

TENDER COPY

Statement of Diane ROBERTSON

Dated 30 September 2011

QFCI

Date:

3/10/11

JM

Exhibit Number:

690

400 George Street Brisbane
GPO Box 1738 Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750

<i>Name of Witness</i>	Diane ROBERTSON
<i>Date of Birth</i>	[REDACTED]
<i>Address and contact details</i>	[REDACTED] West End [REDACTED]
<i>Occupation</i>	Technical Writer
<i>Date signed</i>	30/09/2011

Diane ROBERTSON states;

1. I am Technical Writer by occupation and currently reside at [REDACTED] [REDACTED], West End. I purchased this property in early 2010 after it was constructed in 2009. The property is described as Lots [REDACTED] on [REDACTED] [REDACTED] in the Parish of South Brisbane situated at [REDACTED], West End, Brisbane. The property falls under the Brisbane City Council area and the unit blocks are known as Aura Apartments and are zoned Medium Density Residential. Ferry Street consists of residential apartment blocks and houses as well as some small businesses such as a sign factory, mattress supplier and paving supplier, a community association and a government agency. [REDACTED] runs in an easterly direction from the Brisbane River. The Aura Apartments are located about 100 metres from the Brisbane River. I am a committee member on the Aura Apartment Body Corporate.
2. The precinct is in transition from residential/commercial/industrial to medium density residential with limited commercial up along Montague Road. However, by approving twelve storey buildings in the next street, the Brisbane City Council is creating an area that is more high density living rather than the medium density we are currently zoned at.

Witness Signature [REDACTED] Signature of officer [REDACTED]
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400 George Street Brisbane
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www.floodcommission.qld.gov.au
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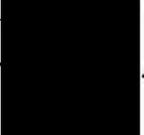
3. Aura Apartments consists of 34, 2 bedroom apartments and 2 penthouses built across 7 levels and during the January, 2011 flood events, the Aura Apartments were affected by flood waters. I believe the flooding was caused at first through stormwater drainage and back flow of water from the river, which was then topped off by water that came over the bank of the Brisbane River between Waters Edge Apartments and Flow Apartments in Duncan Street and then over land across to Ferry Road. Water did not come over the Brisbane River bank at the end of Ferry Road where the height is between RL 6.5 and 7.0.
4. Aura Apartments were built in 2009 and did not experience flooding prior to the January, 2011 floods. During the January, 2011 floods, water entered our building just before 3am on Wednesday 12th January, 2011. The resident Building Manager for Arriva and Aura Apartments told me he came into the Aura car park basement about 2.20am on 12th January, 2011 and he saw water coming through the vents in Basement 1. (I understand the bottom edge of the vents to be around RL 4.4 metres, and they are below the ground floor, which is RL5.9 metres). [REDACTED] said he saw water beginning to flow towards the ramp down to basement 2, but the ramp was still mostly dry. He walked to the bottom of this ramp into basement 2 and saw that the water was bubbling up through one of the stormwater grates on his left and one of the lights on the stormwater panel control was indicating that one of the pumps had started up. He then left and came up to the street at about 2.40am.

There he saw water bubbling up through the stormwater drains in the street where Ferry Road dips as you go further up towards Montague Road

5. Shortly after 3am the Building Manager announced over the PA system in the Aura building that water was entering the basements and people should evacuate the building. My husband and I went down to basement 1 and saw water pouring through the vents, but we did not go further down to basement 2.

6. By the time we evacuated the building just after 5am, we noticed that no water was going over the lip of the entrance to the driveway. Water was coming up through the stormwater drains in front of Aura, but this water was not flowing in or around the building. I took a photo of this water pooling on the street.

7. At this time, the water that inundated the building came from along the back of Arriva Apartments next door, a building that is between our building and Montague Road, and pooled in the well along the sides and back of our building and in the property next door on the western side of Aura where a construction business operates. No water came over the river bank at the end of Ferry Road.

Witness Signature  signature of officer 

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8. I did not see what was happening in basement 2; however I have a photo taken at 1.20am on 12th January, 2011 showing the water beginning to flow up through the sump pump grate and water beginning to flow across the floor in the Arriva Apartments next door. I do not know what time water began to seep into the Aura basement, but I do know that at 5am the well on three sides of our building had water that was knee deep and I have learnt that our basement has pipes that let water outside into the basement because the walls are not strong enough to withstand hydrostatic pressure.
9. We also experienced sewerage overflowing in our building and coming up through the baths and toilets. I do not know the source of this sewerage; it could have come from elsewhere or could have come from those residents who never evacuated the building. I understand from my discussions with the hydraulic consultant that designed Aura that when people flush toilets when the flood waters are still present, it flushes straight into the flood waters below. I took a photograph on 14th January, 2011 which shows where water had only come half way up the toilet, but also shows clearly that dirty water had come up from inside the toilet and overtopped the bowl.
10. I, like most of the building occupants, did evacuate the building. We left just after 5am on 12th January, 2011 and returned to clean up on 14th

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January, 2011, but we did not stay in our unit until ten days after the flood.

11. On purchasing our apartment at Aura we first found out about the unit block being in a flood prone area when I had the valuation done by National Property Valuers on 18th December, 2009 to check whether our sale price offer was reasonable. National Property Valuers said that the property was in close proximity to the Brisbane River and may have flood issues in exceptional circumstances; however we felt that the bank at the end of our street was high enough for that to be unlikely. This assumption proved correct as the Brisbane River at the end of Ferry Road did not break its banks; instead the water topped the bank further along Riverside Drive, which runs parallel to the river and that was the water that eventually flooded our building. We had no information about flood controls in the area.

12. At the time we purchased the property we were given copies of building plans that showed conformance with Brisbane City Council flooding immunity levels for the locality. Subsequent events have shown these to be inadequate and the vents into our first basement mean that our property is vulnerable at around 4.4 metres.

13. I recall Monday 10th January, 2011 our building managers for Aura Apartments advised residents to move their cars and valuables out of the basement car park due to possible flooding.

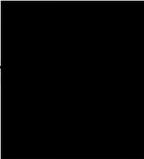
14. My husband and I moved our car up to Montague Road with some possessions in the car and also moved some possessions out of our garage and into our unit to the 6th floor until late at night, when we went to bed. At about 3am on Wednesday 12th January, 2011 we were awoken by the Building Managers over the building PA system advising that the basement of the building was filling up with water and we should evacuate the building

15. On evacuating the building at about 5am we walked down the fire escape as the lift had ceased operating by then, and along a path beside the building carrying our dog through knee deep water to get to the stairs that lead up into the street. We then walked along Ferry Road where we had to walk through water that was between ankle and knee deep in height at the dip in Ferry Road where there are some stormwater drains. Then we went on up to Montague Road, West End, where we got in our car and drove away.

16. I have been given photos that show that at 10.29am water had still not topped the lip of the driveway car park; however, other photos show that by 1.18pm the water entered by that route and eventually the water rose in the area surrounding the building until it filled the two basements where we park our cars and store our personal possessions. Most residents do this in storage cages, but we have a double garage where we stored our possessions. Finally the water rose above the ground floor level to flood the pool and enter the four ground floor units by up to half a metre.

17. Issues relating to the Aura Apartments include:

- Our ground floor was not high enough to prevent flooding to the four ground floor units.
- Our two basements were not flood proof.
- We have vents into the first basement below the ground floor level, so we flooded at around 4.4 metres before flood waters reached the floor level of 5.9 metres.
- Initially the water that flooded the property came from stormwater drains that could not cope with the volume of water that inundated the drainage system. Our stormwater drains take water that comes down a hill with a base at the dip in Ferry Road halfway up the street, but we also understand from discussions with the hydraulic consultants that designed the Arriva and Aura Apartments that water may also have been back flowing from the river up the stormwater pipes.
- No water flowed over the river bank at the end of Ferry Road at any stage and the two properties at the end of Ferry Road were not affected; however water flowed over the bank beside the Water Edge Apartments, which are new apartments built at a lower level than the buildings at the end of Ferry Road.
- We have a well around our building below the defined floor level that collects water and saturates the ground, encouraging a build up of hydrostatic pressure.

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- We have services in our basements that were expensive to replace, such as a lift motor that could have been placed above the floor level, or the top of the lift shaft which has enough room to accommodate a lift motor.
- We have two basements and it was much more difficult and costly to pump out water from the second basement. It would have been easier to empty, if the building design had included a provision to t easily get hoses into the second basement.
- Essential services, such as hot water, were not positioned above the defined flood level. For example, the hot water tanks were positioned in the sunken garden beside our building, so they flooded and had to be replaced. As well the Energex transformer at the front of Arriva, which both buildings rely on, had water enter the housing where it is located on the fence line in front of Arriva. The transformer had to be turned off during the flood.
- Fire pumps and fire systems took some time to repair leaving residents vulnerable for some months from fire emergencies.
- Sewerage systems could not cope and spilled out into the flood waters.

18. Since the floods of January, 2011, I have taken a number of steps regarding the inundation of the Aura Apartments including:

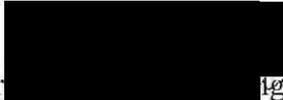
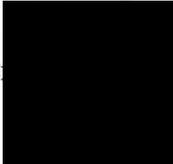
- I have visited the office of my local State Government representative, Anna Bligh, as well as emailing (12 April and 2 August) and telephoning her office seeking information on flood compensation. (The emails are attached.)

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- I have spoken to, telephoned and emailed my local Councillor, Helen Abrahams, many times since the flood seeking information about river heights, stormwater pipes, rainfall data, soil tests, hydrology information, and flood prevention. I have also forwarded general information of interest. Helen Abrahams has been very helpful in suggesting where to get answers or forwarding my questions on to the appropriate people in Council; however, as yet, I have received no useful data from the Council.
- I have met with the hydraulic consultant who designed the hydraulic systems for Aura and another hydraulic consultant, who designed our sister unit block Arriva to discuss our water problems.
- We have met on site with the architects, hydraulic consultant, and developers, Reggi Developments to discuss the vents for the first basement which are located below the ground flood level of 5.9 metres and which let water into the basement at 4.4 metres.
- I have met and emailed other West End Body Corporate representatives that were flooded to share knowledge about the flooding.
- I have communicated our concerns to the Brisbane City Council regarding the multi-storey development over the road from our apartments in Duncan Street which was approved just prior to the floods. My husband and I objected to that development as we think that twelve storey apartments with inadequate parking provision are not appropriate for our area. A limit of seven storeys is more appropriate. We have emailed the Council and the Minister for Planning and Infrastructure regarding the issue and we have also spoken to and emailed our local Council member, Helen Abrahams. In addition, I believe that the construction of this new apartment block will contribute to future flood problems in our area, if many people have to evacuate should flood waters once again flow over that area as they did in the January 2011 floods.

Witness Signature  Signature of office 

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- This could happen as the Council rejected our objection and approved the development, saying that they did not need to abide by the draft neighbourhood plan because it was just a draft. Our submission and various letters to the Council are attached.

I now produce a series of emails to Councillor Helen Abrahams regarding issues relating to the 2011 floods.

19. I was told that the Pradella Construction Group who were responsible for the construction of the 'Waters Edge Apartments' located at [REDACTED] Duncan Street, West End was given permission by Council to lower the river bank for the development of 'Waters Edge.' It is from this location that the Brisbane River overtopped the bank and contributed to the flooding of Aura Apartments. Since the floods extensive stormwater work has been done beside 'Waters Edge Apartments'. I do not know who authorised this work as the Council has not answered any of my questions, including those about stormwater. Nor do I know if a study was done to ensure this work would minimise future flooding issues rather than just increase flooding problems by making it easier for water to backflow into the area.

RECOMMENDATIONS:

20. Some suggestions for ways to minimise or prevent flooding in the surrounding area include the following:

- Investigating the merit of backflow valves in West End not just the three suburbs currently being investigated.

- Investigating levees, something mentioned in the Council Flood Inquiry report.
- Considering the impact on stormwater drains from the construction of multi-storey apartments in this area of West End.
- Ensuring that the most appropriate developments occur in flood plains.
- Locating essential services (such as electricity, gas, lift motors, and control panels for sump pumps and CO2 systems) above the defined flood.
- Investigating what legislation may need to be put in place to ensure buildings in flood-prone areas are of an appropriate standard.
- Ensuring that Certifiers who approve ventilation systems in basements are appropriately qualified and do not pass designs, such as the vents in Aura Apartments that do not meet regulations.
- Ensuring that Body Corporates are included in eligibility for compensation from any publicly subscribed disaster relief funds. Body Corporates did not qualify for any of the compensation for the common building and contents offered for the recent January 2011 floods, unlike businesses, not-for-profit organisations and individual home owners, a list that unfortunately covers everyone except Body Corporates, who do not fit neatly into any of these categories. And it was especially difficult for individual owners in multi-storey buildings whose units were above the flood level to qualify. Nonetheless, individual owners suffered loss and damage to common property and contents, living spaces shared by all multi-storey residents in the building. And the Body Corporate had to fully fund the quarter million dollars of damage from the flood with possibly another \$150,000+ to come.
- Setting up a flood fund for those who cannot get insurance or find it too expensive to insure for flood such as for Aura Apartments, which still has no flood cover. When we renewed our strata policy on 28 August 2011 we found that the only insurance company offering flood with strata insurance was AMP, who now also set a sum insured of

\$15 million or less, which creates a problem of under-insurance our Body Corporate.

- Examining the strategy of designing multi-storey buildings to contain water if we have excessive rainfall runoff. The hydraulic consultants who designed Aura Apartments have told us that they use large pipes to cope with the removal of heavy rainfalls on the building, but these pipes then narrow to connect the Council drains. As a consequence, the well around our building fills with a pool of water on three sides, saturating the ground, and because the walls are not built to withstand hydrostatic pressure, water enters the basement through pipes designed for this purpose.
- Ensuring that the sump pumps that remove water from basements in flood-prone areas have sufficient capacity to cope with large volumes of water, bearing in mind that if the flooding is too severe, no sump pumps will keep the water out.
- Ensuring the de-watering system in basements is capable of sustained operation throughout a flood event with a backup solution, such as a spare generator running on alternate power, if the mains power is disconnected.
- Ensuring that control panels are above the defined flood level, so that pumps can continue to run even if flood waters continue to rise, unlike in Aura Apartments where the control panel is in the lowest basement.
- Making the basements in flood-prone areas flood proof with walls that can withstand hydrostatic pressure (which is very expensive because the walls need to be very strong and thick) or having no basements at all.
- Designing basements so that water and mud can be easily removed, particularly for second basements, to minimise costs and dewater the basements more quickly. In Aura we had difficulty in getting the flexible riser pipes down into the basement to suck up the water as well as getting enough suction to pump up the water. We had no opening where we could feed the pipes directly into the second basement and the pipes had to wind around down the car park ramp before dropping down the lift shaft. We had to hire very high capacity

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pump trucks to do the job, although for part of the time the fire brigade also did some pumping with their pump truck.

- Ensuring that security system control boards are above the defined flood level.
- Ensuring that essential building services and controls, such as lift motors, sump pump controls, fire service systems controls and CO2 controls, are above the defined flood level.
- Changing the legislation so we do not have a situation where the ground floor owners are responsible for paying for restoration of the inner walls and fixtures, even though these things are normally the responsibility of the body corporate. Indeed the Aura Body Corporate does insure these things under a CHU building and contents policy for fire and other risks and the ground floor owners have been told that they cannot insure these things under their contents policy. However, the Body Corporate policy does not include flood and the Commissioner for Body Corporate and Community Management has said that, if the Body Corporate does not have insurance on property that is normally their responsibility, in this case the walls and fixtures in the ground floor units, then the Body Corporate is not responsible for paying for the repairs.

21. Some steps that body corporate committees with buildings already in flood-prone areas can investigate to minimise damage include the following:

- Developing an Emergency Action Plan for emergencies, such as flood.
- Relocating the control panel for the stormwater submersible pumps from the basement to an area that is above the defined flood level and adjusting those controls so that a generator can be plugged in if the electricity supply is cut off.
- Rewiring any electronic equipment in the basements so that it can be removed in the event of a flood.

