

FISHERMAN'S BAY SUBDIVISION

Mr BROCK (Frome) (11:13): I thank the member for Schubert for having some concern. When I got into parliament at the 2009 by-election I was only in the system for about six weeks when I got a phone call regarding the Fisherman's Bay management looking for funds to put a water treatment plant and a sewer system in there.

This whole project has become a nightmare, quite frankly. It has been going on for over 10 years. I am very surprised and disappointed that the previous member, and members, have not rectified this issue well and truly prior to this. I have come into this house and I have tried to get this through the system.

The development application from Fisherman's Bay management was sent in, and I have had discussions with the previous planning minister, the Hon. Paul Holloway. I have also enlisted the support of the Hon. John Darley and the Hon. John Dawkins from the other house, because I do not have the expertise and experience to deal with these things so I have enlisted their help and they have been invaluable to me.

Before he relinquished his position the previous minister indicated to me that he had signed it off and sent it back to the District Council of Barunga West (under the Development Assessment Panel) to be dealt with locally. With the new minister coming in, that letter was not sent out and it has now been backwards and forwards with the minister. In the interim period, the Hon. John Dawkins, the Hon. John Darley and I have had meetings with the Fisherman's Bay management, the licence group up there and members of Planning SA.

I want to clarify one issue raised by the member for Schubert. He indicated that mayor Dolling should not have a conflict of interest. Mayor Dolling elected to declare a vested interest in this application. Whether he has a financial return or not, he has elected to exclude himself from this, and that is the mayor's prerogative. We must also clear up that issue.

The strange thing about this application is that it is on one title of land and, as the member for Schubert indicated, over a period of time people were allowed to have little allotments in there. These people want those allotments to be freehold. One application was put in 10 years ago and on 29 October 2010, as the member has indicated, an additional application was put in. So, we have had two applications for development.

The first application has now expired because they did not ask for an extension, and the minister is making a deliberation on the second application as to whether the minister should give them permission under the Planning Act to freehold that land. I have had meetings with the department, and even yesterday I was told that it is just about on the minister's desk now for signing off. I would hope that the minister will sign that off in the next couple of days and either send it back to the District Council of Barunga West for them to deal with locally or send it through to the DAC.

The other issue is that these shacks, properties or residences in Fisherman's Bay are owned by the owners, but the land is not. At the moment, people do not have any security to go forward and build a new facility there or do any extensions. There are a lot of other concerns about this application that are away from the planning issues. As the member for Schubert has already said, it was indicated in the application that they were going to put about \$1.6 million towards infrastructure.

The roads within the Fisherman's Bay management application area just north of Port Broughton are very low-lying. It is well and truly below the 3.4 AHD for the flood level. They also have to build a retaining wall, which would be far in excess of the \$1.6 million—it has to be made out of rocks. There are a lot of unusual circumstances or issues confronting this application and I believe that the minister and the planning department are trying to understand where this should go. People with expertise, like the Hon. John Darley and the Hon. John Dawkins from the other place, have been invaluable, as I said earlier, and even they are at a loss to understand how we can get this through.

I have not been able to verify if 73 per cent of contracts have been signed. In regard to the price of the freeholding of the blocks, when they do go through, Fisherman's Bay management went out and elected to use two licensed valuers. In one location, the valuation varied from \$160,000 to \$300,000. There is a lot of variance, and the Fisherman's Bay licensed shack owners themselves had no recourse to be able to get their own independent valuation on any of these blocks. So, there are lots of issues here.

I would like the minister to make the decision, send it back to the District Council of Barunga West for them to make the decision locally through their Development Assessment Panel, or refer it to the Development Assessment Commission. As the member for Schubert has indicated, this has been going on for many, many years and we need to get it fixed up. I certainly do not take on board the member's statement saying that there has been any shonky work by members or staff of the District Council of Barunga West. I would like to see this one way or the other go back to the District Council of Barunga West for it to deliberate, or to refer it to the Development Assessment Commission.

Debate adjourned on motion of Mr Sibbons.