

Note

This statement has been redacted to remove certain personal information and information that is not relevant to the land planning terms of reference.

Name of Witness	Paul CASSELS
Date of Birth	[REDACTED]
Address and contact details	[REDACTED]
Occupation	Business Owner
Officer taking statement	Detective Sergeant Stephen Platz
Date taken	14/09/2011

Paul CASSELS states:

1. I am a resident and owner of [REDACTED] at River Park Central (CTS33238) located at 120 Mary Street, Brisbane and have resided here since 2004. I am the owner of a business called 'Yourstratamanagement' which is designed to assist Body Corporate's (BC) in improving their financial performance. I have a background in the design and project management of telecommunications facilities and have a Diploma in Project Management and Advanced certificates in both Property Services (Body Corporate management) and Business Management. I am also the Secretary/Treasurer for River Park Central BC and Vice President of the Unit Owners Association of Queensland (UOAQ) and committee member since 2006. I would like to highlight that I provide this statement in the capacity of a unit owner and not as a BC member.
2. River Park Central (RPC) was completed on 11th December 2004 and we moved in the next day. RPC has 120 units, over 30 levels and two lifts. Prior to purchasing our unit I conducted checks with regards to flood heights in 1974. I actually went to the Brisbane Polo club that have a disk displaying the 1974 flood level at this location. As a result of this inquiry I assumed that the basement and ground floor could be affected at RPC. The building has one basement level; an electrical substation below Basement level, pump station room on basement level and the sump is set into the floor of the basement. Also in the basement is an exposed storm water drain that comes in from the rear end of the building and is connected to other properties. The electrical substation is located within the lowest point of the building and the conduits in which the cables are housed enter into this room.

Witness Signature [REDACTED]
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Signature of officer [REDACTED]

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3. On Monday the 10th January 2011, as an owner, I began making preparations in relation to reports of flooding within Brisbane City. This included the removal of equipment from our storage areas and placing items within our unit on level 12. Whilst I was in the basement where the sump is located I observed that it was starting to fill with water. I noticed that the sumps pumps were working and there was no visible egress of water in the basement.
4. On Tuesday the 11th day of January 2011 I assisted with moving equipment from the BC storage area, in the basement, to level 5. At this stage all other unit owners started making preparations and removing their items from the storage areas.
5. On Wednesday the 12th day of January 2011 all preparations, including lifts being locked at level 29, were completed before loss of power. The building received information from Energex that the power would be cut to the building at around lunch time so as not to damage equipment in the substation room. We subsequently lost power to the building for 21 days. I actually saw water flowing into the sump area and the electric pumps were working. I noticed that the storm water drain that is in basement was leaking at the joints and flowing into the basement. I saw that Energex were inspecting the substation and they would not let anyone in the room. I did, however, notice water was flowing from a pipe that I assumed came the direction of substation room into the sump.
6. At around 7.00pm on the Wednesday RPC started sandbagging the entrance from the forecasted flooding that was likely to occur early Thursday. During this night the basement flood level accelerated due to the rising water table that caused water inundation in the basement. The basement kept filling throughout the night.
7. At 4.30am Thursday 13th day of January 2011 the flood peaked. The basement filled until 300mm from the basement roof. This was about 2.3 metres high. The flood did not enter via the street level and from this time on the water in the area started to subside. RPC organised for pumps and they began pumping out the basement. The water was pumped into the gutters. The water was totally removed by Sunday morning and the basement was then cleaned with high pressure cleaners. Work then commenced on the Equipment damaged by the flood. The

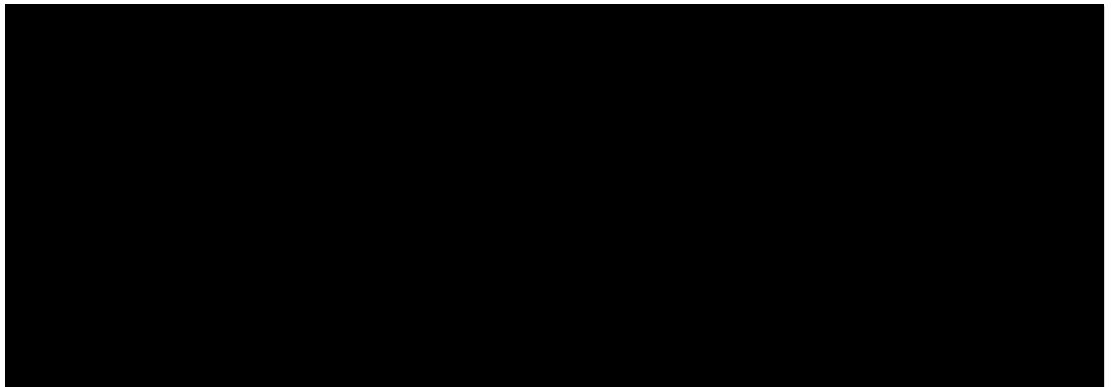
damaged equipment included; the Fire fighting diesel plant, electric water pumps, all electronic equipment in the substation, two air-conditioning plants, ventilation systems, fire detectors, fire doors and lights.

