

## Review of proposed North Bank Development – Colin Apelt

The proposed Stage 1 Development would create a platform extending 70 to 80 m into the River, supported on 1100 closely spaced piles.


Flood flows would be impeded across one third of the river by the piles, the platform and structures, causing substantial increases in flood levels just upstream and increased flood levels for long distances upstream. Reduced velocities underneath development will increase flood velocities elsewhere in river. There is the risk of trapping bulky objects during floods and of debris build-up around piles.

The increases in flood levels will cause substantial increases in flood damages and ongoing cost for the community, commerce and Government

Tidal flow will be impeded by the piles causing significant impacts on tidal velocities twice every day.

Reduced tidal velocities underneath the platform will produce substantial siltation and a large dead zone likely to accumulate debris and become smelly.

Increased tidal velocities in the river generally and near the south bank will cause re-suspension of sediment and increased turbidity. These larger tidal velocities will increase hazards in manoeuvring CityCats & other ferries, and will impact on other users of this reach of the river.

An independent [Critique by Ian Cameron](#)  (25kb) also states concerns about impacts on flooding and raises additional objections on grounds of aesthetics and of the effects that the platform will have on the efficiency of the Riverside Expressway and on access for maintenance of the Expressway

The State's vision for this development is to create:

“a vibrant, accessible public riverfront funded at no cost to the Queensland Government or the people of Queensland.”

In contrast, the proposed development would cause:

- substantial costs to the people of Queensland through increased flood damage
- substantial losses environmentally and ecologically
- substantial costs from worsened traffic congestion

It is proposed that any development must satisfy the following Criteria:

- No worsening of flooding anywhere
- No significant impact on tidal flows
- No significant impact on environmental and ecological values
- No worsening of traffic congestion in the CBD or on the Freeway
- Access to Freeway for maintenance preserved

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