

# Ausplanners

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The Commissioner

Flood Commission

Dear Commissioner

In addition to my submission of the 8 March I wish to address specifically terms of reference

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

[If we are](#)

If we are to minimise infrastructure and property impacts from floods then here are a few pointers from a town planning perspective.

## Use of building materials and fixings: a stitch in time saves nine.

Building and construction codes should mandate that any building, road or any other structure should be made of materials that are highly resistant to storm and flood damage. Instead more durable materials should be used. For instance the use of plasterboard in lower levels of damaged buildings that are reconstructed to higher levels should be banned. Heavier steel roofing gauges with stronger rolled profile such as corrugated iron should be mandatory in flood areas. Construction codes should mandate rock banding and gravel in galvanised enmeshing of the sides of flood affected roads, culverts and bridges. Fixings of these materials should be strong, structurally adequate and waterproof.

## Access roads in all future subdivisions: jam for tomorrow.

Access roads to future subdivisions should be designed to eliminate access through areas that could flood and impede emergency services or recovery of property before the flood. Access or emergency access to existing subdivisions to facilitate emergency and recovery should also be mandated for certain areas of importance. For instance higher level road access to Brisbane markets may allow better evacuation of goods that would otherwise be damaged by flood.

## Town and City Planning should waterways: the left hand should know what the right hand is doing.

Planning control of all moorings and piled structures should become the responsibility of Local Government. Improved standards should be incorporated into the town/city plan so

that so that there is never a repeat of what has occurred in the Coomera and Brisbane Rivers and Hinchinbrook Marina

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11 March 2011