

Lynn de Lange

BRISBANE QLD 4000

9 March 2011

The Commissioner  
Queensland Floods Commission of Inquiry  
PO Box 1738  
BRISBANE QLD 4001

Dear Madam

I am a resident and owner of a home unit in [REDACTED] on the corner of [REDACTED] Streets in the Brisbane Central Business District. I am also a member of the Body Corporate committee for the building.

During the floods our basement car park was inundated with water causing considerable damage to the two bottom car park levels which is costing some \$300 000 to repair. This water entered the basement from mainly one area in the top basement on the [REDACTED] street side to the building

[REDACTED] As there were no flood waters immediate to our building particularly on the [REDACTED] Street side during the floods or entering the ground floor levels we sought an engineer's report on what went wrong to allow so much water to pour in through the top basement in such a short time. The engineer's report is attached.

This report advises us that the water entered via the conduit in which the Energex underground power cables enter the building from the Energex pits in the footpath outside which are very deep. These would have had considerable water in the bottom coming up from the river. Apparently, Energex does not seal around the cables where they enter the conduit that takes the underground cables to our site.

I have been advised that the effect was as if a very wide hose had been put in a swimming pool and the water siphoned off into our building. The day after the floods I wondered why Energex was going around the street pumping water out of the pits in the footpath where there had been no flood water anywhere near the pit.

I understand that this happened in other buildings also. To avoid this happening again I am of the view that Energex should be required to seal the conduit around the cables or have valves in their footpath pits to prevent the water backing up the pits from the river.

Yours sincerely

[REDACTED]  
Lynn de Lange

15 February 2011

[REDACTED] Corporate  
 c/o Stewart Silver King and Burns Community Managers  
 PO Box 10093 Adelaide Street  
 BRISBANE QLD 4000

Attention: Mr M. Harrison

Dear Sir,

[REDACTED] Basement Water Inundation

This letter confirms the outcomes of our investigations into the source of water inundation into the basement levels of your building located at the corner of [REDACTED] Streets in Brisbane City. The water inundation event occurred over the period 12<sup>th</sup> to 14<sup>th</sup> January 2011.

Based on our review of aerial photographs from the peak of the event and gathering of anecdotal evidence from personnel on site during the event we understand that while the water did reach the kerb/footpath level at the street frontages of the building, no water entered the property from across the footpath or driveway accesses since the height of water did not achieve that level. Also the height of the external surrounding water did not reach the level of the crown of the road in either [REDACTED] Streets in the vicinity of your building.

The basement wall construction is of kingpost and infill panel construction. It should be noted that this type of basement construction is intended to have minor seepage over time. A system of drains around the perimeter of each basement floor are located to catch any seepage that comes through the wall and direct it to a sump pumping system. There is evidence that the walls are performing adequately to their design function in this regard with only minor seepage evident to date at a number of locations. The volume of water in the basement as a result of the water inundation event is however not from a seepage source.

The source of the water inundation is believed to be at the incoming electricity mains to the building on the [REDACTED] Street Frontage. Marked up drawings are attached and photographs follow for identification of this primary water inundation source. A "waterfall" from this location was observed by staff on site during the event. The water staining on the vermiculite encasing of the incoming conduits and failed fire proofing of the entry location boxing soffit also confirm the likelihood of this location being the main source of water entry into the basement.

