

CHAIRPERSON'S ANNUAL REPORT : AGM - 15 SEPT 2010

- Firstly, I would like to express my deepest condolences to Dominic and Sam Cuscuna & Family for the recent loss of Mrs Rosa Cuscuna Last week. Our thoughts are with you.
- I would like to thank everyone who nominated me to be the Chairperson once again of the Maylands Business Association.
- I would like to thank our Secretary, Dominic Cuscuna, and Treasurer, John Rifici, and later Catherine Rae/Ehrhardt for all the effort and support that I received during the past year and a half, without it, MBA would not have been as successful. I would like to also thank all Committee Members and Members for their efforts, input, support and attending our Association's meetings.

It has been approximately 1½ years since our last AGM and in that time the MBA has worked well with the City of Bayswater (COB), local community groups, Members of State Parliament, businesses and other agencies to work through many issues concerning the Maylands Town site, the community and businesses, amongst other issues.

Highlighted below are some of the areas that we have dealt with:

Major works in the Maylands area

- Some of the major developments completed within the precinct have been the Finbar Group developments and Match developments .
- The Dome Café and Administration Centre have been established in the 'old Peninsula Hotel'.
- The West Australian Ballet will be moving into the City of Bayswater owned Senses Building between March and July 2011.
- The Maylands Multipurpose Centre is well underway, with completion anticipated around mid-year 2011.
- The Compass Group (who own the Peninsula Tavern site) have achieved approval by the State Planning Commission and the City of Bayswater for a concept plan of mixed use commercial, retail and residential.

Anti social behavior was identified early this year within 8th Avenue and the Maylands train station. It was established that MBA write to City of Bayswater to encourage more security.

The City approved two, two week blocks of an intensive Security Watch Program which included static guards walking through the Maylands Town site. The two week blocks were a month apart and after each block there was two weeks of concentrated monitoring by the WA Police.

With the increased security presence, the anti social behaviour dropped. There were also concerns from the Maylands Ratepayers and Residents Association with relation to anti social behaviour accelerated by alcohol and drugs.

Lisa Baker, MLA for Maylands, and Alison Xamon MLC were both contacted and I was invited to a meeting relating to anti social issues. The issues were specifically related to alleged drug transactions at the public telephones outside Alison Xamon's office and the Shop Front, attracting anti social behavior.

This concluded with a forum at the COB with all agencies and the public being invited. Out of that forum, several outcomes were established with long and short term goals.

It was also determined that the Shop Front would alter its opening times and menu to help combat the anti social behaviour.

The MBA and the COB wrote to BWS establishing that some of the causes related to their early opening hours and cheaper alcohol lines.

After a meeting with the BWS Regional Manager and the MBA, it was established that later opening times for BWS would be of benefit and the two cheapest lines of liquor were to be removed. Consequently, this moved the problems to the Liquorland store and therefore the same formula was also applied to Liquorland (through Coles).

New Website - The MBA will soon have its own website, and Fortix will be building and monitoring it. I believe it will take the MBA to a more professional and efficient level of operation.

Maylands Train Station - lack of parking:

The City had workshops where the train station parking issue, amongst other issues, is believed to be a key area that needs work. The Mayor is keen on looking at a parking strategy for the both Maylands and Bayswater train stations in the future.

CCTV will be installed by COB in 8th Ave in the near future. Costings are being sought by the COB and grants have been secured.

Maylands Activity Centre Urban Design Framework -

The City of Bayswater has, in principle, accepted 6 storey level zonings within certain areas of the town site of Maylands, in line with the Maylands Activity Centre Urban Design Framework.

Congratulations:

I would also like to congratulate Paul Faux of Fortix, and Kath Lymon, Rosemary Cant and Anne Butorac of the Old Bakery on 8th Gallery, and Steve Blanco from Estebans Hairdressing for winning 5 out of 8 of CEBA's 2010 Small Business Awards.

Future Direction:

I would like to mention that in the past, the Maylands Business Association has generally acted upon issues that have come up, that affected the businesses and community within the Town centre and within Maylands.

I believe that the new MBA website will be an incredible asset for MBA that will help prepare us for the future and streamline our operations.

In the future I would like see the Association go to another level, where we set out clear goals, mission's statements and directions, and action plans that will be more pro-active than ever before.

Sylvan Albert
Chairperson