

**George Town Council
2025 04 29 Ordinary Council Meeting
Agenda**

9.2 STORMWATER DRAINAGE PLAN FOR BEECHFORD

REPORT AUTHOR:	Director Infrastructure & Development - Mr A. McCarthy
REPORT DATE:	29/04/2025
FILE NO:	63.2
ATTACHMENTS:	Attachment 1 – Beechford Stormwater Infrastructure Improvement

***This item is to be dealt with in a closed meeting in accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2015, as per Section 15(2):
(i) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;***

SUMMARY

This report recommends that Council receives the Beechford Stormwater Infrastructure Improvement report.

BACKGROUND

Last year Council commissioned a high-level, risk-based drainage assessment report to review flood risks across selected townships including Beechford. The report identified issues in Beechford's drainage system, primarily relating to the absence of purpose-built drainage infrastructure.

In response, Council initiated the next phase of work to address these issues. Council engaged external engineering firm Collective Consulting to further develop the *Beechford Coastal Area Drainage Assessment Report*.

This engagement included undertaking a detailed assessment, preparing stormwater network plans with comprehensive engineering designs, and developing a forward works program complete with cost estimates.

The scope of the current report and design documentation includes:

- Delivering a detailed engineering design for drainage systems in Beechford, addressing the deficiencies identified in the initial assessment;
- Staging the recommended solutions over a five-year works program, prioritised through a risk-based approach;
- Providing cost estimates for each stage of the proposed works.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Three - Progressive Well-Resourced Communities

3. Social infrastructure meets community needs

- i. Developing and maintaining social infrastructure that meets the community's changing needs.

Future Direction Three - Progressive Well-Resourced Communities

8. Public infrastructure relevant to needs

- i. Making sure the place works well through good design, safety standards asset management and ongoing maintenance.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The *Urban Drainage Act 2013* is not applicable for coastal areas.

RISK CONSIDERATIONS

The report is intended to be a technical document to inform internal decision making. Publishing the document on the website presents the following risks:

- The technical nature of the report is likely to be misinterpreted and lead to unnecessary panic.
- Evidence from other LGA's suggests that property values in the assessed areas will be negatively impacted.
- Property owners and developers might use the report as a basis for legal action against the Council for perceived or real negligence in drainage management.
- Property owners and developers could take legal action against the Council for the impact to property prices, noting the data uses assumptions from modelling.
- The Council might face a surge in inquiries and complaints from the public, overwhelming staff and resources.

FINANCIAL IMPLICATIONS

Implementing the recommendations from the Beechford Stormwater Infrastructure Improvement report involves several financial implications that the Council must consider. These can be categorised into initial capital expenditures, ongoing operational costs, and long-term economic impacts.

CONSULTATION

The *Coastal Areas Drainage Assessment Report* was developed in coordination with the *Township Character Plans*. Drainage issues identified through community consultation during the development of the Township Character Plans were incorporated into the assessment.

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This report builds on the initial *Coastal Areas Drainage Assessment* received by Council last year, providing further detail and design development.

OPTIONS

Council may choose to:

1. Support the officer's recommendation as presented; or
2. Accept the Beechford Stormwater Infrastructure Improvement report and authorise the General Manager to make it a public document.

OFFICER'S COMMENTS

From an operational perspective, the *Beechford Stormwater Infrastructure Improvement Report* is a valuable planning tool that shifts Council's approach from reactive, ad-hoc drainage works to a strategic, evidence-based investment framework.

Over the long term, implementing the recommendations in this report will enhance the resilience of Beechford's drainage network and better position the township to accommodate future growth and adapt to climate-related challenges.

OFFICER'S RECOMMENDATION

That Council:

1. Accepts the *Beechford Stormwater Infrastructure Improvement Report*.

DECISION

Moved:

Seconded:

VOTING

For:

Against: