

GALES KINGSCLIFF

A LETTER TO THE KINGSCLIFF COMMUNITY

From Dr Stephen Segal, Director, Gales-Kingscliff regarding flooding around Turnock Street and filling Gales land

Dear Kingscliff community

Gales would like to assure everyone that assessing the flooding impacts from developing Gales land has been one of our top priorities.

Gales has been working on flooding issues with Tweed Shire Council for well over 25 years, and since July 2022, on the most comprehensive flooding and drainage study ever done for the area. This study is designed to ensure that development in the Kingscliff Development Control Plan (DCP) area and well beyond Gales land, proceeds in accordance with Council plans and strategies. Council's flood experts have managed the study process and the consultant undertaking the study.

The study incorporates the latest rainfall and survey data, including from the 2022 flood, Council's recently adopted regional flood model, and climate change adjustments. A draft report in relation to the study is now nearing completion and will be reviewed by Council. Once Council completes its review, community consultation will be undertaken where flooding experts will discuss the findings and address questions and concerns. We welcome this engagement and look forward to discussing our development proposals with the Kingscliff community.

While the inundation around Turnock Street appears alarming, it is the result of 600mm of accumulated rain around Kingscliff, which ponds on the low-lying land. In its current form the land drains slowly due to filled development around it and the remnant agricultural drainage system. These matters are well known to Gales and Council.

Once Gales land is filled and development proceeds in accordance with Council standards, proper drainage infrastructure will be installed—just as it was for other developed areas. These drainage systems will connect to the broader network to ensure no adverse impact on existing residents. Council engineers will rigorously review such measures to guarantee compliance and effectiveness.

The latest study findings align with the flood assessment provided to Council in 2021 as part of Gales Planning Proposal. It confirms that land filling carried out in accordance with the DCP and Gales Masterplan can be carried out.

The option of upgrading the Tweed River outlet of Kingscliff drain at Chinderah is being considered. If such an option is adopted, modelling suggests that major drainage works previously proposed by Council may not be necessary, which would reduce the environmental impacts previously anticipated.

Tweed Shire Council adopted the Kingscliff DCP in 2020 after multiple exhibitions over five years of Council investigations and community consultations. The DCP takes into account issues of flooding, drainage, ecology, roads and traffic, and planning needs including provisions for housing, employment, additional retail and social infrastructure including parks and sports facilities. Development of Gales land will provide all these.

I have no doubt that the flooding concerns will be allayed when the community has the information to hand and understands the available solutions. We welcome questions from the community, which can be directed to galeskingscliff@gmail.com or on the contact form at <https://www.kingscliffbeautiful.com>. It is intended that these questions be addressed by the flooding experts at the planned future community consultation.

Yours sincerely
Stephen Segal
Director
Gales Kingscliff