**PORT MANDURAH RATEPAYERS’ ASSOCIATION**

Annual General Meeting 6pm Thursday 20 June 2024 at Mandurah Performing Arts Centre

**Minutes**

**Present** : All recorded in the Attendance Register

**Apologies**: Peter Spalding, Diane O’Driscoll, Carol and Adrian Hudson, Kerrie Andrews, Michael Georgeff, Ryan Burns, Dave Schumacher.

PMRA President Mike Board (MB) opened the meeting by welcoming all members, with special thanks to Casey Mihovilovich (CM) CEO CoM, and Matt Hall, CoM, Director Built and Natural Environment for agreeing to address the meeting on a range of issues of concern to members.

MB informed the meeting that the AGM Agenda would resume following the presentation from CM.

**Guest Speaker Casey Mihovilovich** discussed the objectives of CoM, in particular the community plan involving four focus areas namely the economy, the community, the environment and leadership. CoM has received around 5000 items of feedback on this initiative. The objective is to make Mandurah a greater place to live. CM outlined CoMs work with the State Government to find innovative ways to improve aged care. The Waterways Management Master Plan was open for public comment and will go before Council in July.

Turning to the specific questions forwarded for comment, CMs summarised responses as follows:

1. **Traffic Management** – no detailed plan will be prepared until there is a final decision on the scope of the development. (Malcolm Eales suggested that this should be the priority)
2. **Parking** – this is a concept plan now, but it is envisaged that only 10.25% of current public open space will be converted to parking. (Bill Treby commented on the loss of trees and CM responded that the plan includes more trees than current. Peter Hick suggested that the loss of open space for parking is around 40%. CM offered to meet with PMRA and Peter Hick to explain the calculation)
3. **Map of proposed parking** – concept plan at this stage.
4. **Why is it a “peppercorn rent” for the first two years**? – CM explained that construction is expected to take two years, so there will be no revenue to the operators during that period.
5. **Who will pay the lease for the proposed jetty**? – the jetty will be licensed to CoM and there will be no private leases.
6. **Who will pay for the dredging of the proposed jetty site?** – the position of the jetty is a concept plan at this stage. The final location will consider minimising dredging requirements.
7. **What contingency has been applied to account for future sea level rise**? – development approvals will take expected sea level rises into account.
8. **Why have brewery operating hours been fixed for just two years**? - based on current good practice, but the opening hours are reviewable. ( Max Begley questioned why a brewery was necessary and the proposed 5000 m2 mini golf site. CM responded that the mini golf size was designed around retaining trees. She invited submissions from residents to outline their concerns and to offer suggestions that may improve the current proposal).

Brad Mitchell has concerns about the financial aspects of the lease. CM responded that no lease has been prepared at this stage and reiterated that she is willing to meet with PMRA to discuss Members concerns.

Brad Mitchell enquired as to whether the proposed commercial operators will pay rates and if they will receive any financial support from CoM.? CM replied Yes to rates and No to financial support.

Parminder Singh asked why there needed to be commercial development on the Western Foreshore. CM responded that Kings Carnival is already a commercial operation.

Gene Koltasz enquired as to whether the area is an A Class Reserve. CM confirmed that it is and that CoM have a vesting order. If Council decides to proceed with the proposal, then a section will be excised from the reserve.

Rick Oswald asked whether any indigenous sacred sites and the War Memorial had been taken into account in the proposal. CM responded that the nearest site is some distance away and the RSL had been consulted regarding the Memorial.

Other questions not relating to the Western Foreshore were addressed by CM:

1 .The availability and currency of the original agreement between the developer and CoM – A copy of the original Agreement will be provided to PMRA along with the Waterways Management Plan that has replaced it.

2. Proposed contribution by commercial operators toward canal maintenance – new leases will include a contribution proposed to be equivalent to the current 30% of SAR made on their behalf by CoM. (John McElvaney enquired as to when the current leases expire. CM will provide expiry date).

3. Waterways Advisory Group Meeting minutes are not tabled at Council – CM indicated that she is happy to receive the minutes and will include them in her report to Council.

MB thanked CM for her time and willingness to address the issues raised. He also thanked her for offering to meet with PMRA in the future.

Meeting returned to the published agenda.

Minutes of the 2023 AGM – no comments offered. Moved Steve Zielinski and seconded Parminder Singh that they be accepted.

**Presidents Report** – highlights - (the complete report is available on the PMRA website) MB introduced and thanked the Committee Members for their contribution during the year. The Committee met on 11 occasions during the year. He informed the meeting that it was a Committee decision to reduce the number of social events and concentrate on waterways issues. Port Mandurah Canals Waterways Advisory Group met 3 times and Committee representatives also met with CoM and Department of Transport. Committee has been pressuring CoM to release the report it has received on a permanent solution to sand by-passing. The introduction of the report recommendations may impact significantly on canal dredging requirements. We have also been lobbying for the introduction of a levy on commercial operators to go toward canal maintenance. The suggested lease requirement to contribute the equivalent of 30% of SAR is insufficient.

**Treasurers Report** – Bob Ballantine reported a net cash increase of $5380.04 from the previous year. The main income sources are from sponsors and the sale of history books. Current funds are $13057.00 in the cash account and $112123.30 in a term deposit. The cost of dredging last year was $213000 and SAR revenue is $88000. BB reported that the 4 year average for dredging was $101658 per year. He commented that this being above the present SAR we should expect a SAR rate increase of $5 per year in the next few years to cover costs. (Jim Booker commented that our dredging cost includes a significant part of the waterway outside of the canal precinct, but PMRA has little say in the dredging contract. Bob Ballantine added that around 60% of our dredging cost is in Dept of Transport waterway)

There were no questions or comments on the financial report and it was moved John McElvaney and seconded Garry Singh that it be accepted.

**Business arising from 2023 AGM** **minutes** – MB reported that the ratepayers card initiative was not successful. Traders had little interest.

Peter Hick questioned why jetty licensing was not a priority issue with PMRA. MB commented that different land titles added some confusion to the debate. Some titles extended into the waterway while others stopped at the canal wall. Jim Booker added that jetty licensing is one issue we have with Department of Transport, the other being the need for a greater contribution to dredging cost. Steve Zielinski suggested members should refuse to pay the licensing fee. Bill Treby commented that it is law that all jetties must be registered.

Brad Mitchell asked if CoM elected Councillors attend PMRA Committee Meetings – MB responded that they have attended when invited.

**Election of Committee for 2024/5**. Nominations received from Mike Board, Jim Booker, Peter McGuire, Bob Ballantine, Parminder Singh, Max Begley, Ken Pitts, Eileen Mitchell, Bradley Mitchell, Irene Harrop.

There was no objection to any of the nominations and all were declared elected.

**General Business** – Parminder Singh and Peter Hick suggested that we need to elect CoM Councillors who have a particular interest in Port Mandurah, ideally a Port Mandurah resident.

Malcolm Eales reported what he believes to be two dangerously positioned pylons in the canals. He will provide details.

MB closed the meeting at 7.40pm and thanked all for their attendance.