



**Barunga West  
Council**

# Fisherman Bay Freehold UPDATE • OCTOBER 2022

**After many frustrating years, the freeholding of the Fisherman Bay settlement and delivery of key infrastructure is well underway. The total investment in infrastructure for Fisherman Bay is approximately \$25 million. All works are expected to be completed mid 2023.**

## Introduction

This update is part of a series of updates and briefings provided to interested residents in Fisherman Bay and in the broader Barunga West Council area.

The aim of this update is to provide a status report on the various components of the Fisherman Bay Freeholding Project and to answer many of the questions residents may have about the project and how it is being delivered.

Residents are reminded that monthly updates are provided at every Council meeting and the papers, along with other information regarding the project, can be found on Council's website:  
[www.barungawest@sa.gov.au](http://www.barungawest.sa.gov.au).

Fisherman's Bay Management Pty Ltd (FBM) is also issuing regular newsletters to keep residents informed of progress, particularly about settlements and the staging of the construction work.

Residents should contact FBM or Council in person, by phone or email should they have specific issues they wish addressed.

## How did this project come about?

The dream of freeholding the land at Fisherman Bay has existed for many decades but achieving the dream outcome has proven to be a difficult and bumpy journey.

But now, after many frustrating years, the freeholding of the Fisherman Bay settlement and delivery of key infrastructure is well underway.

This long-awaited development was made possible when FBM and Council agreed on an innovative way to fund and structure the development, where the proceeds of the allotment sales were secured and quarantined to fund the various components of infrastructure that needed to be delivered - the usual approach is for the developer to fund the infrastructure via bank finance and repay the loan through subsequent sales, but this was not possible in this case.

The approach adopted by FBM and Council gives Council effective control over the sale proceeds which provides the purchasers of the properties confidence that the infrastructure (roads, stormwater, wastewater collection system, and coastal protection) is appropriately funded and will be delivered.

This means that FBM is paying for all the new infrastructure at Fisherman Bay.

Council was able to secure a \$3 million State Government grant administered by the Local Government Association (LGA) to enable the expansion and upgrade of its ageing wastewater treatment plant at Port Broughton to accommodate Fisherman Bay residents.

After spending many months negotiating and documenting the arrangement, applying for, and securing planning approval from the State Government through its State Commission Assessment Panel (SCAP), designing the infrastructure, and procuring the contractors, properties are being titled and settled and construction is progressing apace.

## The project has many elements

This project has unique challenges because it involves delivering infrastructure which has been designed around existing buildings and a low-lying coastal area. The work comprises several interfacing elements that need to be delivered in a co-ordinated manner, by FBM and Council working together.

There's the multi-step freeholding process which requires FBM and Council to work closely with the SCAP, the delivery of the wastewater treatment plant upgrade and expansion by Council, and the extensive range of infrastructure being delivered by FBM. SA Power Networks is also upgrading and moving poles and wires in sections of the Fisherman Bay.

Put together, the total investment in infrastructure is around \$25 million.

Despite the post-COVID construction environment being very challenging, with supply-chain issues affecting time and cost on infrastructure projects around the nation, this project is currently tracking very well with the wastewater treatment plant works soon to be complete and the Fisherman Bay works well underway.

Each of the elements of the project are addressed in the following pages by way of a general description and a series of Frequently Asked Questions.

## Freeholding and Settlement

- The key goal of the development is to give licensees the opportunity to acquire freehold title of their allotment, thereby providing secured tenure and confidence to develop and upgrade their buildings if they wish to.
- As of 6 October 2022, 232 sites are freehold and have been purchased.
- The following, provided by FBM, shows which sites will be freehold in each stage and an estimated timeframe.
  - Stage 10, 73 sites in November 2022 (Previously identified as Stages 12, 13, 14)
  - Stage 11, 66 sites in January/February 2023 (Previously identified as Stages 15, 16, 17)
- If you are a purchaser yet to settle, it is important to keep in contact your conveyancer/legal representative and arrange financing should that be required. Purchasers should allow ample time to prepare for settlement.



## FAQs

### What are the steps in the settlement process?

The following steps should make the property settlement process a smooth one.

