Brown Hill Keswick Creek Stormwater Project

Project Newsletter

March 2026

Welcome

We have started the year strong with construction commencing at 2 new project locations:

- Betty Long Gardens, Torrens Park
- Cross Road to Hampton Street, Hawthorn

Both of these projects are being delivered with support from the Australian Government, via the Disaster Ready Fund and Urban Rivers and Catchments Program.

The Board's pursuit for additional capital funding has also continued, with a pre-budget submission being lodged with The Treasury of the Australian Government earlier this year.

In This Edition

- Financial Summary
- Summary of Completed Projects
- 2025/26 Maintenance Budget
- Our Approach to Project Delivery

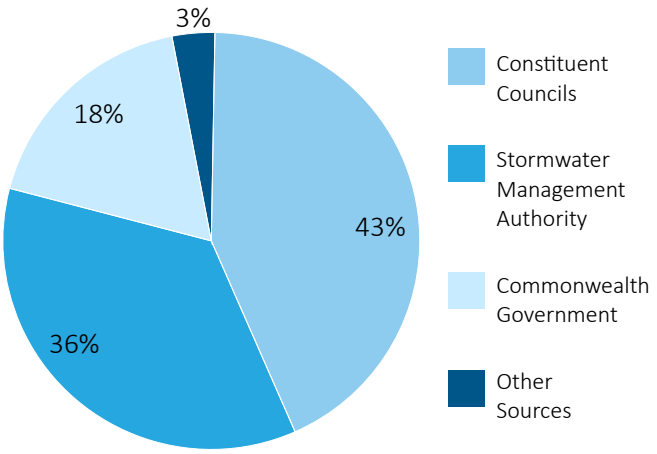
Brown Hill Keswick Creek STORMWATER PROJECT

Financial Summary

Capital Funding Summary as at 28 February 2026

$83.9m in capital funding has been received and has contributed towards delivery of $73.9m of capital works. An additional $8.3m of capital works are currently in progress.

- $36.2m from the 5 Constituent Councils – the Cities of Adelaide, Burnside, Mitcham, Unley and West Torrens.
- $29.9m from the Stormwater Management Authority.
- $15m from the Commonwealth Government, being portion of a total $21.6m commitment provided under 3 grant programs.
- $2.8m from other sources including property owner contributions to projects and smaller State Government grant programs.



Capital Funding Contributors

2025/26 Operating Summary as at 28 February 2026

	Actual YTD	Budget YTD	Variance $
Income	$1,157,624	$987,584	$170,040
Expenses	$660,507	$679,797	($19,290)
Net Surplus	**$497,117**	**$307,787**	**$189,330**
Depreciation	$193,124	$325,047	($131,923)

The Audit and Risk Committee and Board recently endorsed the draft annual budget for 2026/27. This budget will see continued delivery of works in upper Brown Hill Creek, along with further development of design plans for the remaining works in lower Brown Hill Creek.

The Board's pursuit for additional capital funding has continued, with a pre-budget submission being lodged with The Treasury of the Australian Government earlier this year. If successful, this funding will enable delivery of the Stage 3 Keswick Creek Flow Diversion.

Summary of Completed Works

Maintenance Responsibility

Stage	Sub-project	Responsibility for Maintenance
Flood Detention	Ridge Park Flood Control Dam	City of Unley
	Glenside Flood Detention Basin	BHKCSB – stormwater infrastructure delivered under the plan. City of Burnside – all non-stormwater assets on site.
	Pakapakanthi Wetland and Kurangga Creek Works	BHKCSB – stormwater infrastructure delivered under the plan. City of Adelaide – all existing and non-stormwater assets on site.
LBHC	LBHC Packages 1A – 1D Airport to Harvey Ave, including Watson & Harvey Ave crossings	BHKCSB – stormwater infrastructure delivered under the plan. City of West Torrens – road components of the project and safety fencing.
	LBHC – Package 4 Daly Street Bridge	BHKCSB – stormwater infrastructure delivered under the plan. City of West Torrens – road components of the project.
UBHC	UBHC Area 1 Everard Park	BHKCSB – stormwater infrastructure delivered under the plan (culvert). City of Unley – ground level shared use path improvements.
	UBHC Area 1C Forestville- Leah St to Ethel St	BHKCSB – stormwater infrastructure delivered under the plan within Council drainage corridor. City of Unley – all existing and non-stormwater assets on site. Private Property Owner – all assets located on site (new and existing).
	UBHC Diversion- DPTI Culvert	DPTI
	UBHC Hawthorn Reserve	BHKCSB – stormwater infrastructure delivered under the plan. City of Mitcham – all existing and non-stormwater assets on site.

Responsibility for clearing blockages within the creek always rests with the property owner.

Additional projects have been recently completed in Netley, North Plympton and Millswood. These locations are being incorporated within the Board's asset management plan, including preparation of project maps defining maintenance responsibilities.