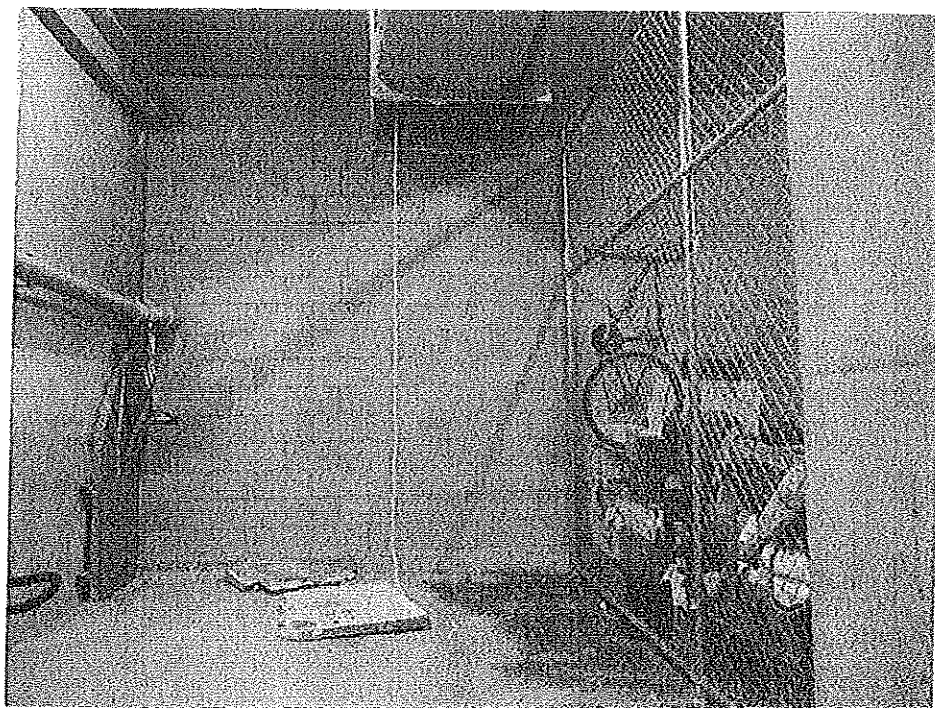
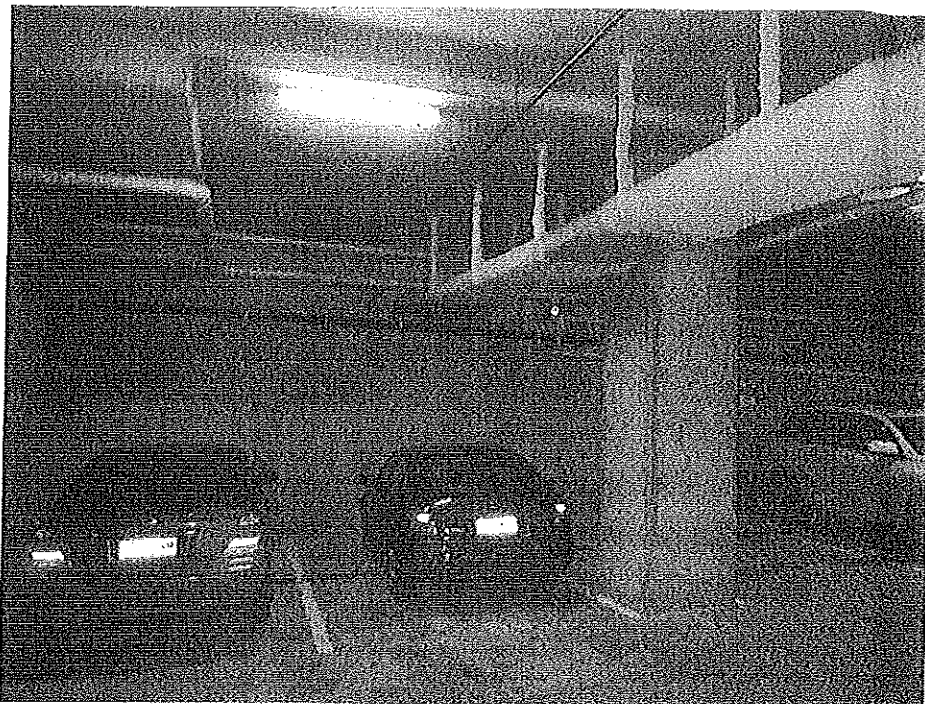
DIRECTORS:

P. Cockerill,  
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S. McDonald,  
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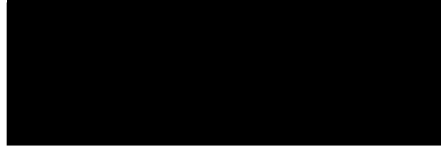
Other services entries to the basement show signs of seepage but as noted above are not considered to have contributed to the water inundation of the basement. All seepage sources are long term sources and are catered for by the buildings drainage and sump pumping system. The sump pumps are expected to have operated to minimise the effects of the high water inflow volume from the energex cable entry until such time as the power was cut off to the building or the water level reached the pump controllers causing a failure of the pumps. In any case the rate of pump outflow would not have been able to cope with the rate of water inflow from the energex cable entry source.

The stormwater pipe along the southern boundary of the site showed no signs of water escape or seepage.

We do not believe there to be any immediate or long term structural impacts on the building structure as a result of the water inundation.