- **Step 1: Signed contract is in place with FBM**  
To purchase your freehold title, you should already have a sale contract in place with FBM.
- **Step 2: Engage help**  
If you have not already done so you will need to engage a conveyancer or lawyer to work with FBM's conveyancer, Four Points Conveyancing, through the process of settlement and transferring the title ownership to you. You should notify Four Points Conveyancing details of your legal representative.
- **Step 3: Prepare for settlement**  
To prepare for settlement you need to organise all the money needed to freehold your title. Once your conveyancer/legal representative is notified by Four Points Conveyancing of the Deposit of the Plan of Division your conveyancer/legal representative will advise you of the settlement date in accordance with your sales contract and the need to provide the funds to purchase the freehold title.
- **Step 4: Finalise the transfer documentation**  
Your conveyancer/legal representative will guide you on the settlement process.

### How long will it take to receive my title after settlement?

Settlement is being conducted in stages with titles transferred at settlement.

### Who do I pay the balance of the freehold price to?

You will pay your conveyancer/legal representative who in turn will settle with Four Points Conveyancing on behalf of FBM.

# FISHERMAN BAY SETTLEMENT INFRASTRUCTURE

## Wastewater

- Council endorsed the installation of a vacuum wastewater collection system at Fisherman Bay because ground conditions and the Bay's proximity to the coast made it impossible to install a traditional gravity system. The vacuum system is cost effective to operate and maintain.
- The system will collect sewerage from all dwellings and allow properties to connect to the Port Broughton Wastewater Treatment Plant via a pump station on the outskirts of Fisherman Bay which will join to a 3.1-kilometre-long pipe (rising main) that Council has had constructed and which has been fully funded by FBM.
- The treatment plant has been upgraded with new equipment to accept and treat sewage as well as effluent and has increased capacity in a newly constructed storage lagoon.
- Residents who do not have a fully compliant wastewater system (which is most Fisherman Bay residents) must connect to the new vacuum sewer system within two years from the date of its commissioning (due mid-2023). Penalties may apply if you do not have a compliant wastewater control system within the two-year timeframe.
- Council's Fees and Charges for 2022/23 have a set fee of \$2,415 for connection to Council's CWMS/ Sewer system and an application to Council to connect (to the Inspection Point) must be submitted. This is a one-off connection fee that will be charged when a Certificate of Compliance is submitted to Council and will appear on rate notices and payable in four instalments. This connection fee contributes towards future capital upgrades of the Port Broughton Wastewater Plant and is separate to the physical connection of individual properties to the wastewater collection system located at Fisherman Bay.
- Ratepayers are responsible to connect their property to the wastewater collection system from mid-2023 and a separate application to Council (for a controlled wastewater system) must be submitted. These costs will likely vary from property to property considering the unique nature of each site. Council will offer ratepayers the opportunity to connect their dwelling to the sewerage system through preferred plumbers selected by Council, which will reduce waiting times and costs for ratepayers. Residents that wish to engage plumbers other than Council's preferred plumbers can do so. In either case, the plumber will assist you to apply to be connected to the system and meet statutory requirements including providing Council with an appropriate Certificate of Compliance once the work is complete.
- Annual CWMS fees (currently \$575 per year) will be charged from next financial year (2023/24) at which time the Port Broughton Wastewater Treatment Plant will be commissioned to accommodate Fisherman Bay's effluent. The Annual CWMS fee helps to recover running and maintenance costs of providing the CWMS.
- Residents will be responsible to decommission their existing septic systems.



## Wastewater FAQs

### Will I still need my septic after I connect to the CWMS sewer system?

No. It will be decommissioned as part of the wastewater control system application approval process. This work will need to be done by a qualified plumber who will provide Council with a Certificate of Compliance to confirm that all work has been completed in accordance with approved conditions of the wastewater control system application.

### How do I decommission my Septic tank?

The decommissioning of a tank less than 2.5 metres from a structure involves the following steps:

- The tank must be pumped clean.
- The bottom must be broken to ensure it will drain water.
- The tank must be filled with granular material or some other inert, flowable material such as concrete.
- The abandoned tank must present no collapse or confined-space hazard.
- You should notify Council that you have decommissioned your tank.

If the tank is greater than 2.5 metres from a structure the tank must be removed and the hole it leaves must be back filled and compacted. To remove the tank completely you should contact a builder/engineer to ensure you are not going to cause issues to nearby structures.

### Can I use my Septic tank as water storage?

No. The septic tank is contaminated and shouldn't be reused.

