

Note

This statement has been redacted to remove certain personal information and information that is not relevant to the land planning terms of reference.

QFCI

Date: 5/10/11 *JM*

Exhibit Number: 733

Name of Witness	Matthew Dawson MORGAN
Date of Birth	██████████
Address and contact details	██████████ 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 ██████████ 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 ██████████ 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 ██████████ Community Relations Officer Community Engagement Team at Origin Alliance Dinmore2Goodna Chalk

Witness Signature ██████████ Signature of officer

Page Number 1

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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 [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 [REDACTED], 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.

Witness Signature [REDACTED]
Page Number 2

Signature of officer

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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.

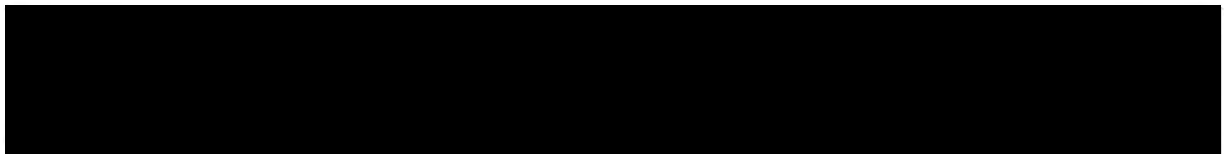
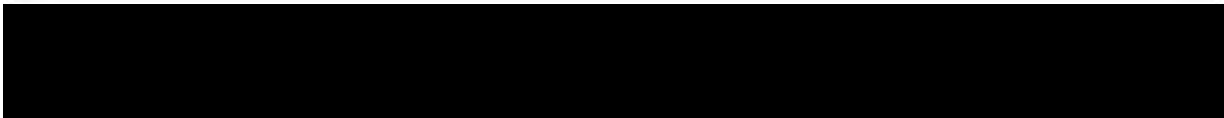
To my knowledge the Committee had not received a response from TULLY or the Ipswich City Council.

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.



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

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

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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] [redacted] 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] re of officer

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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 [Redacted] of unit no [Redacted] 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

[Redacted]

Signature of officer

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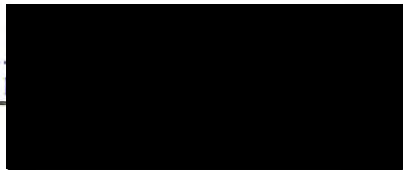
M D MORGAN

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

Witness Signature..... Signature of officer
Page Number 6

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13/04/10

ATTACHMENT "A"

24/05/2010

Jabiru Place CTS 19169

Committee update

The Resumption

13/04/2010

Body Corporate Services received

Taking of Land Notice (No. 1985) published in the Government Gazette of Friday 09 April 2010.

Jabiru Place Body Corporate interest in the Land has been converted into a right to claim compensation.

Letter received by Chairman on 20/04/2010

I have spoken to [redacted] on [redacted] on [redacted]
Program Development and Management
Property Services Branch
Our Ref: 510/06952 czj

He advised we will need to obtain the services of a Registered Valuer and a Solicitor. The Body Corporate will need to pay fees up front but we will be compensated for reasonable fees in the settlement.

He is not aware of a construction timetable or if sound proof barrier is to be built on overpass.

[redacted] advised for any other details on project to contact

[redacted]
Project Manager
[redacted]

I spoke to [redacted] of BCS it is OK to engage the services of a Registered Valuer and a Solicitor. He was unable to provide a recommendation.

I spoke to [redacted] Committee member she had an excellent experience with Bushnell Power Lawyers on [redacted]

I called Bushnell Power Lawyers on [REDACTED]
Have set up meeting with

[REDACTED]
42 Roderick Street Ipswich
27/05/2010 at 10.00am
For a half hour initial consultation
They require \$99.00 cash or direct deposit

26/05 E-mail to [REDACTED] to direct deposit initial consultation fee

27/05 Attended Solicitors office.
Clark was ill meeting cancelled.
Was advised to call Propell Valuers

27/05 Called [REDACTED] left message
[REDACTED] returned call he does not have answers but has set up a meeting
to update the Committee at 11.00am 28/05/2010.

27/05 Called Propell Valuers. They have taken details will check on the plan and call
back.