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- Putting in anchor bolts in bin rooms to prevent the bins causing damage if they float.
- Reorganising the ventilation in basements so that no vents allow water to enter at a level below ground floor level (as is the case at Aura Apartments).
- Investigating the relocation of lift controls from the basement to a place above the defined flood level.
- Designing electrical systems so that power to basements and ground floors can be easily isolated while these areas are restored yet allow power to upper floors following a flood.
- Designing fire stairs to have light after emergency lighting period of 2 hours has expired. After the flood, the fire stairs at Aura were pitch black because the stairs have no natural light. We had to use torches until temporary lighting could be rigged, something not easy to do because of how the building was wired.

I now produce a series of photographs depicting flooding at Aura Apartments in January, 2011.

I now produce a 2 page document outlining architectural design of Aura Apartments.

22.I have previously forwarded a submission to the Queensland Floods Commission of Inquiry in relation to the flooding that occurred at the Aura Apartments.

I now produce a copy of my submission to the Queensland Floods Commission of Inquiry.

D.ROBERTSON

Witness Signature  Signature of officer 

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Justices Act 1886

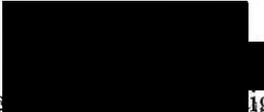
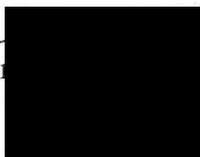
I acknowledge by virtue of section 110A(5)(c)(ii) of the Justices Act 1886 that:

- (1) This written statement by me dated *30/09/11* and contained in the pages numbered 1 to *15* 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.



Signature

Signed at *Brisbane* this *30th* day of *September* 2011

Witness Signature  Signature of officer 
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Diane Robertson <diane@australbusiness.com>

Blocked and broken pipes in the Ferry Road catchment

2 messages

Diane Robertson [REDACTED]
To: Thegabba Ward <thegabba.ward@ecn.net.au>

23 February 2011 10:44

[REDACTED]

Thank you very much for taking the action to seek information on flood levels.

A related issue on the flooding in the Ferry Road area is the capacity of the Council pipes to carry away stormwater. The volume of water flowing during the flood exceeded the capacity of the Council pipes to take the water away. However, can we find out if some of the problems were not just about capacity but whether they related to blocked or broken pipes (stormwater and sewerage)? I realise that this may be a difficult question to answer, but I thought it was worth asking.

Regards

Diane Robertson

From: Thegabba Ward [mailto:thegabba.ward@ecn.net.au]
Sent: Tuesday, 22 February 2011 1:31 PM
To: Diane Robertson
Subject: FW: Rainfall and river height data [SEC=UNCLASSIFIED]

Good afternoon Diane,

Please find attached a copy of Cr Helen Abrahams's request on your behalf to Council's Ward Recovery Sub-committee seeking information on flood levels.

The Sub-committee are tasked with responding to these requests within 5 business days from lodgement. I hope to pass their response to you early next week.

Regards,

[REDACTED]

PA to Cr Helen Abrahams

Councillor for The Gabba

The Gabba Ward Office

2 /63 Annerley Road

(Cnr Crown Street)

Woolloongabba QLD 4102

Ph: [REDACTED]



Please consider the environment before printing this e-mail

www.helenabrahams.com

Helen Abrahams [REDACTED]
To: Diane Robertson [REDACTED]
Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

23 February 2011 21:15

Diane

Did you take the details of the different flood levels mention by the hydrologist.

I recall that he said the following with respect to apartment buildings

Gutters are designed for Q20,

Down pipes and box drains are designed for Q30

Horizontal pipes under slab are designed for Q20 and the Council road is design for Q2

Was that what you recall?.

The blocked drains are more likely to be apparent with local storms like the one we saw on Monday night. In fact, on Tuesday Council investigated a drain at the Three Monkeys and found it blocked. If you had not water backing up on Monday night's storm is a pretty good indication that there is not a blockage.

The only way to tell is from performance and then putting a probe down the drain. Council does not do this unless there is an incident of backing up during a local storm where other

drains managed the volume. The flood was a different situation.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Thegabba Ward
Sent: Wednesday, 23 February 2011 11:09 AM
To: Helen Abrahams
Subject: FW: Blocked and broken pipes in the Ferry Road catchment

From: Diane Robertson [mailto:[REDACTED]]
Sent: Wednesday, 23 February 2011 10:45 AM
To: Thegabba Ward
Subject: Blocked and broken pipes in the Ferry Road catchment

[Quoted text hidden]

Brisbane City Council Ward Recovery Sub-Committee - RESPONSE

2 messages

Thegabba Ward <thegabba.ward@ecn.net.au>
To: Diane Robertson [REDACTED]

1 March 2011 14:15

Dear Diane

Following representations which Cr Helen Abrahams made on your behalf to Brisbane City Council Ward Recovery Sub-Committee please find attached Council's response for your information.

I understand that this response does not support your preferred result, however I trust that the information is of assistance in providing an understanding of Council's consideration of your concerns

Cr Abrahams would be happy to make any further enquiries or representation on your behalf on this or any other local matter.

Regards,

[REDACTED]
Resident Support Officer
to Cr Helen Abrahams
Councillor for The Gabba

The Gabba Ward Office
2 / 63 Annerley Road
(Cnr Crown Street)
Woolloongabba QLD 4102
Ph: [REDACTED] Fax: [REDACTED]

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www.helenabrahams.com

 img-301120716.pdf
38K

Diane Robertson [REDACTED] >
To: Thegabba Ward <thegabba.ward@ecn.net.au>

1 March 2011 14:42

[REDACTED]

Thank you for making that representation. Does that response from the council relate to the announcement that the Council will waive application fees for people who want to lodge applications to rebuild or renovate properties? If so, then I feel I need to ask what that answer has to do with the price of eggs 😊

I can see, though, that we may have a mis-communication here. Does the council think we are

wanting to build rather than to discuss the flood level for a building already built?

Regards

Diane Robertson

From: Thegabba Ward [mailto:thegabba.ward@ecn.net.au]

Sent: Tuesday, 1 March 2011 2:16 PM

To: Diane Robertson

Subject: Brisbane City Council Ward Recovery Sub-Committee - RESPONSE

[Quoted text hidden]



Diane Robertson <diane@australbusiness.com>

RE: Rainfall and river height data

1 message

Diane Robertson [REDACTED]
To: Helen Abrahams <thegabba.ward@ecn.net.au>

21 February 2011 08:36

Helen

One of the important questions is: What was the height of the river in the days around the time of the flood peak? Scott Ellis-Butler of DEB Associates, the hydraulic engineer who did the plans for Aura, said that he thought the flood reading taken at the City Gauge and released publicly by the council was not calibrated to Australian height data and therefore could not be compared to the RL readings shown on the building plans. (Presumably the stated flood height of 4.6 metres was quoted so they could compare it with the 5.45 metres taken for the 1974 floods.)

Another problem is that the City Gauge is not near Ferry Road and the river flood heights varied along the river. What we need to know is what were the river heights at the time of the flood around Ferry Road, calibrated to Australian height data in the data. Helen, is that data obtainable?

Regards

Diane Robertson

From: Diane Robertson
Sent: Saturday, 19 February 2011 7:40 PM
To: 'Helen Abrahams'
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

Helen

Thank you very much for offering to chase the weather data.

We have just been notified by EBCM, our Body Corporate Managers, that insurance companies are waiting for a hydrology report being done by the Insurance Council of Australia, which will be finished sometime in the next four weeks. That could be very informative, if it is not too broad and gives enough information to interpret what happened to our specific building. Also, I would want to see the report, so I hope they make the report public rather than expect us to rely on their interpretation of what is in it.

Regards Robertson

Diane

From: Helen Abrahams [mailto: [REDACTED]]
Sent: Saturday, 19 February 2011 6:31 PM
To: Diane Robertson
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

Di

Leave it to me and I will see what data I can get

I should be able to let you know asap whether I can get the funds.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Diane Robertson [mailto: [REDACTED]]
Sent: Thursday, 17 February 2011 2:57 PM
To: Helen Abrahams
Cc: [REDACTED]
Subject: FW: Rainfall and river height data [SEC=UNCLASSIFIED]

Helen

I am trying to decide whether information from the Weather Bureau about rainfall and river height data is worth \$66 or whether the data collected will be too far removed from our building to be useful. It could be very useful if the water falling around the East Brisbane gauge is water that ends up around our building, but not so useful if the water there goes in another direction.

The Weather Bureau say that it is better to contact our local council for local inundation information. Do you know if the Brisbane City Council can provide the data we need for rainfall and river heights for the end of Ferry Road?

Regards

Diane Robertson

From: [REDACTED]
Sent: Thursday, 17 February 2011 1:45 PM
To: Diane Robertson
Cc: [REDACTED]
Subject: Rainfall and river height data [SEC=UNCLASSIFIED]

Our Reference: 20-44-CH1097

Hello Diane,

We can provide you with rainfall data from the following gauges recorded during the January floods (these are the closest gauges to West End for the type of information tha you require):

Toowong Alert (station 540281)

East Brisbane Alert (station 540132)

We can also supply rainfall and river height data recorded at the following gauge:

Brisbane City Alert (station 540198)

The locations of these gauges are shown on the following map: http://www.bom.gov.au/hydro/flood/qld/brochures/brisbane_lower/map.shtml.

I have attached a tax invoice quote for the provision of this data.

Please note that the Bureau of Meteorology does not provide local inundation information, your local council is the best contact for that sort of information.

Regards,

[REDACTED]

[REDACTED] | Meteorologist

Bureau of Meteorology | QLD Climate Services Centre
GPO Box 413, Brisbane QLD 4001
T [REDACTED]
climate.qld@bom.gov.au | <http://www.bom.gov.au>

 Please consider the environment before printing this e-mail.

We are constantly working to improve our service, and appreciate your feedback.
Please go to <http://www.bom.gov.au/climate/feedback/qld.shtml> to complete our 2-minute survey.



Diane Robertson <diane@australbusiness.com>

RE: Rainfall and river height data, insurance & planning

1 message

Diane Robertson [REDACTED]
To: Helen Abrahams [REDACTED]

20 February 2011 11:13

Helen

I have been searching online for stories related to hydrology. Many of the links were for jobs, which I think reflects a shortage of hydrologists. However, I found this article interesting:

<http://www.couriermail.com.au/money/communication-bungle-as-insurers-left-hanging-on-the-telephone/story-e6freqoo-1226007881123>

My request for rainfall data from the weather bureau was made so long ago I had forgotten I had requested the information. I did it around the time of the floods.

But the other interesting feature of this article is that the Insurance Council of Australia is not giving the name of the three hydrologists whom they have appointed. At this stage perhaps it is in the hydrologists' interests not to be publicly named as much as it is in the interests of the Insurance Council.

Here is a related article on the same topic of the Insurance Council of Australia and the hydrology report:

<http://www.westender.com.au/news/951>

This link was also interesting:

http://blogs.abc.net.au/queensland/2011/02/in-the-hands-of-hydrology.html?site=brisbane&program=612_morning

However, it leaves me wondering whether the hydrology reports will just concentrate on natural flows rather than also explore how that water is regulated through pipes and stormwater drains.

This article by the Westender on Planning for Floods makes some interesting points about why we find ourselves so badly affected by the flood event:

<http://www.westender.com.au/news/985>

We talk about saving energy with intelligent buildings and then we do stupid things that cost us dearly in energy expenditure and funds to renovate new buildings and replace furniture that could have served us for many years to come.

And that brings me to another point about another development in 321 Montague where the developers there are also trying to build to 12 storeys. For that development 11 submissions opposed 12 storeys, but 127 'properly made' submissions supported 12 storeys and 147 'improperly made' submissions with mostly consecutive numbers spoke of job losses in the construction industry if 12 storeys were not approved. The industry is getting its act together to force through a few buildings of 12 storeys so that they can then say that the draft plan dictating 7 storeys is futile as the character of the area is already that of 12 storeys and therefore all future buildings should be allowed to build to 12 storeys.

Regards

Diane Robertson

From: Helen Abrahams [mailto:████████████████████]
Sent: Sunday, 20 February 2011 10:01 AM
To: Diane Robertson
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

Diane

That is all very interesting. I will be very keen to see the report from the Insurance Council of Australia just the same as you and your fellow body corporate members.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: ██████████

From: Diane Robertson [mailto:████████████████████]
Sent: Saturday, 19 February 2011 7:40 PM
To: Helen Abrahams
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

I am trying to decide whether information from the Weather Bureau about rainfall and river height data is worth \$66 or whether the data collected will be too far removed from our building to be useful. It could be very useful if the water falling around the East Brisbane gauge is water that ends up around our building, but not so useful if the water there goes in another direction.

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Regards

Diane Robertson

From [REDACTED]
Sent: Thursday, 17 February 2011 1:45 PM
To: Diane Robertson
Cc: climate.qld2@postoffice.qld.bom.gov.au
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Regards,

[REDACTED]

[REDACTED] Meteorologist

*Bureau of Meteorology | QLD Climate Services Centre
GPO Box 413, Brisbane QLD 4001*

[REDACTED]
climate.qld@bom.gov.au | <http://www.bom.gov.au>

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Prevention of flooding in West End

1 message

Diane Robertson [REDACTED]

16 June 2011 16:27

Hi Everyone

Some of you will have received Helen Abraham's invitation to the Public Meeting on Sunday, 26 June, but I am attaching the invitation for those who may not have received it. I will definitely be going as the adequacy of the Council drains where I live in West End is still of concern to me and I raised those concerns with Helen when I met her recently. I told Helen I had some specific questions I would like the Council to respond to and she said to send them to her and she would pass them on to the relevant people in Council. Here are those questions:

- Is the Council going to undertake a complete Flood Risk Management analysis for Brisbane as recommended by the Independent Review of the Brisbane City Council's Response to the Brisbane Flood January 2001?

[Note: If you have not seen this report, go to the Brisbane City Council's website:

www.brisbane.qld.gov.au/community-support/emergency-management/flooding/Flood-Response-Review/final-report/index.htm]

- Will the Council undertake a study on the feasibility of devices to prevent backflow from river flooding and the appropriateness of levees to protect the businesses, houses and multi-storey dwellings in West End beside the river?
- Did West End suffer from inundation caused by backflow flooding?
- Did silting and debris buildup in the pipes contribute to flooding in West End?
- What was the state of the stormwater pipes after the floods: damage to pipes? buildup of debris?
- What work was done on the stormwater infrastructure in West End following the floods?
- In Aura we have evidence of sewerage leaking into floodwaters, so what is the Council doing about this problem which could happen again if we get more flooding?

The answers to some of the questions are of importance to our insurance claim for stormwater damage. It



Questions for Council about flooding

5 messages

Diane Robertson [REDACTED]
To: Helen Abrahams <thegabba.ward@ecn.net.au>

2 August 2011 12:56

Helen

As you know, our building, Aura Apartments, in Ferry Road, West End suffered from considerable flood damage in the January floods with the two basements and four ground floor apartments being affected. The Aura Body Corporate Committee has been dealing with the after effects of that event, as well as the issues that arise from it. We appreciate very much the help you have given us already and the offer of ongoing help. In light of that offer we have some questions general and specific questions for Council:

- Is the Council going to undertake a complete Flood Risk Management analysis for Brisbane as recommended by the Independent Review of the Brisbane City Council's Response to the Brisbane Flood January 2001?
- Why is the Council not including the West End area around Ferry Road in their study of the feasibility of backflow devices? Why does it only include CBD, Rosalie/Milton and new Farm? How do you justify that a desktop study of other areas (including our area) is an adequate response?
- Will the Council undertake a study on the appropriateness of levees to protect the businesses, houses and multi-storey dwellings in West End beside the river?
- Why did the Council approve the lowering of the bank for the Waters Edge building in Duncan Street, West End, which made it easier for water to spill over into properties from the river?
- In the last few years the Council has approved the building of multi-storey dwellings in a flood prone area in West End and these buildings were inundated in the January floods. Is the Council going to do building audits to see why the controls to deal with flood were inadequate?
- Just before the floods the Council approved the building of units that included two twelve storey buildings in Duncan Street, West End in an area that was flooded in January this year. What extra requirements is the Council applying to these buildings (which have not been built yet) to ensure they are flood proof and 550 unit dwellers are not displaced by a flood?
- In our Aura building we have evidence of sewerage leaking into floodwaters, so what is the Council doing to prevent this happening again in another flood?
- Why did the Council approve vents in Aura's basement at a level below the building regulations applying at that time?
- Did West End in the area around Ferry Road suffer from inundation caused by backflow flooding?
- Did silting and debris buildup in the pipes contribute to flooding in West End in the area around Ferry Road?
- What was the state of the stormwater infrastructure after the floods in West End in the area around Ferry Road: damage to pipes? buildup of debris?
- What work was done on the stormwater infrastructure in West End in the area around Ferry

Road following the floods?

