

Moreton Bay

Lay Witness

Lola Worthington

QFCI

Date:

26/09/11

Jm

Exhibit Number:

610

Statement of Witness

Queensland Floods Commission of Inquiry

Name of Witness	Lola Fay WORTHINGTON
Date of Birth	
Address and contact details	
Occupation	Retired
Officer taking statement	Det/Sgt Anthony VLISMAS
Date taken	24 August 2011

Lola Fay WORTHINGTON states:

1. I am a female person years of age and I reside at Male Road Caboolture.
2. I have resided at this address since July 2006. I reside at this address with my tenant in common John Thomas QUINN. Our property as per our rates notice issued by the Morton Bay Regional Council states that we are on Parish.
3. Our lot is 2.002 hectares in size and I believe it was developed in 1979 to 1983 the development was called Caboolture Meadows. At that time all the houses were built above the then 100 year flood line.
4. Our property is on the northern side of Male Road Caboolture. All the properties at that time were 5 acre lots. On the opposite side of Male Road there were also 7 x 2.002 hectares. The roads at that time had no kerb and channelling, no town water and limited street lighting.
5. Initially there were no industrial areas in the vicinity of the estate.
6. The council which existed at the time of purchasing the property was the Caboolture Shire Council. This council was amalgamated and became the Morton Bay Regional Council.
7. When purchased the land zoning of the land was rural residential. It was purchased for private residential use and hobby farm for animals. I'm not sure of the exact date but our land was rezoned by the Caboolture Shire Council to residential Residential A sometime in 2004 or 2005. There are no industrial, child care or aged care facilities in our area.
8. In the floods of 11/1/2011 our property was flooded to levels not seen previously. This was the first time water entered our house at male Road, Caboolture. The water entered through the weep holes of the brick work and entered every room of the house with a covering of water on the floor a few centimetres deep in parts.

This water entered at a fast rate surrounding all the houses on the northern side of Male Road.

The shed/garage on the property was inundated with water causing damage to garden equipment, ride on mower, compressor, chain saw, hand tools and numerous other items stored in this area.

9. I believe that the flooding was caused as a combination of three factors these are:-

1. By the massive amount of land fill which was used in the surrounding housing developments approved by the local council.

2. King John Creek is over grown with vegetation and build up of debris and silt deposits.

Witness Signature

Signature of officer

Page Number 1 of 1

400 George Street Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750
www.floodcommission.qld.gov.au
ABN 65 959 415 158

3. The southern bound part of the Bruce Highway is low and I believe it acts as a dam preventing flood water escaping further the creek towards the ocean.
10. I have possession of a Morton Bay Regional Council letter dated 19 November 2010 which is addressed to neighbours of ours Mr Sam HERD of [REDACTED] Male Road, Caboolture indicating that flooding events have occurred on the northern side of Male Road in 1988, 1989, 1991, 1992 and 1999. After the 1988 flood the local residents petitioned the Caboolture Shire Council outlining their concerns about the flooding of the Caboolture Meadows Estate.
11. The first document is a Newsletter for the local residents outlining the concerns at the time about flooding and the Bruce Highway issues with drainage of King John Creek.
12. The second document is a letter dated 19 May 1988 from the Caboolture Shire Council under the hand of Stan MULDOON Shire Chairman outlining that the concerns of the residents are acknowledged and would be investigated so future flooding does not occur.
13. In these floods the water appeared to have backed up from King John Creek towards the residential housing in Male Road. No houses were flooded in the early floods. During each of these five floods the water rose and fell in the same manner.
14. After these floods development commenced in the area which resulted in the land around Male Road being built up with land fill to accommodate the housing development. This rising of the surrounding land changed the behaviour of flood water and storm water which on the 20/5/2009 flood water rose again and this time house numbers 70, 76, 100, 126 and 132 Male Road had flood water inside their respective houses.
15. In 1989 there was 500 mls of rain and no houses flooded or affected by the water. After development and in 2009 391 mls of rain fell and the above mentioned houses experienced flood water.
16. I believe that the housing developments in the area contributed to the flood of the houses as the increased volume of storm water has been directed by the Council into King John Creek.
17. On the 11 January 2011 flood waters again rose in our area and on this occasion eight houses being, 62,70,76,79,100,118,126 and 132 Male Road all experienced flooding in the houses. At this time I am not sure of the volume of rain which fell in 2011 but I believe that it was less than the 1989 flood.
18. I feel that due to the over development and lack of planning by the local council the flood water now backs up and also runs off the housing developments straight into our properties. (Refer to Flood Data Questionnaire documents as provided).
19. In 1988 local residents corresponded with the Caboolture Shire Council and Queensland Main Roads Department concerning the flooding. Responses of the governments at the time failed to address the residents concerns. Even though in a letter written in 19/5/1988 under the hand of Shire Chairman Stan MULDOON who sated that "for investigation and whatever action necessary to ensure the flooding does not occur again in the future."