28/05 Attended meeting with [REDACTED] and [REDACTED]

28/05 [REDACTED] to organise plant audit on resumed area - ASAP

08/06 Meeting with [REDACTED] Bushnell & Power Lawyers at 3.00pm
MM attended

08/06 Valuer Propell Craig Ashford has called Origin Alliance and asked for elevation
plans

10/06 Origin Alliance - [REDACTED] advised want to clear Jabiru
Place block ASAP. Will hold work till 15/06/2010

11/06 Arborist visit -- only 4 plants of value but not enough to warrant audit as is costs
\$45.00 - \$60.00 per tree. Common species have no value ie Palms, Jacaranda,
Poinciana, Mulberry. Other species are class 3 which are pests.
He will Invoice at \$70.00 for call out.

15/06 Wrote notice to owners and occupants

15/06/2010

**Notice from the Committee of the Body Corporate
to all owners of Jabiru Place CTS 19169**

In May 2010 Body Corporate Serviced received a letter from the Queensland Government Department of Transport and Main Roads. It was a Taking of Land Notice (No. 1985) published in the Government gazette of Friday 09 April 2010.

This means 793 square metres east of the Tennis Court has been resumed.

This will not affect any of the 42 Units buildings or yards.

This will not affect the Tennis Court area.

This will only affect the common property area.

Jabiru Place's interest in the land has been converted into a right to claim compensation under the *Acquisition of Land Act 1967*.

The Committee has engaged the services of a Valuer, Solicitor and Arborist.

██████████ Bushnell & Power Lawyers

██████████ Propell National Valuers

Reasonably costs will be covered by the resumption process. Please do not attempt to contact the Solicitor or Valuer as they have instructions to only deal with the Committee.

The Committee has liaised with Origin Alliance (the contractors building the Dinmore 2 Goodna section of Ipswich Motorway upgrade)

They are going to build a Railway overpass into Monash Road to provide access to the developing industrial estate on the Redbank Peninsular area. This will involve building an 8 metre high section of Road with the earth wall starting at the base of the Tennis Court.

They have advised work will commence as soon as possible as they need to work in with Qld Railways in building the bridge over the railway lines. They expect the construction process to take 12 - 18 months.

This project will affect Jabiru Place on three sides.

The Front Section

They will end Bridge Street at house 11. They will then dig up Bridge Street and our driveway to the front gate then re build a new driveway to give us access.

The Side Section

They will demolish the house at number 14 Bridge Street.
The fig trees will not be affected.

The Back Section

A Hydrologist will be engaged to design suitable drainage that will flow into the Peace Park. (If they get this wrong we have a potential flooding problem)

To protect the safety of occupants the Tennis Court and walk way next to Tennis Court will be secured as a no access area and a notice via letter box will inform all occupants.

The Committee will keep owners informed with updates via mail or at the Garden Committee meeting held 1st Tuesday of each month at BBQ area at 6.00pm.

If you want to get involved in this process the Annual General Meeting will be set down for August or September 2010. The Committee is allowed seven members. It has only had four members over the last three years. All positions are vacant and can be filled from the floor by attending the Annual General Meeting. If you can not attend meeting you can still have a vote by completing ballot form or by giving a proxy form to someone who will attend the meeting.

If you have any questions on construction please contact Origin Alliance 1800 465 682

If you have any issues or concerns about Jabiru Place please do not hesitate to contact

Matthew Morgan
Chairman of the Body Corporate for Jabiru Place
Home 07 3818 1301
Mobile 0431 637 424.

Regards

The Committee of the Jabiru Place Body Corporate

16/06 MM Purchased locks, chain, signs and roll mesh to fence off Tennis Court and walk way next to Tennis Court.
Purchased envelopes, stamps, ream of paper, ink cartridge and printing of notices.
Total cost - \$294.65
Placed Occupant notice 1 in every letter box
Printed address labels for every owner
Placed Owner Notice 1 envelope in 17 owner / occupied letter boxes

Posted Owner Notice 1 with Origin Alliance Monash Road connection – work begins notice to all 25 rental property owner

