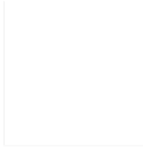


From: [NSW Government](#)
To: [Flood Inquiry](#)
Subject: Floods Inquiry
Date: Tuesday, 26 April 2022 8:38:30 AM



Your details

Title	Mrs
First name	Suella
Last name	Lanceley
Email	
Postcode	4519

Submission details

I am making this submission as	A member of the general public
Submission type	I am making a personal submission
Consent to make submission public	I give my consent for this submission to be made public

Share your experience or tell your story

Your story I propose, for consideration, a complete change of housing type for those areas that will keep being inundated, including the CBD? I'm not from the Lismore area, but have been thinking a lot about the challenges.

If the land that's flood prone could be rezoned to some sort of group title, and then the buildings

placed there could be high rise, with the lower levels only for car spaces. The foundations etc would have to be able to withstand floods, but moving cars is easier than moving whole homes. Such a high rise would sit in a large area of open land that could be community gardens, a swimming pool, green spaces (which would all be more flood-friendly, as it would soak up water more readily). The units themselves could be as beautiful and friendly as the architect allowed. There could be lots of balcony space, privacy could be built in, but there would also be scope for a warm & supportive community feeling to develop.

Then these units would be of value in the future, and would be insurable. Can anyone grasp this vision? I contacted an architecture academic (Associate Professor [redacted] from University of Newcastle) to ask if this is feasible. His response was:

"I agree with you that high-rise buildings can be a solution in flood-prone areas, and as you mentioned, with an undercroft area for parking, etc. The structure would have to be engineered against lateral pressure from rushing flood water and also, many of these areas may require deep foundations with piles because of the often soft nature of the soil. There are such examples in many parts of the world. There would be the additional benefit of freeing up land for water retention areas, so that the flood water can drain into them.

"High-density, compact housing has many proven benefits compared to the low-density urban/suburban sprawl that is happening throughout Australia. It could cost more to build, but returns could be made from the savings on costs of recovery, repair and clean-up after successive flood events.

"The main problem is acceptability: Such

housing is generally unpopular in Australia and most people still prefer detached housing. Such initiatives will need to be accompanied by strong public awareness campaigns."

Terms of Reference (optional)

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

1.1 Causes and contributing factors	The low lying areas of Lismore will always flood. Action needs to be taken for homes and businesses that will repeatedly be inundated.
1.2 Preparation and planning	My proposal would require wide-ranging planning and legislative change to rezone the worst flood areas and to buy back with the option for people to buy back into group title developed as high rise.
1.4 Transition from incident response to recovery	My proposal would require intensive involvement of 3 tiers of government to coordinate a major rethink and change in land use practices. It would require rezoning, buy backs, buildings on a large scale.
1.5 Recovery from floods	The recovery my proposal enables would be that owners of properties that are currently uninsurable and reduced in real estate value would be able to convert those properties into valuable, insurable and community-enhancing buildings.

Supporting documents or images
