Hi Everyone.

Well we had a fairly exciting weekend weather wise in Newstead this weekend. Saturday morning’s storm bought a lot of wind, and Sundays repeated storms a lot of water.

We faired very well in comparison to our near neighbours, Mariners Reach, whom lost part of the roofing from the BBQ area on the Oronsay pool. By comparison our Mango Tree dropped some dead wood and lots of leaves, and some of the pool furniture blew into the garden, but no damage done.

We had flooding in the Evelyn St ground level walkway and the basement lift lobby. The one way value we had installed to stop the volume of water coming off the roof and back up into the rocky area surrounding the lift well blew out of the pipe due to the volume and pressure of water coming up the pipe. This contributed to the water build up in the walkway which then travelled down the stairs and into the lift lobby area. No one reported any water entering the units on the Evelyn Street wing.

Three of the basement car park pumps failed because they got bits of bark (mulch) jammed in the pumps. This caused the minor flooding of the car park this morning. Once the bits of bark were removed the pumps kicked into action and sucked the excess water out of the garage area.

How did the mulch get into the garage? That's an interesting story....

The sheer volume of rain that fell in such a short period of time created a surge of water down the downpipes from the roof of the complex. The majority of this problem water exits through the storm water system from the Austin St. wing out into Austin Street through a very old fashioned narrow rectangular pipe. The water getting into this pipe on the footpath travels down a very modern plastic 150mm pipe at great volume and pressure. There is a pit near the gate to the pool area at the end of the Austin Street wing that overflows because the capacity of the water to escape is narrow and slightly up hill. It floods back into the pool garden, runs along the western wall of the raised garden bed with the golden cane palms in it and runs down the steps into the pool pump room and connects with the drainage system running around the perimeter of the garage. On Sunday afternoon, with the 7pm storm the water running back to the garage formed a raging river, with a high tide mark on our freshly painted wall about 10cm up, cascaded down the stairs, carrying all the lovely mulch from the garden with it and formed a new garden bed, soil, mulch, but no plants on the floor of the pump room. There is a grate to prevent debris falling into the drainage system as it comes under the door from the pool area, but nothing would have stopped this deluge!

Whilst this weekend’s weather event was unusual, we are seeing rain fall of this magnitude on a more regular basis. Little more can be done to stem the tide in the Evelyn St walk way, than the one way value recently installed. Other than drilling through the slab and creating a new drain for the excess water. An expense that may not yet be warranted.

As for the Austin St. drain to the road; the time has come to sort that one out...I am seeking quotes at the moment to either, excavate the old pipes and replace them, or run a new 150mm pipe to the street.

U58 and U34 both reported some water leaks. They are both on the South East corner of the building and bore the brunt of the storm. These will be investigated and patched up asap.

Hun the cleaner and I have spent 5 hours each cleaning up the debris. The leaves, dirt and water are now all back where they belong. The pools are back to the correct level, and the chemicals topped up. When I last looked some of our very lucky residents were enjoying some late afternoon sunshine around the beautiful pool area. Best of all the grassy footpath is looking very lush! Amazing what a good thunder storm does to the grass!

Georgina.