- What was the January flood height in Ferry Road, West End?
- What assistance in flood-proofing buildings is the Council giving to owners in flood-affected buildings?

We would very much appreciate it, if you could pass these questions on to the appropriate people in Council.

Regards

Diane Robertson

Aura Body Corporate Committee

PO Box 5516, West End Qld 4101

Email: [REDACTED]

Helen Abrahams [REDACTED] >
To: [REDACTED] >
Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

2 August 2011 16:54

Di

I write in response to your email

You have asked a number of detailed questions and I support your need to have them answered.

I shall certainly forward them onto the CEO for his answer to your questions. I will cc into my email so that you will receive a response at the same time as I do.

I am sending this to you while in the Council Chamber. By the end of the day, I shall be speaking to a response to a petition calling for back flow devices in New Farm

I shall be calling for the trial to include West End and South Brisbane.

I am also talking to Tim Saddington to come to a discussion with unit owners in our area,

This is the only way to make sure there is a demand for a solution to the inundation of property from the car parks.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph [REDACTED]

From: Thegabba Ward
Sent: Tuesday, 2 August 2011 4:32 PM
To: Helen Abrahams
Subject: FW: Questions for Council about flooding

From: Diane Robertson [mailto: [REDACTED]]
Sent: Tuesday, 2 August 2011 12:56 PM
To: Thegabba Ward

[Quoted text hidden]

Diane Robertson [REDACTED]
To: Helen Abrahams [REDACTED]

2 August 2011 17:06

Helen

Thank you for your prompt reply and your agreement to pass on the questions from the Aura Body Corporate. We look forward to the answers.

Regards

Diane Robertson
PO Box 5516, West End Qld 4101
Email: [REDACTED]

[Quoted text hidden]

Helen Abrahams [REDACTED]

2 August 2011 17:11

Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

Diane

I am sure it will take a while which is why I am suggesting that you are notified directly.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Helen Abrahams
Sent: Tuesday, 2 August 2011 5:09 PM
To: 'Colin Jensen'
Cc: Thegabba Ward
Subject: FW: Questions for Council about flooding

Colin

I am making representation on behalf of Diane Robertson who is seeking information regarding the January flood and her apartment building

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Thegabba Ward
Sent: Tuesday, 2 August 2011 4:32 PM
To: Helen Abrahams
Subject: FW: Questions for Council about flooding

 flood question diane robertson.DOC
1040K

Diane Robertson [REDACTED]
To: [REDACTED] <info@weca.org.au>

4 August 2011 19:51

[REDACTED]

For your interest, here are some questions I forwarded to the Council.

Regards
Diane Robertson

----- Forwarded message -----
From: Helen Abrahams <[REDACTED]>
Date: 2 August 2011 17:11
Subject: FW: Questions for Council about flooding

[Quoted text hidden]



flood question diane robertson.DOC
1040K



Diane Robertson <diane@australbusiness.com>

RE: Serious planning issues in the West End rivrside area requiring immediate attention

1 message

Thegabba Ward <thegabba.ward@ecn.net.au>
To: Diane Robertson <[REDACTED]>

7 March 2011 10:00

Diane

I shall be putting in a personal submission to Council's inquiry into the flood and I shall certainly be including these comments.

I attach for your information the terms of reference and the closing date.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Diane Robertson [mailto:[REDACTED]]
Sent: Thursday, 17 February 2011 9:52 PM
To: Thegabba Ward; Anna Bligh
Cc: [REDACTED]
Subject: Serious planning issues in the West End rivrside area requiring immediate attention

Dear Cr Helen Abrahams and Premier Anna Bligh

I am sending you copies of a letter plus attachments, which [REDACTED] and I posted to Stirling Hinchliffe, Minister for Infrastructure and Planning asking that he put a moratorium on a development in Duncan Street until the serious issues of water management in the West End area around Ferry Road can be investigated.

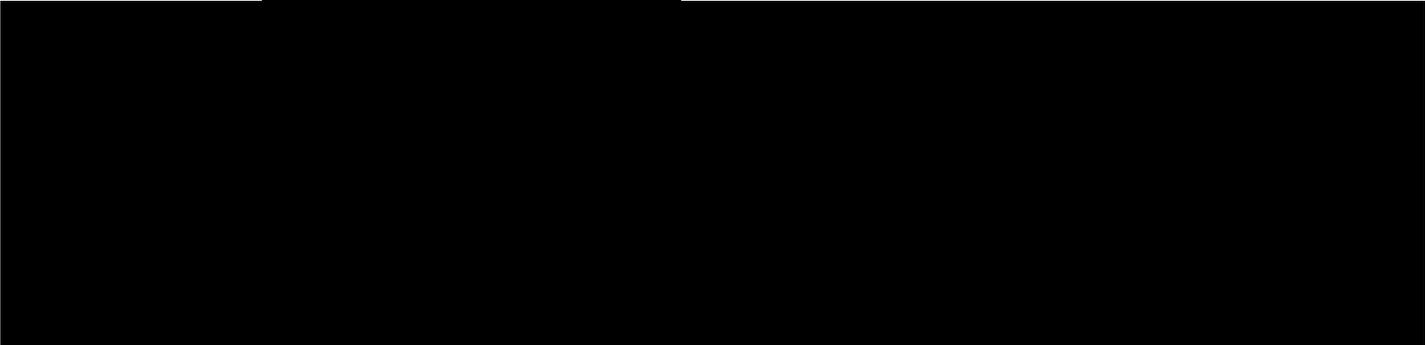
Our building (Aura) in West End suffered severe damage from stormwater inundation during the recent Brisbane floods, and, if the development in Duncan Street goes ahead and we have another such event, we could see the problems we had in Ferry Road magnified. Allowing 12 storey buildings in an area with water problems could mean that another 515 families would have nowhere to go and parking would be impossible in our narrow streets.

The Council, hydrology advice and building heights above flood levels

1 message

Diane Robertson [REDACTED]

2 March 2011 23:29



Hi all

What I understand from this media story is that SKM presented a report to the Council in 1999 that said buildings should be constructed higher than their currently recommended 300 millimetres above the 100-year flood level because the next flood would be one metre and two metres higher. However, in 2003 the Council made a decision to keep their restrictions the same because a council review committee chaired by Professor Mein said that SKM's findings were based on incorrect assumptions.

In reflecting on this article I am wondering if Professor Mein is the one who was incorrect, at least in regards to the West End area. The ground floor level in Aura is RL5.9, but the water rose to a level around 6.4 metres in Aura. If the building had been built even one metre higher, we would not have had water inundate the ground floor units.

Regards
Diane Robertson
Aura Apartments

<http://www.brisbanetimes.com.au/environment/weather/council-correct-to-stay-with-hydrology-advice-20110119-19wqv.html>

Council 'correct' to stay with hydrology advice



January 20, 2011

[Click for more photos](#)

Amazing online views of flood devastation

BRISBANE City Council made the right decision in 2003 to keep development restrictions in flood-prone areas the same, ignoring an independent report four years earlier recommending dramatic changes, a retired hydrologist who chaired the council committee has said.

One of Australia's leading hydrologist, retired professor Russell Mein, said yesterday the consultancy Sinclair Knight Merz (SKM) had overestimated, in its 1999 report, the need for a much higher flood design level than the current 300 millimetres.

The flood design level is location specific and requires that no building be constructed less than 300 millimetres above the 100-year flood level.

The 1999 Brisbane River Flood Study - covered up at the time by the council - predicted tens of thousands of houses approved for development since 1974 were in serious danger should a major flood occur, which it estimated would be between one metre and two metres higher than town planning had allowed for.

The report said that a 100-year flood would result in the Brisbane River flowing at 9560 cubic metres per second (it flowed at 9500 cubic metres per second in 1974). Last Thursday it peaked at 9000 cubic metres per second.

However, a council committee convened to review the 1999 report, chaired by Professor Mein, found that SKM's findings had been based on "incorrect assumptions", he said yesterday.

The 2003 committee revised the flow down to 6000 cubic metres a second, newspaper reports at the time show.

Even in hindsight, it was the right decision to not change the flood design level, Professor Mein said. He would not say what SKM had originally suggested what the higher flood design level should be.

"To me it is irrelevant. That amount was wrong," Professor Mein said.

A spokesman for Sinclair Knight Merz said yesterday that the company was unable to comment "due to client confidentiality".

A former Brisbane City Council waterways adviser, [REDACTED] said he agreed with the 2003 decision but that it was necessary to re-examine what the flood design level should be. He said Seqwater had handled the disaster "to the best of their ability".

"Even in hindsight I don't think they made any incorrect decisions," he said.



Diane Robertson <diane@australbusiness.com>

Climate Change and the January 2011 Floods

1 message

Diane Robertson [REDACTED] >
To: Helen Abrahams <thegabba.ward@ecn.net.au>

20 February 2011 14:07

Helen

I found this thoughtful article on the Sinclair Knight Merz website titled Climate Change and the January 2011 Floods:

<http://www.skmconsulting.com/Knowledge-and-Insights/News/2011/Climatechangesfloods.aspx>

Regards

Diane Robertson



Diane Robertson <diane@australbusiness.com>

FW: Rainfall and river height data [SEC=UNCLASSIFIED]

4 messages

Diane Robertson [REDACTED]
To: Helen Abrahams [REDACTED]

17 February 2011 14:57

[REDACTED]

Helen

I am trying to decide whether information from the Weather Bureau about rainfall and river height data is worth \$66 or whether the data collected will be too far removed from our building to be useful. It could be very useful if the water falling around the East Brisbane gauge is water that ends up around our building, but not so useful if the water there goes in another direction.

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Regards

Diane Robertson

From: [REDACTED]
Sent: Thursday, 17 February 2011 1:45 PM
To: Diane Robertson
Cc: climate.qld2@postoffice.qld.bom.gov.au
Subject: Rainfall and river height data [SEC=UNCLASSIFIED]

Our Reference: 20-44-CH1097

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Regards,

[REDACTED]

[REDACTED] | Meteorologist

Bureau of Meteorology | QLD Climate Services Centre
GPO Box 413, Brisbane QLD 4001

T [REDACTED]
climate.qld@bom.gov.au | <http://www.bom.gov.au>

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Diane Robinson - TAX INVOICE QUOTE.pdf
50K

Helen Abrahams [REDACTED]
To: Diane Robertson [REDACTED]

19 February 2011 18:30

Di

[Leave it to me and I will see what data I can get](#)

I should be able to let you know asap whether I can get the funds.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Diane Robertson [mailto:[REDACTED]]
Sent: Thursday, 17 February 2011 2:57 PM
To: Helen Abrahams
Cc: [REDACTED]
Subject: FW: Rainfall and river height data [SEC=UNCLASSIFIED]

[Quoted text hidden]

Diane Robertson <[REDACTED]>
To: Helen Abrahams [REDACTED]

19 February 2011 19:39

Helen

Thank you very much for offering to chase the weather data.

We have just been notified by EBCM, our Body Corporate Managers, that insurance companies are waiting for a hydrology report being done by the Insurance Council of Australia, which will be finished sometime in the next four weeks. That could be very informative, if it is not too broad and gives enough information to interpret what happened to our specific building. Also, I would want to see the report, so I hope they make the report public rather than expect us to rely on their interpretation of what is in it.

Regards Robertson

Diane

From: Helen Abrahams [mailto:[REDACTED]]
Sent: Saturday, 19 February 2011 6:31 PM
To: Diane Robertson
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

[Quoted text hidden]

Helen Abrahams [redacted]
To: Diane Robertson [redacted] >

20 February 2011 10:00

Diane

That is all very interesting. I will be very keen to see the report from the Insurance Council of Australia just the same as you and your fellow body corporate members.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [redacted]

From: Diane Robertson [mailto:[redacted]]
Sent: Saturday, 19 February 2011 7:40 PM
To: Helen Abrahams
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From: Helen Abrahams [mailto:[redacted]]
Sent: Saturday, 19 February 2011 6:31 PM
To: Diane Robertson
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

[Quoted text hidden]



Diane Robertson <diane@australbusiness.com>

RE: Rainfall and river height data

2 messages

Helen Abrahams <[REDACTED]>
To: Diane Robertson <[REDACTED]>
Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

21 February 2011 21:46

Diane

I was able to ask the question today whether council will release the ahd levels in streets and suburbs to show the level of flooding.

There was no answer from Council as yet but there is general agreement that the Australia Insurance industry will release the ahd figures and in sufficient detail to assist you

It is street by street detail I understand. As you advise me the date is late February.

I shall continue to put pressure on Council but it may be that the industry data will be the first time we will know.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Thegabba Ward
Sent: Monday, 21 February 2011 4:46 PM
To: Helen Abrahams
Subject: FW: Rainfall and river height data

From: Diane Robertson [mailto:[REDACTED]]
Sent: Monday, 21 February 2011 8:37 AM
To: Thegabba Ward
Subject: RE: Rainfall and river height data

Helen

One of the important questions is: What was the height of the river in the days around the time of the flood peak? Scott Ellis-Butler of DEB Associates, the hydraulic engineer who did the plans for Aura, said that he thought the flood reading taken at the City Gauge and released publicly by the council was not calibrated to Australian height data and therefore could not be compared to the RL readings shown on the building plans. (Presumably the stated flood height of 4.6 metres was quoted so they could compare it with the 5.45 metres taken for the 1974 floods.)

Another problem is that the City Gauge is not near Ferry Road and the river flood heights varied along the river. What we need to know is what were the river heights at the time of the flood around Ferry Road, calibrated to Australian height data in the data. Helen, is that data obtainable?

Regards

Diane Robertson

From: Diane Robertson
Sent: Saturday, 19 February 2011 7:40 PM
To: 'Helen Abrahams'
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

Helen

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Regards Robertson

Diane

From: Helen Abrahams [mailto:████████████████████]
Sent: Saturday, 19 February 2011 6:31 PM
To: Diane Robertson
Subject: RE: Rainfall and river height data [SEC=UNCLASSIFIED]

Di

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Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Diane Robertson [mailto:[REDACTED]]
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To: Helen Abrahams

[REDACTED]
Subject: FW: Rainfall and river height data [SEC=UNCLASSIFIED]

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Diane Robertson

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To: Diane Robertson
Cc: climate.qld2@postoffice.qld.bom.gov.au
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Please note that the Bureau of Meteorology does not provide local inundation information, your local council is the best contact for that sort of information.

Regards,

██████████

████████████████████ | Meteorologist

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We are constantly working to improve our service, and appreciate your feedback. Please go to <http://www.bom.gov.au/climate/feedback/qld.shtml> to complete our 2-minute survey.

Diane Robertson [redacted]
To: Helen Abrahams <

21 February 2011 23:04

Helen

Thank you very much! Your efforts to assist are very much appreciated; however, I do realise that what you learn about our experience can help you assist others in a similar situation and also help government better plan and take action to minimise the effects of such events in the future.

Regards

Diane Robertson

From: Helen Abrahams [mailto:[redacted]]
Sent: Monday, 21 February 2011 9:46 PM
To: Diane Robertson
Cc: Thegabby Ward

[Quoted text hidden]

[Quoted text hidden]



Diane Robertson <diane@australbusiness.com>

Hydrology Information from Council

3 messages

Thegabba Ward <thegabba.ward@ecn.net.au>

14 February 2011 14:01

To: Diane Robertson [REDACTED]

Good afternoon Diane,

Please find a link to the plans and information requested for [REDACTED] Ferry Road.

The development application number is A001808398.

Please search by accessing Council's website and go to the development plans. The website is :

<http://pdonline.brisbane.qld.gov.au/MasterView/modules/applicationmaster/default.aspx?page=found&1=&2=&4a=&6=F&7=&8=&11=42&12=&13=FERRY&14=WEST%20END&21=&22=>

The hydraulic plans are called "site based stormwater management plan" I have not emailed this information to her because it becomes too small to read properly.

I have the very extensive contamination report on my computer if you would like to come into the ward office to look at the plans we could move them onto a disc. This might be worth doing.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

Thegabba Ward <thegabba.ward@ecn.net.au>

15 February 2011 15:31

To: Diane Robertson <[REDACTED]>

Hi Diane

Thank you for the invitation for Helen to join you for the hydraulic engineers briefing. This is to advise that Helen will be attending on Wednesday at 11.00am.