2025/26 Maintenance Budget

Annual Maintenance Actual vs Budget to 28 February 2026

YTD Actual	YTD Budget	Variance $
$180,257	$237,360	($57,103)

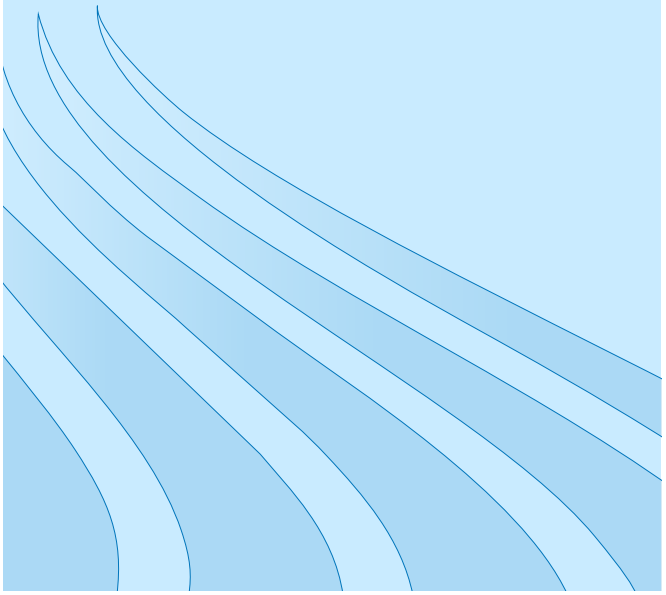
[1] The Glenside GPTs have been cleaned twice this financial year, with another clean scheduled before winter.

[2] Wetland maintenance is being provided under a services agreement in accordance with a defined maintenance schedule with scope for one-off requirements on an as-needs basis.

Our Approach to Project Delivery

Brown Hill Keswick Creek STORMWATER PROJECT

The Board is responsible for the design and construction of the flood mitigation works outlined in the Stormwater Management Plan, including channel upgrades to Brown Hill Creek. This requires an approximate doubling of the flow capacity of the existing creek by widening the channel and/or raising the height of the existing channel walls.



Design Principles

There are various construction approaches that can be taken to achieve the flood mitigation and other outcomes of the project. We work with individual property owners in each location to develop an appropriate design, whether the impacted land is privately owned or public open space. In progressing from the concept designs outlined in the Stormwater Management Plan to the detailed design of the channel upgrades, the following design principles are upheld:

1. Minimise earthworks and extent of land disturbed in private property.
2. Pursue opportunities for naturalised channel solutions in public open space.
3. Minimise tree removals where feasible and avoid or minimise tree impacts for those that are selected to remain.
4. Develop channel wall solutions that are easy to construct, with a robust and long asset life and low ongoing maintenance requirements.
5. Offer opportunities for high amenity finishes.

Our Approach to Project Delivery

Brown Hill Keswick Creek STORMWATER PROJECT

Public vs Private Land

Delivery of creek capacity upgrades in public open space provides a unique opportunity to achieve enhanced community and environmental outcomes. The delivery approach seeks to achieve channel naturalisation and biodiversity outcomes with a focus on protection of significant trees, improved water quality and habitat for native species, and opportunities for increased amenity and community interaction. The watercourse rehabilitation is guided by Ecological Management Plans that focus on protecting local flora and fauna while enhancing biodiversity in the project area. The Ecological Management Plans have a focus on:

- Mitigating sedimentation and bank erosion to maintain quality habitat
- Addressing declared and environmental weeds to prevent competition with native species
- Improving native biodiversity by planting local and indigenous native species
- Enhancing canopy cover by planting new native trees
- Enhancing strata complexity to support diverse fauna by planting a variety of groundcover and understorey flora species that will enhance foraging and nesting opportunities

Some recent examples include the extension of the Wilberforce Walk shared use corridor in Everard Park, the Victoria Park/Pakapakanthi Wetland in the South Park Lands, and the establishment of channel crossings at Wyatt and Packard Street in North Plympton to improve green canopy and pedestrian/cyclist access.

Upper Brown Hill Creek, in particular, is located predominantly within private property, either over back fences or integrated within the yards of residential properties. In some instances, the creek traverses beneath dwellings creating a heavily constrained and challenging construction environment. When delivering creek capacity upgrades on privately owned land, the focus is on reinstatement of existing amenity. In the design phase, we work closely with property owners to determine their key objectives, whether that be keeping the corridor as narrow as possible to retain a larger yard area, creating a more naturalised aesthetic, or protecting particular trees and/or structures.

Our Approach to Project Delivery

A Design Guide has been developed to establish a palette that reinforces the qualities and characteristics of Brown Hill Creek and is reflective of the project's aspirations to provide infrastructure that considers aesthetics, resilience, sustainability and is practical to implement and easy to maintain. The Design Guide is intended as a reference manual for use by the implementation team responsible for delivery of the project, and as a style-guide to assist property owners to understand the treatments possible for reinstatement within their properties.

Tree Impacts and Revegetation Strategy

The requirement to widen the existing channel means impacts to trees along the creek corridor are inevitable. In seeking to determine a channel alignment and cross-section that minimises tree removals and impacts as much as practicable, the Board applies the following hierarchy of controls:

- Preservation and protection of Significant and Regulated Trees is given the highest priority.
- Native trees are prioritised over non-native trees.
- Weed exotic trees are removed wherever possible.

This hierarchy of controls is applied within a broader suite of challenges and conflicting interests within the watercourse corridor, such as the protection of existing dwellings and structures, and land ownership. This typically means that:

- There are greater opportunities to minimise tree removals and impacts and achieve naturalised channel outcomes in public open space; and
- Tree removals and impacts for sections of the creek on private property are strongly influenced by the existing development and property owner's preferences.

The Board is committed to the protection and improvement of the watercourse and riparian ecosystems and undertakes replacement tree plantings and revegetation of all disturbed land (subject to the property owner's consent and selections). The Board has developed a list of suitable native species for watercourse and surrounds, informed by Green Adelaide's planting recommendations and principles for maintaining healthy waterways.

For each project location being delivered, the Board engages an Arborist as part of its delivery team from the concept design through to the completion of construction. The Arborist assesses all trees that could potentially be impacted by the channel upgrades and collaborates with the design consultant and property owners to minimise tree removals and impacts. The Arborist is also responsible for overseeing the contractor's implementation of the Tree Protection Plan for the works.