

---

## Report of the General Manager - 28 June 2016

---

**ITEM 6.2**                      **Community Consultation on the Draft Floodplain Risk Management Study and Plan for the Mid Georges River Catchment**

**DELIVERY PROGRAM (2013-2017)**

TA 8. Council is a regional leader for catchment management and sustainability.

Select item

**AUTHOR**                      **City Planning**

### **ISSUE**

---

Council has prepared a Draft Floodplain Risk Management Study and Plan for the Mid Georges River Catchment which requires community consultation prior to finalisation.

### **RECOMMENDATION**

---

That Council endorse the exhibition of the Draft Floodplain Risk Management Study and Plan for the Mid Georges River catchment, including the Waterways and Water Quality Improvement Plan, (Attachment A) for the purposes of undertaking stakeholder and community consultation.

### **BACKGROUND**

---

The catchments of the Mid-Georges River includes the entire suburbs of Bankstown Airport, Milperra, Panania, East Hills, Picnic Point, Revesby Heights and parts of Georges Hall, Bass Hill, Yagoona, Condell Park, Revesby, Padstow and Padstow Heights.

In 2012, the former Bankstown City Council commenced the preparation of a Floodplain Risk Management Study and Plan (FRMS&P) for the sub-catchments of the Mid Georges River. The objective of the FRMS&P was to identify floodplain management activities to improve flood planning and investigate possible mitigation options.

Since then extensive consultation has occurred resulting in:

- Letters being sent to around 7,600 property owners affected by flooding;
- Some 855 questionnaires being returned from community members;
- 125 property owners registering their interest in the FRMS&P with 51 property owners attending one of six flood information sessions
- A further two information sessions being held for residents of the Carinya Road area with 30 people attending these sessions.

The information provided by the flood studies, community questionnaires and flood information sessions was used to prepare the Draft FRMS&P.

## REPORT

---

### Management Actions Proposed

It is important to note that not all flooding problems in the study area can be alleviated. A complete solution to the flooding problem is not cost effective from a floodplain management perspective.

A summary of the proposed management actions to reduce flood risk and their priority are provided in Attachment B. These actions generally cover the following areas:

1. **Planning Control changes:** As it is not possible to alleviate all flooding, a range of actions have been proposed to manage flood risks associated with future development. Examples include amendments to the Development Control Plan and Local Environment Plan (LEP) (see below for specific changes in relation to Carinya road).
2. **Flood Modification Actions:** As part of the study, 25 flood modification options were formulated and the performance of each option assessed in detail against technical, economic, social and environmental considerations. Nine flood modification options were considered viable and these have been recommended as part of the plan. Examples include detention basins, channel improvements and culvert and drainage works.
3. **Environmental Actions:** A range of actions are also proposed that would enhance Council's waterways and improve the water quality of runoff from the catchment. Council can apply for funding through the Coastal Management Program for the implementation of these actions.
4. **Other Actions:** A range of other actions have been recommended in the plan which are catchment wide. Examples include public education, emergency management, flood forecasting and warning.

### *Planning Control Changes to the Carinya Road Area*

The Carinya Road area is zoned R2 Low Density Residential under Bankstown LEP 2015. The uses permitted in this zone are extensive and include child care centres, hospitals, secondary dwellings, seniors housing, boarding houses, group homes and emergency service facilities - all of which are incompatible with the high flood risk applicable to the area.

The review of the DCP indicated:

- The intent of the controls is to limit the potential to raise expectations for additional dwellings and sensitive land uses beyond developing vacant lots or in discreet locations where evacuation considerations could readily be achieved, and to outline the manner in which subdivision and further development could acceptably proceed. However, development more intensive than dwelling houses would be permitted under the provisions of LEP 2015 and other SEPPs e.g. Affordable Housing 2009.
- LEP 2015 proposes a maximum building height standard of 9m in the Carinya Road area which makes the DCP height standard superfluous.

- The land uses that are prohibited in the DCP (noted above), are inconsistent with the provisions of LEP 2015 and the LEP prevails to the extent of the inconsistency.

As a result of the review, specific planning changes are proposed to clarify the special nature of Carinya Road to strengthen the basis for the merit assessment of development applications and simplification of the DCP including:

- Amending LEP 2015 to adopt a new E4 Environmental Living zone for the Carinya Road area, which prohibits those land uses of concern, and contains objects that reflect the specific flooding and environmental constraints of the area, and establishing a minimum lot size of 1,000m<sup>2</sup> consistently across all existing housing lots to simplify the planning controls in the LEP that apply to the area.
- Amend the Bankstown DCP to delete the provisions referring specifically to the Carinya Road, and rely on the provisions applying to the balance of the Georges River Floodplain.

### ***Revesby Council Facility***

A specific recommendation in the plan is for Council's existing lease to a preschool in Revesby. Due to the significant flood risk in this location, coupled with the inappropriate usage for this risk, it is recommended that Council cease leasing the premises for its current usage and consider rezoning the land from low density residential to a zoning appropriate with the risk.

### **Consultation**

Community consultation of FRMS&P's is included as a step in the State Government's flood management process. Consultation will include:

- Notification of property owners who previously registered their interest in the study;
- Conducting community information sessions;
- Exhibition in Council's customer service and BLaKC, Panania and Padstow libraries;
- Providing direct phone numbers of Council staff to enable residents to discuss any issues with the Plan;
- Contacting key government agencies including Roads and Maritime Services; and,
- Contacting Bankstown Airport who have contributed financially to the FRMS&P by funding an updated and more accurate Milperra Flood Study and an investigation into flood mitigation measures on Airport Land.

The Draft FRMS&P was presented to the former Bankstown Floodplain Committee (FMC) on 4 May 2016. While 7 members of the committee were present there were insufficient voting members for a quorum. However an informal meeting was held where members present expressed support for the exhibition of the Draft FRMS&P. Under the former Bankstown City Councils Floodplain Risk Management Process (adopted by the former Bankstown City Council in March 2009), an endorsement of the Committee is not required prior to exhibition. The new Canterbury-Bankstown FMC will be required to endorse the finalised FRMS&P prior to its adoption by Council.

Following consultation, the finalised FRMS&P will be presented to the FMC for endorsement and Council for adoption.

## **POLICY IMPACT**

---

There is no policy impact associated with this report.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

Adoption of this report has no financial impacts for Council at this stage. The Plan does identify future works which will be funded through the normal budget and Operational Plan process subject to its adoption.

## **RECOMMENDATION**

---

That Council endorse the exhibition of the Draft Floodplain Risk Management Study and Plan for the Mid Georges River catchment, including the Waterways and Water Quality Improvement Plan, (Attachment A) for the purposes of undertaking stakeholder and community consultation.

## **ATTACHMENTS**

- A. Draft FRMS&P for Mid Georges River
- B. Summary of Management Actions