

CWMS - THE ENABLER FOR FISHERMAN BAY

8 June 2023



'Pushing sh-- uphill' from Fisherman Bay in \$20 million project

16/06/2022



Barunga West Council chief executive officer Maree Wauchope told the crowd of about 60 people: "There is a term, 'pushing sh-- uphill' - this project is a good reflection of that.

"We are literally taking sewage and pushing it somewhere against gravity."

STATE COUNTRY CABINET - BARUNGA WEST COUNCIL

What is Fisherman Bay?

Shack settlement established in the 1960s
400+ properties on licence agreement with Fisherman Bay
Management for 12 months periods.

Most buildings were built without planning approvals.

Council collected rates on each licence since the 1960s.





Barunga West
Council

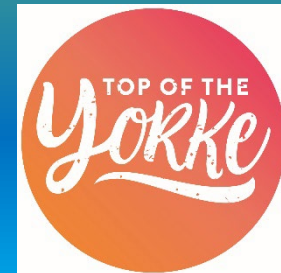
Biggest problem

People wanted to rebuild but couldn't because they didn't own the land.

The majority of the development had non-compliant waste water systems (very small blocks) risking public health and the environment.

The area is subject to coastal inundation – floods.

Needed essential infrastructure in the order of \$25 million – waste water approximately \$9m.











2016 FLOODS - FISHERMAN BAY BOAT RAMP



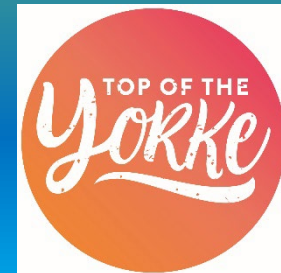
Barunga West
Council

The solution – Council enabling

Removed the need for bank finance and stepped in based on an arrangement where proceeds from land were banked and used for infrastructure.

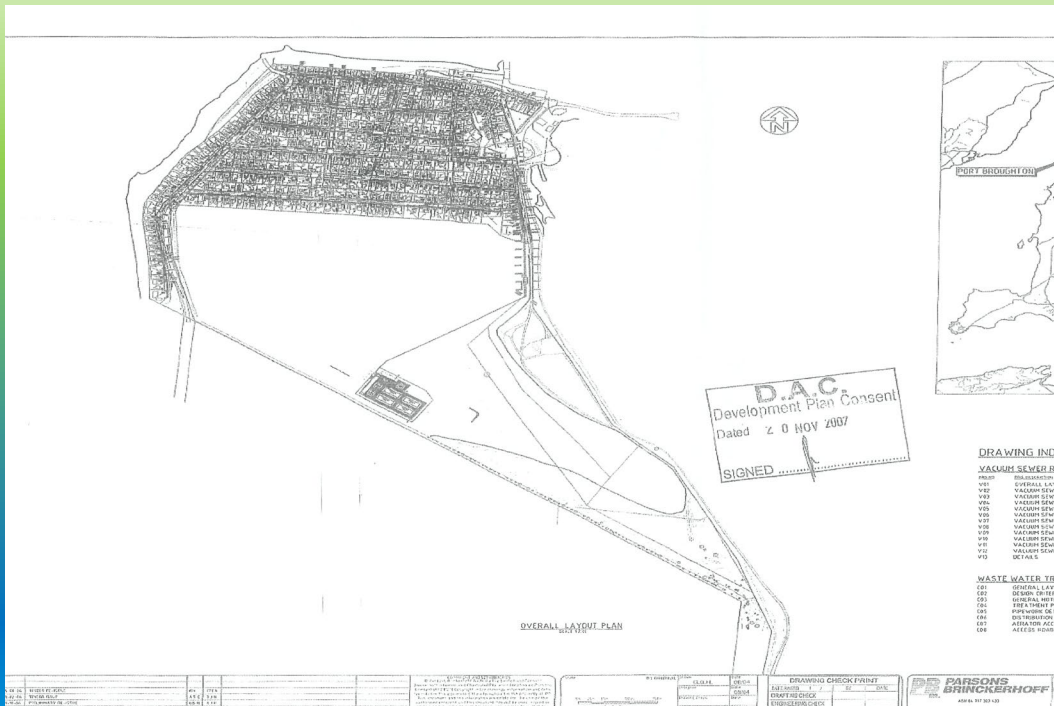
Managed council's risk – due diligence, governance, took corporate and personal guarantees, cash flow management.

Took a common sense approach to the infrastructure required reducing private sector costs to \$17 million with Council processing waste-water at their existing plant.



The solution – Council enabling

- Previous solution was stand alone private waste water treatment plan.
- Development approval in 2007.



The solution continued

Proceeds from the allotment sales (\$26.5 million to date) secured and quarantined to fund the infrastructure works including Bardavcol contract

Amount currently held in bank account is \$16.1m

\$3m State Government grant to upgrade to Pt Broughton CWMS treatment plant



The approach to CWMS

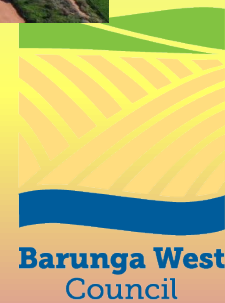
- Engaged WGA to work with Council to scope solution including options report – vacuum system versus pressure.
- Developed Business Case
- Secured funding
- Scoped and tendered works - additional storage dam, new irrigation works and a 3.1-kilometre rising main, and reuse capacity
- Used a combination of construction only and design and construct
- Engaged WGA superintendent
- Project control - owned it



Before

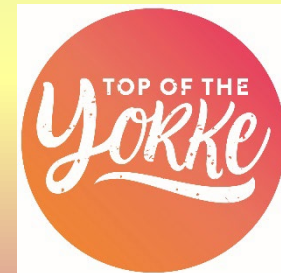


After



What we got wrong

- \$22,380 – unexpected latent condition - rock within the lagoon excavation – some 200 cubic metres of rock were excavated with some rocks the size of a small car
- \$61,200 – unexpected requirement by SA Power Networks (SAPN) - upgrade required to the SAPN connection, including a new control cabinet
- \$58,000 – design oversight - two floating aerators are required to deal with odours in the holding tanks.



