

# PORT GEOGRAPHE LAND OWNERS ASSOCIATION INCORPORATED (PGLOA)

MINUTES OF THE 16<sup>TH</sup> ANNUAL GENERAL MEETING OF THE PORT GEOGRAPHE LANDOWNERS ASSOCIATION INC HELD ON MONDAY 10<sup>TH</sup> SEPTEMBER 2018 AT BUSSELTON VOLUNTEER MARINE RESCUE CENTRE, GEOGRAPHE BAY RD, BUSSELTON.

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The Chairman declared the meeting open at 7.15PM.

## Attendance and Apologies

Chairman	Kevin Strapp
Secretary	Dennis Gee - recording minutes
Treasurer	Simon Denney
Committee	Ross Scott Michele Reilly Norm McDavitt
Members	38 including committee
Apologies	Graeme Edwards, Gail Priest, Tony Wheeler
Invited Guests	Cr Grant Henley Mayor BCC, Paul Needham Director Planning BCC, Cr Kelly Hick Emma Kirk (BD Mail)

## 2. Adoption of Minutes of AGM 18 Sept 2017

The draft minutes of the 2017 AGM had been circulated by email.

Moved J Geary/ S O'Brien, minutes of the 2017 AGM were confirmed as a correct record.

## 3. Chairman's Report

I welcome our special guests this evening, Mayor Grant Henley, Paul Needham and Cr Kelly Hick. The mayor will be giving an update on the proposed re zonings in Port Geographe, as well as where the City sees the future.

To our members, I thank you for your attendance tonight. Your continued interest in your association is very much appreciated by your committee.

Some of the issues we have tackled are ongoing. Some have been resolved. The good news is the City of Busselton has reinstated their contribution of 25% of the annual SAR contribution from 1/7/2018 into the Port Geographe Development Reserve Fund. Thanks to the Mayor and

Cr Hick - our lobbying on this occasion was successful. The campaign slogan was '**others go to sea for free while we at Port Geographe pay the fee**'

This still leaves the SAR-paying residents as the only contributors to the maintenance of the waterways and foreshore within and outside the boundaries of Port Geographe. This situation arises because of the terms of the current agreement between Busselton City and the Department of Transport. The reinstatement recognises that the facilities within Port Geographe are public facilities used by all from far and wide, including the wider Busselton community. The City will credit these funds to the Port Geographe Development Reserve Fund which the City controls.

The balance of this fund currently stands at \$1,445,441 having received the city's bond payouts from the Port Geographe receiver of approximately \$1.2 m. Some funds have been expended on a range of upgrades of public open space within Port Geographe precinct, and this is ongoing.

The Port Geographe Waterways Management Reserve Fund has current balance of \$3,387,485. Unfortunately this fund can be raided by the State, simply on presentation of an invoice for work carried out in the waterways, including the port entrance and the foreshore. So far the City has been successful in limiting the annual draw down to around \$300,000. But this may not continue.

In relation to Ford Road, PGLOA holds the view that Ford Rd is preferable to Eastern Link. We are encouraged that Busselton City now formally recognises Ford Road as a future option - something it did not countenance 12 months ago. The EPA found the EL proposal to be acceptable and not requiring a full ERMP. To force the issue to seriously consider alternatives, your committee lodged a formal appeal to the Office of Appeals Convener, arguing for a full ERMP in order to gain time for a proper public date. The appeal by your committee to the Appeals Convener was not successful, but it has stimulated a wider debate. The City has now asked the ratepayers for comment on the various issues and options. Your committee still favours the Ford Road option. It is disappointed that requests for detailed costings to justify their estimate of \$21-\$25M for Ford Road have not been forthcoming. The issue is on-going.

In regard to trees on Layman Road, our understanding is that new developer Aigle Royal have entered into an agreement with the City to contribute toward planting peppermint trees on top of the bund, and flowering gums against the road.

The City has asked us to upgrade our original report *Pride in our Community* of 2015. Just this week we have finished that report with *Pride in our Place*. It sets out ongoing maintenance issues and initiatives that we see as essential for Port Geographe. It is now on our website. We have a copy here tonight if you wish to have a look at it. Please feel free to suggest additions.

Last year we pointed out some of the disadvantages to residents of Port Geographe in the current Port Geographe Management Deed. We recognise the political climate is not conducive to a new agreement at this time. This will be for the committee in the future. But a basic principle is that the SAR should be applied to the betterment of the Port Geographe precinct, and to the benefit of its residents.