### When can I connect to the CWMS?

Residents who do not have a fully compliant wastewater system (which is most Fisherman Bay residents) must connect to the new vacuum sewer system within two years from the date of its commissioning (due mid 2023).

### Who is going to maintain the valves and pumps for the vacuum collection system and how often?

Council staff will be maintaining the system on handover after the 12-month defect and liability period. The system will be remotely monitored by a central control system and will be physically inspected on a weekly basis.

### Who do I call if I have problems with my toilet or plumbing?

Problems with plumbing in your home is unlikely to be related to the vacuum sewage system. You will need to call a plumber and not Council.

### How much will the connection to the collection system cost?

Plumbing costs to connect your dwelling to the collection system will vary between individual property owners. Council will also charge you a one-off connection fee of \$2,415 that will be used to contribute to future upgrades of Council's wastewater infrastructure. This will be charged when your plumber submits a Certificate of Compliance to Council and will appear on subsequent rate notices and payable in four instalments.

### How do I get Council approval to connect?

Your nominated plumber will submit the wastewater control system application on your behalf.

### What do I need to provide to Council to prove that I have decommissioned and connected to the CWMS correctly?

A Certificate of Compliance will need to be provided by the plumber to Council confirming that the conditions of Council's wastewater control system application have been met.



## Stormwater

- The stormwater system design has been adapted to suit Fisherman Bay's low-lying and narrow streets.
- A low central point along the new roads will ensure water runs away from house and towards the central drainage system.
- Stormwater infrastructure includes, major pipework, swales and seven detention basins as shown on the Plan.
- The basins within the Fisherman Bay development area will be shallow with depths ranging from 400mm to 1.5 metres, will have gentle slopes and will be vegetated to complement the environment. They will be usually free of water and any collected water will readily drain to the sea on a receding tide or through evaporation and soakage through the porous soil.
- Council intends to develop and maintain the basins so that they are safe and accessible.

## Stormwater FAQs

### How is Council going to monitor and manage the mosquitos in the new stormwater basins?

Council will seek advice on the best approach but expects that it will continue to bait and manage any mosquitos in the basins.

### How often will there be water in the basins?

The five basins within the Fisherman Bay settlement are designed to drain to their outlets on a receding tide so water retention in these basins will be limited. The two larger basins on the agricultural land will readily disperse through soakage and evaporation – these two basins are larger and deeper than those located within Fisherman Bay.

## Roads

- All roads will be upgraded or resurfaced with a spray seal and the design will allow for comprehensive stormwater drainage.
- Due to the topography and available width, footpaths are not practicable.

## Roads FAQs

### Will the speed limit be changed?

The 30 kilometre/hour speed limit will remain.

### Will the roads be line marked?

The roads will only have line marking where needed which will be mainly at intersections and this will be the final work undertaken by FBM.

## Boat Ramp

The existing boat ramp will be reconfigured to cater for the impact of the seawall. See Plan.

## Boat Ramp FAQs

### How am I going to get my boat over the seawall at the boat ramp?

The boat ramp and entry point have been designed to ensure boats, including speed boats, will have safe access.

## Coastal Protection

- One of the key conditions of the SCAP planning approval is that the settlement must be protected against rising sea levels through seawalls, as shown on the Plan.
- Coastal protection measures include a combination of earth, rock and sand revetments and raising the height of the concrete block seawall near the boat ramp.
- The seawalls extend around three "coastal" sides of the settlement.
- Council is currently considering how best to treat the seawalls facing the sea, including the appropriate native vegetation.
- The Crown Land between the boundary of properties and the sand will be grassed with Kikuya – the same lawn that has been used in the past by residents in this area.
- Rock armour will be used in areas affected by tides and waves.

## Coastal Protection FAQs

### What will the final coastal protection measures look like?

The seawalls will be vegetated with grass and/or natural flora to improve amenity and to bind and protect the seawalls. Planting and maintaining the seawalls will be undertaken by Council.

### How high and wide are the coastal protection measures?

The height of the coastal protection measures is based on the approved height above the Australian Height Datum (AHD) and varies between 3.15 metres above AHD along the northern shore to 2.85 metres above AHD near the boat ramp and on the eastern side of the development. This is essentially the height above sea level and the height will vary depending on its location (considering waves and tides etc). Relative to existing site levels the increase in height will vary from between 0.6 metres up to 1.5 metres. The width of the coastal protection measures is 3 metres at the top of the revetments.