Kind regards,

[REDACTED]
PA to Cr Helen Abrahams
Councillor for The Gabba

The Gabba Ward Office
2 / 63 Annerley Road
(Cnr Crown Street)
Woolloongabba QLD 4102
Ph: [REDACTED]

 Please consider the environment before printing this e-mail
www.helenabrahams.com

From: Diane Robertson [mailto:[REDACTED]]
Sent: Sunday, 13 February 2011 11:36 PM
To: Thegabba Ward

[REDACTED]
Subject: RE: Hydrology Information from Council

We thank you very very much for this information and look forward to the soil tests and drainage plans from the original DA.

Please also thank Helen Abrahams for giving us the name of the hydraulic engineer who did the hydrology plans for Aura. We have contacted [REDACTED] of DEB Associates and he is meeting with a few of the Body Corporate Committee members at Aura ([REDACTED] Ferry Road) on Wednesday at 11.00 am for half an hour. He is bringing his hydrology plans for the building and he will explain them. Helen is welcome to join us.

Regards

Diane Robertson

From: Thegabba Ward [mailto:thegabba.ward@ecn.net.au]
Sent: Friday, 11 February 2011 3:31 PM
To: Diane Robertson
Subject: RE: Hydrology Information from Council

Diane

I have attached some of the information I have dug up for you. It includes a flood map of the area including overland flows, sewer, stormwater and contour maps of Ferry Road and a Floodwise property report. Cr Abrahams is following up information regarding soil tests and drainage plans from the original DA which she will forward when we have it.

I hope this information is of assistance. If you have any other questions just let us know.

Regards,

[REDACTED]
PA to Cr Helen Abrahams
Councillor for The Gabba

The Gabba Ward Office
2 /63 Annerley Road
(Cnr Crown Street)
Woolloongabba QLD 4102

Ph: [REDACTED]

 Please consider the environment before printing this e-mail

www.helenabrahams.com

From: Diane Robertson [REDACTED]
Sent: Wednesday, 9 February 2011 12:11 PM
To: Thegabba Ward

[REDACTED]
Subject: Hydrology Information from Council

Attention: [REDACTED]

[REDACTED]

Thanks, [REDACTED]

We look forward to Helen joining us. But to ensure you have the complete (if complicated picture) I have copy/pasted another email I sent to your office (shown below). And I wanted to let you know I have now rung and emailed the Aura Hydraulic Engineers, Chilton Woodward & Associates, who did the hydraulic plans for Aura, and who are mentioned below, to ask for a brief meeting with them:

Helen

Thank you for this information. It is very useful and much appreciated, although the application number you have given is for a Site Based Stormwater Quality Management Plan for the sister building next door called Arriva not Aura.

The Aura development application number for the Site Based Stormwater Quality Management Plan is A001989889.

It is easy to confuse the two buildings because of their development history. The original application submitted by Kozmic Developments was for three buildings. At one point during the application process Kozmic Developments sold off one the three buildings and Reggi Developments built Aura. So, the buildings have different stormwater plans done by different companies, but it not easy to separate out the application documents because the street number used when submitting the plans for Arriva varied. Sometimes the Arriva building was described as being at [REDACTED] Ferry Road and at other times as being at [REDACTED] Ferry Road. As well one document for Aura was described as being at [REDACTED] Ferry Road. (The current addresses are [REDACTED] Ferry Road for Arriva and [REDACTED] Ferry Road for Aura.)

You also gave me the name of the hydraulic engineer, [REDACTED] from DEB & Associates, whom you thought was the hydraulic engineer who did the plans for Aura and I have organised for him to talk to some Aura body corporate members tomorrow at 11.00 am for a half hour chat about his plans for the building. I invited you to come and you are still welcome to do so. However, I have now discovered that he did the plans for Arriva not Aura. (Chilton Woodward & Associates did the hydraulic plans for Aura.) Despite that we are still keen to talk to [REDACTED] but I have also invited Arriva committee members to come to the meeting, if they wish. And anyway Andrew Toumbas, who is the Building Manager for both Aura and Arriva, is coming to the meeting.

In the meantime I will ring the hydraulic engineers for Aura to see if they will talk to us about Aura. And I am interested in coming in some time to look at the contamination report.

It is complicated, but probably no more so than the broader issues related to proper planning, which I am becoming more convinced is not happening with the current Council administration. The behaviour of the Council regarding the development application for Duncan Street nearby shows this. And I also have some information about another similar development at [REDACTED] Montague Road, where the Council is approving a 12 storey building under suspicious circumstances.

Regards

Diane Robertson

From: Thegabba Ward [<mailto:thegabba.ward@ecn.net.au>]
Sent: Monday, 14 February 2011 2:01 PM
To: Diane Robertson
Subject: Hydrology Information from Council

[Quoted text hidden]

From: Thegabba Ward [<mailto:thegabba.ward@ecn.net.au>]
Sent: Tuesday, 15 February 2011 3:31 PM
To: Diane Robertson
Subject: FW: Hydrology Information from Council

[Quoted text hidden]



Diane Robertson <diane@australbusiness.com>

Hydrology Information from Council

4 messages

Diane Robertson <[REDACTED]>
To: Helen Abrahams <[REDACTED]>

9 February 2011 12:11

Attention: [REDACTED]

[REDACTED]

I greatly appreciated your interest when I spoke to you this morning about some of the issues facing body corporate committees in the West End area. As I mentioned, one of the big concerns of the Aura Body Corporate Committee (and the other bodies corporate in our area) revolve around water issues. We want to better understand why water inundated our buildings so we can deal with insurance and also understand what we can do to minimise water levels if we have a similar occurrence—something that could happen again in March, if the weather predictions are correct.

Another concern is whether the drainage in West End is adequate, as stormwater was a problem in our building and other buildings in the area. We also want to find out whether the Council had adequate planning requirements in place to deal with water in the new buildings in the West End area. That includes designing buildings to keep water out as well as designing buildings to minimise damage by putting services on the ground floor rather than the basement. It was a long time before residents could return to buildings where all the services were in the basement.

As we agreed, here is a list of information that would be useful to us:

- Flood history of our local area
- Evidence of soil drainage in our area
- Water flow paths
- Maps showing the location of watercourses and stormwater drains in our area
- Council commissioned hydrology reports
- Contour maps

If you could help us obtain this information or direct us to the right people in Council who could help us, we would greatly appreciate that.

Regards

Diane Robertson

Aura Body Corporate Committee

PO Box 5516, West End Qld 4101

█ Ferry Road West End Qld 4101

Email: █

Telephone █

Thegabba Ward <thegabba.ward@ecn.net.au>

11 February 2011 15:31

To: Diane Robertson <█>

Diane

I have attached some of the information I have dug up for you. It includes a flood map of the area including overland flows, sewer, stormwater and contour maps of Ferry Road and a Floodwise property report. Cr Abrahams is following up information regarding soil tests and drainage plans from the original DA which she will forward when we have it.

I hope this information is of assistance. If you have any other questions just let us know.

Regards,

█
PA to Cr Helen Abrahams
Councillor for The Gabba

The Gabba Ward Office
2 / 63 Annerley Road
(Cnr Crown Street)
Woolloongabba QLD 4102
Ph: █ Fax: █

 Please consider the environment before printing this e-mail
www.helenabrahams.com

From: Diane Robertson [mailto:█]
Sent: Wednesday, 9 February 2011 12:11 PM
To: Thegabba Ward
Cc: █
Subject: Hydrology Information from Council

[Quoted text hidden]

5 attachments



Ferry Road- contours.pdf
102K



FloodWisePropertyReport.pdf
191K



Ferry Road stormwater.pdf
124K

 **flooding_west_end_flood_flag_map.pdf**
1116K

 **Ferry Road - sewers.pdf**
158K

Diane Robertson [REDACTED]

13 February 2011 23:33

[REDACTED]

FYI

From: Thegabba Ward [mailto:thegabba.ward@ecn.net.au]
Sent: Friday, 11 February 2011 3:31 PM
To: Diane Robertson
Subject: RE: Hydrology Information from Council

[Quoted text hidden]

5 attachments

 **Ferry Road- contours.pdf**
102K

 **FloodWisePropertyReport.pdf**
191K

 **Ferry Road stormwater.pdf**
124K

 **flooding_west_end_flood_flag_map.pdf**
1116K

 **Ferry Road - sewers.pdf**
158K

Diane Robertson [REDACTED]

13 February 2011 23:36

To: Thegabba Ward <thegabba.ward@ecn.net.au>

[REDACTED]

[REDACTED]

We thank you very very much for this information and look forward to the soil tests and drainage plans from the original DA.

Please also thank Helen Abrahams for giving us the name of the hydraulic engineer who did the hydrology plans for Aura. We have contacted Scott Ellis-Butler of DEB Associates and he is meeting with a few of the Body Corporate Committee members at Aura ([REDACTED] Ferry Road) on Wednesday at 11.00 am for half an hour. He is bringing his hydrology plans for the building and he will explain them. Helen is welcome to join us.

Regards

Diane Robertson

From: Thegabba Ward [<mailto:thegabba.ward@ecn.net.au>]

Sent: Friday, 11 February 2011 3:31 PM

To: Diane Robertson

Subject: RE: Hydrology Information from Council

Diane

[Quoted text hidden]

Serious planning issues in the West End riverside area requiring immediate attention

2 messages

Diane Robertson [REDACTED]

17 February 2011 21:51

[REDACTED]

Dear Cr Helen Abrahams and Premier Anna Bligh

I am sending you copies of a letter plus attachments, which [REDACTED] and I posted to Stirling Hinchliffe, Minister for Infrastructure and Planning asking that he put a moratorium on a development in Duncan Street until the serious issues of water management in the West End area around Ferry Road can be investigated.

Our building (Aura) in West End suffered severe damage from stormwater inundation during the recent Brisbane floods, and, if the development in Duncan Street goes ahead and we have another such event, we could to see the problems we had in Ferry Road magnified. Allowing 12 storey buildings in an area with water problems could mean that another 515 families would have nowhere to go and parking would be impossible in our narrow streets.

Sincerely

Diane Robertson

PO Box 5516, West End Qld 4101

[REDACTED] Ferry Road, West End Qld 4101

Email [REDACTED]
[REDACTED]

7 attachments

-  **BuildingHeightsMediaRelease.pdf**
10K
-  **Flooding_SBRiverside.pdf**
84K
-  **HinchliffeLtrToBCCMayor.pdf**
73K
-  **LetterFromLordMayorReDuncanSt.pdf**
129K
-  **LetterToHinchliffe_PlanningSBRiverside.pdf**
124K

 **ObjectionToDuncanStDA.pdf**
211K

 **WaterMan_SBRiverside.pdf**
84K

South Brisbane Electorate Office <South.Brisbane@parliament.qld.gov.au>

22 February 2011 12:16

To: Diane Robertson [REDACTED]

Dear Ms Robertson

Anna Bligh MP, Member for South Brisbane, has asked me to acknowledge receipt of your email below and attached correspondence. We appreciate you keeping us informed about your correspondence with the Minister.

I will bring your letter to Anna's attention.

As you would be aware Ministerial portfolio responsibilities have recently changed - please be assured we will liaise with the new Minister's Office to ensure a response is provided as soon as possible.

Kind regards

[REDACTED]

Electorate Officer
Anna Bligh MP
South Brisbane Electorate Office
Ph: 3255 3615 Fax: 3255 3627

From: Diane Robertson [mailto:[REDACTED]]
Sent: Thursday, 17 February 2011 9:52 PM
To: thegabba.ward@ecn.net.au; South Brisbane Electorate Office
[REDACTED]

Subject: Serious planning issues in the West End rivrside area requiring immediate attention

[Quoted text hidden]

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Diane Robertson <diane@australbusiness.com>

RE: Serious planning issues in the West End riverside area requiring immediate attention

3 messages

Diane Robertson [REDACTED]

22 February 2011 16:24

To: South Brisbane Electorate Office <South.Brisbane@parliament.qld.gov.au>

Cc: [REDACTED]

[REDACTED]

Thank you for responding and offering to pass on the email to the minister who will now be responsible. Can you tell me who that will be and whether the Department of Infrastructure and Planning will be operating the same or differently from the way it did before.

Regards

Diane Robertson

From: South Brisbane Electorate Office [mailto:South.Brisbane@parliament.qld.gov.au]

Sent: Tuesday, 22 February 2011 12:16 PM

To: Diane Robertson

Subject: RE: Serious planning issues in the West End riverside area requiring immediate attention

Dear Ms Robertson

Anna Bligh MP, Member for South Brisbane, has asked me to acknowledge receipt of your email below and attached correspondence. We appreciate you keeping us informed about your correspondence with the Minister.

I will bring your letter to Anna's attention.

As you would be aware Ministerial portfolio responsibilities have recently changed - please be assured we will liaise with the new Minister's Office to ensure a response is provided as soon as possible.

Kind regards

[REDACTED]

Electorate Officer
Anna Bligh MP

From: Diane Robertson [mailto: [REDACTED]]
Sent: Thursday, 17 February 2011 9:52 PM
To: thegabba.ward@ec.n.net.au; South Brisbane Electorate Office
[REDACTED]

Subject: Serious planning issues in the West End rivside area requiring immediate attention

Dear Cr Helen Abrahams and Premier Anna Bligh

I am sending you copies of a letter plus attachments, which [REDACTED] and I posted to Stirling Hinchliffe, Minister for Infrastructure and Planning asking that he put a moratorium on a development in Duncan Street until the serious issues of water management in the West End area around Ferry Road can be investigated.

Our building (Aura) in West End suffered severe damage from stormwater inundation during the recent Brisbane floods, and, if the development in Duncan Street goes ahead and we have another such event, we could to see the problems we had in Ferry Road magnified. Allowing 12 storey buildings in an area with water problems could mean that another 515 families would have nowhere to go and parking would be impossible in our narrow streets.

Sincerely

Diane Robertson

PO Box 5516, West End Qld 4101

[REDACTED] Ferry Road, West End Qld 4101

Email: [REDACTED]

Telephone: [REDACTED]

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South Brisbane Electorate Office <South.Brisbane@parliament.qld.gov.au>

25 February 2011 16:01

To: Diane Robertson [REDACTED]

Hello Diane

The Minister responsible is the Deputy Premier - Hon Paul Lucas. I am advised that most of the functions of DIP are now within his responsibilities - especially those that relate to neighbourhood planning etc.

I hope this is helpful ?

Thanks

From: Diane Robertson [mailto:[REDACTED]]
Sent: Tuesday, 22 February 2011 4:25 PM
To: South Brisbane Electorate Office
Cc: Neil Robertson; Brett Robertson
Subject: RE: Serious planning issues in the West End riverside area requiring immediate attention

[Quoted text hidden]

Diane Robertson <[REDACTED]>
To: South Brisbane Electorate Office <South.Brisbane@parliament.qld.gov.au>
Cc: Neil Robertson [REDACTED]

25 February 2011 18:50

Thank you, Tina

From: South Brisbane Electorate Office [mailto:South.Brisbane@parliament.qld.gov.au]
Sent: Friday, 25 February 2011 4:01 PM
To: Diane Robertson

[Quoted text hidden]

[Quoted text hidden]



Diane Robertson <diane@australbusiness.com>

Council and the South Brisbane Riverside Neighbourhood Plan

1 message

Diane Robertson [REDACTED]
To: [REDACTED] <brackenridge.ward@ecn.net.au>

15 April 2011 16:20

Dear Cr Cooper

I have just received a letter, which I have attached, from the office of Hon. Paul Lucas MP. I was very disappointed to read that you had assured the Deputy Premier that the Brisbane City Council had undertaken a review of its planning processes in relation to the January flood event and confirmed that no further action related to flooding within the South Brisbane Riverside Neighbourhood Plan area was necessary. Our building, Aura Apartments in Ferry Road, West End suffered hundreds of thousands of dollars in damages from the floods and some of that expense is directly related to inadequate planning requirements for buildings and for infrastructure in flood-prone areas, which I have explained in the submission to the Council Flood Inquiry (also attached). That leads me to ask the following about that review:

- Can you please explain to me why you feel you should take no further action related to flooding within the South Brisbane Riverside Neighbourhood Plan area.
- Can you please list what issues you took into account when undertaking the review.
- Can you please send a copy of your review of the planning processes in relation to the January flood event.

