

# FISHERMAN'S BAY MANAGEMENT PTY LTD

A.B.N. 64 009 806 258 A.C.N. 007 754 172  
PROPERTY MANAGERS  
TRUSTEE FOR FISHERMAN'S BAY PROPRIETORS

50 Snapper Road  
FISHERMAN'S BAY SA 5522  
Telephone: (08) 8635 2250 or 0417 832 949  
[fishermans\\_bay@bigpond.com](mailto:fishermans_bay@bigpond.com)  
OFFICE HOURS: TUES & THURS 9AM TO 3PM

ALL CORRESPONDENCE TO  
THE SECRETARY  
PO BOX 210  
PORT BROUGHTON SA 5522  
Website: [www.fbmservices.net](http://www.fbmservices.net)

## Freeholding Update

Dear Licensees/landowners,

Since FBM's last update in June, Bardavcol, FBM's civil construction contractor has made significant progress with the construction of infrastructure. The earthen levee components of the seawall are nearing completion, a majority of the detention basins have been excavated and work is being carried out on storm water and the collection system.

**PLEASE NOTE:** Construction works occur between the hours of 7am to 5pm on weekdays and 7am to 12pm on Saturday. Every effort is being made to minimise noise, dust, and disruption during these times. As previously mentioned, localised road closures will be implemented to provide a safe work area for the workers and residents. It is extremely important that Licensees/landowners **and most importantly children** remain clear of the construction crews and their equipment, safety is of the up most importance not only for yourselves but the Bardavcol employees.

Recently there has been an incident with a resident's pet. Allowing dogs to roam Fisherman Bay may lead to accidental injury. We recommend that dogs are kept on a lead or in a fenced area; this will hopefully eliminate any injury to your pet.

### **WATER SUPPLY**

During the construction period there may be occasions when disruptions to the water supply occur. We are endeavouring to minimise disruptions but there will be times when this is unavoidable.

### **VANDALISM**

On a very disappointing note, on two separate occasions machines have been damaged by vandals, police are checking local CCTV and appealing to anyone who may have heard or seen anything suspicious.

Residents should be aware that this kind of behaviour only leads to delays in the project. Please report any suspicious behaviour to the police.

This month Barunga West Council (BWC) will be issuing a "Fisherman Bay Freeholding Update". This update will include frequently asked questions and a construction programme schedule. A copy of this construction programme gives an estimate of when Bardavcol will be working in your area, the construction programme is available on our website ([www.fbmservices.net](http://www.fbmservices.net)) and in our office window. A copy of the BWC update can be obtained from Council offices or the Fisherman Bay office.

SEPTEMBER 2022

Stage 8 Settlements occurred on the 25 August 2022. If you are a purchaser yet to settle it is important to keep in contact with your Conveyancer to allow ample time to prepare for the settlement date.

The following shows each Stage of settlements and an estimated timeframe: -

- **Stage 9**           70 sites settling in mid-October
- **Stage 10**       73 sites settling in November
- **Stage 11**       66 sites settling in January 2023

The storm water detention basins have come under the spotlight with some of our Licensees/landowners showing concern regarding their placement and size. For the avoidance of doubt, stormwater management was a condition of approval from the State Commission Assessment Panel (SCAP), without this approval FBM would not have been able to offer you your freehold title. The basins other than the ones located in the farming land are shallow with depths ranging from 400mm to 1.5 metres; they will have gentle slopes and will be vegetated to complement the environment. In most instances' basins will be free of water and any collected water will readily drain to the sea on a receding tide, evaporation or the water will soak through the porous soil. BWC intends to develop and maintain the basins to that they are safe and accessible.

Kind regards,

**Delegated Directors**

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