### Will there be public access between seafront properties and the coastal protection measures?

Yes, along the Crown Land adjacent to the seawall. The width varies between approximately three to six metres. Council's Recreation Trail Strategy includes trails along the western and northern coastlines at Fisherman Bay linking up with the Snook Road trail.

### How will the area between the seafront properties and the coast be vegetated?

This area will be grassed and planted with native vegetation.



## THE PORT BROUGHTON WASTEWATER TREATMENT PLANT

- These works have four components:
  - A plant equipment upgrade, capable of treating sewage as well as effluent
  - A new storage lagoon to meet the increased demand
  - Irrigation infrastructure to dispose of the increased treated wastewater and to facilitate water re-use
  - A 3.1-kilometre-long pipe (rising main) from Fisherman Bay to the plant
- The plant expansion allows it to service an additional 660 connections, catering for the Fisherman Bay development and further anticipated growth in the Port Broughton district.
- The rising main and the new lagoon are complete, and the plant equipment upgrade will be completed by November 2022.
- The irrigation infrastructure to dispose of the treated wastewater includes a new pump station at the Port Broughton Oval, and new reticulation systems at the oval and the Port Broughton Community Golf Course.



## PROPERTY AND PLANNING

Some of the potential planning and property-related issues you may have or need to address are covered in the following FAQs.

### What approvals do I need in place to demolish my building once the land is freehold?

Development approval is not required for full demolition, but partial demolition of any structural element of the dwelling will require development approval.

### How long is the approval process?

It is difficult to give an exact timeframe for development applications as every application is different and will likely require a different level of assessment. Legislation permits Council to take up to 65 days to assess the type of development we would expect in the Fisherman Bay area. This assumes all necessary documentation and information is provided. Council endeavours to shorten all approval timeframes wherever possible.

### What is the development application process?

Once you have designs, the general process is:

- A development application is submitted with documents and information via the PlanSA Portal.
- This development application is verified by Council's Planning Officer.
- Fees are generated.
- Once fees are paid, planning consent will be assessed by the Council's Planning Officer or a private certifier if you have engaged one.
- If planning consent is granted, building consent will be assessed by the Council's Building Officer or a private certifier if you have engaged one.
- If building consent is granted, full development approval will be granted, and you will receive a Decision Notification Notice at which point you can proceed with your development.

### What are the documents and information I need to provide?

The list below shows the documents that you will usually require for a development application, depending on the location and nature of your development.

- Completed Development Application Form.
- Completed Electricity Declaration Form.
- Completed Native Vegetation Declaration Form.
- Certificate of Title.
- Site Plan – drawn to scale, including appropriate bar and ratio scales.
- Floor plan – drawn to scale.
- Elevations – drawn to scale, including appropriate bar and ratio scales.
- Roof, wall, and floor layouts of any buildings, including dimensions and calculations.
- Details of construction materials and design.
- Engineering details, such as service or infrastructure lines.

More information is available at [www.plan.sa.gov.au](http://www.plan.sa.gov.au).

### Am I able to demolish and rebuild?

In most cases, yes. You will need to lodge a development application via the PlanSA Portal – [www.plan.sa.gov.au](http://www.plan.sa.gov.au) – where you can upload the required information. Council can upload this for you if you are unable to navigate the online system, but this comes at a cost to the applicant. You are advised to speak to Council's Development Services Team or a private planning consultant prior to lodging.

### What can I build on my property?

A limited range of residential dwellings with associated outbuildings and carports.



**Can I build a two-storey house?**

If your property is located within the *Rural Shack Settlement Zone*, which is generally on the coastal fringe side of Whiting, Silver Whiting, and Snook Roads, you are limited to a single storey to a maximum height of six metres at the ridge of the roof. Council is liaising with Planning SA to change this restriction so people can build two storeys, as it recognises this has not been enforced in the past and there are many two-storey buildings along the coastal fringe. If your property is located within the *Rural Settlement Zone*, which is generally anywhere other than the coastal fringe identified above, you can build to two storeys to a maximum height of nine metres at the ridge of the roof. You will need to discuss with Council the requirements for setbacks.

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

You can build a new dwelling, but you will not be able to occupy a new dwelling which relies on the WWTP until the WWTP is connected and operational, which will be from mid-2023. This will be a condition of the development and wastewater control approval.

