

Name of Witness	Matthew Dawson MORGAN
Date of Birth	[REDACTED]
Address and contact details	[REDACTED] 13 Bridge Street, Redbank
Occupation	Administration Duties
Officer taking statement	Det/Sgt Anthony VLISMAS
Date taken	11 September 2011

ADDEMDUM Statement:-**Matthew Dawson MORGAN states:-**

I am a 44 years of age and currently own and reside at Unit [REDACTED] 13 Bridge Street, Redbank. I purchased my premises in 2003. All my documents relating to the purchase of the unit were lost in the floods of 2011.

I utilised the services of Conveyancing Works don't recall if checks were done for flooding when I purchased the unit.

I am the Chairperson for the Body Corporate of Jabiru Place CTS 19169. I have acted in this capacity since 2007 and I am still acting in that capacity.

During the floods of 2011 the unit complex known as Jabiru Place situated 13 Bridge Street, Redbank flooded inundating approximately 32 units including mine.

After the floods I prepared a detailed statement for the Flood Commission of Inquiry Queensland and have provided that statement with supporting documents to the commission. (*Refer Statement from Matthew MORGAN dated 5th April 2011.*)

Pre Brisbane Flood Disaster 2011

As a member of the Committee I met with and spoke with staff from Department of Transport and Main Roads, Origin Alliance, Solicitors, Property Valuers, Audiologist, Arborist and an Ipswich City Councilor as per contemporary notes marked as:-

Attachments A, B,C and D

Attachment A comprises 14 pages of my notes.

I am able to produce that document. Tendered and marked exhibit No...

Attachment B comprises 6 pages of my notes.

I am able to produce that document Tendered and marked exhibit no...

The Committee and I were concerned about the progress of development in the areas that affect the owners of Jabiru Place.

The Committee and myself sent an e-mail to Mellissa [REDACTED] Community Relations Officer Community Engagement Team at Origin Alliance Dinmore2Goodna Chalk_e

Witness Signature [REDACTED]

Page Number 1

Signature of officer

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Street Redbank QLD 4301 noted as Attachment "C" was sent on 1st December 2010 a reply was sent back after the floods in February 2011 with a copy on the Jabiru Place computer.

Attachment C comprises 2 pages being a letter to Origin Alliance outlining our concerns about the development sent on the 1st December 2010.

I am able to produce that letter Tendered and marked exhibit no..

Attachment D is a letter of reply from Origin Alliance signed by the Stake hold Manager Paul [REDACTED].

I am able to produce that letter tendered and marked exhibit no...

I recall members of the Committee meeting with Jeanenne Wilkinson, then a Senior Associate at Macrossan's Lawyers for the purpose of developing a plan of action for dealing with the ongoing problems that the residents could see were developing as a result of the works being undertaken by Origin Alliance.

These problems included:

Noise and vibration;

Dust;

Overland water flow disturbance, build up of water, flash flooding and general overland water flow drainage problems;

Loss of use of and amenity of common property and access to the Peace Park;

Ongoing increased noise and vibration (acoustic issues); and

Loss of aesthetics (views of trees and Peace Park).

The problems experienced by the residents were all associated with the Ipswich Motorway upgrade.

On the 18th October 2010 Committee members Michael Wilkinson, Anton Rush and myself met with Paul TULLY the Local Ipswich City Councilor regards our concerns being issues such as:-

Driveway replacement, curb and channeling, with run off and underground piping for water and storm water, age of and pipe composition.

Pan Pacific Peace Park, pedestrian and vehicular access.

Traffic, noise with proximity to residences, timings, volume level, pollution.

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Page Number 2

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General, loss of amenity and privacy. To propose utilisation of vacant land at rear of complex as an extension of Peace Park

I recall Paul TULLY making notes of our meeting and he appeared concerned about what we were raising with him we were of the opinion that he would reply to our concerns.

To my knowledge the Committee had not received a response from TULLY or the Ipswich City Council.

Post Brisbane Flood Disaster 2011

After the flood occurred on 11 January 2011 I was involved in the following activities:

The clean up phase of Jabiru Place. My own personal circumstances are detailed in my earlier Statutory Declaration.

The reconstruction phase of Jabiru Place, which is still a work in progress. The CTS currently has in progress the following projects, pool fencing, Amenities block refurbishment, garden bed cleaning and refurbishment.

[REDACTED]

[REDACTED]

On 26 August 2011 I met with Henry [REDACTED] from Morgan Consulting Engineers Pty Ltd also present was Michael Wilkinson and Jeannene Wilkinson.

