

Name of Witness	Carol Ann RICHARDS
Date of Birth	
Address and contact details	Lyndon Way Karalee
Occupation	Teacher
Officer taking statement	Det/Sgt Anthony VLISMAS
Date taken	29 August 2011

Carol Ann RICHARDS states

1. I am years of age and I reside at Lyndon Way Karalee.
2. I am currently employed as a Teacher with Queensland TAFE situated at Bundamba.
3. I have lived in Karalee since 1987 and in my current house since October 1993.
4. My current house is described on the rates notice as Parish of Chuwar. 0.502 hectares.
5. This property is controlled by the Ipswich City Council and is zoned Residential A.
6. I was not personally affected by the floods of 2011 but houses in my neighbourhood were inundated.
7. I originally purchased a block of land in a residential housing estate in Lyndon Way Karalee. I think the purchase of the land was \$85,000.00. After purchasing the land I built my house on the block later in the same year and moved into the home in October of 1993.
8. Prior to purchasing this block of land I had experienced the 1974 floods in Brisbane and was aware of the flooding in the Ipswich area.
9. As a result I accessed flood maps which I thought reflected the 1974 flood levels. It showed that my block of land was not affected by the 1974 floods therefore I went ahead and purchased the land. I think that these maps would have been accessed through the Moreton Shire Council, which was the name of the council area I lived in before it was amalgamated into Ipswich City Council.
10. My block is located on the northern side of Lyndon Way and faces down towards the Bremer River.
11. I first moved into the area there were only a few houses on the river side of Lyndon Way and these blocks and surrounding land were slowly built on over the years to the current date.
12. At the time of moving into my home the land on the opposite side of the Bremer River was natural land with cattle grazing and natural flood plains.

Witness Signature..... Signature of officer

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13. In 2003 residents became aware that there was a proposed industrial area to be developed on this undeveloped land opposite our housing estate.

14. Our local councillor Heather MORROW invited residents to a local meeting to discuss the proposed industrial park which at that time was known as Bremer Business Park and is now known as Citiswitch. This meeting was proposed for Thursday the 6th February 2003 at the Karalee Community Hall.

15. I have a copy of the letter of invitation to attend that meeting.

Tendered and marked exhibit number.

16. From memory I attended this meeting and another community meeting and I have letters from Heather MORROW listing questions she has sent to the developer seeking clarification on behalf of residents concerns.

17. I am able to produce two letters one dated 7 March 2003 and second dated 27 March 2003 which I am referring to.

Tendered and marked exhibit number.....

18. In the letter dated the 7/3/2003 I refer specially to questions 7 and 8 which addressed residents concerns about the buffer zone along the river bank being more than 125 metres from the edge of the river.

19. The consultations seemed to stop and no follow up by Councillor MORROW took place that I am aware of.

20. Some residents put together a letter to the Ipswich City Council petitioning and objecting to the development in particular on the flood plain north of the Warrego Highway up to the Bremer River.

21. In the petition they asked for an increased buffer zone of 200 metres or better still that this area not be developed and kept as a nature reserve and never to be built on in the future as they had concerns of flooding.

22. I am also aware that a then resident in South Queensborough Parade, Dr Clive MCALPINE put a submission to council in relation to the projected impact of flood levels in Karalee should this development proceed.

23. I am able to produce a copy of the petition and letters I have been referring to.

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24. I am aware that a consultation group involving people from the Dinmore and Bundamba areas near this development was formed and met on a regular basis until approximately the beginning of 2005.
25. This group were mainly addressing issues in relation to first stages of the development in particular Capral Aluminium and Australian Hardboards Limited which was existing.
26. The people were concerned initially with other environmental factors such as emissions and toxic contamination of soil, traffic, power link and general disruption to the area for the development to progress.
- 27. I am able to produce documents relating to public forums and minutes of meetings held by those persons objecting to the development of the Bremer Business Park**

Tendered and marked Exhibit.....

