

From: [NSW Government](#)
To: [Flood Inquiry](#)
Subject: Floods Inquiry
Date: Sunday, 5 June 2022 4:25:11 PM
Attachments: [Map from Lismore Development Control Plan.pdf](#)



Your details

Title

First name

Last name

Email

Postcode

Submission details

I am making this submission as A resident in a flood-affected area

Submission type I am making a personal submission

Consent to make submission public I would like this submission to remain anonymous

Share your experience or tell your story

Your story I was rescued after being stranded for six hours on the back roof of my property on , South Lismore. If not for the bravery of citizens rescuing residents on their boats, many more would have died. I would like to see each rescuer receive a bravery award.

I have lived in the property since August of 2014. I co-own the property with my ex-partner. In the flood, water inundated the house at around 1.5m and I lost all of my possessions. I am currently in the process of repairing my home, which I do not want to leave. To carry out repairs, I have spent every night at my property since the flood, sleeping in it since late April.

Terms of Reference (optional)

The Inquiry welcomes submissions that address the particular matters identified in its [Terms of Reference](#)

1.2 Preparation and planning The record shows that flood planning and disaster preparation was abysmal at local, state and federal levels of governance. Going forward, I would like to see the SES properly funded, and SES members on the ground paid a daily wage. It beggars' belief that the Lismore SES is apparently equipped with three boats in total.

1.4 Transition The record shows that the transition from incident to response has been a disaster. Each day I work alone trying to repair my house with meager resources and skills. In a

from incident response to recovery	nutshell, the whole structure of recovery efforts needs to be rethought, to get practical resources to disaster victims.
1.5 Recovery from floods	<p>In relation to the recovery, since each residents' circumstances are different, it follows that the options of voluntary buy backs, house raising, or land swaps be made available.</p> <p>I have read the Lismore City Council (2022) Review of Lismore's Land Use Management Strategy A Discussion Paper on Growth and Rebuilding in Lismore, carefully and have the following comments and suggestions to make.</p> <ul style="list-style-type: none"> • Any land swap or buyout must be voluntary. Otherwise, social division will result, with many residents likely to become defensive and angry if they don't feel they are being given a choice. • The options of land swap, house building, house raising or house moving also need to be fully funded. Otherwise, each option will only be available to those with funds and many will not be able to take up the option which matches their circumstances. For example, many people living in North and South Lismore will not be in a position to get a mortgage or loan to relocate, even if they are given land as part of a land swap. • Heritage South and North Lismore homes should be relocated where practical. • If a buyout occurs the value offered needs to be at least the pre-flood value. Even then, it will be difficult (if not impossible) for people to find another property in the area. • If North and South Lismore dwellings will be impacted by extra flooding due to CBD flood protection work, then assistance with house raising or moving should be provided. It is not equitable that people in North and South Lismore should bear the brunt of work to protect the CBD. • House raising should be fully funded and not just subsidised, as is currently the case according to the Lismore Floodplain Risk Management Plan 2014 (Lismore City Council, 2014). Also, work needs to be done to determine whether the current house raising restrictions of no more than 3.5 m above ground level (as detailed in Lismore City Council, 2014) can be eased, and houses raised higher. • Since large sections of South Lismore were reclassified into a High Flood Risk (Flood Isolated) zone due to a single flood evacuation route, the assessment and building of a raised flood evacuation shelter in South Lismore should be prioritised. This might be achieved using fill from flood engineering work to build a mound in Nesbitt Park. The building could be made available as a community hub and indoor sports centre when not being used as an evacuation centre. The flood evacuation centre could be community run with rescue boats etc. The building of a community hub (in tandem with voluntary house raising/buy backs/land swaps) would assist community well-being and provide hope for South and North Lismore residents. Crucially, a South Lismore evacuation centre would enable residents to remain close to their homes in the event of flood and prevent looting of properties, which is a big concern for residents and may stop people following flood evacuation orders. In short, this social infrastructure would build resilience and assist long term economic development, which are key aims of the Northern Rivers Reconstruction Corporation. <p>As is elaborated on in Section 1.6, the property on Casino Street South Lismore was purchased in good faith after consulting the Lismore Floodplain Risk Management Plan 2014. Resultantly, I request a full grant be made available for my house to be raised. In sum, the scale and scope of the disaster necessitates that the options of voluntary buy backs, house raising, and land swaps be prioritized so that people can plan and use funds available to them most effectively.</p>
1.6 Any other matters	<p>I have significant concern about the powers available to the Northern Rivers Reconstruction Corporation with regard to compulsory acquisition of property. No one should be forced from their home and communication of intentions needs to be made</p>