- 17/06 Secured Tennis Court with chain and padlocks.
Erected safety fence across walk way
Placed warning signs on Tennis Court gate and roll mesh fence.
- 21/06 Origin Alliance - [REDACTED] Block to be cleared on 24/06/2010
- 23/06 Unit [REDACTED] owner [REDACTED] called [REDACTED] Origin Alliance
MM e-mailed Owner and occupant letter.
- 23/06 Rod of Automatic Gates & Doors attended for quote
- 23/06 Jason of ETS Integrated Systems attended for quote
- 24/06 Origin Alliance – Work has started to clear block of trees via chainsaw and mulcher
- 24/06 Origin Alliance - [REDACTED] visited Jabiru Place - project could be fast tracked if Origin Alliance has work force available from 18 months to 6 months.
Drainage has been designed for drainage into Peace Park
Access to back block will be via back of tennis court. (plan recently changed)
Has spoken to Unit 13 owner [REDACTED]
- 24/06 Unit 19 owner [REDACTED] called in for update
- 25/06 Origin Alliance – [REDACTED] visited Jabiru Place with 2 engineers to measure ground vibrations. Equipment set up at back of Unit 10 (as closest to road works) Engineer remained with equipment.
- 25/06 E-Mail to Unit 13 owner [REDACTED] with update
- 25/06 Letter to BCS for MM reimbursement of \$294.65
- 25/06 Origin Alliance – [REDACTED] re visited Jabiru Place
Sewer and Storm water next to Tennis Court to be replaced from 29/06/2010
Job expected to take 1 week
Water main at front gate to be rerouted parallel to driveway in house 14 easement at East section of Jabiru Place
- 01/07 Department of Transport and Main Road settlement of resumption offer
\$10,000.00 as full and final settlement
Letter e-mailed to Propell and Solicitor

- 22/07 Origin Alliance - [REDACTED] and Head Engineer called by to discuss front drive. Plans are not finalized yet.
Confirmed Bridge Street sewer main has been completed under overpass.
Confirmed Jabiru Place storm water outlet cut but not extended under overpass yet.
They will install 3 x 2.1 metre storm water pipes that will handle 1 in 100 year flood.
Bridge Street 100mm water main will be relocated after house at 14 demolished.
- 22/07 Propell National Valuers - [REDACTED] e-mails valuation and invoice
- 27/07 BCS at Toowong with [REDACTED] discussed AGM
- 27/07 Origin Alliance - [REDACTED] called to advise House 14 to be demolished over 3 days starting on 30/07/2010. The demolition crew will take care to check if site has asbestos and will be demolished under state and federal guidelines.
- 28/07 Propell National Valuers - [REDACTED] advised have 3 years to settle on injurious affection claim. Will need this time to allow audio tests, how fencing has been constructed, access to Peace Park, line of sight.
3 types of claim.
Loss of amenities (Access to Peace Park for all owners)
Visual claim Sight (for affected Units)
Audible claim (for affected Units)
- 29/07 Notice to Occupant 2 placed in letterboxes
- 29/07/2010

Jabiru Place CTS 19169

Notice from the Committee of the Body Corporate

Origin Alliance advised the house at number 14 is due for demolition starting on 30/07/2010. The demolition crew will not work over the weekend.

This job will take 3 days as asbestos is present in the building.
The demolition crew will take all precautions as advised in the building code.

If you have any questions or issues about this job please feel free to contact

Origin Alliance on 1800 465 682.

The Chairman of the Body Corporate on [REDACTED] or [REDACTED]
Your Managing Real Estate Agent.

Regards

The Committee of the Jabiru Place Body Corporate

04/08 E-Mail to Unit 13 owner [REDACTED] with update

05/08 Origin Alliance – Contractors divert 4inch water main (big blue) down by fig trees through where house 14 was.

05/08 ICC - Origin Alliance – [REDACTED] advised requires meeting for 09/08/2010 at 1.00pm to give update on time table for over pass construction

09/08 ICC - Origin Alliance – [REDACTED] advised Head Engineer not at work today. Need to postpone meeting

21/09 Called Origin Alliance – [REDACTED]
Asked for 8 copies of plan at Jabiru Place. OK to collect them at 1.30pm today

21/09 Attended at Bushnell & Powers Solicitors at
44 Roderick Street Ipswich QLD 4305
Matt, [REDACTED], Michael attended

Gave Docs for Resumption

- 1/ Dept of Transport and Main Roads Settlement offer File No 510/06952
- 2/ Statutory Declaration
- 3/ Expenditure voucher
- 4/ Acquisition of Land Act 1967. S18 – S23

- 5/ Propell National Valuers Compensation Assessment
- 6/ Propell National Valuers Invoice

- 7/ Chairman's letter for AGM 2010
- 8/ Minutes of AGM for Jabiru Place held on 26/08/2010
- 9/ Committee contact details

Gave Docs for Insurance claim for front gate

23/09 E-mail update on Solicitor visit to Committee

E-mail 01/11/2010 (after Committee Meeting)

Matt,

Please address issue as soon as possible

**18/ Ipswich Motorway upgrade Dinmore to Goodna
-- Construction update**

Refer Maps of Construction site

Origin Alliance has started to dig next to the 3 x 2.1 metre drainage pipes. They are going to add 2 more 2.1 metre drainage pipes

Matthew Morgan Chairperson to follow up with Origin Alliance.

