

Public submission

ANN WOOD

Submission ID: 203068

Organisation: *N/A*

Location: *New South Wales*

Supporting materials uploaded: *Attached overleaf*

Submission date: 10/7/2024 6:45:02 PM

Submission

Ann Wood Submission – NSW hardwood is needed now even more.

I am an ordinary home owner that resides in the southern suburbs of Sydney.

My house was built in 1948 by my parents from a NSW hardwood timber frame with fibro cladding. Fairly typical of the affordable house construction of the day.

The house is entirely exposed to serious and sometimes destructive winds and post construction of the airport runways, Port Botany and the Desal Plant it is now prone to seawater flooding from high tides and storms. In my street there has been considerable property damage over the past 10-15 years however ours has been far less than others.

Dilapidation engineers and insurance risk engineers have all remarked how little damage to the frame and structure of our old house has occurred, compared with most of the new buildings made of concrete/render etc in our street that are building to state and local government coastal building standards. The engineers have indicated it is the hardwood timber structure that has remained substantial for the last 74 years with little or no damage.

In the late 1980s my parents renovated the house by added a second level with balconies made of prescribed Oregon timber. Imported and the popular timber of the time that was supposed to be durable and structurally sound. It was used to cantilever balconies.

In 2015 with the storms of the previous few years major structural issues occurred relating to the balconies. Engineering reports showed that the Oregon heavy structural timbers were rotten and breaking away and in danger of collapse. The entire cantilever system had to be replaced along with the balconies and the builder recommended greater than F23 HP3 treated NSW hardwood timber. The engineers agreed as the durability and strength of particular species of NSW hardwood timber can withstand extreme weather conditions.

Since 2015 we have had more extreme weather events and both the hardwood frame and new balcony structural timbers have stood up extremely well. It is why wharves, bridges, mining and railway timber hold up so well.

I noticed that after the major flooding of Brisbane, the government reconstruction agency recommended that more hardwood timber be used in critical infrastructure and building. Considering the significant flooding that has occurred in the north coast of NSW, more building with hardwood timber would be recommended.

I am aware that more and more forests have been put into national parks and the area managed by what was the Forestry Commission and now Forestry Corporation, has diminished. I am surprised that government officials ignore the value of a completely renewable and recyclable native hardwood industry for the purpose of building and construction for more concrete and steel when the northern hemisphere countries are pursuing the reverse.

Too few ordinary voices are heard and only the politically motivated environment voices appear to set the agenda. They do not represent the majority otherwise they would be in power in their own right and they are NOT.