This meeting was to discuss whether or not the firm would accept a brief from the Jabiru Place Community Title Scheme 19169 to:

Review the documents obtained from Ipswich City Council, which included "flood lines" depicting what were thought to be the 1 in 100 year flood line; but later discovered to be the 1 in 20 year flood line, and determine why the line appeared to have moved lower down the hill (thus affecting less town houses).

Determine whether the approved plans were appropriate for the construction of the town houses in that location, and whether there was anything strange in the movement of the flood line on the documents.

Consider the Project Brief from Origin Alliance and the other documents obtained under the Right to Information Act 2009 (Qld), and look at the hydrological modeling

Witness Signature. [REDACTED] Signature of officer
Page Number 3

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done to determine whether the overland water flows have been adequately dealt with, and whether the construction of the upgrade to the Ipswich Motorway and the Monash Road Overpass cause a significantly adverse impact on the CTS.

Consider whether the hydrological modeling done by Origin Alliance solves the overland water flow issues affecting Jabiru Place. The document we were referring to is Titled Origin Alliance Connecting Dinmore to Goodna Ipswich Motorway Upgrade. Final Design Report Transverse, Drainage-Zone 2 Other Culverts.

Report No: - D2G-BASD-RERODR2076-R-1000 Date 30 September 2010. This document is available from the RTI-DTMR web page.

Consider the impact on McAuliffe Street.

Still in progress

The committee still has a number of further actions in progress to deal with the adverse impact of the Ipswich motorway upgrade. These include:

Briefing an audio logical engineer to provide a report and compare the earlier audio logical testing with current levels;

Pursue the RTI review with Ipswich City Council;

Continue with the reconstruction and refurbishment of Jabiru Place Common Property.

Continue with the reconstruction and refurbishment of my personal Unit.

Knowledge of flooding impact prior to 2011.

Prior to the Brisbane Flood Disaster my knowledge of the adverse impact the flood waters would have on my town house was extremely poor.

At the time I was inspecting property before purchase at around 2003. I spoke to the on site groundsman Ralph Hamilton he advised the 1974 flood line was at the swimming pool but as Wivenhoe dam had been completed that would reduce any potential flooding by 10 metres.

My knowledge on the potential risk of flooding was from Site Plans that I had viewed after I had become the Chairperson of the Body Corporate in 2007. It noted that the Flood Line would not impact on any building in Jabiru Place and was at a level of RL 11.5 mts.

After the January 2011 Flood I was advised by the Owner of Unit [REDACTED] Alan MacLauchlin the Flood Line referred to a 20 year flood not the 1974 flood he has sent the Committee a copy of this map

Witness Signature [REDACTED]

Page Number 4

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Also after the floods the committee wanted to replace documents and maps from the Ipswich City Council in respect to the property. We later obtained a number of documents including site development maps of this area.

Site Plan Building Location Stage 1 drawing number 43751-01 indicates that there is an old flood line and a new flood line at RL 11.5mts.

I am able to tender this map tendered and marked exhibit no..

Site Plane Building Locations Stage 3 drawing number 43695-03 indicate a new flood line at RL 11.5mts but this line touches the 11 mtr contour line of the land. It appears that the flood as been altered about .5 of a mtr which takes the new flood line away from the buildings and development.

I am able to produce that map tendered and marked exhibit number no...

From our investigations I am now aware that the 11.5mtr flood line is the 1/20 flood line. Where we believed that this line referred to the 1974 floods and thus believing our complex would not have flooded to such an extent.

Whilst these maps show a flood line they do not indicate a 1-20 year flood, 1-100 year flood or the 1974 flood lines.

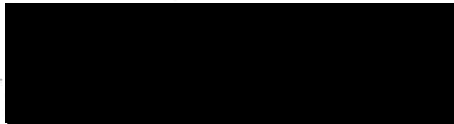
I've also spoken with another body corporate owner Anton RUSH of unit no [REDACTED] 13 Bridge Street, Redbank Qld 4301. He has supplied me with a copy of a hydrogoly report relating to the 2011 flood issued by Worley Parsons. This document explains the flooding event and includes aerial photographs of the flooding and the cause of inundation.

Witness Signature
Page Number 5

[REDACTED] Signature of officer

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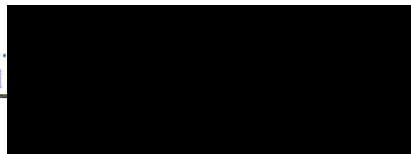
Justices Act 1886

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

- (1) This written statement by me dated 11/9/2011 and contained in the pages numbered 1 to 6 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.

.....
September.....201

.....Signed atBrisbane....this.....11th



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Page Number 6

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