20. On the 20/5/2009 I made a phone call to council about the volume of flood water on Male Road as in the previous flood events only a small amount of water sat on the bend in Male Road outside [REDACTED]

Witness Signature.....

.... Signature of officer ..

Page Number 2 of 6

400 George Street Brisbane
GPO Box 1738 Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750
www.floodcommission.qld.gov.au
ABN 65 959 415 158

number's 80, 86 and 94 Male Road. On this occasion water flooded from all sides of Male Road causing the road the flood and surrounding houses.

21. As a result of this event I commenced corresponding with the local council and collated and gathered substantial documents, which included letters to and from council, photographs and maps from myself and other residents responses to our concerns. I have been acting as spokes person for the residents in our fight with council concerning these issues. These documents have been supplied to the Flood Commission of Inquiry.
22. As a result of the 2011 flood and the lack of action taken by the local council to address flooding problems and formally acknowledge that by their actions of over development they have created the problem experience by all the residents on the northern side of Male Road, Caboolture. As we received no satisfaction we commenced to correspond with two Ministers of Parliament and one Federal Senator.

After the 2011 flood we hand delivered a copy of the Flood data questionnaire to the following

1. Andrew POWELL (MP Glass House) 4/3/2011
 2. Greg CHIPPENDALE (Morton Bay Regional Council) 9/3/2011
 3. Wyatt ROY (MP Longan) 10/3/2011
 4. Mark FERNER (Senator for Qld) 14/3/2011
 5. Anthony MARTINI (Director Engineering Construction and Maintenance Morton Bay Regional Council) 17/3/2011
23. Their initial responses are included in our progress report 4/3/2011 to 28/4/2011 and Notes and correspondence for pending meeting which has been provided to the Qld Flood Commission.
 24. We believe that since the onset of the various housing developments surrounding Male Road Caboolture this has substantially contributed to the flooding events. From our observations whilst construction of these were taking place I noticed that large drainage pipes were laid with the intention to direct storm water away from the Lilyvale, Kelvin Grove and Elysian Grove housing estates into the retention basin on Male Road to feed into King John Creek.
 25. Since the 2011 flood a further large housing development is being constructed at the western end of Male Road. We observed that the drainage pipes from the estate direct storm water into the culvert situated between 126 and 132 Male Road Caboolture. This water run off will then feed into King John Creek.
 26. Also these estates and surrounding roads have been built up several metres from the existing land.
 27. At this time we haven't written our concerns to council about this new development as we believe that the council will ignore the submission as they appeared to have done in the past by continually approving housing estates which have contributed to the flooding of the northern side of Male Road.
 28. We are unaware of the process and approvals granted by the local council in respect of these housing estates. However we are aware that the housing development opposite our residence was developed by TRASK DEVELOPMENTS.