publicly available to all as soon as possible. It is safe to say that uncertainty caused by compulsory acquisition powers is compounding trauma and mental health issues in Lismore.

Lastly, my house was purchased (and restumped) after carefully considering the Flood Hazard Category map in planning documents available through the Lismore Council at that time. We consulted the Lismore Development Control Plan for where Lismore Local Environment Plan 2000 applies (Lismore City Council, 2007) and in particular Chapter 8 Flood Prone Lands and the map on page 10 (attached at the end of this submission). In that map, 66 Casino Street was given a Flood Hazard Category of Flood Fringe. Other areas had been classified as Floodway and High Flood Risk, which represent locations where flood height and velocity were of higher risk and hazard than Flood Fringe. From this, we felt reassured that the property was a safe and viable investment. Locals we spoke to prior to purchasing the property also told us that when it does flood the water comes up slowly and has low velocity. This is what I observed in the 2017 flood, when water was approximately 40 cm at ground level during the flood peak.

Subsequent to our purchasing the property, the Lismore Floodplain Risk Management Plan 2014 (Lismore City Council, 2014) was released. Our home at 66 Casino Street was then reclassified into a High Flood Risk (Flood Isolated) zone. The reclassification was based on new hydraulic modelling undertaken by Worley Parsons (formerly Patterson Britton and Partners). This rezoning was done after we purchased the property and is a major and unexpected impact. We purchased the property in good faith and using the information available to us at the time. Consequently, in my view, full grants should be made available for my house to be raised.