Origin Alliance new contact liaison: [REDACTED]

03/11/2010 @ 11.09am MM called [REDACTED] Community Relations Officer

Planning on completing Railway overpass late January 2011. This will be night works
So work has commenced on raising batter and building retaining walls

She was not aware drainage pipes have increased from 3 to 5.
She will try to get answer of why.

03/11/2010 @ 1.36pm [REDACTED] Community Relations Officer advised
Has spoken to head Engineer [REDACTED], and the 2 extra pipes installed are to improve
flood mitigation for Jabiru Place. They are not aware of any thing happening with QLD
railways

Night works to start soon from Sunday to Thursday for 3 – 4 weeks
A flyer will be delivered to letterboxes shortly.

Jabiru Place has 3 Units in line for exceptional circumstances.
To be sorted early next year

Mon, 8 November, 2010 2:13:16 PM

Resumption Update

From: [REDACTED]

[View Contact](#)

To: [REDACTED] <mwbwilkinson@bigpond.com>; Matthew Morgan

Matt and [REDACTED],

I called Bushnell and Power again yesterday at 9.30am. Left message with [REDACTED], who is the secretary.

Today, I sent an email to [REDACTED]. Please see below:-

"Im wondering how progress is going on the Jabiru Place Resumption Letter. I live in Jabiru Place and was voted on the committee a few weeks ago. I have called the office a couple of times about it, spoke to [REDACTED] once who said he would chat to you about it and let me know.

Other members of the committee had an appointment with [REDACTED] on 21 September 2010 where the resumption was discussed (among other things) and they were told they would have a draft letter within two weeks. As it is now 9 November 2010, it has been 7 weeks since the meeting, the Chairman has had enough of leaving messages and has asked me to contact you any way I can to get a result.

We need a letter with a counter offer. [REDACTED] was given the details.

The situation has become pressing for the committee for the reasons below:-

Main Roads/Origin Alliance are completely changing the whole area, changing the layout of the road on Bridge Street and building us a new driveway, a) to fit the new plan, and b) because they need to dig the existing driveway to shreds to get to pipes and cables underneath. Origin Alliance will be providing a temporary vehicular access to the complex.

Part of the rebuild is the front security gate, which the owners are all paying for. Most

monies have already been raised by the committee, however part of the funds were to come from the Resumption. The work needs to be done at the same time as the driveway rebuild because new foundations will be laid and easy to work with, rather than digging it all up again when they are already done, and the temporary access will be provided. We have now received notice from them to say that are working around the clock. They are getting ahead of schedule and are now likely to be starting work on our driveway in late January, whether we are ready or not.

Raising another \$20,000.00 from the owners can be done, but shouldn't be necessary. In any case, I do have to agree with what the rest of the committee are thinking, that taking two months without even starting a matter is below standards.

I have to go to Ipswich next week for another matter. I would like to come and pick up the draft when I am there, and have lunch with you and Theresa (if she is still there) and catch up for a while. Please let me know what day you are available."

Will advise further when details come to hand.

Cheers,

Wed, 10 November, 2010 8:26:56 AM Origin engineers

From: [REDACTED] [View Contact](#)

To: Matt Morgan [REDACTED] Mike Wilkinson [REDACTED]
[REDACTED]

Hey blokes,

Have been in contact with Origin Alliance and wanted to point out to them how drainage is now flowing differently onto our tennis court and under our pool foundations since they have been building their new drainage system under the mc aulliffe street bridge/roadway.

Origin got back to me after my statement and said they had been in contact with Mr. Mathew Morgan and their engineers. The engineers should be getting back to me today to arrange an onsite appointment to view my concerns. Will either of you be able to attend this at all today? Carol on phone advised it is likely to be around 2pm, give or take 4 hours.....

This is an item I wanted to raise with them to add to their list and ensure it wont be affecting our grounds and to add them into their plan for drainage on their side of the property line.

Water flow from the first property onto the second property is the responsibility of the first property holder. I intend to have Origin look at this as it is part of the roadway construction which has changed the flow of water and where it now sits, stagnating.

The property is being handed back to ICC after the project is complete, adding to the time and likely less budget thrown at fixing the drainage along our fence line.

Do you have any other thoughts that I should bring up with them today?

