



The Royal Flood Commission

To whom it may concern:

In accordance with the terms of Reference I am writing to make submission in response to the following matter:

g) all aspects of land use planning through local and regional planning systems to minimise infrastructure and property impacts from floods,

Current Scenario

Further to Brisbane City Councils Joint Task Force Flood Report, dated the 8th March 2011, I have come to the conclusion that councils will not provide coverage in any way for existing residential homes that have been significantly impacted by the flooding. This is regardless of the financial situation that council have placed these residence in, given that a lot of people are significantly impacted even after their home where built to the flood immunity levels AHD as specified by council within their local plans and codes.

Council have a few different mechanisms for dealing with flood affected properties in their current legislation. They can either allow existing homes to be raised to a new level at the owners expense or they can buy back land that is significantly affected on a two year interval, the latter is unfortunately to a budget and is only for worst case scenario and owner who volunteer for this scheme will be placed on a waiting list for consideration.

Council have proven that they are uninterested in make the situation better for these residence and are suggesting that people just rebuild these home as was. To what end and to who's future detriment? Given that the likes of Brisbane City Council seem incapable or unwilling to make repartition in the case of existing dwellings the control of these effected land parcels should be removed from Councils control.

Response to Flooding for Existing Urban Land.

In many instances land parcels have been reappropriated by the state and as demonstrated by the success of UDA's, the rapid redevelopment of these areas has quickly followed. This would promote development in areas that would in BCC's plans never see the end of flood damage. It may not be a major step into shorting the major housing shortage within the state but it would do something and that is provide a mechanism for existing residents to see the end of flooding on their properties and more importantly hand on a produce that removed future disaster.

Future land use in a redeveloped form would promote growth in the areas, reduce the impact of flooding on existing urban housing as new development would be built to new flood standards and create an avenue whereby those affected by flooding without hope of reprieve in their situation will not be exposed to future events that will reoccur in the future. Future owners will not be duped into buying property in areas that had significant flood damage.

Conclusion

To focus on the largest urban conurbation affected by these floods and as a example to others, Brisbane City Council have proven that they are ill equipped to take adequate action to prevent these events from reoccurring and therefore affected lands should be taken from their control so that more immediate and appropriate action can be taken.

The level of thinking about smart mechanisms for dealing with the future proofing issues should be put forward and brain stormed to that agreements and plans of significant proportion can be tabled and acted on to prevent similar disasters. I am suggesting only 1 possible solution, the fine detail of which may only a remote possibility, however if the commission so desired this concept and other possibly better ones can be worked into a proper formula to make the right response to flooding in our region.

I would be more than happy to expand on this line of thinking and or give examples of the type of product I could see in different areas given my role within the Design industry.

Sincerely

Paul Rice