In addition, I would like to know where things stand in relation to the South Brisbane Riverside Neighbourhood Plan, so I ask the following:

- Can you please send a copy or direct me to a website where I can view the most recent version of the South Brisbane Riverside Neighbourhood Plan.
- Can you please list what elements in the West End—Woolloongabba District Local Plan you will be adopting in the South Brisbane Riverside Neighbourhood Plan and what elements you will be rejecting.

I am writing this email from a personal perspective, but I am forwarding this email to other apartment dwellers in the West End/Southbank area who are taking a very keen interest in issues around the neighbourhood plan and ongoing issues from the January flood.

I look forward to your response.

Regards

Diane Robertson

Aura Apartments

█ Ferry Road, West End Q 4101

2 attachments

 **StateGov__DraftPlan_Reply.pdf**
874K

 **Aura_StateGov_submission.pdf**
1035K



Our ref: MC10/461 MC11/1090
LG/11/0180

Office of the
**Deputy Premier and Attorney General
Minister for Local Government
and Special Minister of State**

12 APR 2011

Mr Neil and Ms Diane Robertson
PO Box 5516
West End QLD 4101

Dear Mr and Ms Robertson

I refer to your representations on 22 November 2010 and 17 February 2011 to the former Minister for Infrastructure and Planning, the Honourable Stirling Hinchliffe MP, about the draft South Brisbane Riverside Neighbourhood Plan (the draft plan). As you may be aware, planning matters now fall within the portfolio of the Honourable Paul Lucas MP, Deputy Premier and Attorney-General, Minister for Local Government and Special Minister of State. The Deputy Premier has asked that I respond on his behalf. I apologise for the delay.

As you are aware, on 3 August 2010, Minister Hinchliffe advised Brisbane City Council the draft plan could be publicly notified subject to conditions. In particular, a condition was imposed that required the acceptable solution for building height in Precinct Area 7 (Riverside South) to be seven storeys in a Residential Area and four storeys in a Multi-Purpose Centre.

Minister Hinchliffe's condition maintained the existing height limit as prescribed in the corresponding acceptable solution in the *West End - Woolloongabba District Local Plan*. Minister Hinchliffe applied this condition as he considered the proposed amendment did not adequately take into account the likely residential capacity of the Woolloongabba Urban Development Area and other matters.

The Deputy Premier has considered the submissions made by members of the public during the draft plan's formal consultation period in addition to taking into account matters that are of a State interest. The Deputy Premier subsequently approved the draft neighbourhood plan on 10 March 2011 subject to several conditions. One such imposed condition limits building heights within the Riverside South Precinct. It is now a matter for Brisbane City Council to decide whether to adopt the neighbourhood plan, subject to the imposed conditions, or to not proceed with the proposed amendment.

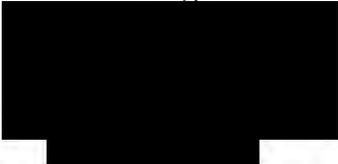
I acknowledge your concerns regarding the recent flood event. On 2 March 2011, the Deputy Premier met with Councillor Amanda Cooper, Chair of Brisbane City Council's Neighbourhood Planning and Development Assessment Committee, to discuss among other things, the impacts of the January flood on Council's planning program. Councillor Cooper assured the Deputy Premier that Brisbane City Council has undertaken an adequate review of its planning processes in relation to the January flood event and confirmed that no further action related to flooding within the South Brisbane Riverside Neighbourhood Plan area is necessary.

On 17 January 2011, the Honourable Anna Bligh MP, Premier and Minister for Reconstruction, announced a Statewide independent Commission of Inquiry to examine Queensland's unprecedented flood disaster. The Commission will also determine the appropriate action required by planning schemes in the future to address their contribution to the flooding events. The Commission will receive public submissions from across Queensland and I encourage you to raise your concerns and ideas through this inquiry so they may be considered by the Commission.

If you require any further information, please contact Mr Steven Schwartz, Manager, South East Region, Regional Services Division, Strategy and Governance Group, Department of Local Government and Planning, on 3237 1723 who will be pleased to assist.

I trust this information is of assistance.

Yours sincerely



Principal Advisor

P.O. Box 5516
West End
QLD 4101

22 November 2010

To:
Lord Mayor Campbell Newman
Office of the Lord Mayor
GPO Box 2287
Brisbane QLD 4001

Dear Lord Mayor Newman,

RE: Draft South Brisbane Riverside Neighbourhood Plan (August 2010 Version) - failure of Brisbane City Council (BCC) to follow Minister's directive

We have attached for your urgent attention a copy of a letter sent today to the Minister for Infrastructure and Planning, concerning the apparent failure of the BCC Development Assessment Branch to correctly follow a recent directive by the Minister, concerning the Draft South Brisbane Riverside Neighbourhood Plan, August 2010.

This failure appears to arise from an error in the recently published Draft SBRNP, which contains inconsistent statements concerning allowable building heights in Precinct 7 (Riverside South) of the Draft SBRNP.

Council is currently assessing Development Application No. A002851765 concerning a proposed development in the Riverside South Precinct. The DA is currently open for public submissions, which close on 25 November 2010. The attached letter shows that a Council officer has incorrectly directed the developer to submit plans for a 12 storey development, in direct contravention of the Minister's directive to Council.

We urge you to take action immediately on this matter.

Yours faithfully,

Neil & Diane Robertson

Resident Details

Neil and Diane Robertson

█ Ferry Road

West End QLD 4101

Ph: █

E: █

P.O. Box 5516
West End
QLD 4101

22 November 2010

To:
Hon. Stirling Hinchliffe
Minister for Infrastructure and Planning
PO Box 15009
City East QLD 4002

Dear Minister Hinchcliffe,

RE: Draft South Brisbane Riverside Neighbourhood Plan (August 2010 Version) - failure of Brisbane City Council (BCC) to follow Minister's directive

We wish to draw your attention to the Draft South Brisbane Riverside Neighbourhood Plan (Draft SBRNP). On 3 August 2010, you wrote to the Brisbane Lord Mayor (attached, your reference: 10/27295), directing him to amend the Draft SBRNP to change the maximum building height for Precinct Area 7, Riverside South to a maximum building height of 7 storeys in a Residential Area. Table 1 of the August Draft SBRNP was duly amended. However, the text of Section 3.7 was not amended to comply with your direction, and continued to refer to a maximum height of 12 storeys.

Recent correspondence between BCC and a developer regarding a Development Application shows that BCC is not complying with your direction to reduce the maximum height to 7 stories. In relation to Application A002841765, a letter was sent on 23 August 2010 from Senior Urban Planner Adam Rigby to the developer Pradella Development Pty Ltd, as an Information Request under Section 276 of the Sustainable Planning Act 2009, directing Pradella to reduce the height of the proposed development from 14 storeys to 12 storeys (attached).

Currently, the Development Application A002841765 is open for public submissions, closing on 25 November 2010.

If the proposed 12 storey development, involving five buildings and 514 dwelling units, is approved by BCC, this will be in direct contravention of your direction to reduce the maximum building height to 7 storeys in the Draft SBRNP. As you have identified, the local transport infrastructure, social infrastructure and community facilities are insufficient to accommodate a development of this density, and the character and amenity of this iconic Brisbane suburb will be significantly affected.

As local residents who will be negatively affected by the proposed development, we strongly support maintaining the maximum building height at 7 storeys in Precinct 7 (Riverside South). We urge you to take action immediately on this matter.

Yours faithfully,

Neil & Diane Robertson

Copy to Brisbane Lord Mayor, Councillor Campbell Newman

Resident Details

Neil and Diane Robertson

█ Ferry Road
West End QLD 4101

Ph █

E: █



Hon Stirling Hinchliffe MP
Member for Stafford



Queensland
Government

Minister for Infrastructure and Planning

Our ref: 10/27295

03 August 2010

The Right Honourable the Lord Mayor of Brisbane
Councillor Campbell Newman
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

My dear Lord Mayor

I refer to Brisbane City Council's recent letter regarding the *draft South Brisbane Riverside Neighbourhood Plan* (the neighbourhood plan).

In accordance with Schedule 1 of (repealed) *Integrated Planning Act 1997* the neighbourhood plan has been assessed for its potential effects on State interests.

I acknowledge that this neighbourhood plan is responding to current development pressures and the regional planning policies of the *South East Queensland Regional Plan 2009-2031*. However, I am also aware that some questions remain about the form, scale and distribution of the development proposed in this neighbourhood plan, and about the physical and community infrastructure needed to support the anticipated growth.

As you are aware, in July 2010, the Woolloongabba Urban Development Area (UDA) was announced. This precinct will be developed as an inner-city community of residential, retail, commercial, employment, recreation and community facilities that is centred around a major transport hub. It is anticipated that the Woolloongabba UDA will contribute between 2,000 to 2,500 extra dwellings to Brisbane's inner south. This is proposed through a mixed use development of up to 40 storeys above the transport interchange and 20 to 30 storeys across other parts of the site.

Consequently, while it is acknowledged that Brisbane City Council have undertaken extensive preparation of this draft Neighbourhood Plan, the work being undertaken currently by the Urban Land Development Authority on the Woolloongabba UDA will take some development pressure off the South Brisbane and West End area.

I refer specifically to proposed increase in building heights within the Riverside South precinct of the neighbourhood plan. I am advised that there are currently 10 sites that could be potentially built to 12 storeys within the precinct, and yet, the area is limited in terms of access to social infrastructure and community facilities.

Level 12 Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3224 4600
Facsimile +61 7 3224 4781
Email infrastructure.planning@ministerial.qld.gov.au
ABN 65 959 415 158

Acknowledging the scale, character and ability of the South Brisbane / West End area to accommodate this growth in a sustainable manner, and the capacity of the Woolloongabba UDA to accommodate higher densities (that have not previously been known to either the State Government or the Council), I have determined that a better balance can be achieved by limiting the maximum building height in Precinct Area 7, Riverside South to the existing levels.

The Woolloongabba UDA provides an alternative location to an estimated 2,000 to 2,500 extra dwellings that have previously been unaccounted for within Brisbane's inner south. This will further reduce growth pressures from the West End area and redistribute them into a locality that will be infrastructure rich in both public and social infrastructure services.

In accordance with Schedule 1, I wish to advise you that Brisbane City Council may now publicly notify the *draft South Brisbane Riverside Neighbourhood Plan*, as resubmitted to the Department up to and on 18 June 2010, subject to the conditions outlined as follows:

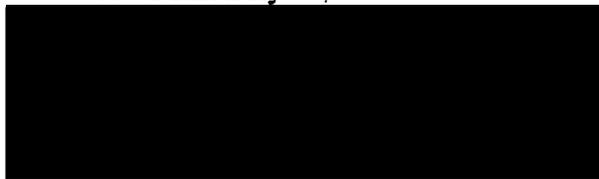
1. Amend Table 1 – Maximum building heights for Precinct Area 7, Riverside South to a maximum building height of 7 storeys where in a Residential Area or 4 storeys where in a Multi-purpose Centre.

I do not wish for important and necessary planning for the State's capital to be delayed, however, the submissions received during the public consultation phase will be considered in my final views on this neighbourhood plan.

I have also written to the Chief Executive Officer about this matter.

I trust this information is of assistance. If you require any further information, please contact [REDACTED] Manager, South East Region, Regional Services Division, Strategy and Governance Group, Department of Infrastructure and Planning, on [REDACTED] who will be pleased to assist.

Yours sincerely



Stirling Hinchliffe MP
Minister for Infrastructure and Planning



Dedicated to a better Brisbane

23 August 2010

Pradella Developments Pty Ltd
C/- RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Attention: [REDACTED]

Permit Type: 5 x DA - SPA - Carry out Building Work
5 x DA - SPA - Material Change of Use

Description of Proposal: Stage 1 - Multi Unit Dwelling (121 units), Shop, Office and Restaurant
Stage 2 - Multi Unit Dwelling (106 Units)
Stage 3 - Multi Unit Dwelling (88 Units)
Stage 4 - Multi Unit Dwelling (115 Units)
Stage 5 - Multi Unit Dwelling (95 units), Shop, Office and Restaurant

Address of Site: 43 Ferry Rd, 33 Bailey and Part of 36 Duncan St West End 4101

Real Property Description: Lots 2 & 3 on SP213410, Part of Lot 4 on SP231798

Application Reference: A002841765

Dear Julian,

RE: Information Request under Section 276 of the *Sustainable Planning Act 2009*

The Council has carried out an initial review of the above application. This review has identified that further information is required to fully assess the proposal and indicated possible changes to the application for your consideration.

The issues identified relate to the proposed building height, carparking, road construction, pedestrian safety, street design, building form and building design for all stages. Please contact me on [REDACTED] to discuss any of the following matters or alternatively I can arrange a meeting.

The proposed Gross Floor Area (GFA) of 49,154m² (which is 2.254 times the site area) exceeds West End / Woolloongabba District Local Plan (WEWDLP) provision of 1.5 times the site area; however the proposed development is not considered to exceed the infrastructure capacity available on each site, which satisfies Section 5.5, performance criteria P1 of the Local Plan.

Additionally the uses proposed within this development application are not in conflict with the principles of the Draft SBRNP, as the land use is in transition from long established industrial and warehouses uses to medium-high density residential development. On this

basis, Council agrees to assess the application under the Draft South Brisbane Riverside Neighbourhood Plan (August 2010 version).

The 'Draft SBRNP' stated in this letter refers to the Draft South Brisbane Riverside Neighbourhood Plan (August 2010 Version).

1.0 Proposed Building Height

The proposed maximum building height of 14 storeys does not meet the provision of 7 storeys outlined in the WEWDLP and does not meet the intent (Section 3.7 Riverside South Precinct) of Draft SBRNP of up to 12 storeys.

Although the Draft SBRNP provides that certain 'Corner Sites' are allowed 2 storeys additional height, the subject sites are not the 'Corner Sites' identified on Map B – *Street Hierarchy, Front Setbacks and Corner Sites* referred in A10.1 of the Draft SBRNP. On this basis the additional 2 storeys justified is not supported.

Reduce the maximum proposed building height to be no more than 12 storeys above ground level to meet the intent of the Draft SBRNP and taking into account item in section 4 of this request.

2.0 Road Construction and Dedication

The proposed road construction and dedication shown in this application is inconsistent with the approved Stages 1A and 1B of Pradella development (A002380063). Conditions 45, 50 and 107 of the approval requires road along the Duncan Street frontage to be dedicated and constructed as indicated on approved Plan no. DA_200 L.

Additionally the potential traffic generated from this proposed development and the developments in the area are considered to generate greater than 1000 vehicle movements per day (vpd). It is considered that construction of the Duncan Street link to Ferry Road is required earlier than proposed (Precinct 3/ Stage 5).

Amend the proposed staging of the proposed development to:

- (a) Remove the indicated road dedication and construction of Duncan Street from Stages 2A and 2C to be in accordance with A002380063; and
- (b) Indicate the remainder of Duncan Street to be dedicated and constructed as part of Stage 2C or equivalent stage of development.

3.0 Insufficient On-site Carparking Spaces

The reliance of on-street parking indicated on proposed plans is not supported. The proposed carparking layout in its current form results in a significant shortfall of on-site visitor parking, which is not supported.

Amend the proposal to provide all required carparking spaces on site to comply with the *Residential Design – Medium Density Code & Transport, Access, Parking and Servicing (TAPS) Code*. The reduction of storeys to resolve the building height issue (See item 1.0) may help resolve the issues of carparking.

When amending the proposal, **each stage needs to comply independently** of each other based on the following carparking rate(s):

Small (<75m²) or 1 Bedroom = 0.75 space

Medium (75 – 110m²) = 1 space

Large (>110m²) or 3 Bedrooms = 1.25 spaces

Plus per dwelling for visitors = 0.25 space

Retail / Commercial = Maximum 1 space / 200m² (City Frame Guidelines)

4.0 Built Form and Building Design

The proposed 5 separate buildings associated with commercial, retail and recreational facilities are not sufficiently articulated and do not give sufficient consideration to how those built forms sit within their urban environment.

The proposed development will need to be amended taking into account the following:

- (a) The proposed building height and overly bulky built forms of Buildings A, B and C will result in significant overshadowing of the private open space proposed as part of Precinct 2.

Amend the proposed built form to ensure that Buildings A, B and C will cast less shadow over the communal open space. This could be achieved by more slender configurations (towers) of built form which can allow for 'fingers' of shadow as opposed to the large blankets of shadow that will result from the currently proposed built form.