**Can I build over my septic tank?**

No. To build over the location of your existing septic tank you will have to decommission and remove the tank. This should be discussed with your plumber.

**How far can I build off the boundary?**

This will depend on your zone. *Rural Shack Settlement* properties are assessed on merit, taking into consideration any Building Fire Safety requirements with adjacent structures. Rural settlement is 900mm or on the boundary, depending on Building Fire Safety requirements with adjacent structures. Please contact Council should you have any questions.

**If I own a seafront property can I fill (so it is level with the seawall), grass and maintain the land as my own?**

No, as this is Crown Land managed by Council. Council will work with property owners to grass the area and maintain it.

**I don't want people walking in front of my property along the seawall. How do I stop this from happening?**

People cannot trespass onto your land but where the land is Crown Land there must be unencumbered public access.

**Can I put a fence on my property's boundary now that I have a title? If I live on the seafront, can I put a fence right up to the seawall?**

Council is encouraging fences at a maximum height of 1.2 metres on side and rear allotment boundaries only with no fencing past the building line of the dwelling setback the furthest from the front or seaward boundary. For allotments facing the sea, fences will not be permitted on the front boundary of allotments. The cost of fences that adjoin Crown Land will be fully at the resident's expense. For more advice about what fence you can and cannot build please contact Council.

**I want to put a beach access ramp/stairs from my property to the beach. What can I build? How do I lease land and receive approvals from the Coast Protection Board and Council?**

Council, in consultation with the Coastal Protection Board, is investigating beach access at certain points along the coast. Council will consult with residents regarding these access points and associated infrastructure.

## CONSTRUCTION

Construction at Fisherman Bay is being undertaken by Bardavcol, a well-regarded and experienced South Australian infrastructure construction company.

The current program schedule provided by Bardavcol is summarised in the following table.

Activity	Projected Start Date	Projected Completion Date
<b>COASTAL PROTECTION</b>		
Eastern Levee	Completed	Completed
North-Western Levee	July 2022	Completed
Seawall Installation/Boat Ramp Construction	July 2022	May 2023
<b>STORMWATER</b>		
South-Western Basin	July 2022	October 2022
Snook Outlet to Ocean	Completed	Completed
South-Eastern Basin	August 2022	November 2022
North-Western Basement Catchment	August 2022	February 2023
North-Eastern Basin	August 2022	February 2023
<b>WASTEWATER</b>		
Sewer Network Installation	October 2022	June 2023
Vacuum Pump Station	September 2022	July 2023
<b>ROADS</b>		
Pavement Works	December 2022	July 2023

Focussing on the stormwater, wastewater, and roads, as these are the works that are most likely to impact residents, the work is broken up on a section-by-section basis in the following table.

Please be aware that timelines will often be adjusted during projects of this scale, due to factors such

as weather, and the dates should be considered as indicative at this stage.

Bardavcol and FBM will update residents on scheduling as the work progresses.

Activity	Projected Start Date	Projected End Date
<b>STORMWATER – PITS AND PIPES</b>		
Dolphin Road/Shrimp Road	Completed	Completed
North-West Boat Ramp	August 2022	Completed
Snook Road Outlet	August 2022	Completed
Salmon Road	September 2022	Completed
Silver Perch Road	September 2022	October 2022
Trevally Road	September 2022	October 2022
Whiting Road/Trevally Road	October 2022	October 2022
Snapper Road	October 2022	November 2022
Dolphin Road	October 2022	November 2022
Whiting Road West	November 2022	November 2022
Catfish Lane	November 2022	December 2022
Salmon Road	November 2022	November 2022
Mullet Road/Sole Road	November 2022	December 2022
Mullet Road	December 2022	December 2022
Trout Road	December 2022	December 2022
Trent Road/Sole Road	December 2022	January 2023
Whiting Road North	December 2022	February 2023
Garfish Road	February 2023	February 2023
Silver Whiting Road/Snook Road	February 2023	February 2023
<b>WASTEWATER – SEWER NETWORK</b>		
Trevally Road	October 2022	November 2022
Dolphin Road	November 2022	November 2022
Snapper Road	November 2022	December 2022
Trout Road	December 2022	February 2023
Mullet Road	February 2023	February 2023
Whiting Road (North)/Silver Whiting Road	February 2023	March 2023
Whiting Road (West)	March 2023	April 2023
Shrimp Road	April 2023	April 2023
Garfish Road	April 2023	May 2023
Sole Road	May 2023	May 2023
Salmon Road	May 2023	June 2023
Snook Road	June 2023	June 2023
<b>ROADS – PAVEMENT</b>		
Dolphin Road/Trevally Road	December 2022	March 2023
Trout Road	February 2023	March 2023
Mullet Road	March 2023	May 2023
Whiting Road/Silver Whiting Road	April 2023	July 2023