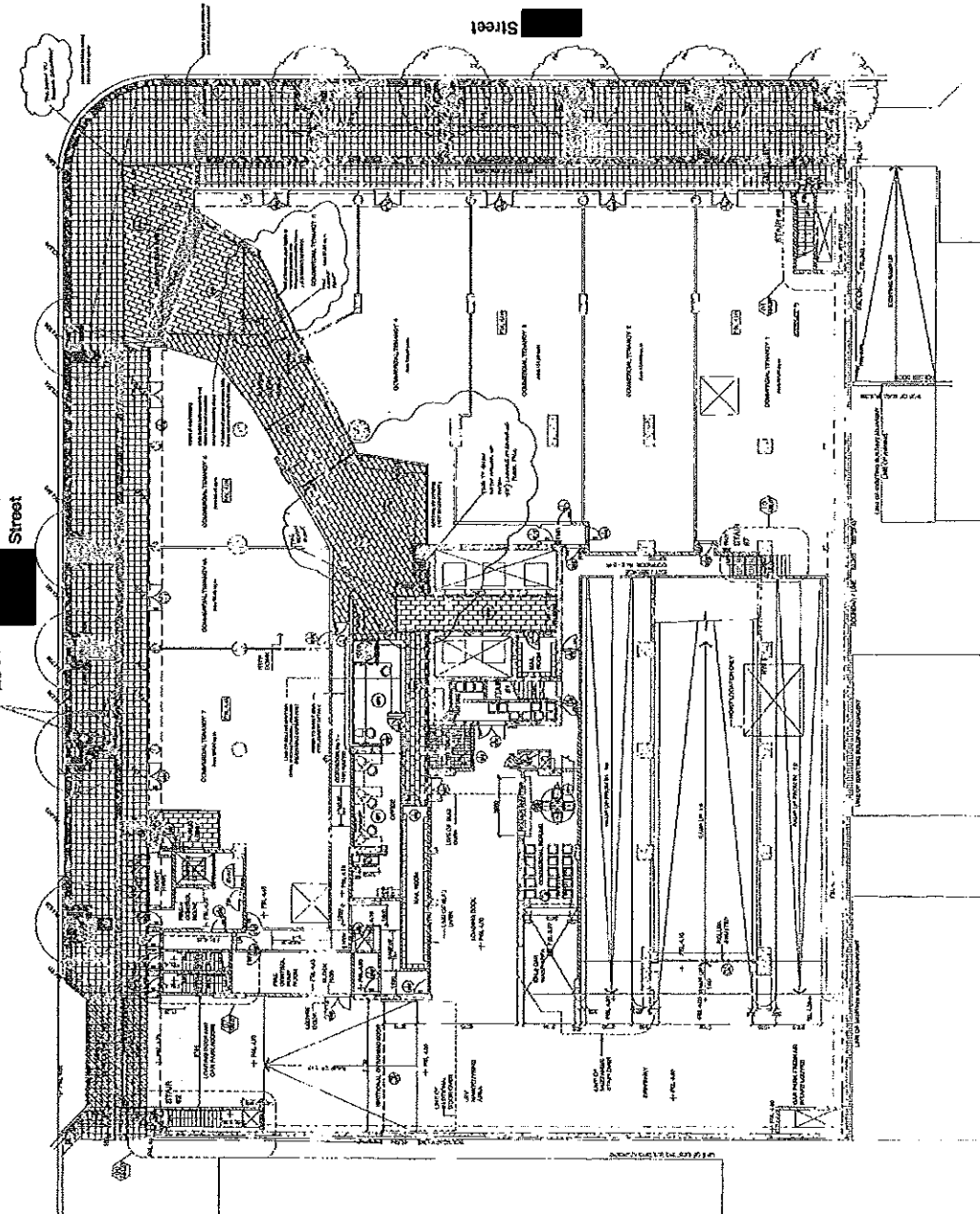
We trust the above information is to your satisfaction. Should you have any queries, please do not hesitate to contact us.

Yours faithfully



S McDonald for and on behalf of  
**SHEEHY & PARTNERS PTY LTD**  
Consulting Engineers

LOCATION OF ELEVATOR PITS IN STREET.