- (b) The proposed built form of Building A, B, C, D and E as they address the proposed extension to Duncan St and the surrounding urban environment present as overly massive, bulky, dominating and in some instances (Buildings A, C and D) impermeable urban 'walls'.

The proposed built form of Building A, B, C, D and E is inconsistent with the P6 of the Draft SBRNP, in that the proposed vertical steps in built form from 10 storeys to 14 and 12 storeys to 10 are not a sufficient variation (and will be too high above street level to be an appreciable articulation in built form) to allow the higher portion of building to read as a tower, distinct from the main mass of building.

Amend the proposed built form of all buildings to further break up the apparent mass and scale to allow for appropriately scaled towers with lower podiums / sleeve components that both address the street and allow for solar access, cross ventilation and privacy and extend no more than 75% of the podium to comply with A6.1 of the Draft SBRNP.

- (c) The proposed floor to floor dimension of 2.6 metres will not easily allow for cross ventilation to comply with A4.1 of the Draft SBRNP. Amend the proposal to achieve a minimum floor to floor height of 2.7 metres with an average floor to floor height of 3 metres to allow for better air circulation and ventilation to comply with P4 of the Draft SBRNP.
- (d) The proposed 3m setbacks to Buildings A and C and partial no setback to Building E do not comply with A7.1 of the Draft SBRNP and will result in narrower streets with less access to natural light and reduced opportunity for landscaping. The justifications that Duncan Street should form part of a City Street (CS2) are not supported, and is to be considered in accordance with Map B of the Draft SBRNP as 'Neighbourhood Street (NS1)'.

Amend the proposal to achieve the 4m setbacks from the street front boundary for all proposed buildings fronting Duncan Street and Rogers Street to allow for wider and more generous public streets with greater opportunity for landscaping as referred in Map B of the Draft SBRNP, and the Draft Brisbane Streetscape Design Guidelines.

- (e) The proposed built to street boundary basement does not allow for deep planting. Amend the proposed basement planning to achieve the required 4m deep planting between the road boundary and basement wall to comply with Note 2 referred in the Acceptable Solutions of P7 (Figure f of the Draft SBRNP).
- (f) The sleeve and tower composition of proposed Buildings A, B, C, D and E do not comply with P7 of the Draft SBRNP. The justification for A7.6 is not supported, as the proposed buildings dominate the street.

Amend the proposed built form, breaking up apparent building mass and scale to achieve setbacks from the podium / sleeve components complying with A7.6 of the Draft SBRNP.

- (g) The proposed landscaping is unlikely to be provided over a large basement carpark allowing for adequate deep planting and drainage whilst maintaining a waterproof basement.

Provide detailed information of how ground water will be dealt with and how the proposed depth of soil can be achieved whilst maintaining a waterproof basement. Best practice techniques of rain / ground water harvesting and reuse for irrigation with the site should be incorporated.

- (h) The proposed lack of building articulation for buildings over 5 storeys high are not considered to meet A9.1 of the Draft SBRNP. To demonstrate excellence in architectural design, innovation and subtropical design to meet P9/A9.1 of the Draft SBRNP, you are required to amend the elevation façade treatments such that:

- Building A – achieves appropriate stepping in vertical height with expression of a tower element as distinct from base;
 - Building B – Eastern and Western elevations are broken up with variation in material, sunshading devices and colour;
 - Building C – Northern and southern elevations are broken up with variation in material, sunshading devices and colour;
 - Building D – achieves appropriate stepping in vertical height with expression of a tower element as distinct from base; and
 - Building E – Northern and Western elevations are broken up with variation in material, sunshading devices and colour.
- (i) The proposed solid walls / balustrade to units at ground level fronting Duncan Street (extension) and Rogers Street will limit the ability of occupants to view the street and also limit activation at street level which does not comply with A14.1 of the Draft SBRNP.

Amend the proposed balustrade / fence to the Ground Floor units of the proposal that front Duncan Street and Rogers Street to be at least 50% open to achieve appropriate casual surveillance of the street and provide a level of activation to the street to comply with P14 of the Draft SBRNP.

- (j) In addition, the Building D with narrow windows oriented to the street lacks a pedestrian friendly, activated street frontage and does not comply with P14 of the Draft SBRNP. Amend the proposed ground floor western-most unit of Building D to have large windows and decks oriented to the street to provide a pedestrian friendly, activated street frontage in this area to comply with A14.1 of the Draft SBRNP.
- (k) The lack of direct access from the street to the ground floor level of units within Building A does not comply with P14/A14.2 of the Draft SBRNP. Amend the proposal to show direct access from Duncan Street to the ground floor units of Building A to comply with A14.2 of the Draft SBRNP.
- (l) The proposed blade walls adjacent the carpark entrance, bin access, retail and angled column supports in the “breezeway” of Building A; and the western walls of the proposed retail spaces in Building E are potentially susceptible to graffiti which do not comply with A8 of the *Centre Design Code*.

Amend proposal to show the introduction of planting to create a physical barrier and/ or through the application of anti-graffiti materials or finishes (eg. Ceramic tiles and rough concrete or blockwork) to these susceptible surfaces.

- (m) The western edge of the retail and commercial spaces proposed as part of Building E with carpark located behind the blank walls of the retail and the rear of the ABC Music Centre Building; and the basement carpark of the proposed precinct 2 are potential CPTED issues which does not comply with A35.1 of the *Centre Design Code* and A29 of the *Residential Design – Medium Density Code*.

The applicant should ensure that potential CPTED risks are identified and are appropriately mitigated especially with regard to the basement carpark and access ramps and street and carparking areas to the west of Building E to comply with the Codes.

- (n) The proposal lacks adequate amenity to provide for natural light and ventilation to a significant proportion of bedrooms across Buildings A, B and C (Building A – 14 Bedrooms with no windows; Building B – 28 Bedrooms with no windows; Building C – 20 Bedrooms with no windows).

Amend the proposal layout such that all habitable rooms have access to natural light and ventilation to comply with the Building Code of Australia (BCA).

- (o) The nature of the proposed physical barrier between the “Breezeway” and the private open space to the east (internal courtyard) shown as a dotted line on the ground floor plan is not clear. It would appear that this is some sort of semi-open screen to achieve the breezeway?

Notate on plans the type of materials and openness of the screen acting as a physical barrier between the public urban breezeway space under Building A and the communal open space to the east of building A to clearly demonstrate the level of transparency and permeability between the spaces.

5.0 Noise Impacts

The Amenity Assessment report/letter ref L12810/PAK/08-072 prepared by Max Winders and Associates and dated 2 June 2010 has been assessed; however more information is required for a proper assessment.

Provide a revised noise report prepared by a qualified acoustic consultant, detailing the specific Rw/STC building attenuation required for the individual rooms/units of the proposed unit layout and building floor levels. The proposed development is located within an area where existing industrial uses are likely to remain for a period of time and are to be considered.

6.0 Air Quality

The previous air quality report was based on a 7 storey building. Given the increased height the previous report would not have assessed the air quality impacts on these proposed upper level units. There are still industrial uses in the area which have stack emission sources and it is considered that the impacts on the additions levels are required to be assessed.

The applicant is required to provide a revised air quality report prepared by an appropriately qualified consultant demonstrating that acceptable air quality can be achieved at the proposed residential units of the increased building floor heights from nearby industrial and commercial emission sources.

The report is to demonstrate that emissions at the proposed residential development will not exceed the design ground level concentrations for sensitive receptors outlined in Table 3 within City Plan’s *Air Quality Planning Scheme Policy*. The consultant will be required to

conduct modeling to determine pollutant concentration for elevated receptor heights in accordance with the various floor heights of the proposed residential development. This assessment must be developed in accordance with the assessment methodology outlined in this policy and other supporting guidelines. Where pollutants of concern are not listed in City Plan AQPSP, it is appropriate for the consultant to use the Victorian EPA Air Quality Design Criteria and then other appropriate sources. The report must include modeling input and output files, methodologies, assumptions etc used in the assessment.

7.0 Refuse Collection / Services

It is unclear how the refuse will be collected from the proposed development.

- (a) Clarify the proposed method of refuse collection for the site and demonstrate how the refuse bins will be moved from the basement level on collection days;
- (b) Demonstrate manoeuvring on site for Refuse Collection Vehicles (RCV) as per Transport, Access, Parking and Servicing (TAPS) Policies; and
- (c) Obtain approval from City Waste for the proposed refuse collection.

8.0 Awning over Footpath

Clarify if the proposed development involves any awnings structures / projections / devices over footpath.

If the proposed development involves any structures, projections or devices above the pedestrian street level, a Resource Entitlement from Department of Environment and Resource Management (DERM) must be obtained.

9.0 Pedestrian Safety and Street Design

- (a) The Porte Cochere in front of Building A is not supported in its current form. Amend the proposal to improve pedestrian safety:
 - i) wholly on private property;
 - ii) pedestrian connection from both sides; and
 - iii) removal of on-street car parking (VP34 – VP35).
- (b) The drop off area on Duncan Street between Buildings D and C is not supported. Remove the drop off area from proposed plans to show pedestrian pathways maintained in the road reserve;
- (c) Remove the visitor spaces (VP22 – VP29) shown on Ground Floor Plan A-DA-10-04 H dated 28/06/2010. Any carparking spaces in the road reserve are to be parallel to kerb;

(d) All proposed plans are to show pedestrian pathways in the road reserve.

10.0 Other Issues

Provide amended plans, elevations and sections to show:

- (a) The consistent development details. The submitted Site Plans – Structure Plan Staging and Resumption PRAD0002 A-DA-01-01 D dated 25/06/2010 shows the proposed development in 5 stages including Stages 2A, 2B, 2C, 2D and Precinct 3; however all elevation plans show the proposed development as Stages 1A, 1B, 1C, 1D and E.
- (b) Manoeuvring at entry into basement carpark from the access ramp on the southern side of Building D;
- (c) Circulation aisles in basement carparks are in excess of 100m in length. TAPS CI 6.4.4 specifies maximum 100m length to ensure speeds are minimised;
- (d) Provision of disabled carparking spaces for non-residential components;
- (e) All required road dedications / truncations;
- (f) Large tree planting along site boundaries in accordance with *Landscaping Code*; and
- (g) Clearly notate the areas for road dedication and construction on Site Plans – Structure Plan Staging and Resumption dated 25/06/2010.

Please note that unless a response is provided within the prescribed response period of six months, this application will lapse.

Your response should be emailed to edasouth@brisbane.qld.gov.au. Your prompt attention in this matter will enable the Council to more quickly decide your application.

Please phone me if you have any queries regarding this matter or to arrange a meeting.

Yours sincerely

[REDACTED]
[REDACTED]
Senior Urban Planner, Development Assessment
Development Assessment South BSQ

[REDACTED]
Development Assessment Branch



Diane Robertson <diane@australbusiness.com>

Failure of Brisbane City Council to follow Minister's directive

1 message

Diane Robertson [REDACTED] >
To: Councillor Helen Abrahams <thegabba.ward@ecn.net.au>

23 November 2010 18:40

Dear Councillor Abrahams

We are sending you copies of our submission objecting to a proposed development by Pradella in Duncan Street, West End and our letters to the Lord Mayor and Minister Hinchcliffe about the Council's role around this submission.

We are particularly concerned that a Council officer has provided an incorrect directive to a developer about a Development Application in relation to allowable building heights within the Riverside South Precinct.

Could you please look into this matter.

Yours sincerely

Diane and Neil Robertson

PO Box 5516, West End Qld 4101

Email [REDACTED]

Telephone: [REDACTED]

2 attachments



Letter to Lord Mayor of Brisbane re SBRNP error + attachments Nov10.pdf

332K



Submission on Development Application #A002841765 + attachment V2 22Nov10.pdf

285K

P.O. Box 5516
West End
QLD 4101

22 November 2010

To:
Development Assessment Team South
City Planning and Sustainability Division
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Submission on Development Application No. A002841765 re 36 Duncan Street, West End

WE OPPOSE the following Development Application No. A002841765. Our objections apply equally to both the original plans submitted to Council on 1 July 2010 and the amended plans submitted to Council on 3 November 2010 (see below).

Proposed plan details mentioned in the Grounds for this submission and Supporting facts and comments below refer to the original plans. However all grounds for objection apply equally to the amended plans.

Development Application details

Developer: Pradella Developments Pty Ltd

Location: 36 Duncan Street, West End ■■■ Ferry Road, West End

Development:

Plans submitted to Council on 1 July 2010: 5 buildings up to 14 storeys and associated underground parking and roadways (Duncan and Rogers Streets), comprising 525 residential units and 3 retail or commercial areas, 700 resident carparks, 100 visitor / retail / commercial carparks.

Amended plans submitted to Council on 3 November 2010: 5 buildings up to 12 storeys and associated underground parking and roadways (Duncan and Rogers Streets), comprising 514 residential units and 3 retail or commercial areas, 668 resident carparks, 140 visitor / retail / commercial carparks.

Grounds for this submission

Our opposition to this development application covers the following concerns, further detailed in the numbered points of objection below:

- The height of the proposed development is unsuitable;
- The number of additional residential units is unsuitable;
- The provisions for off-street and on-street parking are unsuitable;
- Traffic safety and capacity on Ferry Road are unsuitable.

Points of objection

The proposed development will have the following negative impacts on the immediate neighbourhood of Ferry Road and Duncan Street, and on the environment, amenity and value of Ferry Road properties:

1. The proposed development will not conform to the Draft South Brisbane Riverside Neighbourhood Plan¹, as amended in August 2010, in terms of allowable building heights in Precinct 7 – Riverside South (Table 1).
2. The development will greatly increase the population density, adding another 525 residential units and retail and commercial areas, compared with presently completed recent residential developments in Ferry Road, Duncan Street, Kurilpa Street and Victoria Street, within Precinct 7 (Riverside South) of the draft neighbourhood plan¹
3. Building heights will be much greater (up to 14 storeys) than adjacent recent developments (7 storeys), causing negative environmental, amenity and property value impacts for all property owners in the recently occupied residential developments in Ferry Road, Duncan Street, Kurilpa Street, Victoria Street, Beesley Street, Riverside Drive and Forbes Street, all within Precinct 7 (Riverside South) of the draft neighbourhood plan¹.
4. The development makes inadequate provision for off-street parking for the proposed occupancy, causing unacceptable increase in parking demand on surface streets. The inadequacy of off-street parking will be made worse with the planned closure of Riverside Drive adjacent to Forbes Street, Ferry Road, Kurilpa Street and Victoria Street.
5. The development will generate unacceptable traffic flows in Ferry Road, which has inadequate width.

Supporting facts and comments

Objection 1

- The Draft South Brisbane Riverside Neighbourhood Plan was recently amended following a directive from the Queensland Minister for Infrastructure and Planning² on 3 August 2010 to allow residential developments only up to 7 storeys, or 4 storeys in a multi-purpose centre.
- The development proposal does not conform to the current draft plan in this respect.
- The Minister noted that new proposed high density mixed use development opportunities in the Woolloongabba Urban Development Area will take some development pressure off the South Brisbane and West End area, and that, in particular, maintaining building heights to existing levels (7 storeys) provides a better balance of planning requirements in the Riverside South Precinct.
- The current published version of the Draft South Brisbane Riverside Neighbourhood Plan shows inconsistency in setting out its requirements for building heights in the Riverside South Precinct. Specifically, the summary reference (in Section 3.7 of the draft plan) to building heights for Riverside South Precinct is not consistent with the Table 1 definitions of building heights. The Minister's directive for amendment is correctly shown in Table 1.
- On 23 August 2010, the Development Assessment Branch of Council wrote to the developer with an Information Request³. The following extracts are taken from Section 1.0 of this letter.

¹ Brisbane City Council – Draft South Brisbane Riverside Neighbourhood Plan, August 2010

² Letter from the Minister for Infrastructure and Planning to the Lord Mayor of Brisbane dated 3 August 2010, published in the BCC Planning and Building website (**attached**).

³ Letter from Council to the developer RE: Information Request under Section 276 of the Sustainable Planning Act 2009, dated 23 August 2010, published in the BCC Planning and Building website.

“The proposed maximum building height of 14 storeys does not meet the provision of 7 storeys outlined in the WEWDLP and does not meet the intent (Section 3.7 Riverside South Precinct) of Draft SBRNP of up to 12 storeys.”