## FAQs

### What measures are being taken to manage dust during construction?

Bardavcol are experts in large earthmoving projects and are very experienced in dust management. Whilst not a major issue in the wetter months, dust management strategies will become more important in summer. Bardavcol will use water trucks to suppress the dust.

### What hours will construction being undertaken between?

7.00am and 5.00pm, Monday to Friday. Occasionally, work will occur on weekends, between 7am and 1pm.

### Who do I call if I have a complaint about the contractors?

You should contact Bardavcol on 0408 664 439 in the first instance so that they can address your complaint. If you are unsatisfied with Bardavcol's response you should contact FBM and then Council on 86352107.

### Will access to my property be cut-off during the construction works?

Yes. Where possible restrictions will be limited to working hours but, in some cases, this may extend beyond those hours. FBM and Bardavcol will inform affected residents through letter drops ahead of the work fronts. Localised road closures may be in place overnight, but individual properties should only be affected for two to three days.

### Will I lose power or water access during the construction works?

Yes. Any power outage will depend on the work being undertaken on Whiting Road by SAPN. Localised water shut offs will be required if water connections intersect the stormwater and wastewater trenches. The water outages should only be for a few hours. SAPN and Bardavcol will communicate with affected residents ahead of the work.

## OPEN SPACE, PUBLIC INFRASTRUCTURE AND CROWN LAND

### What is planned for the shelters near the playground adjacent to Dunny Lane?

FBM have advised that the Wood and Simms shelters will need to be moved to make way for works to raise the height of the concrete block seawall. The Simms shelter cannot remain in the same location as it is in the footprint of the seawall. Council has advised FBM they will need to consult with the progress association and the community regarding the future of the shelters.

### What is planned for the open space including the shallow stormwater basin, surrounding the western playground?

Planning and community consultation will take place over the next few months with residents and the broader public regarding this area. The area will be landscaped and developed once FBM complete their works.

### Will I still be able to park and drive on the beach via the north-western road crossing?

At this stage no decision has been made about this access point to the beach and whether it will be a public road. This matter will also be addressed as part of the planning and community consultation process which will take place over the next few months with residents and the broader public.

## OTHER QUESTIONS YOU MAY HAVE

### Overall, has the design changed since the last community information session?

There has only been one minor variation to the detention basin on the western side of Whiting Road which has been moved southward by eight metres.

### What areas are going to be grassed and maintained by Council as public parks/open space areas?

Areas around public toilets, the foreshore, playgrounds, and detention basins will be grassed/vegetated areas developed and maintained by Council post FBM works.

### Are trees being removed and will there be plantings to replace these trees?

Only non-native trees have been removed and only where they clashed with the infrastructure. All reasonable steps have been taken to minimise the removals and wherever possible the proposed infrastructure has been relocated. Council will consider tree plantings once the work is completed.

### What is happening with the vacant farmland adjacent to the Fisherman Bay settlement?

With the anticipated success of Fisherman Bay and the expansion of the Port Broughton Wastewater Treatment Plant, Council believes there is significant capacity for growth in the district. Accordingly, re-zoning the farmland to allow residential development is being investigated.

### Will the town entry signage change?

There are no short-term plans to change this signage, but this will be considered as part of Council's Mainstreets strategy.

### Will the street signage be updated?

Traffic control signage, such as give way and u-turn signs, will be updated but not the street name signs.

### Are the public toilets and playgrounds being upgraded?

No, not as part of this development but upgrades to these facilities in future years are being considered by Council.

### What is happening to the Dunny Lane shacks?

The Dunny Lane shacks are on Crown Land, are not a part of the Fisherman Bay development, and are being addressed as part of the Department for Environment and Water's (DEW) Retaining Shacks Project. Further information about this project contact DEW on 8429 7680.

### Will there be a shop in Fisherman Bay?

A shop is allowed from a planning perspective, and its establishment would be a decision for a private party, not Council.