- LEGEND**
- 1. FINISHES
  - 2. STRUCTURE
  - 3. MECHANICAL
  - 4. ELECTRICAL
  - 5. PLUMBING
  - 6. PAINTS
  - 7. FURNITURE
  - 8. EQUIPMENT
  - 9. LANDSCAPE
  - 10. OTHER
- NOTES**
1. ALL DIMENSIONS ARE IN METERS.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
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FAX: 02 512 21 12

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BOVING LIMITED

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BRUXELLES

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GROUND LEVEL FLOOR PLAN

AS BUILT

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**DEVILORE LIMITED**  
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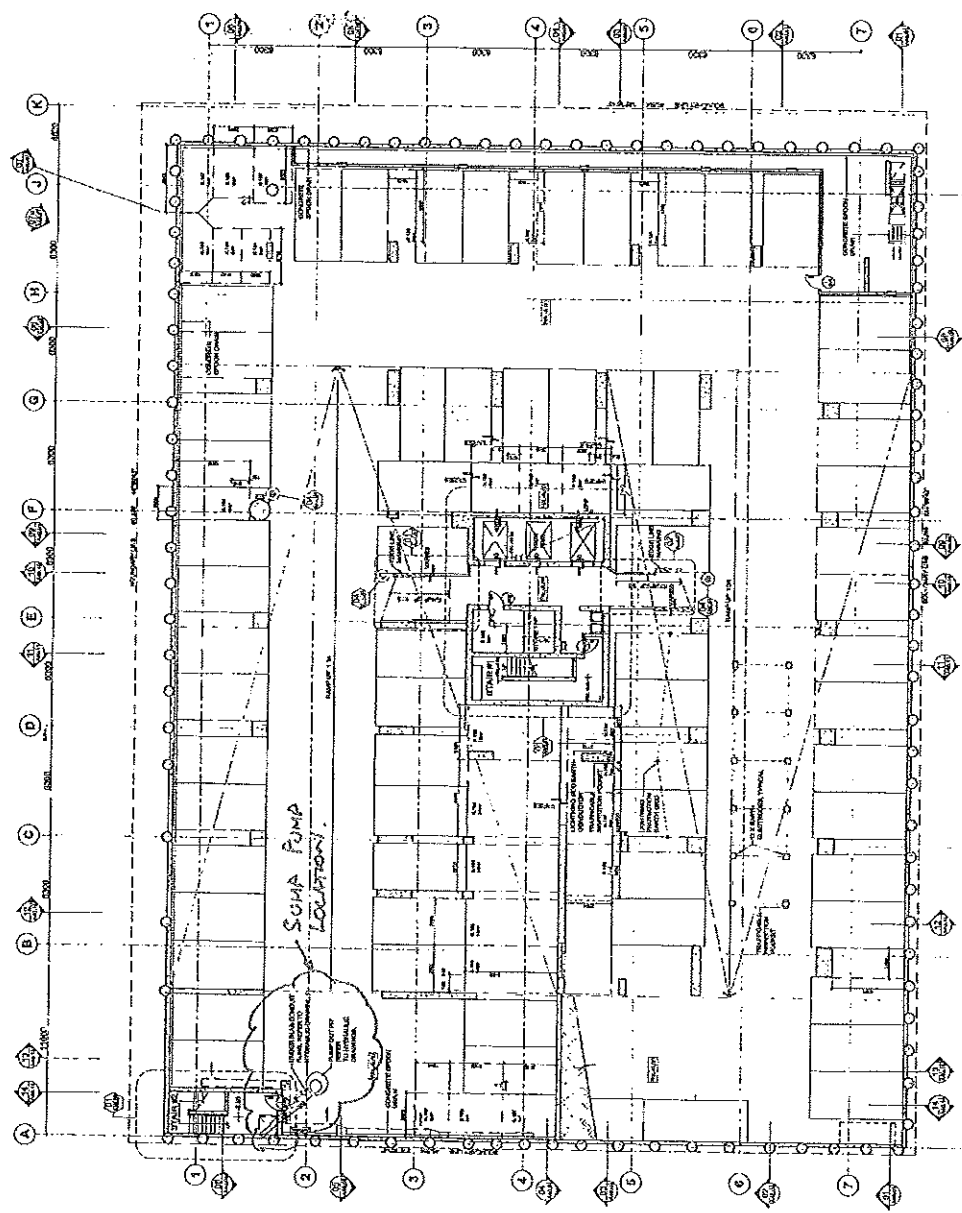
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 LEVEL 24, WINDSOR PLACE  
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 MANCHESTER M2 1BB