Keep in mind we will hopefully be able to have a say in how we would ideally like to drainage to be set up, this will be the first step for Origin Alliance, making them aware of the situation. Plans of action to be taken will hopefully coincide with us so long as we keep the pressure on.

[REDACTED]
[REDACTED]
Community Relations Officer Community Engagement Team
Origin Alliance
Dinmore2Goodna
Chalk Street
Redbank QLD 4301

Copy of E-mail sent to [REDACTED] 01/12/2010.

Dear [REDACTED],

RE: PROPERTY AT JABIRU PLACE, 13 BRIDGE STREET REDBANK

The Jabiru Place Committee has concerns with the progress of development in the Dinmore2 Goodna Project in the area that affects the owners of Jabiru Place. Our concerns are based in the scope of works with McAuliffe Street, the rear block, and the drainage allowed around our front gate.

We had a meeting to discuss some of these concerns with Councillor Paul Tully on 18/10/2010.

We also had an onsite meeting with [REDACTED] and [REDACTED] where concerns were raised but have not been addressed at this stage.

Jabiru Front Gate area

- 1/ Kerb and channeling not planned for at our front gate so the whole area will drain through our front gate entrance.

- 2/ Due to our loss of amenity of Street parking, can a car park be built at the front of property adjacent to House 12.
- 3/ Noxious Class 3 plants need removing (Chinese Elm, Pepperina etc)
- 4/ The Committee would like the Kauri Pine Tree in front of the property at 13 Bridge Street be protected.
- 5/ The Committee would like a copy of the lighting Plan for area adjacent to front entrance, as quotes are being obtained to replace front fence gate and security lighting will be a significant concern.

Vacant Block of Land between Jabiru Place and the Railway line

- 1/ Open drain from Railway storm water has been over grown with what looks like a water reed. This is diverting water out of the drain and against the Tennis Court, under cutting the slab.
- 2/ The whole area needs slashing.
- 3/ Noxious Class 3 plants need removing (Chinese Elm)
- 4/ A spill way entrance needs to be designed on both sides of the five 2.1 metre pipes to prevent erosion.
- 5/ Promised replacement of damaged north-east fence post of tennis court
- 6/ Replacement of fence adjacent to driveway after utilization of temporary driveway access.

McAuliffe Street

- 1/ No allowance has been made for storm water to pass over or under McAuliffe Street.
- 2/ Privacy for residents using complex amenities (pool, tennis court) needs to be addressed.

Yours sincerely,

The Committee of the Body Corporate for Jabiru Place

16/12/2010 - [REDACTED] notes

Hello all,

Met with [REDACTED] again this morning, just a few quick notes on the back area.

After they go into a 2 week shutdown as of tomorrow, they should be doing the slashing as soon as they are all back to work, and it should be the whole grass area between our complex and the rail line.

The fencing work is going to be relatively difficult to work on due to soil being in a poor state and position. It is a very steep slope and many of the support poles have been replaced or pitched up with extra poles, simply means deeper holes for the concrete pillars supporting the fence.

We will have to inform Origin Alliance at least a week prior to anyone coming out to do work, and they will put up a temporary fence, away from our fence, allowing room to work.

There are a few Chinese Elm, fair bit of Lantana and those apple thingy things that kill the bee's (funny named one in front of 44 :D) Origin will need to be informed we will have to remove some trees, if they don't remove the trees themselves. He doesn't see this being a problem, as it is 50+ metres from their site.

There will be a 2 metre "access" way though not designed for pedestrians, it will be a permanent access for walking around our complex.

Owen advised that he is pretty sure there is a minor update on the plans to do with our driveway, and there may be able to put a second car park on the South side of the driveway as well.

Owen also feels it may be a viable method of just "building" our car park, and wait to see who complains i.e. Council

Funny bloke.

Chat later,

[REDACTED]

Thu, 16 December, 2010 1:34:36 PM

Resumption offer revised

From: "matthew.morgan" [REDACTED]

Add to Contacts

To: [REDACTED]

Hello,

Spoke to [REDACTED] at Propell National Valuers today. The Department of Transport and Main Roads valuer has revised offer to settle on resumption to \$15,000.00 plus reasonable costs of valuation, EGM and legal.

I have instructed Craig to go back and explain we need 100% approval from all owners. It will be

easier to do this if we could agree to \$20,000.00 plus costs.

Craig advised if we fail to agree next step Land Court which would take 12 months to get a hearing date.

Craig will go back and ask for more but is not confident in raising offer.