There is some public anxiety about perceived coastal erosion, and this anxiety has implications for Port Geographe landowners. Indeed we have a financial liability for coastal management well outside any possible effects of the Port Geographe development. We have commenced a scientific study of coastal processes guided by an eminent Australian geologist. We are comforted to note that all engineering consultant reports to Busselton City explicitly state that Geographe Bay is a net accreting bay. We are somewhat astonished to note that coastlines in many parts of the Bay have grown seaward by as much as 140 meters in 76 years. Our preliminary figure is that 130,000m<sup>3</sup> of sand has been added each year for the last 76 years. This is comparable with quantitative estimates by those engineering consultants. Curiously those figures never see the light of day. This added sand is not coming from coastal erosion or river input. This work is on-going and I am sure you will hear more about it in the future. Coastal management processes must take account of this comforting situation.

In regard to seagrass wrack, the committee agrees with the City of Busselton and the Department of Transport that the periodic accumulations of wrack should not be interfered with for a period of four years from the groyne reconfiguration, to enable the beach profile to settle down. The beach profile is improving because the wrack acts as a binding agent for sand. It is comforting to note the beach west of the groyne has accreted 50 meters since the re-configuration. The elbow against the western groyne is now close to full. I remind you that the SAR-paying residents of Port Geographe can be liable to pay for wrack removal.

Your committee has been involved in the usual battle over street light repairs with Synergy. The City has dropped the proposal to hand over the internal street lighting to Synergy.

Membership and news-flow is an important aspect of our work. Our membership is progressively growing. This past year we had 61 financial members. But importantly we have an e-mailing list of 184 landowners.

We aim to keep all Port Geographe rate-payers informed of issues, and to seek their inputs. We do this by the *Waters Edge* newsletter and the PGLOA website. It contains a wealth of information and is continually up-dated. Altogether there are some 640 landowners in Port Geographe with whom we wish to engage. We therefore welcome more members into our association and onto our mailing list. The more members we have the stronger the voice. Please talk to your neighbours.

Finally I thank the Committee for their inputs to the aims of PGLOA.

Kevin Strapp

#### 4. Financial Report.

Treasurer Simon Denney presented Annual Financial Report. Refer attachment.

In summary:	Opening balance	\$4,887
	Income	2,272
	Expenditures	2,313
	Closing Balance	4,846
	Cash on hand	50
	Net position	\$4,896

Moved by R Scott / M Reilly that the report is accepted. Carried unanimously

#### 5. Election of Office Bearers

The rules require the election of Chair, Vice Chair (elected by committee), Secretary, Treasurer, and 3-6 other committee. All retiring officers are eligible for nomination.

Chair Kevin Strapp advised he would be retiring, and advised one nomination for Chair had been received from Dennis Gee. As there was only one nomination, retiring Chair Strapp Kevin Strapp moved that the meeting accept the nomination for Dennis Gee.

Dennis Gee took the chair and advised that a nomination in favour of Peter Brinsden for Secretary, and a nomination in favour of Simon Denney for Treasurer had been duly received in accordance with the rules. There being the only nominations for these two positions, on motion from the Chair, the meeting unanimously elected Peter Brinsden as Secretary, and re-elected Simon Denney as Treasurer.

The Chair advised that nominations for Committee had been received from Ross Scott, Norm McDavitt, Kevin Strapp, Michelle Reilly and Emma Dickson. On motion from the Chair, the meeting elected the five nominees to the Committee.

The Committee for 2017/2018 will therefore consist of the following members: -

Chairman:	Dennis Gee
Secretary:	peter Brinsden
Treasurer:	Simon Denney
Committee:	Kevin Strapp
	Ross Scott
	Michelle Reilly
	Ron McDavitt
	Emma Dickson

## **6. Annual Membership subscriptions**

In accordance with the previously circulated Notice of Motion that subscription be held at \$25, the Chair put the motion which was carried unanimously.

## **7. Presentation**

Mayor Grant Henley gave an introductory outline on a number of matters of mutual interests of PGLOA and BCC. This touched on the reinstatement of the 25% community contribution, the possibility of undertaking minor mechanical works on wrack accumulations to enhance the passage of sand along the Port Geographe coastline, port dredging, commencement of enhance landscaping in the Port Geographe precinct, and up-grade of boat ramps. The Mayor acknowledged the harmonious working relationship existing between PGLOA and BCC, and encouraged further periodic meetings with PGLOA.

Paul Needham gave a presentation on *Planning direction for Port Geographe, within the broader context of the City of Busselton as a whole.*

Mr Needham stated that proposed planning changes at Port Geographe were an integral part of the total proposed amendments to TPS21, but noted that the Vasse area was presently the main growth area for the broader Busselton City. Individual proposals for Port Geographe were outlined, and mainly relate to a shift from commercial zoning in privately held lots to residential zoning, with a combination of R30 and R40 attributes. Application to advertise the proposals is currently before the WA Planning Commission, and when consent is given, we will be able to make submissions and place relevant plans on our website.

In conclusion the Chair thanked Mayor Henley, Director Needham and Cr Hick for their contribution to PGLOA matters and their attendance tonight. The meeting conveyed its thanks with a applause.

**Meeting closed 9.150PM**