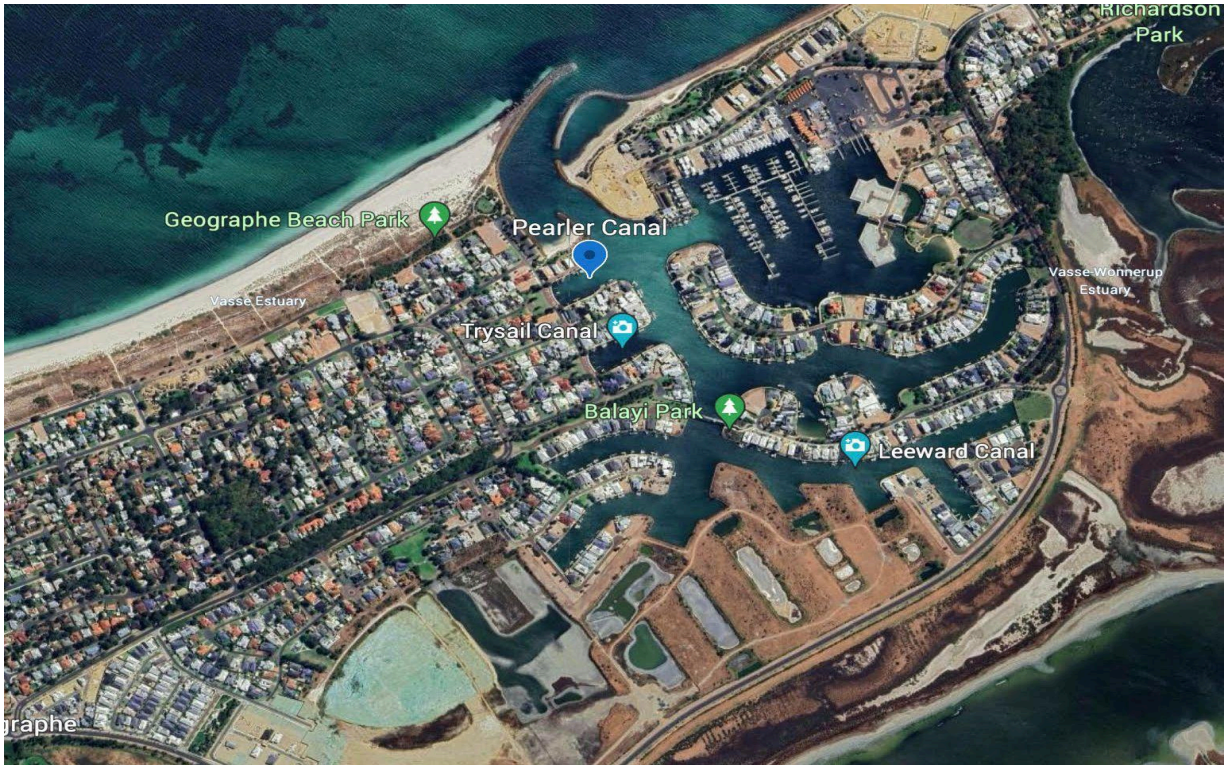
Waters Edge

Port Geographe Landowners (Residents and affiliates incl WRA members) Association Newsletter

May 2025



Hello all and welcome to the May PGLOA/(affil.)WRA newsletter and I hope this finds you well.

Personally I look forward to the onset of the rainy season and watching everything green up, if not the storms bringing their inevitable issues of seagrass wrack and beach erosion. Love living here, all year round!

Since the last letter we've been busy on a number of fronts: integrating the Wonnerup (ex WRA) people into the committee meetings, following up with local government about our "Pride in our Place" submission, making our position known on the traffic restrictions for the Triathlon event, parking in Keel Rt Islands, arranging the AGM, getting you (members) PGLOA hats and more. Geoff has included an article on maintaining your canal walls and even a survey to see how we're going in your view.

Sincerely,

P.D. (Pete) Keynes,

PGLOA Chair

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AGM

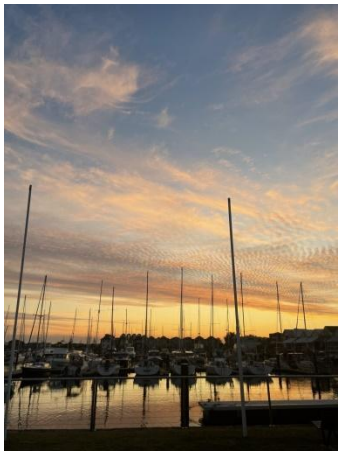
Monday evening 1st September at 5.45pm for 6.00pm start. Put in in your Dairy!