Explained legal quotes of 20k and 2k to review paperwork. He advised these are not reasonable costs and the Department of Transport and Main Roads would reject invoices leaving Jabiru Place liable.

Cheers

Matthew Morgan

17/12/2010 – [REDACTED] of Origin Alliance left message on MM vm

Origin Alliance will be on holidays from 17/12/2010 till 04/01/2011. Will reply to e-mail received 01/12/2010 in writing when we return to work in January 2011.

HAB
attached next "B"

Client - Jabiru Place Body Corporate CTS 19169

1st contact

Matthew Morgan, Chairman of the Body Corporate

██████████ Bridge Street Redbank QLD 4301

Home phone ██████████

Mob phone ██████████

E-Mail ██████████

CTS 19169 managed by

██████████, Body Corporate Services

██████████ Toowong QLD 4066

Phone ██████████

E-Mail ██████████

On site Manager

██████████
██████████ Bridge Street

Redbank QLD 4301

Body Corporate Committee

Body Corporate AGM to be set down for July – August 2010.

I would expect to have 7 Body Corporate Committee members.

Questions

Please explain process

27/05 Solicitor ██████████ – not at work to illness

28/05 Solicitor ██████████ – tried to reset meeting am. Unable to attend

08/06 Valuer Propell Craig Ashford – Will contact Origin Alliance to confirm how they want to proceed with Body Corp claim and personal claims.

08/06 Solicitor ██████████ – meeting at 3.00pm

Expected costs

08/06 Unknown

Payment terms

08/06 Reasonable costs to be covered by the resumption process.

Do we need an audit of trees and size to be done?

27/05 Valuer Propell - probably not. He will comment further when on site

28/05 Valuer Propell [REDACTED] - Yes as Jabiru Place paid to plant out block and as the kids use area.

11/06 Arborist visit - only 4 plants of value but not enough to warrant audit as its costs \$45.00 - \$60.00 per tree. Common species have no value ie Palms, Jacaranda, Poinciana, Mulberry. Other species are class 3 which are pests. He will Invoice at \$70.00 for call out.

We have a stripy marsh frog population (*Limnodynastes peronii*) on the resumed block that breeds every time it rains at any time of the year. Area resumed is the Body Corporate "green zone" or "rainforest"

Does this impact on valuation?

28/05 Valuer Propell [REDACTED] - This could be ground to go legal to hold construction .

How will Jabiru Place gain access to Peace Park?

28/05 Origin Alliance - No pedestrian crossings are planned at this stage

Construction Issues

How do we get time frame is start of construction?

26/05 Flyer issued - work to commence May 2010.

26/05 [REDACTED] Program Development and Management - Does not know

27/05 [REDACTED] Project Manager - Does not know

28/05 Origin Alliance - Site works can start ASAP. They plan to clear vegetation and start dumping soil in place. They need to work in with QR to build bridge over railway line. Job will end at Brisbane Terrace.

10/06 Origin Alliance - [REDACTED] advised want to clear Jabiru Place block ASAP. Will hold work till 15/06/2010

21/06 Origin Alliance - [REDACTED] Block to be cleared on 24/06/2010

24/06 Origin Alliance - Work has started to clear block of trees via chainsaw and mulcher

How long will construction take?

26/05 [REDACTED] Program Development and Management - Does not know

27/05 [REDACTED] Project Manager - Does not know

28/05 Origin Alliance - 18 months

24/06 Origin Alliance - Danny O'Donnell project could be fast tracked if Origin Alliance has work force available

Elevation of road?

27/05 [REDACTED] Project Manager - Will ask [REDACTED] to call back and organise collection of new plans

28/05 Origin Alliance – 7.5 metres to Road then a cash barrier to 8.0 metres
08/06 Valuer Propell [REDACTED] has called Origin Alliance and asked for elevation plans

Is a noise barrier to be built on over pass?

26/05 [REDACTED] Program Development and Management – Does not know
28/05 Origin Alliance – Not at this stage.

What will the planting scheme be on the batter?

28/05 Origin Alliance – Trees are in place on latest plans

What will the retaining wall around Tennis Court be made off?

Do we get compensation for dirt and dust through construction?

27/05 Valuer – Propell – Compensation 2 ways
To Body Corporate – for land this will not be a large amount
To each and every owner – if unit is affected
28/05 Origin Alliance – Road works will be watered via water trucks

Noise during construction?

28/05 Origin Alliance – Will be minimised

Noise for ever more after construction?

