

10 September 2008

The Project Manager, North Bank  
PO Box 15009  
City East Brisbane QLD 4002

Dear Sir

### **Design guidelines Proposed North Bank Development**

I submit the following comments on some of the Design Guidelines for the Proposed North Bank Development.

#### **B. Flood management**

B3. Determine the acceptable flooding impact of the project by assessing changes in real flood damage and the effect on the community.

**Comment:** *It is essential that the assessment of the impact on flooding from the proposed development is made with an appropriate modelling system and that the work is thoroughly peer reviewed.*

B4. Take into account the overall benefits and impacts of the project in determining the acceptability of any flooding impact.

**Comment:** *I agree that overall benefits and impacts should be taken into account. However, equity demands that the section of the community that suffers the impacts is the **same** as that which enjoys the benefits.*

*I consider that it would be unacceptable for one section of the community to be required to suffer any impacts without compensation while a different section enjoys the benefits.*

#### **F. Built form**

F2. Ensure any building located upstream of Elizabeth Street does not significantly obscure views toward the Treasury Casino building and any buildings downstream of Elizabeth Street are no greater than the height of the Treasury Casino building.

F3. Determine the height of any signature building located over the Elizabeth Street expressway ramps on the basis of a study of how to complement the nearby heritage buildings.

**Comment:** It appears to me that the proposed signature building located over the Elizabeth Street expressway ramps would significantly obscure and detract from the vista of the Treasury Casino Building from most locations along Southbank downstream from the Victoria Bridge.

### **Omissions from Design Guidelines**

**Tidal Regime:** *There is no mention in the design guidelines of potential impacts from the proposed development on the tidal regime. Large floods occur episodically but the tide is a regular occurrence, twice every day. It is essential that any long term impacts on the tidal regime, including erosion and siltation, are assessed carefully.*

**Environment and Ecology:** *There is no mention in the design guidelines of potential impacts from the proposed development on the environment and on the ecology. It is essential that any long term impacts on these are assessed carefully.*

Yours faithfully

Colin Apelt

Emeritus Professor of Civil Engineering, University of Queensland