

Fisherman Bay Freehold – Update

This update follows on from the comprehensive updates issued in February and June 2021, the Community Information Session held on 21 February and 27 & 28 June, and the Business Forum held on 17 October 2021.

Information provided in the Fisherman Bay Freehold Updates of February and June 2021 are available on Council's website. www.barungawest.sa.gov.au/community-information/latest-news/fisherman-bay-freehold-update-june-2021

This update outlines the key milestones reached since June 2021, as well as next steps.

Key points

- The first titles have been issued and purchased by the licensees; further titles and settlements are underway and progressing well.
- Construction has begun on the Port Broughton Wastewater Treatment Plant with the works funded by a \$3 million grant that Council has secured from the Local Government Association.
- Construction work will accelerate from January 2022 and residents will soon see economic, environmental and health benefits for Fisherman Bay and surrounding communities.
- Residents should anticipate some short-term inconvenience once the construction work begins in earnest.

Milestones reached

Freehold Titles and Settlements

- The freehold process for Fisherman Bay has progressed with the release of the first stage of allotments to freehold, commencing from the southern end of Whiting Road. Twenty-two titles were issued in October with most settled in November and the balance to settle in December.
- Freeholding of the second and third stages is underway, which will result in a further 42 titles expected to settle in January/February 2022.
- There are 17 stages overall as shown in the included Settlement Staging Plan prepared by Fisherman's Bay Management Pty Ltd (FBM). While relatively complex, titling/settlement is progressing well and is expected to be completed in the second half of 2022. Each stage has between 20 and 25 titles.

Construction

- Infrastructure works provided by FBM include the installation of a modern sewerage collection system, a seawall for coastal protection, road upgrades, stormwater management and an upgrade of the boat ramp. It is expected that substantive work will commence in January 2022 and take approximately 14 months to complete.
- Council has awarded tenders for the upgrade of the Port Broughton Wastewater Treatment Plant, which includes the installation of a rising main along Snook Road, construction of a new storage lagoon, and an upgrade of the existing wastewater treatment plant to incorporate the sewerage from Fisherman Bay. Work has begun on site and will accelerate from January with an expected completion date in June.



Frequently Asked Questions

Should you have further questions, please contact either FBM (particularly those regarding civil works at Fisherman Bay) or Council.

When will my allotment be settled?

FBM has provided all licensees with a Settlement Staging Plan, included in this update. Steps you need to take are:

1. If not already done, engage the services of a conveyancer or lawyer to enable land transfer.
2. To prepare for freehold settlement, arrange your finances to allow a smooth land sale process with FBM.
3. Your conveyancer/legal representative will guide you through the settlement process and all enquiries should be directed to them.
4. You will pay your conveyancer/legal representative, who will in turn liaise and settle with FBM's conveyancer.

Have there been changes to the approved plans?

FBM and Council have agreed on the proposed infrastructure. The maps included in this update show more accurate information, including the location and type of seawall, boat ramp, rising main, stormwater and road infrastructure.

Will there be footpaths and additional street lighting installed?

Due to the existing topography and width of the roads, there will be no footpaths installed. All roads will be upgraded or resurfaced with a spray seal.

Street lighting will not be altered and there will be no additions.

Will we get underground power and/or will power poles be moved or reconfigured?

Some power poles and wires along Whiting Road and in some other areas, will need to be upgraded and moved by SAPN. The poles and wires will be relocated from the private land titles to the road reserve.

There are no plans to underground the powerlines.

While SA Power will pay for the costs of upgrading the poles and wires, the costs of relocating the poles and wires to the road reserve will be borne by the residents impacted.

Affected residents will be contacted by Council once final costings and a project plan has been provided by SAPN.

All other properties who are interested in altering their powerlines' locations, or would like to underground their powerlines should contact SAPN (on 13 12 61) or through their website.

