

PORT GEOGRAPHE LAND OWNERS ASSOCIATION INCORPORATED (PGLOA)

MINUTES OF THE 17TH ANNUAL GENERAL MEETING OF THE PORT GEOGRAPHE LANDOWNERS ASSOCIATION INC HELD ON MONDAY 16TH SEPTEMBER 2019 AT BUSSELTON VOLUNTEER MARINE RESCUE CENTRE, GEOGRAPHE BAY RD, BUSSELTON.

The Chairman declared the meeting open at 7.23PM.

Attendance and Apologies

Chairman	Dennis Gee
Secretary	Peter Brinsden - recording minutes
Treasurer	Simon Denney
Committee	Ross Scott Michele Reilly Ron McDavitt Emma Dickson
Members	32 including committee
Apologies	Kevin Strapp.
Guest speaker	Matt Eliot - Director of Seashore Engineering and Damara Pty Ltd.
Invited Guests	Cr John McCallum Deputy Mayor BCC, Cr Kelly Hick BCC, Anne Ryan (standing for council at the upcoming election).

2. Adoption of Minutes of AGM 10 Sept 2018

The draft minutes of the 2018 AGM had been circulated by email.

Moved Michelle Reilly/ S O'Brien, minutes of the 2018 AGM were confirmed as a correct record.

3. Chairman's Report

PGLOA was formed in 2001 on the suggestion of the initial vendor to promote the covenants and ambience of Port Geographe. We are now 18 years old, have passed adolescence, and we engage in many things in a mature and professional manner.

The basic objective remains 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 desirable place to live. I review some of the important matters for 2018-19.

SAR Issue

The Specified Area Rate (SAR) remains the major issue, although action has been relatively muted. This is because there is a fear that the accumulated SAR funds, which reside in the dedicated Waterways Management Reserve Fund (\$3.35M), could be raided in the present political climate. The 2015 Management Agreement between Busselton City and Department of Transport created a situation where all our SAR contributions go into dredging the entry channel of a public facility. This unfairness is only partly ameliorated by the City agreeing to reinstate their contribution of 25% of the SAR collection to Port Geographe matters outside of waterways management. We fully understand that to change the deployment of the SAR will require a revision of the 2015 legal agreement between BBC and the State Government. However, 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.

Rezoning

BCC has now approved the re-zoning of the last remaining undeveloped blocks in the Marina – Village precinct. They are now predominantly residential, rather than mixed commercial and tourist accommodation.

PGLOA made submissions which were well received by BCC and appreciated by the developers. We supported the rezoning proposals but argued for maximum retention of pedestrian access to facilities within and around the Marina. We also opined that Block 585, owned by BCC and forming the core of the “village concept”, should remain in community hands. With these changes we hope to see some action on much of the wastelands.

Finished Floor Levels

But the vexed question of finished block levels remains unresolved and threatens further developments. So-called greenfield developments (as distinct from infill developments) should align with SPP 2.6 – Coastal Planning. This requires addressing a one-in-500 year inundation event (inferred to be 2.9m AHD), and predicted sea-level rise in 100 years’ time (predicted to be 0.9m). This amounts to finished floor levels (FFL) of 3.8m above present mean sea level – by far the highest in the City of Busselton.

This prescription is threatening ongoing developments at Port Geographe, as it will affect the commercial economics, even those currently underway. Basically, we want to see developments on these wastelands that have lain idle for decades.

PGLOA has made formal submissions arguing that FFLs at 3.8m AHD is an absurd application of the precautionary principle, and not in accordance with observational facts. Final approval of the structure plans rests with State Planning Commission, who will consider recommendations by BCC. We detect a touch of understanding and empathy by BCC, who may advocate a compromise between the existing level of 2.6m and the guidance level of 3.8m. We don’t yet

know what the final determination will be, but we hope sanity prevails for the betterment of Port Geographe. We now understand that the developers have to undertake their own numerical modelling to justify their desired FFL, which we think is 2.9m AHD. We believe that BCC should take a leadership role in resolving this issue.

Wrack Management

Winter wrack accumulations along the Western Beach and against the Western Groin, generated a little heat. Loss of beach amenity was experienced by landowner most of whom live outside the SAR area. But this is a stretch of coast for which we SAR-payers have a pecuniary liability. Your Committee has argued against mechanical interventions such as the bulldozer program of October 2018. We are sensitive to the Port Geographe development being blamed for everything from wrack accumulation, beach erosion, acrid smells and mosquitoes. The wrack issue is universal. At Western Beach the issue relates to the performance of the reconfigured groins.

PGLOA undertook a technical study of the Western Beach, using the scientific and engineering expertise within its ranks. The main conclusions were:

- The Western Beach lies within a segment of coastline that displays the highest sand accreting rates in Geographe Bay
- Based on quantitative volumetric estimates of sand accreting rates, and known sand flux rates, Western Beach will reach dynamic equilibrium by the autumn of 2020.
- The ideal beach shape will mimic the shape of previous beach lines going back to 1941, but with considerably more seaward advance. This will enable natural by-passing of both sand and wrack.
- The equilibrium profile will still be subject to normal wrack accumulation and dispersal processes as are found elsewhere around Geographe Bay.

The October 2018 intervention simply restored beach amenity for local residents. As it did not retard (or enhance) sediment buildup, and did not involve removal of wrack, and as it was not funded from our SAR account, we moderated our objections. But we urge that Mother Nature be allowed to do its work for everyone.