“Reduce the maximum proposed building height to be no more than 12 storeys above ground level to meet the intent of the Draft SBRNP”

- We believe that the Development Assessment Branch was incorrect in referring to Section 3.7 of the Draft SBRNP August 2010, rather than to Table 1 of the Draft SBRNP August 2010, which correctly refers to building height limits up to 7 storeys in Precinct 7 as directed by the Minister for Infrastructure and Planning.
- Approval of any development greater than 7 storeys will be in direct contravention of the Minister for Infrastructure and Planning’s direction of 3 August 2010.

Objection 2

- The Water’s Edge development currently under construction, and the Riverpoint development at Riverside Drive / Forbes Street just completed will more than quadruple the number of residential units now available or occupied within 200 metres of the intersection of Duncan Street and Ferry Road.
- The proposed development will again more than double the number of residential units located within the same area near the intersection of Duncan Street and Ferry Road.
- Such an increase in residential density is not suitable nor appropriate in the southern part of West End – that is, the Riverside South Precinct. The Neighbourhood Plan allows for low to medium density multiple unit development up to 7 storeys in Riverside South, high density up to 12 storeys in Buchanan and Davies Park Precinct (closer to the city), and high density up to 15 storeys in Riverside North Precinct (even closer to the city).
- Further, the proposed increase in density is not appropriate given the relatively limited arterial road access into the area, and limited access to social infrastructure and community facilities.
- The Riverside South Precinct is adjacent to existing single dwelling development, including a dominance of traditional character housing. Buildings of lower height (up to 7 storeys) will blend better with those types of buildings.
- Any development higher than 7 storeys will dominate the area, detracting from the character and amenity of this iconic Brisbane suburb. There has been strong and consistent community objection to development of this density in West End.

Objection 3

- Almost all multiple dwelling unit buildings completed within approximately the last 5 years south of Davies Park have between 2 and 7 residential stories (including the ground floor). The exception is the current Water’s Edge development of two buildings of 8 stories, also developed by Pradella Developments, and forming Precinct I of the proposed Pradella development. This compares with the general intention of residential developments of 7 stories defined in the neighbourhood plan for West End south of Davies Park (that is, the Riverside South Precinct). Pradella have therefore already achieved a development approval that is in contravention of the BCC planning requirements.
- The existing residential developments have set a local standard of expectation by property owners and residents of West End for the existing and future character and density of new residential developments between Montague Road and the Brisbane River south of Davies Park.
- The proposed Pradella development comprises 5 buildings, all of which are predominantly higher than 8 stories, and include one building reaching to 14 stories, one to 13 stories, and three reaching 12 stories. The extent of the development is up to twice the height of the existing residential expectations, and in our view does not conform to the spirit of development planning requirements for the area.

- The additional building bulk and height will, in particular, negatively affect the existing Arriva and Aura developments in Ferry Road, causing interruption to prevailing northerly and north easterly breezes, loss of distance city views to the north east, and loss of solar access. These developments, all of 7 stories, will face buildings of 12 to 14 stories in the proposed development. This will cause a substantial loss of environmental amenity and unacceptable loss of existing property values.

Objection 4

- The proposed development provides for 700 residential car parking spaces to serve 525 dwelling units, based on carpark ratios of 1.25 for 2 bedroom units and 1.5 for 3 bedroom units. The present community experience in the vicinity of Ferry Road and Duncan Street residential buildings reflects that a significant proportion of dwelling units are rental units occupied under shared tenancies. In this context, many 2 and 3 bedroom units are demanding significantly higher carpark ratios. Consequently street parking is already in heavy demand for both residents and visitors.
- Demand for both off-street and on-street parking will be further increased when Riverside Drive is closed through the full length of Riverside South Precinct. At present, parking for construction workers in Ferry Road and Riverside Drive further exacerbates the inadequacy of on-street parking. This additional parking demand is likely to continue for more than 5 years, given the size of the proposed development, and likely expectation for more urban renewal developments in this area in future. Again, managing that demand will be more difficult with the closure of Riverside Drive.

Objection 5

- The proposed development provides for vehicle access to underground carparks at the southern edge of the developer's Precinct 2 (close to the Duncan Street / Ferry Road intersection), and at the northern edge of Precinct 2 (into the proposed Rogers Street). Despite the road improvements in Rogers Street and Duncan Street, the development will generate significant additional traffic into Ferry Road, likely to more than double existing traffic volumes on Ferry Road, given the size of the proposed development. Further, the proposed retail and commercial areas at the corner of Duncan Street and Ferry Road will generate additional traffic in Ferry Road.
- Currently, Ferry Road is a narrow suburban street. Parts of the street are too narrow for safe two-way traffic with parallel parking on the southern side of the street, and regular users of the street regularly experience unsafe situations with two-way vehicle conflicts. Vehicle conflicts are also regularly exacerbated by construction traffic to the existing developments.
- In our opinion, approval of any development application needs to accommodate planning for either upgrading Ferry Road, or taking active steps to encourage traffic calming, or to limit the use of Ferry Road to local access only.

Submitters

Neil Robertson and Diane Robertson

Date

22 November 2010

Submitter Details

Neil and Diane Robertson

[REDACTED] Ferry Road

West End QLD 4101

Neil & Diane Robertson – Submission on Development Application No. A002841765 re [REDACTED] Duncan Street, West End

Ph: [REDACTED]
E: [REDACTED]

Signed:

Neil Robertson

Diane Robertson



Hon Stirling Hinchliffe MP
Member for Stafford



Queensland
Government

Minister for Infrastructure and Planning

Our ref: 10/27295

03 August 2010

The Right Honourable the Lord Mayor of Brisbane
Councillor Campbell Newman
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

My dear Lord Mayor

I refer to Brisbane City Council's recent letter regarding the *draft South Brisbane Riverside Neighbourhood Plan* (the neighbourhood plan).

In accordance with Schedule 1 of (repealed) *Integrated Planning Act 1997* the neighbourhood plan has been assessed for its potential effects on State interests.

I acknowledge that this neighbourhood plan is responding to current development pressures and the regional planning policies of the *South East Queensland Regional Plan 2009-2031*. However, I am also aware that some questions remain about the form, scale and distribution of the development proposed in this neighbourhood plan, and about the physical and community infrastructure needed to support the anticipated growth.

As you are aware, in July 2010, the Woolloongabba Urban Development Area (UDA) was announced. This precinct will be developed as an inner-city community of residential, retail, commercial, employment, recreation and community facilities that is centred around a major transport hub. It is anticipated that the Woolloongabba UDA will contribute between 2,000 to 2,500 extra dwellings to Brisbane's inner south. This is proposed through a mixed use development of up to 40 storeys above the transport interchange and 20 to 30 storeys across other parts of the site.

Consequently, while it is acknowledged that Brisbane City Council have undertaken extensive preparation of this draft Neighbourhood Plan, the work being undertaken currently by the Urban Land Development Authority on the Woolloongabba UDA will take some development pressure off the South Brisbane and West End area.

I refer specifically to proposed increase in building heights within the Riverside South precinct of the neighbourhood plan. I am advised that there are currently 10 sites that could be potentially built to 12 storeys within the precinct, and yet, the area is limited in terms of access to social infrastructure and community facilities.

Level 12 Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3224 4600
Facsimile +61 7 3224 4781
Email infrastructure.planning@ministerial.qld.gov.au
ABN 65 959 415 158

Acknowledging the scale, character and ability of the South Brisbane / West End area to accommodate this growth in a sustainable manner, and the capacity of the Woolloongabba UDA to accommodate higher densities (that have not previously been known to either the State Government or the Council), I have determined that a better balance can be achieved by limiting the maximum building height in Precinct Area 7, Riverside South to the existing levels.

The Woolloongabba UDA provides an alternative location to an estimated 2,000 to 2,500 extra dwellings that have previously been unaccounted for within Brisbane's inner south. This will further reduce growth pressures from the West End area and redistribute them into a locality that will be infrastructure rich in both public and social infrastructure services.

In accordance with Schedule 1, I wish to advise you that Brisbane City Council may now publicly notify the *draft South Brisbane Riverside Neighbourhood Plan*, as resubmitted to the Department up to and on 18 June 2010, subject to the conditions outlined as follows:

1. Amend Table 1 – Maximum building heights for Precinct Area 7, Riverside South to a maximum building height of 7 storeys where in a Residential Area or 4 storeys where in a Multi-purpose Centre.

I do not wish for important and necessary planning for the State's capital to be delayed, however, the submissions received during the public consultation phase will be considered in my final views on this neighbourhood plan.

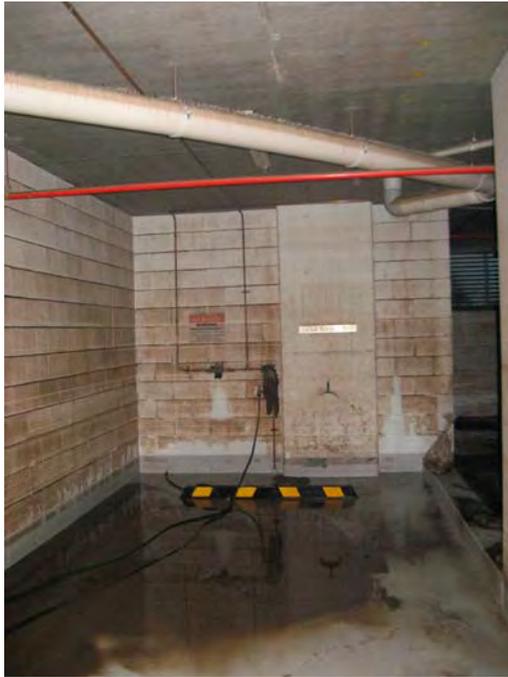
I have also written to the Chief Executive Officer about this matter.

I trust this information is of assistance. If you require any further information, please contact [REDACTED] Manager, South East Region, Regional Services Division, Strategy and Governance Group, Department of Infrastructure and Planning, on [REDACTED] who will be pleased to assist.

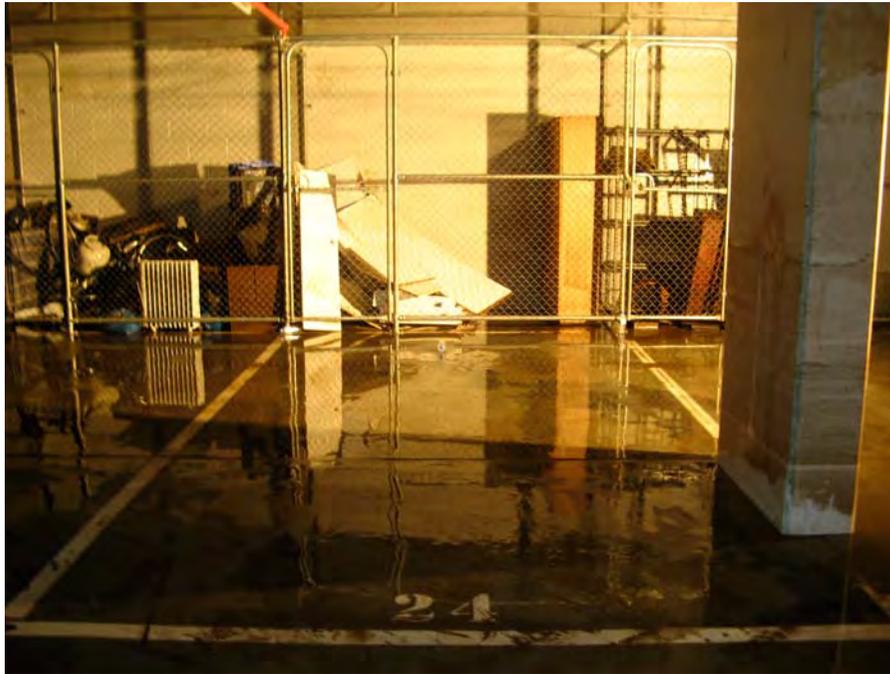
Yours sincerely

[REDACTED]
Stirling Hinchliffe MP
Minister for Infrastructure and Planning

























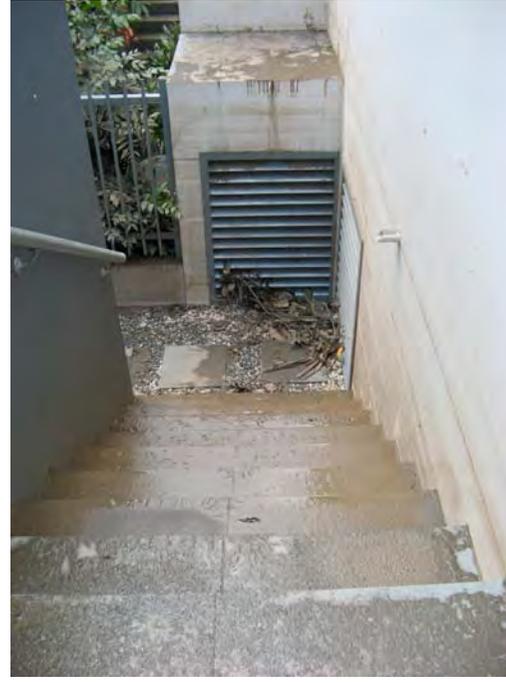


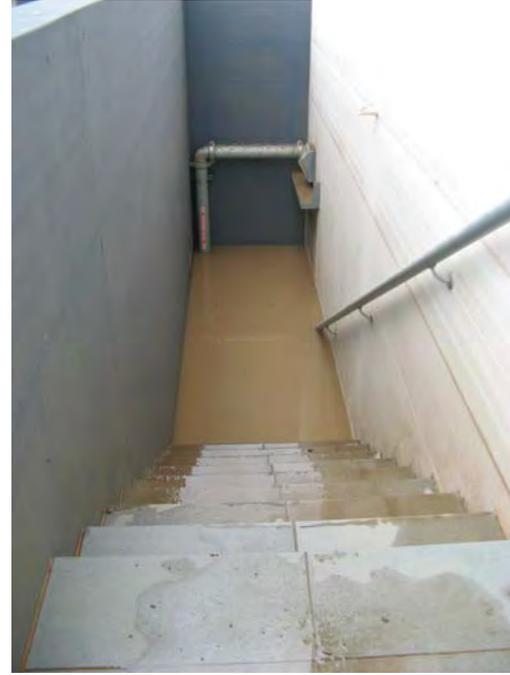




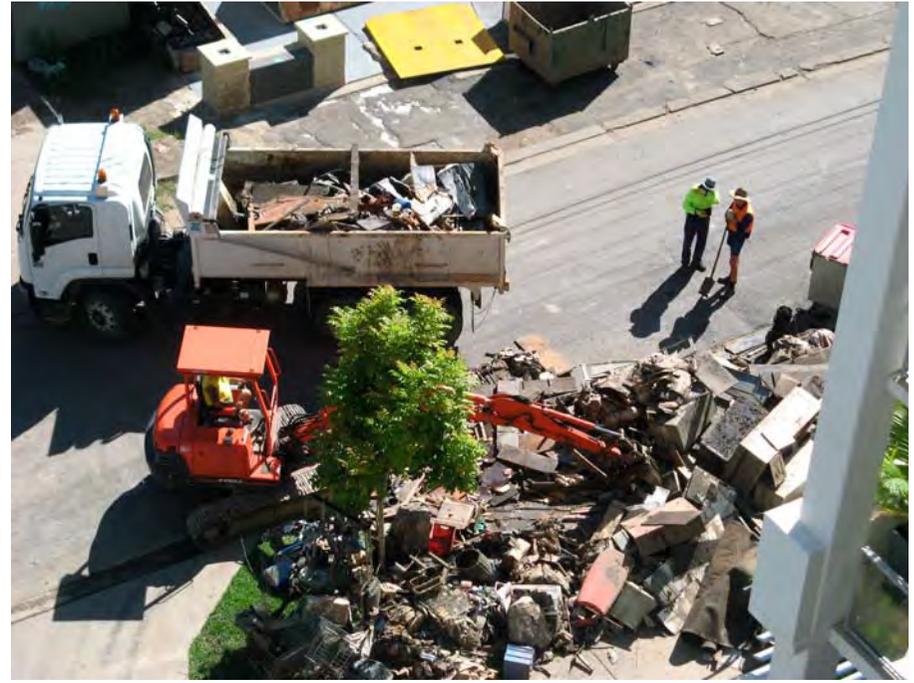












BUILDING A

Architectural Design Statement



A. West elevation to Duncan Street

A. West elevation to Duncan Street

1. Articulation of facade to take advantage of views to river
2. Smaller elements provide focal points to facade to enhance perception of human scale
3. Operable sun screens create activation and layered texture

B. East elevation to internal private open space

4. Material change at top of building breaks up mass and allows clear views from upper levels
5. Fine grained screen reduces scale and compliments landscape treatment



B. East elevation to internal private open space

URBAN DESIGN OUTCOMES.

