design the landscape works for the foreshore reserve after the groyne configuration is completed.



Workroom has already put forward some concepts and there has been a meeting between the City of Busselton and the Department of Transport.

According to the

Dept of Transport's Community Liaison Officer, Karl Illich the design outcome from these early concepts will be presented to both these agencies before going to a showing to Councillors.

The design will then go to the Port Geographe Community Consultation Forum, on which the PGLOA's representative is Peter McClurg, before being put out for public consultation.

Mayor Ian Stubbs suggested to John Valentine and Steve O'Brien during the Cuppa with the Councillor session that they get on the committee involved with the foreshore landscaping.

### Water Quality - Stinger Free Pool

Other issues raised during the Cuppa with Councillor Session included the water quality in the Stinger Free Pool which is located on the eastern side of the development between Anchor View and Port Lane in the Village Centre.

The Mayor has instructed key staff to provide Council with briefing notes on the current status on the water pump that is supposed to aerate the water in the stinger free pool. He noted that there is no pump in operation and the water is stagnant.



## Getting Results

Potholes, missing railings on footbridge, kerbing, removal of dead trees, and broken lids on reticulation boxes are now been attended to following a 31 page "Maintenance and Duty of Care" report prepared by the PGLOA committee which was presented to the City of Busselton recently.

This report listed a number of repair issues that had gone unnoticed for up to three years. Now the City of Busselton is fixing these items. Some of the repair work identified in the report will have to wait until the groyne reconfiguration project is completed.

The PGLOA committee recognises that, while the developer initially paid for all the infrastructure costs in the residential canal development, landowners of Port Geographe have indirectly contributed to these costs via the purchase of residential land which included a component of infrastructure costs.

Most of the maintenance of this infrastructure at Port Geographe is now the responsibility of the City of Busselton.

## City Responds to Footpath Maintenance

The state of the footpath adjacent to Layman Road and Masthead Loop, between Keel Retreat and Pierboard Road, was included in our Maintenance and Duty of Care Report sent by the PGLOA committee to the City of Busselton. That is Casuarina trees have lifted the concrete path and residents in the area have been sent a letter from the Operations team at the City of Busselton asking them for their comments on three options to resolve this.

It is good to see the City communicating with its residents. If you received a letter from them, we hope you took the time to comment back to the City.

[Contributed by Steve O'Brien]

## We Hear You !

Golly gosh ! We have had a wide variety of responses to our 7 item questionnaire sent out to you recently. This was one initiative of the new PGLOA committee in an attempt to find out how you feel about your area.

If you received one of these questionnaires and you have not answered it yet then it is not too late to do so. Just answer the questions and send it back to us.

In a sample batch of 20 questionnaires received back there were about 20 items listed under the first question "What improvements do you consider need to be done to your street"?

To the second question "Out of ten what is your score for the street landscape in your area", the average score six out of ten.

On the question of "What Improvements in facilities do you think are necessary in your area and other locations close by", over 16 different items were suggested in the sample batch of 20 questionnaires.

Question 4 wanted to know "if the footpath and road kerbing in the street and adjoining areas in which you walk, cycle or run is suitable". The response was a mixed bag. Half said yes and the other half said no!

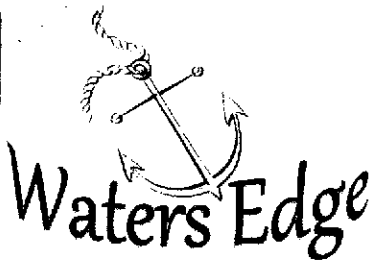
What other existing infrastructure or facilities need examination and or improvements, was the fifth question. The responses from the sample batch of twenty returned questionnaires yielded eleven suggestions, ranging from flotsam and rubbish in canal waterways, to street lighting, jetty maintenance, children's playgrounds and exercise stations in certain parks and the like.

The question in regard to whether you would contribute to a busy bee - out of a batch of twenty questionnaires 14 said yes while the other six said no. Frequency of the busy bee was divided evenly between three months, six months and a year.

The No's have it when it came to answering the question of whether you would be prepared to pay a levy for upkeep or maintenance of the landscaping and common parks surrounding established areas of Port Geographe. Only 6 said Yes to this question.

For those that took the time to send back your answers on the questionnaire we do thank you. The PGLOA committee can only offer better representation when we know your thoughts on matters pertaining to the area in which we live.

Matters identified from the return of this questionnaire will be scrutinised and forwarded in a report to the City of Busselton in due course.



**We Stuffed Up !!**

The PGLOA membership form should have been sent out to you with the questionnaire but, oops, we forgot to do so. So we have included it in this newsletter. If you are a landowner in Port Geographe, we would welcome you aboard our growing membership.

**Have You Got an Email Address ?**

**@ ?** We can cut the cost of producing and distribution of our newsletter, "Waters Edge" by sending it to you electronically.

So, before you have that cup of tea, just send your email address to the PGLOA committee at [info@outsourcconcepts.com.au](mailto:info@outsourcconcepts.com.au). Then, the next issue will be sent to you pronto. It makes life a little easier for us and we save costs, keeping our funds for other purposes.

If you haven't got an email address, don't worry - we will send it to you by post.

**APPLICATION FOR MEMBERSHIP**

*Support the Association that supports you.*

Membership of the Port Geographe Landowners Association Inc is open to all land owners and residents within the locality as defined by the City of Busselton and known as Port Geographe.

I/WE .....

RESIDENTIAL ADDRESS .....

POSTAL ADDRESS (if different to the above) .....

BEING THE OWNERS / RESIDENTS OF .....

PORT GEOGRAPHE,

*(If the owner is a Company, please attach a letter from that Company nominating you as its representative)*

WISH TO APPLY FOR MEMBERSHIP OF THE PGLOA AND ENCLOSE PAYMENT OF \$15, BEING THE MEMBERSHIP FEE FOR THE 2014 / 2015 YEAR, UP TO AND INCLUDING 30 SEPTEMBER 2015.

(Should you wish to pay by direct debit, our bank account details are -

BSB: 036-123 Account Number: 18-6479. Please include name and street.)

WISH TO RECEIVE FUTURE ISSUES OF THE PGLOA NEWSLETTER. YES / NO

(SIGNED)

(SIGNED)

TEL : .....

MOB : .....

EMAIL : .....