

# Fisherman Bay Freehold – Update

## Overview

**Since 2017, Fisherman Bay Management Pty Ltd (FBM) has had development approval to divide the township of Fisherman Bay, land it currently owns and operates, into freehold allotments on the condition that it invests in infrastructure to enhance the community.**

This infrastructure includes wastewater management, coastal protection, road upgrades and stormwater management.

With FBM unable to secure financial backing for the required infrastructure, the Barunga West Council (Council) is willing to act as an enabler for critical infrastructure – allowing for residents to obtain freehold titles and for infrastructure investment in the region.

This means that, subject to final agreement between Council and FBM, Fisherman Bay land will be available for freehold from mid 2021. The cash generated by sales of freehold titles is to be held by the Council and used to pay for the required infrastructure – estimated to be worth approximately \$20 million.

## Widespread benefits

This approach will allow for private investment to go ahead with Council acting as an enabler and ensuring that all infrastructure and services are delivered to a high standard.

The resulting economic, environmental and health benefits will be felt not just throughout the Fisherman Bay community but the entire district.

## Investment in our communities

- Around \$20 million investment in our community, allowing for much-needed infrastructure to finally progress. An investment of this size in Fisherman Bay is an investment in the future of our entire region.

- Council has ensured that infrastructure designs work for our community – for example, roads will incorporate a unique stormwater system that suits narrow Fisherman Bay streets and low-lying coastal land.
- The land division will include an open space contribution from FBM – to be used by the Council to improve public spaces across the district such as main streets, parks, playgrounds and foreshores.

## Quality service provision

- The Port Broughton Community Wastewater Management System will be expanded to service Fisherman Bay, allowing for Council to provide the same safe, high quality service across both towns.

## Impact on property values

- This extensive infrastructure upgrade is set to improve land values at Fisherman Bay and improve the overall infrastructure and service provision in our region.
- With Fisherman Bay ratepayers set to obtain freehold titles over their land, residents who have wanted to further invest in their property will finally be able to upgrade or rebuild.

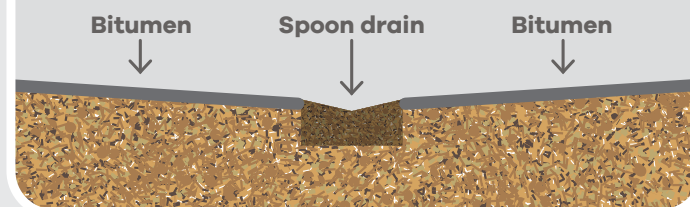
## Growing our region

- Economic modelling estimates the project will support 230 full-time equivalent jobs and contribute more than \$25 million in benefits to the regional (Mid-North) economy over six years.
- The investment in Fisherman Bay is set to attract more residents and holidaymakers, increasing ongoing investment in our townships.

**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 majority of streets within Fisherman Bay, allowing for the implementation of edge strips and comprehensive stormwater drainage.

## Coastal protection measures

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



### Legend

-  Roads (to be constructed)
-  Allotments
-  Stormwater run off
-  Sea
-  Earth revetment (to be constructed)
-  Rock revetment (to be constructed)

## 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.



## Frequently Asked Questions

### Who is managing the freehold process?

FBM remains responsible for freehold process.

### When do I have to settle on my existing contract to buy my freehold title?

Settlement of existing contracts and the transfer of freehold titles is scheduled to take place in mid 2021.

### Is the Council borrowing money to make this project happen?

No. The money generated by sales of freehold titles will be used to pay for the required infrastructure.

### How much will this development cost ratepayers?

The majority of the funding for this development will be generated by sales of freehold titles in Fisherman Bay. Council has allocated \$1.5 million of Community Wastewater Management System charges that are being held in Council's cash account towards the upgrade to the Port Broughton facility.

### Is the Council lending money to FBM to make this project happen?

No. The Council is simply acting as an enabler – holding cash generated by sales of freehold titles and then using it to pay upfront for much-needed infrastructure.

This system allows for the land division to progress without Council securing additional funding or loaning money.

### Is Council managing the construction of the projects?

No. Council will only be responsible for the design and construction works associated with upgrading the Port Broughton Community Wastewater Management System. The design and construction of the coastal protection measures, roads and stormwater network is the responsibility of FBM.

### Will the upgrade to the Port Broughton Community Wastewater Management System mean a change in services for ratepayers living in Port Broughton?

No. The Council will continue to provide wastewater management services to Port Broughton, with an upgrade to the system meaning it can accommodate future growth in Port Broughton and service our Fisherman Bay ratepayers.

### As a Fisherman Bay resident, what does this mean for me?

This solution means you will finally be able to obtain freehold title over your land, and it will mean much needed infrastructure for the Fisherman Bay community.

### I don't live in Fisherman Bay. What does this mean for me?

An investment in Fisherman Bay is an investment in the future of our entire region. Improvements to infrastructure and service provision will have widespread economic, environmental and health benefits that will reach all corners of our district.

## Next steps

The Council is working with FBM to develop an Infrastructure Deed, which is expected to be agreed to and finalised by next month. Council will work with the necessary planning authorities and infrastructure specialists to progress an upgrade to Port Broughton's Community Wastewater Management System. Construction on this project is scheduled to start next year.

Work to finalise designs for the coastal protection measures, roads and stormwater network is underway with FBM and their engineers, and construction is scheduled to start as soon as practicable on settlement of titles.

FBM is working to obtain consents and approvals to satisfy the State Commission Assessment Panel and anticipate a land division certificate will be issued later this year. Once this land division certificate is issued, the legal process of creating titles can start and this conveyancing will take up to 6 months to complete.

We will continue to update you as things progress.



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