(www.sapowernetworks.com.au/connections/modify-your-connection/modify-your-residential-connection)

It is anticipated that costs for any alterations will be borne by the applicant. For those wanting to alter their power poles or lines, speak with your adjoining neighbours as you may be able to put in a joint application to share costs.

What if I still have an outstanding Building Fire Safety (fire wall) problem?

FBM has been working closely with Licensees who still have fire-wall issues. If you have any questions, please contact FBM urgently.



Do I need development approval to demolish my dwelling and rebuild?

Development approval is not required for a full demolition of your dwelling; if you are partially demolishing any structural element of the dwelling, you will require development approval.

Please contact Council on 8635 2107 or visit the Port Broughton office at 11 Bay Street to discuss with Council's Development Services staff.

Can I build a new dwelling if the sewer connection from the Port Broughton Wastewater Treatment Plant is not available?

Yes, you can build a new dwelling, but you will not be able to occupy the new dwelling until the sewer connection is available. You are required to apply to Council for connection to Council's CWMS/Sewer and Wastewater Control System (WCS) application. Application forms are available at the Council office or on the Council website.

You will need to lodge a development application to construct the dwelling and this can be done with Council via the Plan SA Portal – www.plansa.sa.gov.au. Your builder will be able to advise you on the process required, or you can contact Council's Development Services staff who will assist with the application process.

Am I legally required to connect to the sewerage system, or can I continue to use my septic tank?

A large proportion of the existing wastewater systems in Fisherman Bay do not comply with onsite wastewater disposal standards. If your system does not comply with these standards, you will be required to connect to the sewerage system.

The existing septic tank will be decommissioned as a part of the Wastewater Control System (WCS) application approval process. This work will be done by your plumber, who will provide Council with a Certificate of Compliance to advise all work has been completed in accordance with the approved conditions of the WCS application.

When can I connect to the sewer and what will it cost me?

You will be able to connect once the sewerage collection system has been installed by FBM's contractor and the new system is activated and connected to Council's Rising Main (which goes to the Wastewater Treatment Plant).

Council's Fees and Charges for 2021/2022 has a set fee of \$2,300 for connection to Council's CWMS/Sewer system. This is a one-off connection fee and will appear on rate notices and payable in four (4) instalments.

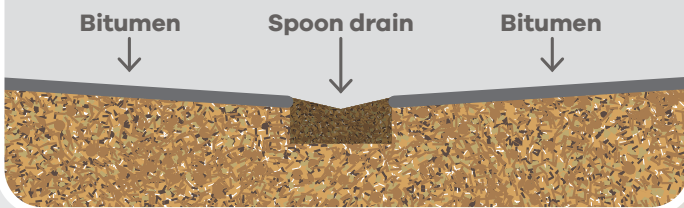
Council will offer ratepayers the opportunity to connect their dwelling to the sewerage system through contract plumbers engaged by Council, which will reduce waiting times and costs for ratepayers.

Further information about this service will be provided to ratepayers in early 2022.

The proposed infrastructure plan comprises four elements: connection to an upgraded Community Wastewater Management System, coastal protection, a resurfaced road network and stormwater management system. These will be completed in a staged manner.

Stormwater

The proposed stormwater system design has been adapted to suit Fisherman Bay's low-lying and narrow streets. A low central point along new roads will ensure water runs away from houses and towards the central drainage system.



Road resurfacing

New road surfaces will be applied to the streets within Fisherman Bay, allowing for comprehensive stormwater drainage.



Coastal protection measures

Coastal protections measures will include a combination of earth, rock and sand revetments and raising the height of the existing concrete block seawall near the boat ramp.

Legend

- Roads (to be constructed)
- Allotments
- Stormwater detention basin
- Sea
- Earth revetment (to be constructed)
- Sand revetment (to be constructed)
- Rock revetment
- Seawall location



Boat Ramp

Boat ramp to be reconfigured and raised to cater for impact of seawall.

Wastewater Management

The existing Port Broughton Wastewater Management System will be upgraded to include Fisherman Bay in its service area. This is the first piece of infrastructure to be completed.

