

FREQUENTLY ASKED QUESTIONS

How important is it that an effective stormwater management strategy be implemented for the region?

There is a history of flooding in the catchment. Implementing an effective stormwater management strategy is crucial to improve the standard of flood protection for homes, businesses and public facilities across the region.

What is the Brown Hill Keswick Creek Stormwater Project?

The project is a collaboration between Adelaide, Burnside, Mitcham, Unley and West Torrens councils to develop and implement an effective stormwater management strategy to improve the standard of flood protection for homes, businesses and public facilities across the catchment.

The five catchment councils have developed a Stormwater Management Plan, approved by the Stormwater Management Authority in February 2013, which includes two key sections: "Part A" works comprising about 80% of the program which have already commenced, and "Part B" works for upper Brown Hill Creek that are the subject of current investigations.

What is contained within the Part B Report?

The report considers eight options for flood mitigation works to protect the full length of upper Brown Hill Creek from Anzac Highway to Brownhill Creek Caravan and Holiday Park, which include works to help restore the creek to good condition.

Does the project have a preferred option for Part B works?

The report identifies the "Creek Capacity Upgrade" option (Option D) as the preferred option for works in upper Brown Hill Creek.

Why is the Creek Capacity Upgrade option preferred over a dam or bypass culverts?

The Creek Capacity Upgrade option (Option D) is preferred for several reasons, including its effectiveness in providing the required level of flood protection.

It also satisfies the catchment councils' endorsed position to give preference to a feasible 'no dam' solution, it doesn't require bypass culverts in suburban streets and it helps preserve existing sites of heritage significance. It also represents the lowest capital cost (\$35.5 million) and the lowest ongoing maintenance cost compared with the other seven options.

Why can't we just build a dam in upper Brown Hill Creek?

There is no such thing as a dam only option. All options include creek capacity upgrade works at varying levels and creek rehabilitation works.

What do you mean by “creek capacity upgrade” works?

All eight options in the Part B Report involve two types of work along upper Brown Hill Creek to reduce the risk of flooding during high stormwater flows:

1. Creek capacity upgrade works in critical sections (which vary for the eight options) – to increase the capacity of the creek so it can carry more water; and
2. Creek rehabilitation works along its full length – to assist the flow of water along the creek and improve its biodiversity.

Creek capacity upgrades are needed where the capacity of the creek channel is not sufficient to contain high stormwater flows, resulting in water overflowing the creek banks and causing flood damage.

Creek capacity upgrade works involve widening the creek bed and/or modifying the creek banks at critical sections, including bridges, to ensure there is sufficient capacity for high stormwater flows. Minor deepening of the creek may also be required at certain sections by removing sediment build-up.

For additional information, please refer to the “Creek Capacity Upgrade Works” information sheet at www.bhkcstormwater.com.au. [Click here.](#)

What is meant by “creek rehabilitation” works?

Creek rehabilitation works aim to reduce the risk of flooding by ensuring the watercourse channel (creek bed and side banks) is clear of obstructions so that water can flow unimpeded along the full length of the creek. This is particularly important during times of high stormwater flows.

Ensuring the creek bed and side banks are clear of obstructions requires selectively clearing invasive vegetation (native and non-native) from the creek bed and side banks; removing trees and branches that may have fallen into the creek; removing or raising bridge structures that are too low and do not provide sufficient capacity for the passage of floodwaters; and removing any items of rubbish which have the potential to contribute to flooding problems.

As well as the obvious benefits of ensuring an unimpeded flow of water, creek rehabilitation works also seek to reinstate native vegetation along the upper Brown Hill Creek corridor thereby improving the biodiversity of the creek environs.

For additional information, please refer to the “Creek Rehabilitation Works” information sheet at www.bhkcstormwater.com.au. [Click here.](#)

Who is responsible for maintaining the creek?

Under the Natural Resources Management (NRM) Act 2004, there are statutory requirements and duties on private landowners in respect of creeks and watercourse on their land. Section 131 enables the relevant authority (principally the relevant regional Natural Resources Management Board) to serve notice on the owner of land on which there is a watercourse, directing the owner to take action specified to maintain the watercourse in 'good condition'.

However, to ensure a consistent level of maintenance, it is proposed that the Brown Hill Keswick Creek Stormwater Project undertake a one-off extraordinary creek maintenance program to assist in rehabilitating the creek. This could be followed by maintenance undertaken periodically, which could include erosion controls, bank stabilisation and clearance of major obstructive material. One-off and planned maintenance works would be undertaken at the cost of the project working in close consultation with creek property owners.