Rear Block Issues

How do we find out what steps will be taken to flood proof the tennis court?

28/05 Origin Alliance – This is not in the construction brief but if will not be any worse after job completed. They will have hydrologists look at issue.

How do we find out if drainage under over pass will be sufficient to prevent flooding to Jabiru Place in the future?

27/05 [REDACTED] Project Manager – Does not know
28/05 Origin Alliance – Drainage has not been designed yet. Hydrologist will design taking into account of a rain event in ??? year.

Will Jabiru Place be able to claim for flood loss in the future?

08/06 Solicitor [REDACTED] – Yes but damage will be done. Origin Alliance need to get it right the first time.

Will drainage be high enough to walk through to give Jabiru Place a short cut to Peace Park?

24/06 Origin Alliance – [REDACTED] – drainage has been designed

Will Jabiru Place get access to isolated block?

24/06 Origin Alliance - [REDACTED] - Access to back block will be via back of tennis court. (plan recently changed)

Who will cut the grass and maintain block?

28/05 Origin Alliance -- They expect block to transfer to being owned by QLD Main Roads.

24/06 Origin Alliance - [REDACTED] - Access to back block will be via back of tennis court. (plan recently changed)

Can the block be planted out with native vegetation?

28/05 Origin Alliance -- No due to no access they are expecting to leave block as a grassed area.

Can the block incorporate a wetlands area?

28/05 Origin Alliance -- They expect block to transfer to being owned by QLD Main Roads.

Driveway issues

The road will be cut before our driveway so who will build and pay for driveway extension back to the Road?

27/05 [REDACTED] Project Manager -- Does not think Jabiru Place will need to pay for extended drive way.

28/05 Origin Alliance -- Will dig up and replace entire drive from front gate to Road Costs will be covered by Origin Alliance. We can divert Jabiru Place traffic between letter boxes and Moreton Bay Fig tree during construction. (this will require hedge to be removed)

Drive is on the new plan

(This will be the time to replace front gate footing)

24/06 Origin Alliance - [REDACTED] - Plan has been changed again. He will re confirm where concrete drive to be replaced.

Who will own this area?

28/05 Origin Alliance -- Ownership expected to transfer to QLD Main Roads.

Who will be responsible for maintaining area?

28/05 Origin Alliance -- They expect Ipswich City Council

House to be removed at Number 14

Who will maintain area?

28/05 Origin Alliance -- They expect Ipswich City Council

Will area be fenced off?

28/05 Origin Alliance -- This is not on latest plan

Future Planned Construction Issues

Time frame when over pass will be extended over Ipswich Motorway?
28/05 Origin Alliance -- No plan to extend over Ipswich Motorway.

Regards

Matthew Morgan

15/06/2010

Jabiru Place CTS 19169

Notice from the Committee of the Body Corporate

The land East of the tennis court has been resumed by the Queensland Government for the purpose of building an overpass across the railway line and connecting Riverview to Goodna via a secondary Road.

This affects Jabiru Place on three sides around the front entrance.

Construction has begun on the overpass and the trees on our block will be removed and cleared in the near future. The house at number 14 will be demolished to make way for the new Road as well.

How will this affect the occupants of Jabiru Place

The Tennis Court will be secured. If anyone wants to use the court you will need to contact [REDACTED] and book the time.

The walkway next to the Tennis Court will also be secured.


This work will increase traffic volumes in Bridge Street with machinery and large dump trucks.

Construction noise.

Dust from construction site.

If you have any questions on the project, you can contact

Origin Alliance on 1800 465 682.

The Chairman of the Body Corporate on 

Your Managing Real Estate Agent.

Regards

The Committee of the Jabiru Place Body Corporate

ATTN: [redacted] "c"



Jabiru Place CTS 19169

1 December 2010

[redacted]
Community Relations Officer Community Engagement Team
Origin Alliance
Dimore2Goodna
Chalk Street
Redbank QLD 4301

Dear [redacted],

RE: PROPERTY AT JABIRU PLACE, 13 BRIDGE STREET REDBANK

The Jabiru Place Committee has concerns with the progress of development in the Dinmore2 Goodna Project in the area that affects the owners of Jabiru Place. Our concerns are based in the scope of works with McAuliffe Street, the rear block, and the drainage allowed around our front gate.

We had a meeting to discuss some of these concerns with Councillor Paul Tully on 18/10/2010.

We also had an onsite meeting with [redacted] and [redacted] where concerns were raised but have not been addressed at this stage.