SCALE, MASSING & HEIGHT

The Duncan Street development has an average height of 9 storeys across the complete development. The heights are consistent with proposed and recent development within the West End Riverside Precinct.

Emphasis on the built form has been made at a human scale which creates places and spaces of interest along the streetscape. This has been achieved through establishing ground floor units which present a recognisable and familiar scale that enhances the buildings relationship to the street.

Views from the development have been maximised by orientating many of the balconies towards the river or otherwise towards the internal open space.

Heights, scale and massing of the development are considerate of overshadowing effects. As a result of smaller building footprints, large amounts of both public and private open space which enhance the visual amenity of the development and the surrounding precinct are provided on the ground plane. Public open spaces are improved through the provision of additional linkages to the waterfront as well as through the promotion of good quality streetscapes. Large amounts of private open space are also afforded throughout the development in particular a large internal landscaped green space provides both passive and recreational opportunities for residents and enhances the visual benefit and privacy for units within the development.

INTEGRATION & PERMEABILITY

The Duncan Street development is an integrated medium density development reflecting the scale, complexity, mass, height and density outcomes seen within this urban renewal precinct. Permeability, legibility and continuation of the West End Riverside Precinct and the site have been considerably improved through the extension of Roger Street and Duncan Street through the creation of a grid-like street pattern. When completed, the project will contribute 25% of the site to new public boulevards and finger parks. Site lines across the site, particularly through the new internal roads and streets now connect one through to the river, also assist in wayfinding through the development and provide added amenity.

MIXED USE

Duncan Street is more than a mere residential development. An outcome of the design is a mixed use precinct that facilitates public use and activity. Mixed use developments such as Duncan Street aim to contain people within the precinct by providing facilities for residents and visitors to live, work and play. A design outcome of the development is that a retail cluster and a commercial outlet is to exist, primarily at ground level of the buildings, which will encourage day time activation and provide a variety of uses, assisting in achieving a vibrant, viable and an attractive community. Building E within the development provides a significant mixed use component at the ground plane and will act as the nodal point of activity within the precinct.

PUBLIC REALM EXCHANGE

The Duncan Street development promotes the importance, consideration and investment in creating quality urban streetscapes and public places of human scale that accommodate a mix of uses and activity that provides a canvas in which urban life will develop and play out.

The extension of Duncan Street and Rogers Street within the precinct provides a quality streetscape that promotes a strong urban character and public realm for the development. Duncan Street at the Ferry Road end of the development is to provide an active, attractive and viable, mixed use streetscape for the development and the surrounding precinct.

Duncan Street's attractive streetscape is achieved through the addition of street trees and landscaping, architectural design, footpaths and street furniture. Setback variations of the built form also assist in achieving a strong urban streetscape outcome. Achieving a quality streetscape for Duncan Street is also achieved through the activation of street frontages which will both by day and night provide a sense of vitality as well as safety and security.



Artist Impression -
New Duncan Street Boulevard and Ferry
Road Streetscape View North



Council Flood Risk Analysis and West End flood issues

6 messages

Diane Robertson

3 August 2011 11:20

To: Helen Abrahams

Helen

In hindsight I probably bundled too many questions together last time, so this time I would like to focus on just one problem around what the Council is doing to deal with the flooding in the West End area:

What studies is the Council undertaking to see what it can do to minimise the impact of a future flood in West End?

The report from the Council Inquiry into the impact of existing planning regulations in flood affected areas says that in older suburbs and the Central Business District, which were developed predominately prior to 1978, some 24,696 properties (businesses and residences) were completely or partially inundated in the January 2011 flood. Some of these business have since gone bankrupt. Does the Council know how many?

Of those affected properties in the older suburbs [which includes West End] and the Central Business District 19,786 were residential properties representing 89.5% of all flood-affected properties in the city, which no doubt prompted the report to recommend:

That a complete Flood Risk Management analysis for the area of Brisbane affected by flooding by [the] Brisbane River and its tributaries be carried out.

In support of that recommendation, here are some of the issues the Council needs to deal with in their plans around flood events, particularly relating to multi-storey buildings:

- If we have a flood in the next wet season, we will have more people displaced in West End than in the January floods with people moving into new apartments at Riverpoint and Waters Edge, where basements were flooded. And that will increase in the future with more new apartments, such as the Duncan Street apartments where the Council has recently approved the building of 525 units on land that was inundated in the January floods. Does the Council even know how many people are likely to need emergency shelters if we have another flood?
- The Council has approved the building of large multi-storey apartments in a flood-prone area in West End and these apartments do not have flood-proof basements, so everyone in those apartments will probably need to move out when it floods again, even if the flood level is less than the January 2011 floods for these reasons:
 - The habitable floor level under the old regulations was totally inadequate. As a guide the habitable floor level at the West End Ferry has been increased from 5.79 m AHD to 7.42 m AHD;
 - Unlike a house, these multi-storey buildings cannot be raised after they have been built;
 - Multi-storey buildings, such as Aura, have car park vents below the (old) habitable floor level;
 - Because current regulations do not require it, buildings such as Aura will continue to

have electricity, hot water, fire pumps and gas services situated below the habitable floor level, so residents will not be able to safely live in these buildings for some time after flooding;

- If people remain in buildings before the flood waters have receded, they will flush sewerage straight into the waters below the building, which raises health issues.

It is extremely disappointing that the Council is only doing a case study on using devices to prevent backflow for the CBD, Rosalie/Milton and New Farm and not including West End. However, a more extensive study is what is really needed (as stated as a recommendation in the Council Inquiry report). In this study the Council need to focus on these issues for new and existing buildings:

New Buildings

- Where should building services (such as electricity, gas, hot water) be located so they are not affected by flooding;
- What can be done to encourage the flood-proofing of new buildings in flood-prone areas to prevent water getting into buildings;
- What can be done to encourage developers to put vital crucial building infrastructure (such as lift motors and electricity boards) above the habitable floor level;
- Where should developers be allowed to build apartments.

Existing Buildings

- What improvements can be made to the Council's stormwater infrastructure;
- Could vacuum sewerage systems rather than traditional gravity sewers, such as those used near the Brisbane Airport, be put into other areas to prevent sewerage entering the system;
- Where could levees be used;
- Where could backflow valves be used;
- What can be done to retrofit existing buildings in flood-prone areas.

As more buildings are built in flood-prone areas the financial burden to the community increases. Has the Council done a study to see what the increased costs will be if we have another flood?

The Aura Body Corporate Committee is very interested in seeing the Council address these important issues and we ask that you continue to advocate for West End to be included in the Council's case study to investigate the use of backflow devices to prevent flooding; however, we ask that you also please advocate for a broader study as recommended by the report from the Council's Flood Inquiry.

Regards

Diane Robertson

PO Box 5516, West End Qld 4101

Email: [REDACTED]

Diane Robertson [REDACTED]

5 August 2011 10:23

To: [REDACTED]

[REDACTED]

This week I also sent this email to Helen Abraham.

Regards

Diane Robertson

PO Box 5516, West End Qld 4101

Email: [REDACTED]

Telephone: [REDACTED]

[Quoted text hidden]

Thegabba Ward <thegabba.ward@ecn.net.au>

8 August 2011 11:33

To: [REDACTED]

Diane

As you have come back a second time, I am sure that Council is less likely to be responsive and will argue that the work load to prepare the questions is too much.

I wonder if you are okay if I delete the first question about the number of businesses that went bankrupt.

The rest of the questions relate to your circumstances and future floods.

Regards,

Helen Abrahams

Cr The Gabba Ward

From: Diane Robertson [REDACTED]
Sent: Wednesday, 3 August 2011 11:20 AM
To: Thegabba Ward

[REDACTED]

Subject: Council Flood Risk Analysis and West End flood issues

Helen

[Quoted text hidden]

[Quoted text hidden]

Diane Robertson [REDACTED]
To: Thegabba Ward <thegabba.ward@ecn.net.au>

9 August 2011 09:20

Helen

For the Body Corporate Committee it often seems too much for us, too. Yes, Helen, you can delete that question; however, it is related to the rationale about why someone should do a flood study in the West End. The economic impact in this area was significant.

Our Body Corporate is now coming up to our AGM and renewal of our insurance policy, so we are facing up to replenishing our depleted funds and trying to ensure we are covered for our major risks. Unfortunately, most insurance companies rate the risk of flood so high they will not offer flood cover,

which is our major risk. We thought we could get a policy with AMP, but they are now saying we go over their sum insured limit of \$15 million. The insurance companies appear to be carving up the market into segments, which minimises competition and limits choices, particularly for strata title. And the parameters are very fluid altering week by week with shifting sum insured limits, changing policies about areas they will or will not cover, movement away from even offering strata title insurance, and changing premiums.

The reality is that we face the same risks as before the January 2011 flood and we again have no flood cover because the insurance companies assess the risk too high, that is closer to a certainty than a random event. And we are now more aware that we also face risks of water inundation from other types of flood where we could get river backwater flooding, stormwater flooding or even flooding from excessive rain on our building where the drains leading to the stormwater drains won't cope.

And damage will occur at a level below the old defined flood level (not the new one) because the vents are still there in basement 1, the lift motor is still on basement 2, and other vital building services are all still in the same places. We have had to cover the restoration costs ourselves, which has left no funds for any expensive work to relocate anything.

As we go into the next wet season, we have a looming sense of 'hear we go again' as the status quo is maintained. I would be disappointed to see the Council settling back into the comfort zone of how it was before, so we do appreciate your advocacy in this area.

Regards
Diane Robertson

[Quoted text hidden]

Helen Abrahams <helen.abrahams@ecn.net.au>

9 August 2011 14:38

To: [REDACTED] >

Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

Diane

I realise just how perilous you and other members of the body corporate must feel.

I thought that I would organise a meeting for unit owners inviting your hydraulic engineer and the one at David Hinchliffe's function [REDACTED] to come and share their information. I would not be looking to have the media but instead a learning and information sharing event

What do you think?

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Thegabba Ward

Sent: Tuesday, 9 August 2011 10:10 AM

To: Helen Abrahams

Subject: FW: Council Flood Risk Analysis and West End flood issues

From: Diane Robertson [REDACTED]
Sent: Tuesday, 9 August 2011 9:20 AM
To: Thegabba Ward

[REDACTED]

[Quoted text hidden]

Diane Robertson [REDACTED]
To: Helen Abrahams <[REDACTED]>

9 August 2011 16:03

Helen

That's a great idea.

Regards

Diane Robertson

PO Box 5516, West End Qld 4101

Email: [REDACTED]

Telephone: [REDACTED]

[Quoted text hidden]



Diane Robertson <diane@australbusiness.com>

Questions for Council about flooding

5 messages

Diane Robertson <[REDACTED]>
To: Helen Abrahams <thegabba.ward@ecn.net.au>

2 August 2011 12:56

Helen

As you know, our building, Aura Apartments, in Ferry Road, West End suffered from considerable flood damage in the January floods with the two basements and four ground floor apartments being affected. The Aura Body Corporate Committee has been dealing with the after effects of that event, as well as the issues that arise from it. We appreciate very much the help you have given us already and the offer of ongoing help. In light of that offer we have some questions general and specific questions for Council:

- Is the Council going to undertake a complete Flood Risk Management analysis for Brisbane as recommended by the Independent Review of the Brisbane City Council's Response to the Brisbane Flood January 2001?
- Why is the Council not including the West End area around Ferry Road in their study of the feasibility of backflow devices? Why does it only include CBD, Rosalie/Milton and new Farm? How do you justify that a desktop study of other areas (including our area) is an adequate response?
- Will the Council undertake a study on the appropriateness of levees to protect the businesses, houses and multi-storey dwellings in West End beside the river?
- Why did the Council approve the lowering of the bank for the Waters Edge building in Duncan Street, West End, which made it easier for water to spill over into properties from the river?
- In the last few years the Council has approved the building of multi-storey dwellings in a flood prone area in West End and these buildings were inundated in the January floods. Is the Council going to do building audits to see why the controls to deal with flood were inadequate?
- Just before the floods the Council approved the building of units that included two twelve storey buildings in Duncan Street, West End in an area that was flooded in January this year. What extra requirements is the Council applying to these buildings (which have not been built yet) to ensure they are flood proof and 550 unit dwellers are not displaced by a flood?
- In our Aura building we have evidence of sewerage leaking into floodwaters, so what is the Council doing to prevent this happening again in another flood?
- Why did the Council approve vents in Aura's basement at a level below the building regulations applying at that time?
- Did West End in the area around Ferry Road suffer from inundation caused by backflow flooding?
- Did silting and debris buildup in the pipes contribute to flooding in West End in the area around Ferry Road?
- What was the state of the stormwater infrastructure after the floods in West End in the area around Ferry Road: damage to pipes? buildup of debris?
- What work was done on the stormwater infrastructure in West End in the area around Ferry

Road following the floods?

- What was the January flood height in Ferry Road, West End?
- What assistance in flood-proofing buildings is the Council giving to owners in flood-affected buildings?

We would very much appreciate it, if you could pass these questions on to the appropriate people in Council.

Regards

Diane Robertson

Aura Body Corporate Committee

PO Box 5516, West End Qld 4101

Email: [REDACTED]

Helen Abrahams [REDACTED]

2 August 2011 16:54

To: "diane@australbusiness.com" [REDACTED]

Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

Di

I write in response to your email

You have asked a number of detailed questions and I support your need to have them answered.

I shall certainly forward them onto the CEO for his answer to your questions. I will cc into my email so that you will receive a response at the same time as I do.

I am sending this to you while in the Council Chamber. By the end of the day, I shall be speaking to a response to a petition calling for back flow devices in New Farm

I shall be calling for the trial to include West End and South Brisbane.

I am also talking to Tim Saddington to come to a discussion with unit owners in our area,

This is the only way to make sure there is a demand for a solution to the inundation of property from the car parks.

Regards,

Helen Abrahams

Cr The Gabba Ward

Ph: [REDACTED]

From: Thegabba Ward
Sent: Tuesday, 2 August 2011 4:32 PM
To: Helen Abrahams
Subject: FW: Questions for Council about flooding

From: Diane Robertson [REDACTED]
Sent: Tuesday, 2 August 2011 12:56 PM
To: Thegabba Ward

[Quoted text hidden]

Diane Robertson [REDACTED]
To: Helen Abrahams [REDACTED]

2 August 2011 17:06

Helen

Thank you for your prompt reply and your agreement to pass on the questions from the Aura Body Corporate. We look forward to the answers.

Regards

Diane Robertson

PO Box 5516, West End Qld 4101

Email: [REDACTED]

[Quoted text hidden]

Helen Abrahams [REDACTED]

2 August 2011 17:11

To: [REDACTED]
Cc: Thegabba Ward <thegabba.ward@ecn.net.au>

Diane

I am sure it will take a while which is why I am suggesting that you are notified directly.

Regards,

Helen Abrahams

Cr The Gabba Ward

[REDACTED]

From: Helen Abrahams
Sent: Tuesday, 2 August 2011 5:09 PM
To: 'Colin Jensen'
Cc: Thegabba Ward
Subject: FW: Questions for Council about flooding

Colin

I am making representation on behalf of Diane Robertson who is seeking information regarding the January flood and her apartment building

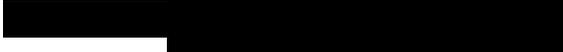
Regards,

Helen Abrahams
Cr The Gabba Ward



From: Thegabba Ward
Sent: Tuesday, 2 August 2011 4:32 PM
To: Helen Abrahams
Subject: FW: Questions for Council about flooding

 **flood question diane robertson.DOC**
1040K

Diane Robertson 
To: 

4 August 2011 19:51

Darren

For your interest, here are some questions I forwarded to the Council.

Regards
Diane Robertson

----- Forwarded message -----

From: **Helen Abrahams** < >
Date: 2 August 2011 17:11
Subject: FW: Questions for Council about flooding

[Quoted text hidden]



flood question diane robertson.DOC

1040K