As in previous years the AGM will be held in early September at the Deck, with delicious platters provided. Buy your own drinks

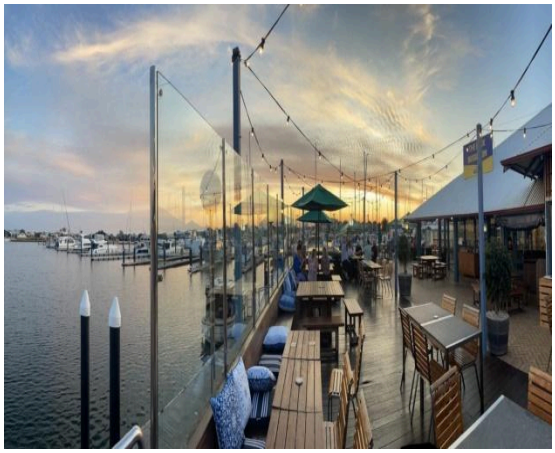
We are still in the process of contacting Guest Speaker/s and will let you know more, soon, but as always it is our intention to provide you with updates and information of matters of local importance. Previous couple of years we've had a presentation on the Wonnerup artificial reef concept, and one on the wetlands management and ecology.

The AGM is for financial members ($30 payable any time from now, for the coming fin yr)

You can also nominate and/or vote for the committee only at the AGM.







SURVEY

We want your opinion!

Please take a minute or two to complete this short (1 page only) survey to help us focus and prioritise our time and resources to the issues that matter most to you. Be kind to us though, remember we are all volunteers!

Click **HERE** to participate

HATS! Complete the Survey and paid-up members will shortly receive a complimentary Port Geo hat. Great for community events, the AGM etc.

WELCOME WRA Affiliate members. Great to have met some of you and heard your input and points of view on local issues. We look forward to a long and beneficial mutual association.

LOOKING AFTER YOUR CANAL WALLS.

Your canal walls should last a lot longer than your mobile phone. But they do require maintenance. Can al walls at Port Geographe are gravity walls constructed of reconstituted limestone. This material consist s of particles of crushed limestone mixed with cement and compressed and cured. The rectangular block s installed by the developer had cement content and used a type of cement intended for coastal applicati on.

The mortar used was intended for a coastal environment. Decorative capping blocks (south of the footbri dge) don't seem to have the same resistance to salt attack (these are regarded as non- structural).
Half blocks that have been added by Lot owners (north of the footbridge) may not have the type of ceme nt content that gives better salt resistance as a special order is required to get coastal exposure grade blo cks.

At the toe of the block wall there is a layer (sloping in most areas) of rock rip rap that provides resistance to erosion caused by propeller wash from boats. The rip rap is underlain by geotextile. The geotextile is there to reduce erosion of sand that underlies the rip rap. The rip rap is typically laterite caprock but also includes igneous rock in some places.

A coastal environment is harsh for structures, particularly in the splash zone. Saltwater splashes onto th e wall surfaces and evaporates leaving salt crystals behind. The salt crystals expand when they get hot ca using fretting of the capping, blocks and mortar. Below water level there is erosion by water action and t he growth of marine organisms.



Salt Damaged Capping

Maintenance of canal walls is the adjoining landowner's responsibility.

The things you need to do:

- Visually inspect your wall from time to time. Look for evidence of erosion of the blocks and the mortar.
- Replace any lost mortar. Mortar comes in various grades. Use an M4 grade such as Cockburn Cement's "Coastal M4". You may have to do this when the tide is low.
- Repair any excessive erosion of blocks using M4 grade mortar. Do this while the erosion holes are small as the longer you leave it, the more saltwater will be trapped and the more salt crystals grow.

PGLOA has not identified a source for replacement of the decorative capping blocks. If fretting of your capping is excessive you could consider replacing them with rectangular half blocks. Sourcing half blocks that are Marine Grade may be challenging. If the half blocks you buy are not marine grade, then you should fill any surface voids with M4 mortar to reduce the infiltration of saltwater.

- Do not increase the height of your wall without approval from the City of Busselton.
  Do not remove the rip rap erosion protection at the toe of your wall.
- Do not do anything that disrupts the continuity of the geotextile.

Comment from Mike Cann (PGLOA Deputy Chair) :

" I really like the wall maintenance stuff tho it has me concerned that my wall does need some work and its going to be quite an effort to source and get it looked at. I wonder if its a topic we can talk about at the next meeting. If there are many others in a similar situation to me and we could get together and see if we can find a contractor to come in and do them all together perhaps at a bulk-job discount?"

Ed's response: "Yes, let's do that and get back to members with an answer"

KEEL RETREAT PARKING (On the centre islands)

This has been a contentious issue for people living in this street. Legally, parking on the centre island, as with any local road verge, is not permitted unless authorised. As the picture below shows, the vehicle pictured is legally parked, but is obstructing the road, making it unsafe. It would obviously be much safer parked partly on the island to the right of the picture. Problems have also occurred with tradies, residents hosting guests over long weekends, etc, causing similar obstructions. Council Rangers, obligated to respond to this "illegal" parking, have better things to do.