### What is happening with the Community Hall?

The Community Hall will be freehold and sold but the shed and associated land that the Progress Association use will become a Council asset and will continue to be used for community purposes. The Port Broughton Town Hall, which has all the necessary amenities such as toilets and kitchen facilities, is available to the Fisherman Bay community for community meetings and functions.

### Why are SAPN relocating poles and wires along Whiting Road?

Several property owners from Whiting Road Fisherman Bay approached Council, raising concerns about an inability to build a suitable residence within the property boundary caused by setbacks or separation distances.

The concerns related to the limited available space to build due to the existence of electricity poles and wires contained within or above the property boundary and the requirement for these separation distances.

SAPN's approach is that either all poles and wires were relocated, or all would remain where currently located.

### When will the SAPN work to relocate the power poles along Whiting Road start?

Work is scheduled to begin in October/November 2022.

### How much will the SAPN work cost me?

Only residents along Whiting Road that have been consulted and will incur a cost of \$3,200 through their rates over a four-year period. The total project is costing approximately \$280,125 and SAPN is funding 60% of this cost (\$168,075).

### Why do affected ratepayers have to pay for the SAPN costs?

The outcome of the works will include improving the amenity of the area of the affected properties, removal of SAPN easements from properties, and providing property owners additional space to develop their allotments. This may also result in increased property values for the affected properties. As these works will be of a particular benefit to the affected properties the costs will be borne by the property owners rather than having those costs imposed on all ratepayers. Council is however funding the works upfront and will recover the costs of these works through a separate rate upon the affected properties only.

### What is happening with Fisherman Bay Pipeline Pty Ltd?

This company delivers potable water to Fisherman Bay, is a wholly owned subsidiary of FBM, and will continue to operate.

## SAFETY

Residents and visitors to Fisherman Bay are reminded that construction work is being undertaken within a residential precinct and that can pose safety risks. Bardavcol is acutely safety conscious, but the fact remains there will be increased traffic, some heavy vehicles, and excavation works in the area. Please remain alert, tether your pets when out and about, and keep an extra eye on children. And please report to Council any situation you believe to be unsafe.

### Responsible Parking and narrow roads in Fisherman Bay

Providing adequate parking access to everyone who lives and visits Fisherman Bay can be a challenge! Did you know that you must not park or stop across your own or another person's driveway, or so close to the driveway that you stop a vehicle from driving in or out?

When vehicles park opposite each other on narrow roads, the remaining width is typically insufficient for many cars and may not allow access for larger vehicles including Emergency Service vehicles such as fire trucks and ambulances as well as waste collection trucks.

When parking on a narrow road, you must position your vehicle so that there is at least **3 metres** of the road alongside your vehicle enabling other vehicles to pass. You must also position your vehicle so your vehicle does not unreasonably obstruct the path of other vehicles or pedestrians.

### Reducing the risk of fires – Fire Danger Season

The management of fuel loads, including the selective management of native vegetation, is one of many steps landowners can take to prepare their properties for the bushfire season. Removing grassy and woody weeds may be the most suitable method to reduce the fuel load on your property while retaining the environmental values associated with the native vegetation.

Each year, between October to November, Councils authorised officers will undertake inspections of properties at Fisherman Bay, to identify flammable undergrowth greater than 10 cm. Any properties identified not to comply will be issued with a Flammable Undergrowth Notice pursuant to Section 105(F) of the Fire and Emergency Services Act 2005, requiring the land owners/occupiers to take action:

- to protect the property on the land from fire, and
- to prevent or inhibit the outbreak of fire on the land, or
- the spread of fire through the land

by the clearing any potentially flammable undergrowth on the land to a maximum height of 10cm within 14 days.

Council ask that you assist by reducing the fuel loads around your property.

### Could the police, ambulance or fire brigade find your house in an emergency?

In an emergency minutes matter and making your property number visible from the street could be the difference between life and death. Local police report that they have great difficulty locating addresses in Fisherman Bay because property street numbers are either missing or obscured.

Under Section 220, para 6 of the Local Government Act an owner of land are responsible for displaying the correct house number on their building or allotment fronting the street.



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.

### Landscaping and vegetation

Council is currently considering how best to treat the seawalls facing the sea, including the appropriate native vegetation. The crown land between the boundary of properties and the sand will be grassed with Kikuya – the same lawn that has been used in the past by residents in this area.