Jabiru Front Gate area

- 1/ Kerb and channelling not planned for at our front gate so the whole area will drain through our front gate entrance.
- 2/ Due to our loss of amenity of Street parking, can a car park be built at the front of property adjacent to House 12.
- 3/ Noxious Class 3 plants need removing (Chinese Elm, Pepperina etc)
- 4/ The Committee would like the Kauri Pine Tree in front of the property at 13 Bridge Street be protected.

- 5/ The Committee would like a copy of the lighting Plan for area adjacent to front entrance, as quotes are being obtained to replace front fence gate and security lighting will be a significant concern.

Vacant Block of Land between Jabiru Place and the Railway line

- 1/ Open drain from Railway storm water has been over grown with what looks like a water reed. This is diverting water out of the drain and against the Tennis Court, under cutting the slab.
- 2/ The whole area needs slashing.
- 3/ Noxious Class 3 plants need removing (Chinese Elm)
- 4/ A spill way entrance needs to be designed on both sides of the five 2.1 metre pipes to prevent erosion.
- 5/ Promised replacement of damaged north-east fence post of tennis court
- 6/ Replacement of fence adjacent to driveway after utilisation of temporary driveway access.

McAuliffe Street

- 1/ No allowance has been made for stormwater to pass over or under McAuliffe Street.
- 2/ Privacy for residents using complex amenities (pool, tennis court) needs to be addressed.

Yours sincerely,

The Committee of the Body Corporate for Jabiru Place

Attachments "D"

OriginAlliance
Connecting Dinmore to Goodna

8 February 2011

Body Corporate Committee
Jabiru Place
13 Bridge Street
Redbank QLD 4301

Dear Body Corporate Committee

RE: Jabiru Place

Thank you for your letter on the 1 December 2011 in relation to potential project impacts on Jabiru Place.

On behalf of the team at Origin Alliance our heartfelt thoughts are with you at this 1 December 2011 difficult time. We understand that some of your concerns outlined in your letter dated may have changed since the recent flooding. However your concerns outlined in your letter before the flooding have been addressed by the project team and are listed below.

1. Drainage concerns at front gate.

The design for this area requires a realignment of the approach driveway to the gate and as such a small drainage channel will be provided to facilitate the draining of the concrete approach slab. Please refer to attached plan for more information.

2. Request for lighting plan of Bridge Street is attached.
3. You have requested that a car park be built at the front of Jabiru Place and this will be discussed closer to scheduled work date.
4. You requested that noxious class 3 plants be removed and the Kauri Pine tree be retained. As such all weeds have been removed from the front of your property and in the vacant block of land at the rear of your property. The Kauri Pine tree will also be retained.
5. You are concerned that the open drain from the railway storm water is overgrown and is diverting water out of the drain and against the tennis court under cutting the slab.

A drainage bund was recently installed in this area and the final drainage arrangement will be incorporated into this bund to minimise the likelihood of overland flow reaching the tennis court area.

6. Vacant block of land to be slashed as soon as availability of resources allows.

D2G Joint Venture
Ipswich Motorway Upgrade: Dinmore to Goodna. Delivered by Abigroup Contractors, SMEC Australia
Pty Ltd, Fulton Hogan, Parsons Brinckerhoff, Seymour Whyte and Department of Main Roads

ABN 13 680 027 125

Chalk Street
REOBANK QLD 4301
PO Box 505
BOOVAL BUSINESS CENTRE QLD 4304
+61 7 3280 9000 tel
+61 7 3280 9111 fax

7. Request for a spill way entrance to be designed on both sides of the five 2.1 metre pipes to prevent erosion. This is currently planned to be installed in the first half of 2011, however temporary measures are in place.
8. Replacement of damaged north-east fence post of tennis court. The fence post will be replaced in consultation with yourselves regarding timing.
9. You have requested replacement of your fence adjacent to the driveway after utilisation of temporary driveway access. This will be discussed closer to scheduled work date.
10. You are concerned that no allowance has been made for stormwater to pass over or under McAuliffe Street.

The drainage design for Monash Road is in accordance with the relevant design standards with very significant culverts being constructed to achieve these.

11. Concerns in relation to privacy for residents using complex amenities.

The design in this area will include soft landscaping incorporating screen planting in the area.

Once again, our thoughts are with you at this difficult time and if you have any questions please contact Melissa Carter on 1800 465 682.

Kind regards

A large black rectangular redaction box covering the signature of the Stakeholder Manager.

Stakeholder Manager