

Meeting August 11th of CBBRA

A show of hands indicated 90% were very concerned about negative implications of this DA. (80 people attended)

We open the discussion on the waterway Lot 9.

? Who owns it now? Kenmar farms.

? What is the official planning status of this water way? Is it a W1 (open waterway) W2 (recreational waterway) or W3 (working waterway) This part hasn't been clarified yet (12/8/14)

Confirmed today (12/8/14)- it is TSC responsibility –it is a drainage canal.

Flooding issues

This town floods. Lots of residents have experienced the 2005 huge floods and want to know that this won't happen again.

A major flood will happen again – one like 2005 shouldn't happen again for 100 years according to mathematical models. But floods will happen because Bogangar is built on a wetland.

The lake is silting up – a natural process but it means there is little depression for the flood water to flow into. This is part of Cudgen Nature Reserve - a state department responsibility. It would be extremely expensive to dredge and therefore unlikely to be done.

The land behind Watergum and Kurrajong is too boggy to mow and is wet nearly all year...so there is little room for flood water to flow into. This also means it is difficult to keep grass low and prevent bush fires leaping into housing.

Concerns expressed about the cumulative negative effect of drainage once Casuarina and Kings Forest are complete.

What direction will water flow from Casuarina and Kings Forest?

The residential lots will have some infill which will increase the runoff and discharge of water. The developer believes the drainage system has the capacity to cope without any extensions. Each lot will be connected to storm water drains and be sloped for flow to drains. See Annexure 6 - Storm Water Management Plan page 11 This would be checked by the TSC engineering department. See Flood Risk Management doc of Tweed Shire Council.

Will this DA increase the height of a flood?

Flood insurance

TSC have met with insurers and discussed issues with them so that some have agreed to examine actual streets for flood concerns rather than make a blanket assessment of the whole town as flood prone and use current maps.

SUGGESTION: If your company doesn't accept your street is not in a flood prone area change company. If you are in a flood prone street then negotiate a change in the excess or a no flood cover policy.

Lots 2 & 3

The owners of the existing houses next to this lot believe they will be seriously affected by a house – infill, no buffer from bush fire as currently they personally keep the 'track' cleared and mown. Lots 2 & 3 have one dwelling on each and abutt onto the SEPP

Residents queried who would buy this site? There is no change requested to the remaining parcel of land – it is not being re zoned. It will continue as is. It would require another DA to alter its zone and hence usage.

Lots 10 -26 - concerns

Approximately 100 truck loads of infill will increase the amount of water moving across other house lots. The clearing of some trees to accommodate this infill (re-shaping) will effect a key Koala habitat (as shown by Chris Core chair of Friends of Cudgen Nature Reserve).

The subsequent issue will be that owners can clear 10 metres of vegetation from their dwelling which takes out more trees than the DA requests.

The Environmental Study cited is out dated – it was completed in 2009 and does not include the latest (2010) mapping of Koala habitat and corridor. (Mayor Longland says Koala POM should be released by Dec 14.) These lots will impact on the pelican and cormorant rookery which locals feel emotionally connected to.

Bush Fire concerns

The fire trail is not maintained for Lots 1, 2 & 3 because it is often too boggy for TSC to slash.

TSC replied that Bush Fire Management plans for the town can be read on

www.rfs.nsw.gov.au

Please read the DA documents on the Tweed Shire Council website and ask questions of the town planners. Seth Philbrock is in charge at Murwillumbah.

Further discussion will be held at the next Residents meeting September 8th.