8. On Sunday morning Energex opened the substation room so water could be pumped from this room. Water continued to flow into the room and pumps had to be left in the room until the water level dropped. I looked into this room and took photographs. I ascertained that as the water was filling in from the substation floor and into the basement sump area; it might have entered via the electric cable conduits and the floor area. As I could not see this, however, I cannot say for sure. The Storm water pipe that enters the basement towards back of building had fractured under the pressure from the water and assisted in filling the basement also. I am able to produce photographs depicting flooding at River Park Central as well as general photographs of the flooding in the area.

Exhibit: Series of photographs depicting flooding to River Park Central and Brisbane Central during the 2011 floods.

Marked Exhibit No/...

9.



10. After the flooding that occurred at RPC I would like to make the following recommendations with regards to all future high rise development in the Brisbane CBD;

- No essential equipment or infrastructure, except for submersible sump pumps with external access to ground level, are to be installed in Basements

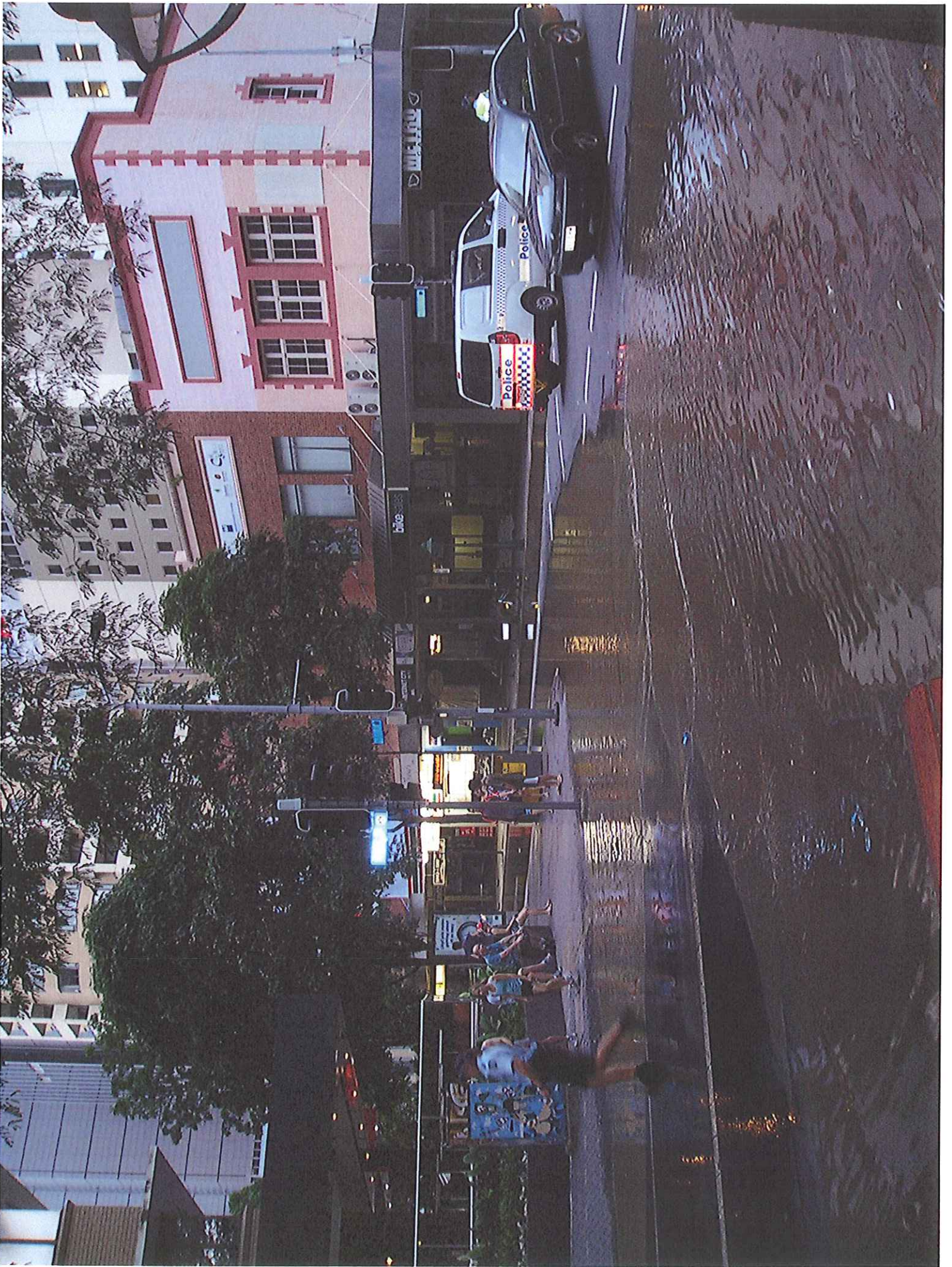
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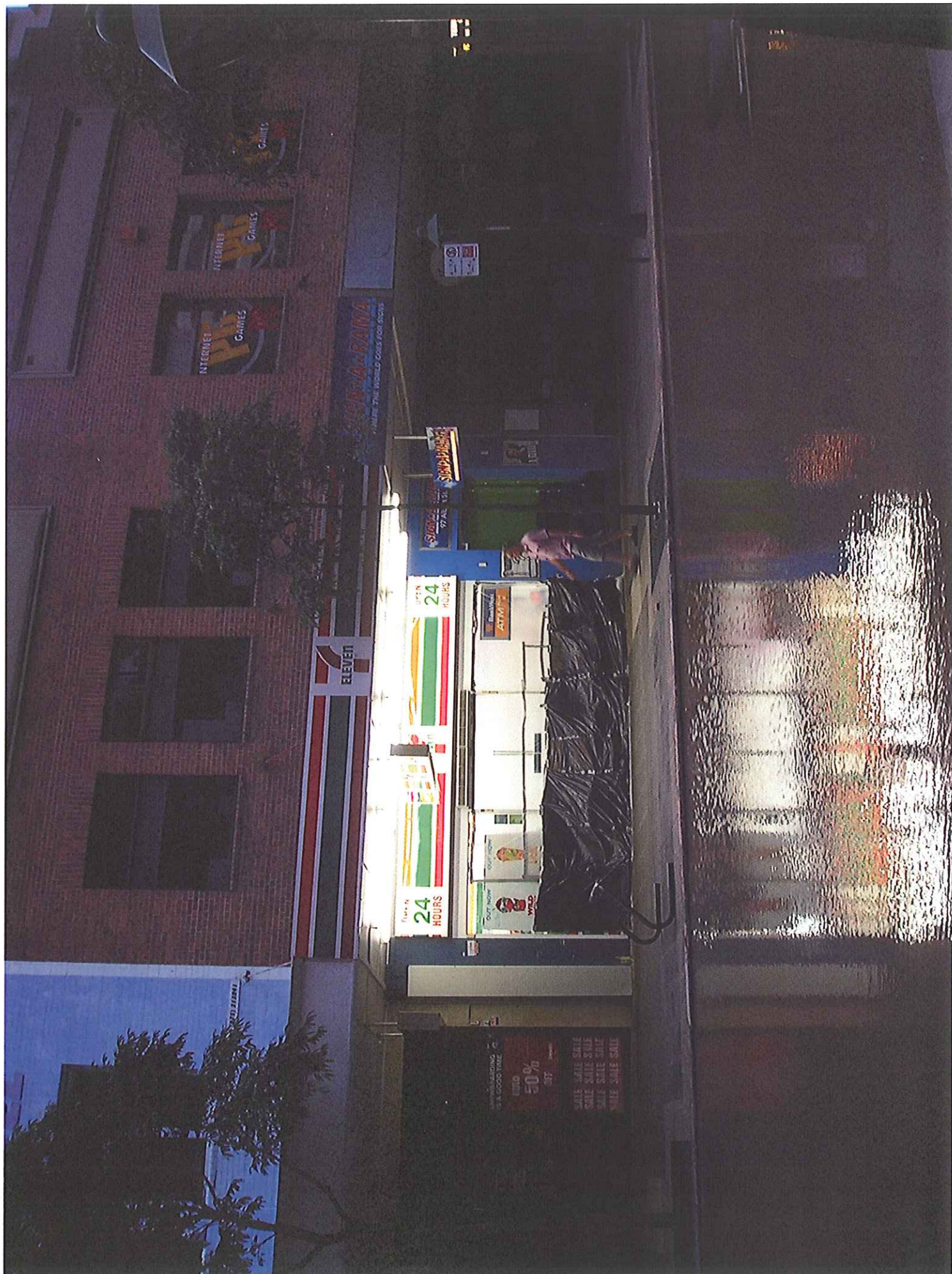
- No un-encased storm water drains in basements. The storm water pipe that leaked in our basement as since been replaced by an upgraded pipe.
 - All entry points into the building including electrical cables should be sealed to prevent water egress. Since Energex repaired the substation there is no evidence that they have sealed the entry points surrounding the conduit or the floor area.
 - Mandatory emergency flood plan for all inner city high rises.
11. After the floods, all equipment and infrastructure that was damaged at RPC was replaced as it was previously.