Witness Signature..... Signature of officer .
Page Number 3 of 6

400 George Street Brisbane
GPO Box 1738 Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750
www.floodcommission.qld.gov.au
ABN 65 959 415 158

29. I don't recall seeing any signage prior to the commencement of the development indicating that a housing estate was going to proceed.
30. The first we knew was when we received a letter on the 3/12/2007 from Neuman Contractors outlying that the development work was going to be carried out by Trask Developments.
31. As previously outlined above in respect to action taken regarding approvals/construction in the local area we have corresponded with various levels of government and copies of which have been supplied to the Flood Commission.
32. We believe that the local council have developed the surrounding area of King John Creek without fully understanding the effect it would have to residents on the northern side of Male Road, Caboolture.
33. We also believe that the council has also grossly underestimated the volume of water that is likely to be experienced in this area in times of heavy rain as the area is known by locals as a flood plain.
34. The property was purchased in 1989 by John Thomas QUINN and his then wife. They used a Solicitor's firm known as Trilby Misso Lawyers Redcliffe Office. The Solicitor handling the sale contracts at the time was Jim CASSIMATIS. He does not recall the conveyancing revealing any flood problem at the time of purchase.
35. QUINN also advised me that he had conversations with the previous owners of the property and he was informed that whilst the property backs onto King John Creek there was not a flood problem from that creek.
36. Having been told this information he went ahead and purchased the property,
37. Had Mr QUINN and his wife known that the property was prone to flooding at the time of purchase the sale would not have gone through.
38. After moving into the property a flood event happened in 1989 inconsistent with the information supplied at time of sale resulting in loss of property and pets.
39. After moving into the property and experiencing the flood in 1989 QUINN decided to prevent problems occurring by digging a dam at the rear of the property and putting a earthen wall on the north west side of the dam and using the remainder of the fill to build a 2 foot high pad for animals to stand on should flood waters rise to the 1989 levels again.
40. In 2011 the water level was approximately 2 foot higher than the existing pad. This was confirmed due to the water level marks left after the flood.
41. The animals during the 2011 flood were stranded for over 25 hours.
42. Approvals were also sought and gained to build a carport at the front of the residence and covered entertainment area at the rear at the house.
43. No flood mitigation conditions were imposed during our construction of the above items.

Witness Signature.....
Page Number 4 of 6

Signature of officer

400 George Street Brisbane
GPO Box 1738 Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750
www.floodcommission.qld.gov.au
ABN 65 959 415 158

44. We feel that as outlined in paragraph 8 the three things which would assist in reducing flooding in this local area would be:-
1. Minimise the amount of land fill which was used in the surrounding housing developments approved by the local council.
 2. Clean and maintain King John Creek due to over grown vegetation and build up of debris and soil deposits.
 3. The southern bound part of the Bruce Highway is low and I believe it acts as a dam preventing flood water escaping further down the creek towards the ocean. This problem should be address by either raising the highway or the laying of sufficient drainage pipes to allow water to escape.
45. We do not believe that vegetation (tea trees) on the eastern side of the Bruce Highway is preventing the flow of water.
46. I am aware that our neighbour Neville and Gloria CASTLE of [REDACTED] Male Road, Caboolture were offered the sum of \$1,300,000.00 dollars for their property on the 3/2/2009. Since the flood in 2011 the CASTLE's were offered \$450,000.00.(2.002 hectares)
47. In respect to our property (2.002 hectares) were offered \$800,000.00 on the 1/9/2006. We are now concerned that that due to the recent offer on neighbours property our property would also have been devalued.
48. We find that our recent Annual land valuation notice dated 3/6/2011 has shown an increase in our land value contrary to market expectations. (Copy attached)

49. L WORTHINGTON

[REDACTED]

Witness Signature..... Signature of officer

Page Number 5 of 6.5

400 George Street Brisbane
GPO Box 1738 Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750
www.floodcommission.qld.gov.au
ABN 65 959 415 158

Document	
Statement of Lola Fay Worthington dated 24 August 2011	
LFW-1	Correspondence to and from Council 20.5.2009 to 19.11.2010
LFW-2	Development codes
LFW-3	Flood data questionnaire
LFW-4	Notes and correspondence for planning meeting
LFW-5	Miscellaneous correspondence
LFW-6	Correspondence to and from Council 4.4.2011 to 16.8.2011
PD Online Aerial Photograph – 118 Male Road Caboolture	

Note

The attachments to this document have not been uploaded as the file size is too large.