What we got right

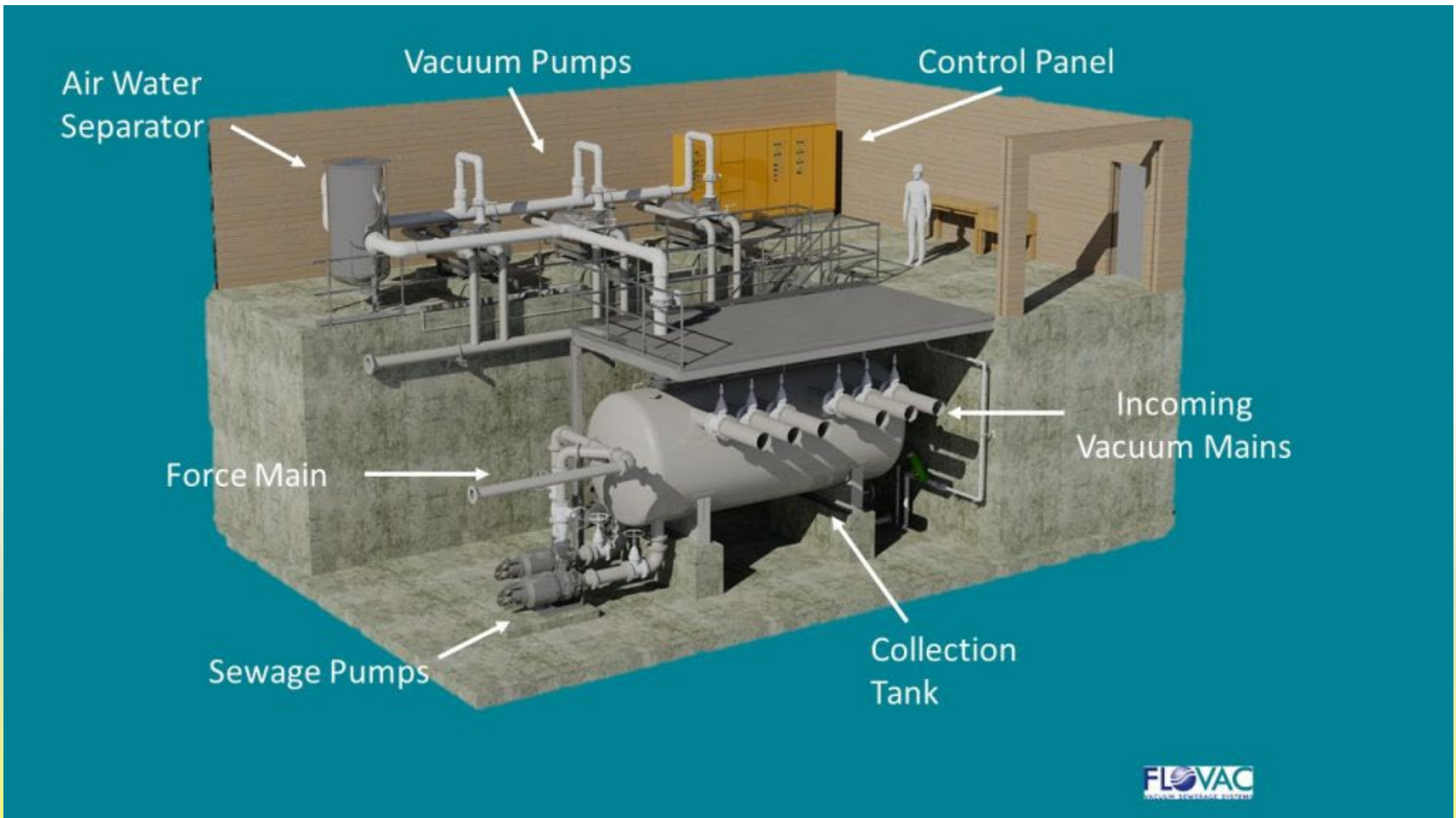
- The project delivers an immediate 400 new connections at an average cost of \$7,500, significantly below the \$25,000 per connection limit set in the LGA/State Government Funding Deed. It will allow another 200 connections in the short term.
- The Fisherman Bay Freehold Project is supporting 230 full-time equivalent jobs and contributes more than \$25 million in benefits to the regional (Mid-North) economy over six years.
- It has enabled us to seek approval to rezone 26 hectares of land to allow for another 230 allotments to be created in response to demand for coastal living on the Yorke Peninsula.



What is next

- Collection network and pump station (developer)
- Connections from households to pits
- Engaged a plumbing company through a tender process
- Allowing residents to connect via plumber and pay via a special rate over 4 years
- Deadline of 2 years





LIVE BLOG

Catch up with The Loop, your quick wrap of this morning's news

Freehold titles granted for Fisherman Bay shack owners after two decades of red tape

ABC North and West SA / By Gillian Aeria

Posted Wed 8 Dec 2021 at 5:13pm





The Barunga West Council

11 Bay Street

PORT BROUGHTON

Phone: (08) 8635 2107

Fax: (08) 8635 2596

www.barungawest.sa.gov.au