The issue of reticulation of the islands has been put to council, who are unwilling to spend the money required, nor is there sufficient water available to reticulate the lawns on the islands. To protect sprinklers, etc bollards were proposed to prevent parking.

The PGLOA discussed this at a recent committee meeting and voted unanimously to request the City to permit limited parking on these islands (as does already happen without any issue in the other two similar streets – Lanyard and Spinnaker). PGLOA has been advised that appropriate signage to follow, which will allow short term parking only, not for example, long term boat or caravan storage.



Keel Retreat island

A LOCAL RESIDENT'S ACTION

We acknowledge PG resident and past PGLOA President Stephen O'Brien for his action and activism on Keel Park, and the boundary bund between Layman Rd and the Wetlands:

a. **Keel Park.** Steve undertook to communicate to the City about the poor condition of this important feature of PG, regularly used by many locals. He (along with PGLOA's Pride in Place submission) helped get the sprinklers fixed, weed spraying (a regular 2 x yearly activity) and back filling from canal walls. He also replanted lawn in a bare patch using his own time and resources.
b. **Layman Rd bund.** This was originally planted and maintained by the developer. Followed by the local government, which is still responsible for the Layman Rd verge (the flat bit) which in my opinion, they do a good job of maintaining. Above that (the raised bit) has subsequently become the responsibility of the State Government Dept. of Biodiversity and Conservation. I started the process of getting in contact with that department, but before I'd got any worthwhile response, Steve had already spoken with them and got a commitment to clean up the unsightly and fire hazard long grass and begin planting replacement trees for the ones which died during a recent very long hot summer. Thank you, Steve. He has also proposed a:

c. **Port Geographe (and Wonnerup) Community Garden.**

His own words: "*I have often thought that PG could have a Community Garden Club. This club could help with the restoration of the foreshore areas and other parts of PG that have lacked attention by the City. It could also be a place where people can grow produce etc. if that is what such a club desires.*

This Garden Club, an offshoot of the PGLOA, could apply for grants to establish a base, (shed etc. to proper gate vegetation suitable for coastal conditions) and plant out these plants to improve the aesthetics of the vast area of PG. Maybe able to sell produce or plants etc. It would become an Incorporated club still under the control of the PGLOA.

If the current committee agrees with such a proposal then a survey could be organised to every household within PG to see if there are people who would like to be part of such a club."

(PGLOA committee does agree, although would not wish to retain control, however would certainly offer support including financial, to pay for registration fees, etc)

Please get in touch with Steve directly for his latest on this, if you are interested in becoming a part of it, at: pebble5@bigpond.com

FIRE RISK at Wonnerup/Baudin Reserve edge

The PGLOA has approached the City and Dept. of Conservation to push for some reduction of the fuel load in this reserve, as it presents a significant fire risk to houses at this end of Wonnerup Beach and neighbouring Port Geographe.

PGLOA COMMITTEE 2024/5

Chair	Pete Keynes
Deputy Chair	Mike Cann
Secretary	Tanya May
Treasurer	Darcy Buckle
Coastal Issues portfolio	Geoff Cocks
	Anton McLaughlin
Membership	Dave Eyres
Committee	Michelle Wiseman
	Brooke Neal
	Dixie Johnson
WRA Affiliates ex-officio	Meredith Dixon
	Peter Jodrell
	Lisa Shreeve

Website:	portgeographe.com.au
Email	info@portgeographe.com.au

Application for PGLOA Membership 2025-26

Membership of the Port Geographe Landowners Association Inc. is open to all landowners and residents over 18 living within the Port Geographe development. If you pay a Special Area Rate for Port Geographe or the property you live in is subject to the Rate as part of Council rates, then you are eligible to join. Persons from outside the Special Area Rate zone especially including Wonnerup Residents and Landowners, are welcome to join as Affiliate members.

I/WE……

RESIDENTIAL ADDRESS:

……

……

POSTAL ADDRESS (if different to residential address):
……..

……

BEING THEOWNERS/RESIDENTS OF:

……

……

PORT GEOGRAPHE, 6280 (If not Port Geographe, please show suburb and postcode)
Mobile:……..

Email:…….

I/WE WISH TO APPLYFOR MEMBERSHIP/AFFILIATE (cross out the non applicable category) MEMBERSHIP OF THE PGLOA. I HAVE PAID THEMEMBERSHIP FEE OF $30 BY BANK TRANSFER. Email this form to pgloa6280@gmail.com

……

(SIGNED)

……..

(DATE)

To pay by direct debit, our bank details are:

BSB 036-123

Account Number 186479.

(Please reference your name and street if paying by Electronic Funds Transfer or over the counter at the bank and email info@portgeographe.com.au when payment is made).