A pump station on the outskirts of Fisherman Bay will connect Fisherman Bay to the upgraded system, which is owned and operated by the Council.

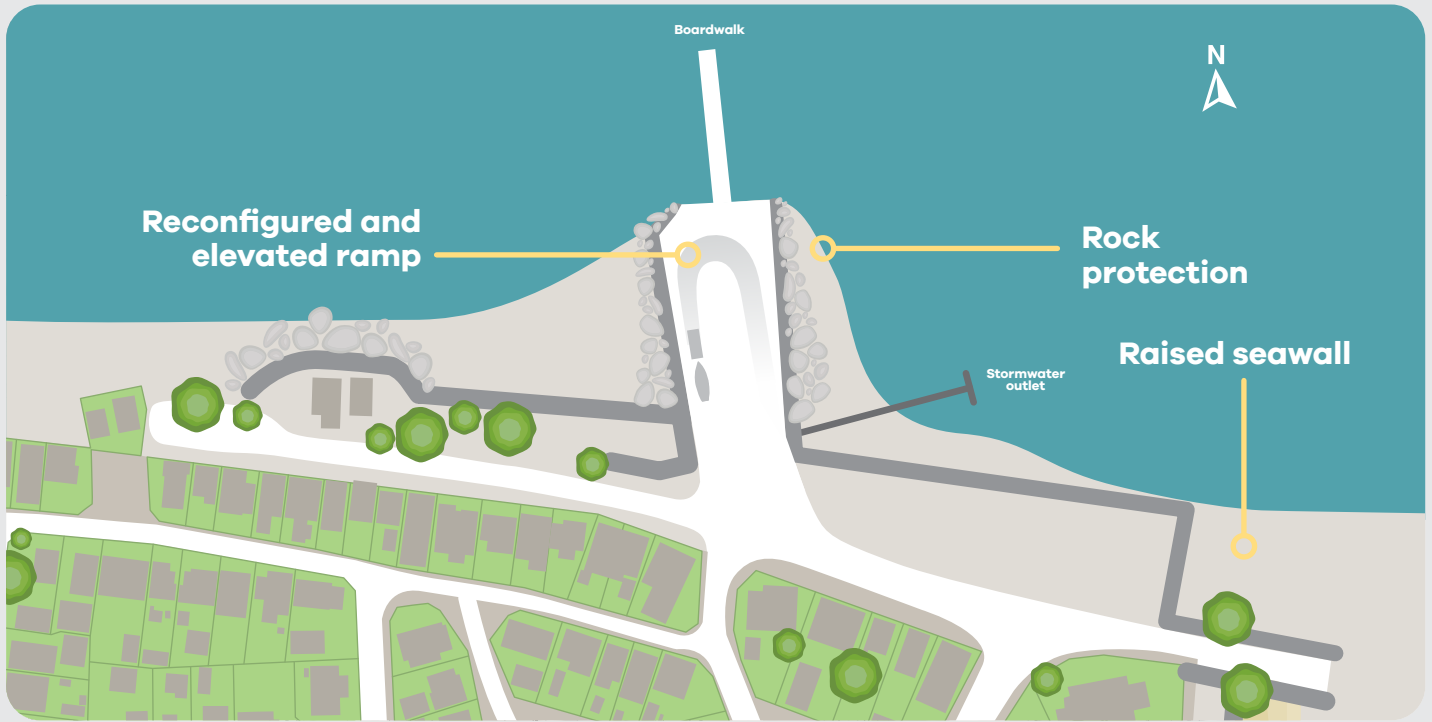


Staging of freehold titles





Boat ramp concept drawing



Wastewater concept drawing



Barunga West
Council

11 Bay Street (PO Box 3)
Port Broughton SA 5522
Phone 8635 2107
Fax 8635 2569
Email barunga@barungawest.sa.gov.au

barungawest.sa.gov.au

 @ DCBarungaWest