Paul Cassels

Justices Act 1886	
I acknowledge by virtue of section 110A(5)(c)(ii) of the Justices Act 1886 that:	
(1)	This written statement by me dated 14/09/2011 and contained in the pages numbered 1 to 4 is true to the best of my knowledge and belief; and
(2)	I make this statement knowing that, if it were admitted as evidence, I may be liable to prosecution for stating in it anything that I know is false.
<div style="background-color: black; width: 200px; height: 30px; margin-bottom: 5px;"></div> <div style="text-align: right;">.....Signature</div>	
Signed atBrisbane.....this.....14 thday of.....September.....2011	

Witness Signature Signature of officer

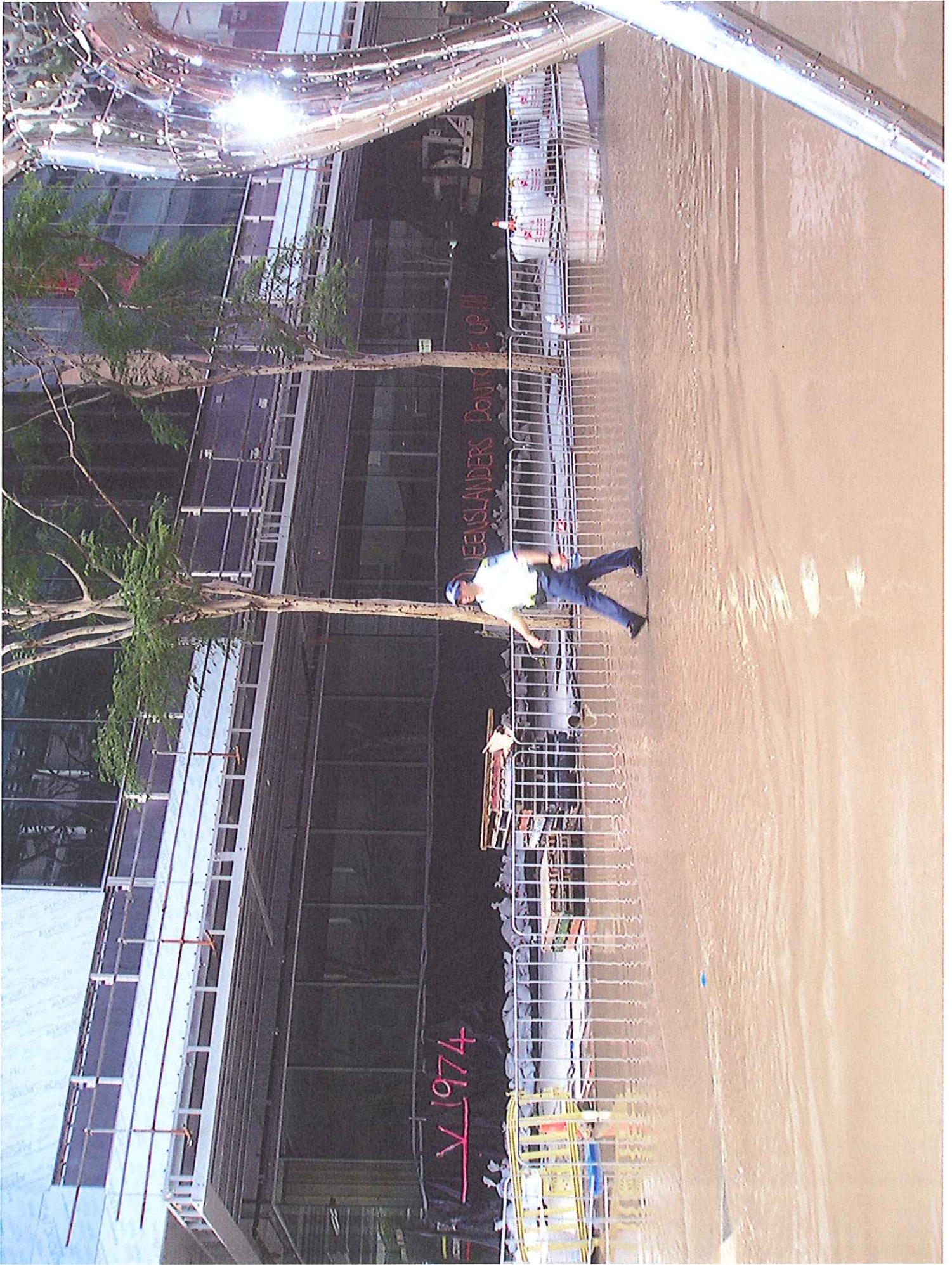


























STOR ACCESS AREA
DO NOT OBSTRUCT
DO NOT KEEP OPEN