**RESTORAL TOWERS**  
 100, MARKET STREET  
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**LEVEL 24 FLOOR PLAN**

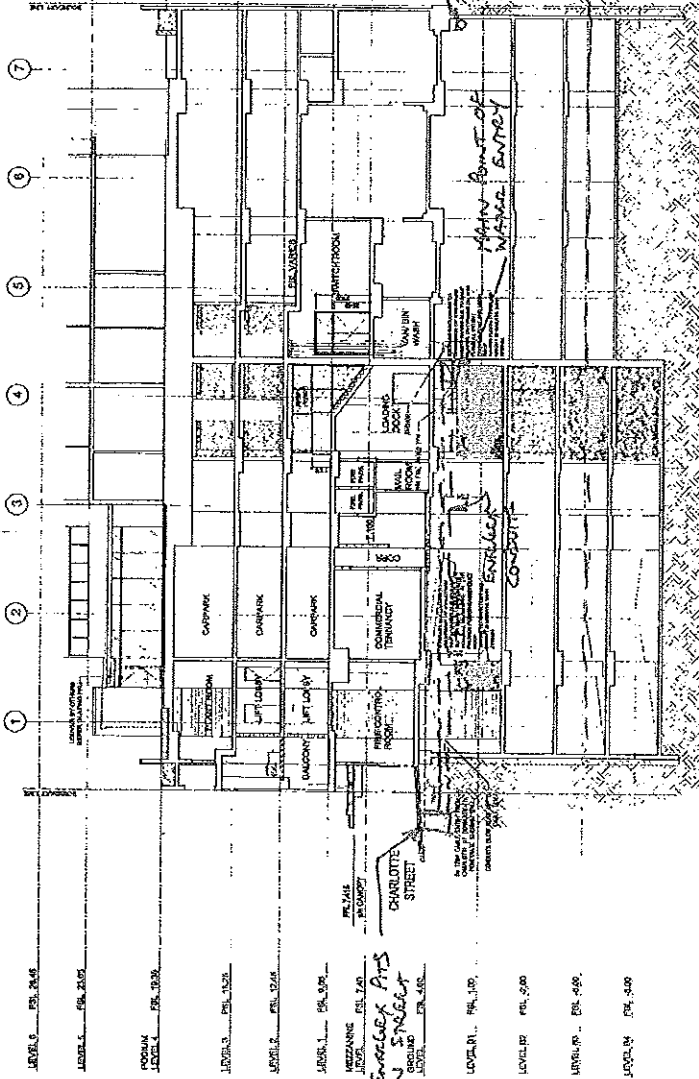
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DATE: 12/11/2010  
 DRAWN: J. WILSON  
 CHECKED: M. JONES  
 PROJECT NO: 100/24



- LEGEND:**
- [Symbol] INDICATES BULK HEADINGS
  - [Symbol] ALL CONCRETE WORK TO BE CAST IN PLACE
  - [Symbol] INDICATES BRICKWORK
  - [Symbol] INDICATES METAL
  - [Symbol] INDICATES MECHANICAL SERVICES
  - [Symbol] INDICATES ELECTRICAL SERVICES
  - [Symbol] INDICATES PLUMBING SERVICES
  - [Symbol] INDICATES TYPICAL
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**LEVEL 24 - FLOOR PLAN**



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- LEVEL 1 FSL 2705
- LEVEL 2 FSL 2730
- LEVEL 3 FSL 2820
- LEVEL 4 FSL 2826
- LEVEL 5 FSL 2836
- MEZZANINE FSL 2700
- GROUND LEVEL FSL 2645
- LEVEL 1 FSL 2640
- LEVEL 2 FSL 2650
- LEVEL 3 FSL 2660
- LEVEL 4 FSL 2670
- LEVEL 5 FSL 2680

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CHARLOTTE, NC 28202

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1111 W. BROAD STREET

CHARLOTTE, NC 28202

PROJECT: MULTIPLEX CONCRETE LTD

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CHARLOTTE, NC 28202

ARCHITECT: COX ARCHITECTS

1000 W. BROAD STREET

CHARLOTTE, NC 28202

SECTION: 1-C

AS BUILT

DATE: 11/12

SCALE: 1/8" = 1'-0"

PROJECT NO: 1111

DRAWING NO: 1-C

DATE: 11/12

BY: [Signature]

CHKD: [Signature]

APP: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NO: 1111

DRAWING NO: 1-C

PARTIAL SECTION