

Port Geographe Landowners Association Inc

PGLOA Office Bearers 2018-19



Chairman	Dennis Gee	dennis.gee@bigpond.com
Secretary	Peter Brinsden	pb@pbdesigns.com.au
Treasurer	Simon Denney	simon.denney@westnet.com.au
Committee	Kevin Strapp Michelle Reilly Ron McDavitt Ross Scott Emma Dickson	
Website	www.portgeographe.com.au	
General email	portgeographeloa@gmail.com	

News Bulletin of the Port Geographe Landowners Association – October 2018

***Waters Edge* goes to members and landowners via an expanded mailing list. We talk about objectives, sand and wrack movement, landscaping, re-zoning and a little about ourselves.**

Our Objectives

We have a new Committee, but our objectives remain the same – to be a voice for our community on issues involving the City of Busselton, Government authorities and land developers; and to promote the precinct of Port Geographe as a dynamic family community with a relaxed and healthy outlook.

And the core issue we face remains the same. We all pay a Special Area Rate (SAR) which we accept in principle. We have always accepted this since the first sales of lots 20 years ago. What the scene will look like in another 20 years is conjectural. But in the meantime, we live with a strange agreement between the City and State, whereby our SAR payments are used exclusively for dredging a public port.

With our campaign based on the slogan *others go out to sea for free whilst we stay at home and pay the fee*, we have gained some traction with

Busselton City on exposing the unfairness of this situation.

The SAR should not be a penalty for perceived grievances from those that reside outside the SAR-area.

We welcome the reinstatement of the City's 25% matching contribution which will be lodged in the Port Geographe Development Reserve Fund. It will be deployed on "broader matters" within the Port Geographe precinct.

The reinstatement does not entirely remedy our grievance, however we understand that this situation is enshrined in legal and informal agreements that cannot be changed overnight.

A basic principle from which we do not waver is that *the SAR should be used for the benefits of the residents, and for the betterment of the precinct*. This defensible principle does not

apply now. We will work for the eventual rectification of this anomaly.

What do you want?

With the above principle in mind, we seek your suggestions on what “broader matters” within the precinct could be addressed. What do you think our SAR should be used for?

Please feel free to contact myself or Secretary Peter Binsden, whose email contacts are on the header. By way of explanation we use the Gmail account principally as a mail-out mechanism, but use our personal emails for general PGLOA business.

Pride in Our Place

At the suggestion of Cr Kelly Hick, we have produced a report entitled *Pride in our Place 2018*. This follows from the earlier report *Pride in our Community 2015*, which was presented to the City when maintenance had fallen into a bit of a rut. Our 2015 report stimulated the present round of landscape enhancements in the precinct. We hope the 2018 report will have the same effect. Both reports are available on our website.

Our latest report identifies 15 initiatives, some of which have already commenced:

- Recreational area – western port entry
- Old western groyne
- Wood waste at Sensations
- Burgee Close
- Street lights
- Footbridge – eastern side
- Layman Rd intersections
- Lanyard Bvd
- Keel Rte median strip
- Gazebo - Anchor View park
- Spinnaker Bvd
- Layman Entry
- Pavement damage
- Canal wall cappings
- Canal sedimentation

The projects currently underway this year are budgeted at \$886,000, and financed in part from the Port Geographe Development Reserve which currently holds about \$1.4M.

We thank the City for responding to our 2015 review, and we expect that *Pride in our Place 2018* will help focus and expedite our priorities in future years.

Seagrass Wrack Management Trial

On 28 September we were advised that Department of Transport (DoT) and City of Busselton will commence trials at improving the management of seasonal accumulations of wrack around Port Geographe. Machinery will be used to break down the steep compacted seaward edge of the wrack to encourage sand movement and dispersal of accumulated wrack.

For several reasons – such as image impairment, doubtful feasibility and sand stabilization – the PGLOA Committee argues against mechanical interference with wrack accumulations. Consequently we are apprehensive of this intended mechanical action. However we note that the actions, perhaps somewhat optimistically, are intended to “improve the performance of the (groyne) reconfiguration”. Presumably they are not a response to agitation from those outside the SAR area to remove the wrack. We will watch the trial with interest.

On 4 Oct we received another update from DoT on the Port Geographe coastal monitoring program. It noted that the accumulation of seagrass wrack this winter was greater than in previous years. It emphasized that the trial was to “promote the movement of sand from the west end of the seagrass wrack, to the area adjacent to the breakwater”.

The update also states the port channel again requires dredging. This reinforces our surmise that dredging will become a bi-annual necessity for years to come. On this occasion, dredged material of high wrack content will be pumped offshore, whereas material of high sand content

will be pumped off the eastern revetment to assist the down-drift nourishment of Wonnerup Beach.

We are not sure exactly how the City's contribution to all these actions is being funded. But again we remind Port Geographe ratepayers have a financial liability in this matter.

Re-zoning at Port Geographe

As mentioned in the last newsletter there are mooted proposals to amend Town Planning Scheme 21 as it affects Port Geographe. The overall thrust is to change the zoning of certain privately-held undeveloped areas from commercial to residential.

The draft amendments have been submitted to the WA Planning Commission for consent to advertise. Once released, PGLOA will be able to offer comment on the proposals.

At the recent AGM we had the pleasure of a presentation from Paul Needham, Director of Planning with the City on the proposals as they relate to Port Geographe and the Busselton area.

We sense a delay in the process, possibly related to an astonishing proposal to mandate an increase in block elevation from 2.6 meters above mean sea level to 3.8m. Port Geographe already commands the highest elevation for residential developments in all of Busselton. This will impose severe burdens on land developers, and land purchasers alike.

I take this opportunity to inform readers the IPCC states that global sea levels have risen only 17cm (that is an adult's finger pan) in the last 100 years, with no evidence of acceleration. It is even more salutary to note that the 51-year tide records from Bunbury Port indicate a mere rise of 1.22mm/year - equivalent to a child's finger span per century.

We would hate to see another walkout of developers from Port Geographe because of unnecessarily prescriptive regulations.

PGLOA Annual General Meeting

The AGM was held on 10 Sept 2018, at which the new committee was elected, as shown in the header of this newsletter. We welcome Emma Dickson to the committee. Notable is the absence of founding member Steve O'Brien who has retired gracefully after five years of great service to PGLOA, including two years as Chair. He has been the guiding light in setting our objectives and strategies.

Also Kevin Strapp retires as Chair but thankfully remains on the Committee in order to preserve the "corporate memory". He has been an effective warrior against bureaucratic nonsense. On your behalf I thank them for their service.

Following this newsletter there will also be another call for membership renewals and applications. We are travelling well, with many renewals, thank you. But we still need more support.

Finally I thank Mayor Grant Henley who attended our AGM and gave an outline on a number of matters of mutual interests to PGLOA and Busselton City. The Mayor acknowledged the harmonious working relationship existing between PGLOA and BCC, and encouraged further periodic meetings.

Gazebo Circle Christmas Party

The good news! PGLOA member Dixie Johnson (0438 985 518) is convening a Christmas gathering at Gazebo Circle, Anchor View Park on Sunday 9 Dec at 3.00pm. Bring along your nibbles, seating, family, friends and Christmas cheer. Put it in your diary now.

With compliments of the Chair of PGLOA



Dennis Gee 19 October 2018
Chair PGLOA