Wonnerup Beach

Wonnerup Beach looks fine. But we question DoT why 25,000 BCM have been added to over 800m of the beach strip in order to nourish the beach to counteract “erosion”. This segment of coast has the highest accretion rate of the entire Geographe Bay. So-called erosion is restricted to a small 70m strip immediately against the eastern revetment and is a consequence of depletion of sand movement around the greater revetment. Why go to the expense of filling the entire stretch which is not eroding? Protection could be achieved at a fraction of the cost, and much less inconvenience. We also question the rebuilding of the groins. On this accreting coastline they serve no purpose.

Ford Road

PGLOA committee prefers Ford Road over the Eastern Link, because Port Geographe residents (and indeed all eastern Busselton) would be better served by an alternative route to the sporting and light-industrial complexes, and other destinations to the southwest. These are not just self-serving reasons because it is clear that Ford Road is a better solution to future requirements of Busselton. But our campaign was lost - for the present. On the positive side, we note that there is budget provision of \$160,000 over two years for environmental surveys to prepare the case for Ford Road sometime in the future.

Landscaping

We take some satisfaction that the work we have put into our Pride of Place reports has resulted in enhancements of parks and gardens in the precinct. These areas include the Western Groyne, Burgee Close, footbridge abutments, Layman-Lanyard POS, and Layman Road tree planting. We compliment BCC on these projects.

But it is disappointing that some of our requests are summarily dismissed – for example – not turning on the reticulation in Keel Retreat where lawns and pipes are already laid out, and water is available from the new bore at Newport.

We also hold the view that the proposed replacement of the signature streetlights in the early parts of Port Geographe, makes no economic sense and the money would be better spend on other programs.

Speeding Boats

We have raised concerns with DoT about excessive speeds and unsafe boating practices in the waterways. We have managed to get action by way of promised deployment of mobile speed cameras for next summer.

Locality Nomenclature

We have long sought our own locality name, so our identity is not submerged by Busselton or Geographe. BCC is rectifying some anomalies in names and boundaries of localities throughout the entire City. The City is in support for our precinct to be known officially by our eponym Port Geographe. And it will correspond to the SAR-paying area. It will happen soon.

Fencing the Wetlands

We have been alerted to a proposal by DBCA to erect a fence on the bund on the southern side of Layman Road to protect the fauna and flora of the adjacent grassy wetlands. We consider this to be a silly proposal and have objected to the Minister for the Environment. We advocate a dual-purpose walk-cycle track on the bund linking to other facilities in Port Geographe. BCC supports this concept. So, we hope this will happen.

Communications

We aim to keep all Port Geographe ratepayers 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 updated. 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.

Thanks

Finally, I wish to thank the members of the current committee who devote their time and passion to issues such as the above. Singling out an individual carries a risk, but I do so in thanking Secretary Peter Brinsden. Kevin Strapp and Ross Scott will step aside after many years of service on your behalf.

On completion of the Chair report, three questions/statements from the audience were put to the Chair.

1. The risk of the State Government accessing the Port Geographe Waterways Fund, where our SAR monies go and the 25% contribution by the BCC to the fund.
2. The beneficial effects of the work in maintaining access to the beach to the west of the canal entrance.
3. The response of other councils in WA to the SSP report in relation to land levels in proximity to the coast. Broome for example seems to have used some discretion.

4. Financial Report.

Treasurer Simon Denney presented Annual Financial Report. Refer attachment.

In summary:	Opening balance AGM 10/09/18	\$4,846.67
	Income	\$1,070.04
	Expenditures	\$642.75
	Cash on hand	\$50.00
	Closing Balance	\$5,323.96

Moved by G Cocks / 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 Dennis Gee expressed his appreciation for his committee over the last year and in particular to retiring committee members Kevin Strapp and Ross Scott, who would not be renominating. Both committee members have served the association well in varying capacities.

Chair Dennis Gee stepped down and asked Secretary Peter Brinsden to take the chair for the nominations of Chairperson. Peter Brinsden advised that there was only one nomination for the Chair from Dennis Gee and as there were no nominations from the floor, Dennis Gee was unanimously elected as the Chair for 2019/2020.

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 re-elected Peter Brinsden as Secretary, and re-elected Simon Denney as Treasurer.

The Chair advised that nominations for Committee had been received from Ron McDavitt, Michelle Reilly, Emma Dickson and new nomination, Geoff Cocks. On motion from the Chair, the meeting elected the four nominees to the Committee.

The Committee for 2019/2020 will therefore consist of the following members: -

Chairman:	Dennis Gee
Secretary:	Peter Brinsden
Treasurer:	Simon Denney
Committee:	Michelle Reilly Ron McDavitt Emma Dickson Geoff Cocks

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

Matt Eliot - Director of Seashore Engineering and Damara Pty Ltd.

Matt Eliot is high profile coastal engineer who has been involved in numerous studies of sand movement and shore stability around Busselton and Port Geographe. He explained some of the foundations and fallacies of assumptions in coastal planning for future “met-ocean” events. The main points to emerge were:

1. The predicted sea level rise was taken as the extreme IPCC not the median
2. Adaption and prevention is necessary
3. The 500 ARI was appropriate to counter inundations from severe weather events, but is misapplied.
4. The 100:1 setback was arbitrary and had no basis in science

The presentation stimulated much discussion of sand and wrack movement, canal dredging and inundation scenarios.

In conclusion the Chair thanked Matt Eliot and thanked the other guests who attended tonight, Cr John McCallum Deputy Mayor BCC, Cr Kelly Hick BCC, Anne Ryan. The meeting conveyed its thanks with applause.

Meeting closed 10.00PM