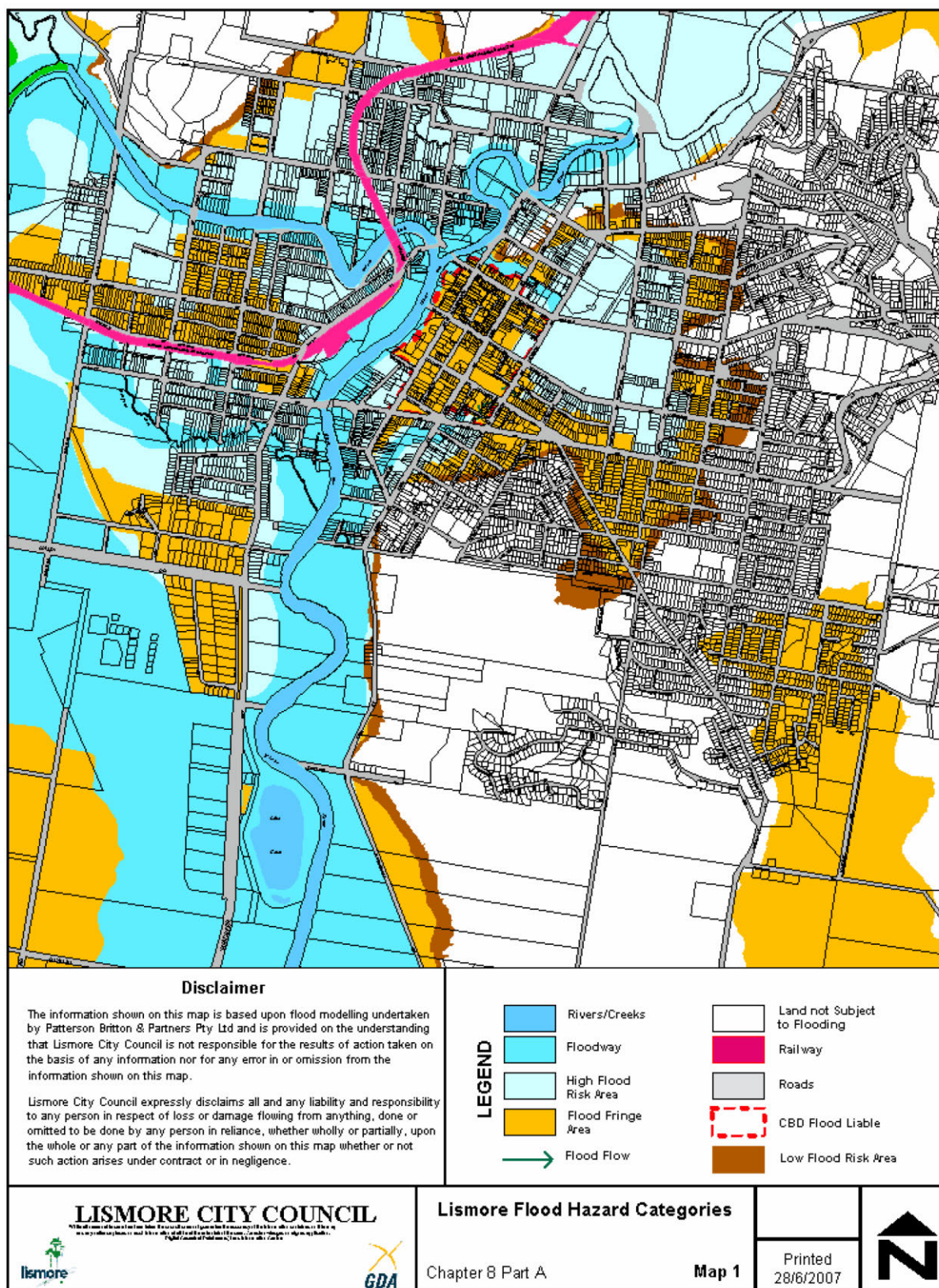
References

Lismore City Council (2007) Lismore Development Control Plan for where Lismore Local Environment Plan 2000 applies, Retrieved 3/6/2022 from https://lismore.nsw.gov.au/files/Part_A_Chapter_8_Flood_Prone_Land_LEP_2000.pdf
Lismore City Council (2014) Lismore Floodplain Risk Management Plan 2014, Retrieved 3/6/2022 from https://lismore.nsw.gov.au/files/Lismore_Floodplain_Risk_Management_Plan.pdf
Lismore City Council (2017) South Lismore Flood and Floor Levels, Retrieved 3/6/2022 from <https://lismore.nsw.gov.au/files/Floor-and-Flood-Levels-2017-South-Lismore.pdf>
Lismore City Council (2022) Review of Lismore's Land Use Management Strategy A Discussion Paper on Growth and Rebuilding in Lismore, Retrieved 3/6/2022 from <https://yoursay.lismore.nsw.gov.au/growth-management-strategy>

Map from Lismore Development Control Plan (for where Lismore LEP 2000 applies) Chapter 8 Part A, page 10,
https://lismore.nsw.gov.au/files/Part_A_Chapter_8_Flood_Prone_Land_LEP_2000.pdf

Supporting documents or images

Attach files • [Map from Lismore Development Control Plan.pdf](#)



Map from Lismore Development Control Plan (for where Lismore LEP 2000 applies) Chapter 8 Part A, page 10, <https://lismore.nsw.gov.au/files/Part A Chapter 8 Flood Prone Land LEP 2000.pdf>