

Minutes of the Floodplain Management Committee Meeting held Friday 2 November 2018

Venue:

Canvas and Kettle Meeting Room, Murwillumbah Civic Centre

Time:

9.00am

Present:

Cr James Owen, Danny Rose, Leon McLean, Brenda Hannigan (Tweed Shire Council), Martin Rose, Caroline Ortel, Toong Chin (arrived 10am) (Office of Environment and Heritage), Peter Mair (NSW State Emergency Service), Felicia Cecil, Max Boyd, Dion Andrews, Mike Allen, Steven Smith (Tumbulgum Community Association).

Guest: David Tetley (Catchment Simulation Solutions).

Apologies:

David Oxenham, Doreen Harwood, Lindsay McGavin, Stuart Russell (Tweed Shire Council), Robert Quirk.

Minutes of Previous Meeting:

Moved: Peter Mair

Seconded: Steven Smith

RESOLVED that the Minutes of the Floodplain Management Committee meeting held Friday 15 June 2018 be accepted as a true and accurate record of the proceedings of that meeting.

Business Arising:

From meeting held 15 June 2018

4. Performance of M1 during 2017 Flood (Tumbulgum Community Association)

Council officers have liaised with NSW Office of Environment & Heritage (OEH) and Roads and Maritime Services (RMS) with regard to any planned review of the performance of the Pacific Motorway during the March 2017 flood event. Neither agency has any plans to revisit this area at this time.

RMS inspected the highway opening south of the Chinderah Service Station and undertook vegetation management in this vicinity to ensure proper hydraulic function. Remaining vegetation is located on private land, with evidence that it existed prior to the highway construction.

Council officers have earmarked this area for further intelligence gathering in future flood events

Agenda Items:

1. **South Murwillumbah Floodplain Risk Management Study and Plan – Progress Report 3**

Consultant David Tetley from Catchment Simulation Solutions presented the work performed to date on the South Murwillumbah Floodplain Risk Management Study and Plan, specifically work done to define the existing flood risk in the area.

The study is now at the stage of identifying risk management measures for detailed investigation. A preliminary list of recommended options was presented to the Committee for discussion and comment.

Mike Allen enquired as to whether the “dredging” option (not recommended for further investigation) considered the possibility of a commercial entity completing the works at their cost, also generating royalties for the State Government, as reportedly occurred in the past. Danny Rose explained the limitations of dredging, from a flood risk management perspective. The committee resolved to include dredging into the list of options to be further investigated, given the community would likely raise the issue in public submissions.

The study will now enter the detailed investigation of risk management options phase. Additional community consultation will also be performed to gauge community opinions on the proposed options. A draft study report will be presented to the next Floodplain Management Committee meeting outlining the results of these detailed investigations.

A copy of David’s presentation is attached to the minutes.

2. **High Hazard Flood Areas Policy and Development Controls**

Danny Rose presented draft High Hazard Flood Areas Policy and proposed amendments to Development Control Plan Section A3 – Development of Flood Liable Land.

The policy and amendments aim to limit residential development in the highest risk areas of South Murwillumbah, Bray Park, Burringbar and Mooball. The policies are intended as an interim “stop-gap” measure until such time as the Tweed Valley Flood Study can be updated with improved hazard data and other planning recommendations from previous studies can be incorporated into the DCP.

The implications of the policy were discussed in relation to limitations applied to development, Council’s land acquisition obligations, current Voluntary Purchase Schemes and previous Council programs (i.e. back zoning). The committee expressed concern with regard to the lack of vacant, urban zoned, flood free land available in the Murwillumbah area as an alternative or destination for relocating residents. Danny Rose suggested that Council’s Strategic Planning Unit be invited to a future Committee meeting to provide an update on the status of urban land release areas in the area.

Caroline Ortel suggested that the proposed policies be extended to cover caravan parks and movable dwellings.

COMMITTEE ACTION:

That Council's Strategic Planning and Urban Development Unit to provide an update on the status of urban land release areas in the Murwillumbah area to a future Floodplain Management Committee Meeting.

3. Voluntary House Purchase Scheme Update

Danny Rose presented progress to date rolling out Council's new and expanded Voluntary House Purchase (VHP) schemes. Funding limitations were outlined as well as interfaces with planning controls and regulation (i.e. LEP, High Hazard Flood Areas Policy). An 8 step strategy was proposed to roll out the VHP (and VHR) schemes.

Dion Andrews enquired as to the possibility of implementing a developer contribution scheme to provide or fund land for the scheme to offer to relocate VHP recipients. Danny Rose explained the requirement for "nexus" for Development Contribution Plans. However it could be feasible to request that in future rezonings land be set aside / purchased by Council to be able to offer landswaps for residential properties. This idea would be referred to Council's Strategic Planning Unit for investigation of policy options.