28. One of these documents relates to the proposed development of Bremer Business Park now known as Citswitch.
29. The Bremer Business Park seemed to develop slowly but in the last three years in particular the earth works has increased dramatically. I was watching this development on a daily basis and I saw large amounts of dirt and soil was being cut away from hills and dumped down onto the flood plain within the development site.
30. Truck loads of dirt have also been transported into the development site. I was particularly concerned about what is called Stage 7 of this development being the area between Warrego Highway and Bremer River and the extent of the dirt brought into this area and dumped on the flood plain building it up to as much an estimated 10 metres high in places above the natural ground level.
31. There has been no adherence to any form of buffer zone (125mts or 200mts) as discussed in consultation periods.
32. In the floods of January 2011 I witnessed the water in the Bremer River inundating homes in my locality and street. What struck my attention was that the floods waters were not flowing naturally towards the Brisbane River but seemed to stop and pool like a lagoon on the flood plains across from my home.
33. I was also amazed at the level the water reached in some streets given my knowledge of the level of water according to the floods maps I had checked when I purchased my block of land.

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34. This raised my concerns as to whether flood maps were in fact correct and as to whether environmental factors such as Citiswitch had impacted on these levels.

35. After the floods I spoke to our Federal Member Shane NEUMANN he encouraged me to email him with my concerns which I did.

36. I am able to produce a copy of that email dated 4/5/2011.

Tendered and marked exhibit number.....

37. Mr NEUMANN's office contacted me a few days later to inform me that they had forwarded the email to the Mayor PISASALE of Ipswich.

38. I later received a phone call from the Mayor's office acknowledging receipt of the email and that it had been forwarded to the planning and development section for consideration.

39. I then received a letter dated 17/6/2011 from the Ipswich City Council City Planner John ADAMS acknowledging my email and indicating that the Flood Commission was addressing land planning issues and that his council had used the 1/100 year flood level for the Citiswitch planning approval.

40. I felt I needed further clarification about this and I telephoned Mr ADAMS to ask if Citiswitch development would continue given the extent of the recent flooding and the up coming flood commission's inquiry to land planning.

41. His response to me was that the development would continue and that under the integrated Planning Act and the Sustainability Planning Act provided that approvals previously granted could not be revoked.

42. I then went to the Council Planning and Development Section of the Ipswich City Council and asked for all the Citiswitch developments codes. These were provided to me and I researched these in particular development application 7540/2010 relating to earth works on stage Seven (7).

43. I was amazed to find that there was no decision recorded against this application. In opinion this meant that Stage 7 earth works had not been approved. Even though and large amount of earth works had been conducted on this area as early as September 2010 long before the floods of 2011.

44. I am able to produce these documents I am referring to.

Tendered and marked exhibit number.....

45. I telephone Mr ADAMS after reading these documents and outlined my concerns and findings regarding the non approval of earth work in Stage 7 at Citiswitch. He said he could not confirm that this was correct as he did not have the documents in front of him. I informed him I was reading from the documents.

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46. I also advised him that I had observed a truck and men on Stage 7 earth works on that day and he responded by saying that he would send someone out to investigate what they were doing.
47. After this my sister who also lives in Karalee and I met with Councillor Cheryl BROMAGE of Ipswich City Council and as result of the meeting she facilitated and information gathering process from John ADAMS and asked him to provide us with specific information in relation to activities in the Citiswitch Development in particular why is there soil movement and stock piling occurring on the Stage 7 site given that the application 7540/2010 has not been approved. This occurred on the 10/8/2011.
48. After that date I have corresponding via email with BROMAGE and ADAMS regarding this issue. This resulted in an email stating that the developer had undertaken unapproved earth works on part of Stage 7 and Council had commenced enforcement action and requested the developer to resubmit work plans and studies.
49. I requested a meeting with Mr ADAMS to pursue this matter further. I was concerned in particular to what would happen to the extensive amount s of dirt that had been dumped there illegally.
50. After some negotiation I received response indicating that Mr ADAMS had discussed this mater with the City Council Solicitor and advised that it would not be appropriate for him or other council officers to attend such a meeting with the impending hearings with the Qld Flood Commission taking place.
51. Any other information could be obtained from the PD on line or to the write to information process.
52. I replied that due to this response I accepted their response and conveyed that I felt it important for concerned residents including myself that we speak with the Flood Commission.
53. I also attended the Ipswich City Council Library and researched flood mapping for Ipswich. As a result I located flood maps modelled in 1975 and copied relevant sections of the documents.
- 54. I am able to produce those copies of flood modelling I located.**

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55. I later spoke with Flood Commission staff and supplied this statement to them.

C F RICHARDS.

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