Creek owners would still be responsible for undertaking regular general site maintenance such as pruning vegetation, weed spraying and removing rubbish from the creek, and ongoing routine maintenance such as removal of fallen timber and foreign matter such as building debris which might cause blockages that may contribute to flooding.

How would the proposed one-off extraordinary creek maintenance be undertaken in upper Brown Hill Creek?

It is proposed that the one-off extraordinary creek maintenance be undertaken in a gradual manner, probably staged over several years so as to not denude the creek environment. Essentially, this approach looks to selectively remove invasive vegetation concurrent with a replanting program.

Under "Option D: Creek Capacity Upgrade", how many private properties along upper Brown Hill Creek require creek capacity upgrade works?

Based on current investigations, 66 properties would be affected by the "Option D: Creek Capacity Upgrade" option (36 in the Unley Council area; 30 in the Mitcham Council area).

This compares with 29 properties requiring creek capacity upgrade works under Option B1, and 22 properties under Option B2.

Properties not requiring creek capacity upgrade works are still likely to require creek rehabilitation works.

For the 66 property owners along upper Brown Hill Creek, how much of their backyards/property will be impacted by creek capacity upgrade works?

For most of these property owners, increased creek capacity can be achieved without reducing the usable area of land as defined by the width of the existing creek banks. Where creek widening at the top of banks on private properties may be required, it would be by no more than about one metre in most situations.

What legal arrangements are required to undertake creek capacity upgrade works on private properties?

Legal arrangements with property owners are only required if creek capacity upgrade works need to be undertaken on private properties. No legal arrangements are required to undertake creek rehabilitation works. These works would, however, be undertaken in consultation with affected property owners.

Arrangements for ongoing maintenance of permanent infrastructure related to creek capacity upgrade works would need to be negotiated with each property owner. These arrangements need to comply with relevant legislation.

For additional information, please refer to the “Legal Arrangements with Property Owners” information sheet at www.bhkcstormwater.com.au. [Click here.](#)

As a creek property owner, if I agree to an easement would I be entitled to compensation, and if so, how would this be calculated?

Under the Land Acquisition Act, property owners are entitled to seek compensation for any losses and reasonable costs associated with the creation of an easement on their property.

Compensation is calculated having regard to the value of the relevant land together with any loss in value to the balance of the land. Such compensation cannot exceed the difference in value (if any) of the affected property before and after creation of the easement. A separate compensation amount is related to the property owner’s inconvenience and any out of pocket expenses.

Will trees need to be removed along upper Brown Hill Creek with the Creek Capacity Upgrade option?

All of the eight flood mitigation options considered for Part B works involve the selective removal of trees in the creek bed and banks. The number of trees likely to be impacted in the watercourse channel is about the same for all options as trees would need to be removed either for creek capacity upgrade works or creek rehabilitation works.

As many trees as possible would be preserved though. In particular, every effort will be made to retain prominent trees, including those classified as significant, regulated or heritage listed. In fact, the intention is to only remove trees and vegetation growing in the creek bed or side banks which would impede high flows and contribute to flooding risk. Currently, the majority of this vegetation is exotic, weed or non-local native species, including ash, cedar, palm, berry, boxthorn, bamboo, willow, wattle, stone fruit, olive, fig, poplar, prickly pear, pine, casuarina and grevillea.

Importantly, where trees and vegetation are removed from the creek channel, the area would be revegetated with local native plant species to improve creek stability and biodiversity, whilst considering property owners’ requirements. Trees would be replanted on the top of banks.

How long will it take to complete all of the works proposed in the plan?

When the entire project is approved, Part A works on lower Brown Hill Creek would be carried out before Part B works on upper Brown Hill Creek. The Parts A and B works would each be completed over a number of years depending on the availability of funding.

What happens now that the community consultation has finished?

The project has been in regular contact with creek property owners over the past 12 months to discuss plans. In addition, community consultation was carried out on the proposed flood mitigation measures for upper Brown Hill Creek between May 13 and June 23, 2015. The consultation process included four open days for residents to learn more about proposed Part B works and provide feedback to project staff.

The outcomes of the community consultation process will be reported to the five catchment councils. Each council will then determine its position and a final recommendation on Part B works will be made by the BHKC Stormwater Project to the State Government's Stormwater Management Authority. It is anticipated that this recommendation will be made by October 2015.

How much will the project cost in total?

The capital cost for the entire project including Part A and Part B works is estimated at \$150 million.

How will the project be funded?

It is envisaged that project costs will be evenly shared between local, State and Federal Governments.