Council, in consultation with the Coastal Protection Board, is investigating beach access at certain points along the coast. Council will consult with residents regarding these access points and associated infrastructure.

### Ratepayers wastewater responsibilities

Ratepayers are responsible to connect their property to the wastewater collection system from mid-2023 and a separate application to Council (for a controlled wastewater system) must be submitted.

### Legend

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



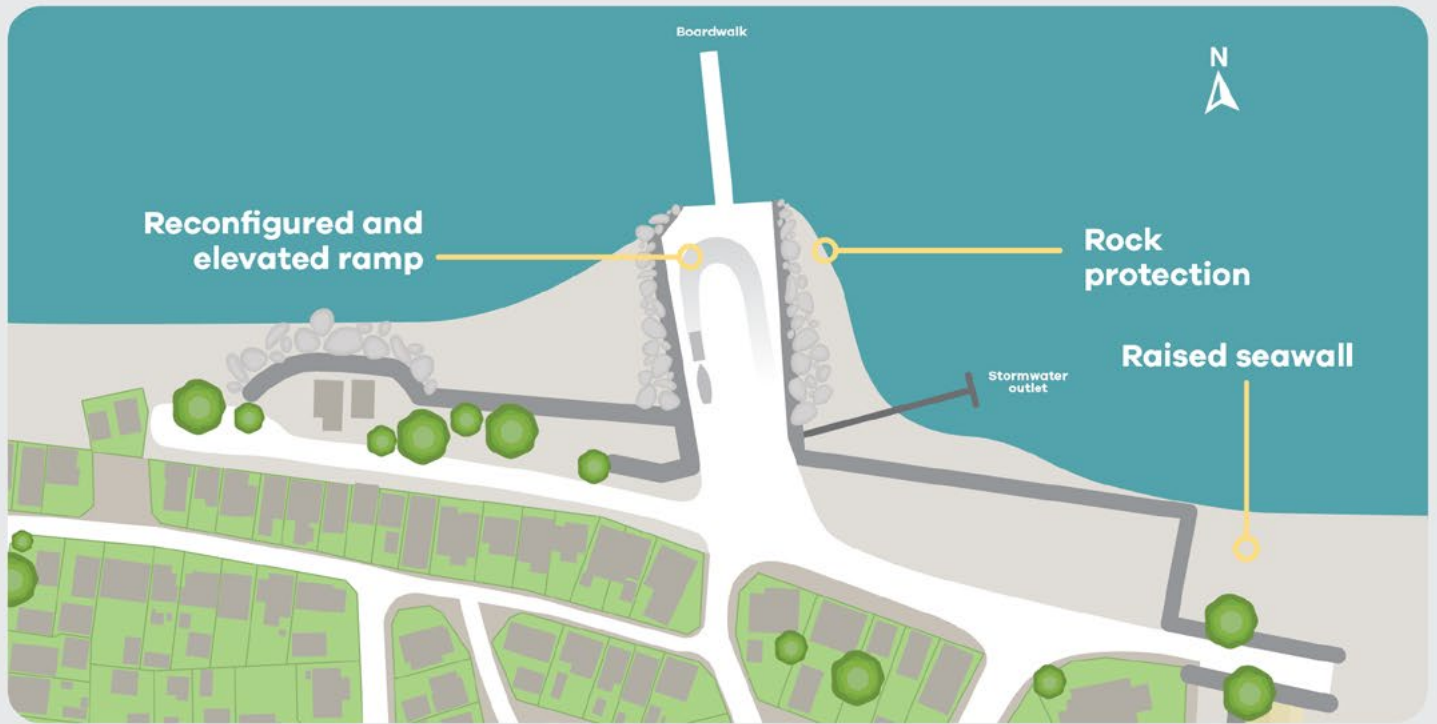
### Fencing

Council is encouraging fences at a maximum height of 1.2 metres on side and rear allotment boundaries only with not fencing past the building line of the dwelling setback the furthest from the front or seaward boundary. For allotments facing the sea, fences will not be permitted on the front boundary of allotments. The cost of fences that adjoin Crown Land will be fully at the resident's expense. For more advice about what fence you can and cannot build please contact Council.

# Staging of freehold titles



## Boat ramp concept drawing



## Wastewater concept drawing



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