Max Boyd asked what funding Council is allocating to these schemes and provided examples from the past where Council has found alternative sources of funding for similar large scale schemes (i.e. Tweed District Water Supply). Danny Rose explained current budget allocations and limitation on NSW OEH funding. In order to increase funding / borrowings for VHP, funding would need to be cut from other budget areas / services.

Moved: Steven Smith

Seconded: Max Boyd

RECOMMENDATION:

That a 9th step be added to the presented Voluntary House Purchase scheme rollout strategy to explore policy options to:

- 1. Rezone and develop flood free residential land in the Murwillumbah locality.**
- 2. Require residential land developers to set aside land for potential land swap opportunities.**

FOR VOTE: Unanimous

4. Gauges Projects Update

Leon McLean provided a brief update on the OEH grant funded Tumbulgum Warning Gauge and Burringbar/Mooball/Crabbe's Creek Gauge Network Augmentation projects. Council is working closely with the Bureau of Meteorology, OEH, SES and Community representatives to deliver both projects. The projects are due for completion in December and early next year respectively.

General Business:

5. 2018 NSW Get Ready Community Award – Tumbulgum Community Association

Danny Rose congratulated the Tumbulgum Community Association (TCA) (Steven Smith) on being recently awarded the 2018 NSW Get Ready Community Award.

The NSW Get Ready Community Award is an annual award that recognises and celebrates a NSW community that, by working together, has done exceptional work to make their community more prepared and better able to respond and recover from disasters.

Since Cyclone Debbie, the Tumbulgum Community, led by the TCA, has gathered together in a project to develop resilience by increasing confidence in information quality and timeliness of communication, and community-led planning and recovery efforts. This award is recognition of this hard work, and is to be commended.

6. Mooball Creek Outlet

Danny Rose reported on the recent natural closing of the mouth of Mooball Creek and subsequent mechanical opening. The intervention was primarily due to rural flooding that threatened agricultural production in the mid-catchment floodplain areas.

Uncertainties with regards to the ownership and responsibility for maintenance of the training walls was also noted. Council continues to work with State Government agencies (Crown / OEH) to resolve this matter.

7. “Riva Vue” Murwillumbah in the March 2017 Flood

Max Boyd enquired as to how new dwellings in the “River Vue” estate (new urban land release area) fared during the March 2017 flood event. The flooding of recently approved and constructed dwellings would suggest a problem with Council's current flood modelling and/or development controls.

It was noted that the flood levels occurring in the areas of the Rous River to the North-West of Murwillumbah were among the highest magnitudes recorded and greater than the (approximate) 1% AEP levels that other affected areas experienced. Leon McLean reported that he was not aware of any new dwellings in the “Riva Vue” estate that were flooded over floor, but expects that the streets and park area would have experienced flooding. It is likely

that the 0.5m freeboard requirement for habitable buildings was the difference for many of the lower lying new houses.

8. Property Specific Flood Information

Max Boyd enquired if Council had any plans to distribute flooding information from the recent studies directly to residents through media such as attachments to rates notices. Brenda Hannigan outlined plans for next week's TweedLink including flood related "it is coming into flood season" type message.

Leon McLean noted the planned Automatic Property Flood Reports system project currently underway and suggested that, once the system is in place, Council Officers present a strategy to a future Committee meeting on how best to distribute this information.

9. Condong Creek Management Plan – Offer of Works In-Kind

On behalf of Robert Quirk, Max Boyd asked if Council would write to parties (Brims/Bartlett) who have verbally offered to complete works identified in the DRAFT Condong Creek Management Plan at their cost, in order to confirm these commitments.

Danny Rose explained that discussions are ongoing outside of the Floodplain Management Committee with regards to the management of Condong Creek as the issue is primarily an agricultural drainage one. Nevertheless, the South Murwillumbah Floodplain Risk Management Study and Plan are set to evaluate the proposed works from a Flood Management perspective.

The potential to complete the works at no cost to Council or OEH was noted and this will be included in the economic analysis of the option in David Tetley's assessment under the South Murwillumbah Floodplain Risk Management Study.

10. Tumbulgum Motel Development

Steven Smith asked if an expected future DA for a motel in Tumbulgum could be conditioned to require booking cancellation based on flood watches or warnings and if the building could be required to provide refuge for other residents

Danny Rose explained that dealing with specific DA's was outside of the scope of the Floodplain Management Committee. While these may be good community ideas, they are outside of the planning framework to impose on developers.

Minutes



Next Meeting:

The next meeting of the Floodplain Management Committee will be held around February 2019 at a date to be confirmed.

The meeting closed at 12:30pm.