



29 May 2023

## **Submission to the 'Australia's preparedness to host Commonwealth, Olympic and Paralympic Games' inquiry**

Thank you for the opportunity to provide a submission to the 'Australia's preparedness to host Commonwealth, Olympic and Paralympic Games' inquiry.

I represent the state electorate of South Brisbane, which includes the suburbs of Woolloongabba, South Brisbane, East Brisbane, Highgate Hill, Kangaroo Point, West End, Dutton Park and part of Annerley. This neighborhood will be ground zero for the 2032 Olympic Games, and will shoulder much of the burden in terms of new infrastructure, and negative costs. **This community deserves to feel excited about the Olympics**, but instead, they are facing the closure of an active school, clearing of a park and family homes, rapid gentrification, rising rents and house costs, with huge amounts of public funds being diverted from essential services.

**In putting together this submission, I have consulted widely with my community.** I carried out a large community survey in 2021. I have hosted around four community meetings. I have attended regular meetings with the East Brisbane State School P&C. I've written to the community in regular e-newsletters and mailed newsletters and asked for feedback. Myself and my team have gathered feedback on social media. I've doorknocked in affected suburbs. We assisted community groups to engage in the inquiry for the *Brisbane Olympic and Paralympic Games Arrangements Bill 2021*. We've fielded over 500 emails from people across Queensland on what they think about the Olympic Games. In addition, I've drawn on an extensive body of academic literature and research papers on the Olympic Games, and drawn on conversations I've had with Professor Jules Boykoff, a leading expert on the impact of the Olympic Games.

My submission focuses on:

1. The Impacts of the Gabba Stadium Redevelopment
2. Impacts of other planning Olympics Infrastructure
3. Negative Impacts on Housing Affordability
4. Lack of Transparency
5. Huge Economic Costs
6. Community feedback

In addition to this submission, I would be happy to provide evidence in person at any planned hearings.

# 1. Impacts of the Gabba Stadium Redevelopment

With regards to terms of reference h<sup>1</sup>, the Gabba Stadium development will have a huge negative impact on the community, economically and socially.

**The Gabba Redevelopment, given the huge cost and the impacts on East Brisbane State School and Raymond Park, should not proceed.**

The state Labor government intends to entirely demolish, and rebuild, the Gabba Stadium. A required warm-up track is proposed to be built down the road at Raymond Park, one of the few parks in the neighbourhood, which would require clearing homes, established trees, playgrounds and a soccer club.

State Labor have justified this immense cost on the grounds that the stadium needs to be brought up to modern accessibility standards, and have argued that a full demolition and rebuild is the most viable option. The business case, or any evidence to back up this claim, has never been made public.

I argue that **the Gabba could easily be brought up to excellent modern standards, including disability access, for a fraction of the current \$2.7 billion budget.** The Eureka Stadium in Victoria, for example, is being brought up to modern disability access standards for \$150 Million, ahead of the 2026 Victorian Commonwealth Games, without being totally demolished. The Gabba could then host the opening and closing ceremonies, while athletics events could take place at other more feasible sites, including a redeveloped QSAC, the existing Carrara Stadium, or a new stadium at Albion, as was outlined in Brisbane's initial Olympics bid.

I note that the Gabba was not included in initial negotiations with the IOC, and indeed the IOC feedback was: *"Consider using existing Carrara Stadium (40,000) in Gold Coast for Athletics"* and *"Consider using The Gabba (40,000 for Ceremonies)"*<sup>2</sup>

## ***Impacts to Raymond Park***

The current Gabba Stadium redevelopment plans will require the clearing of Raymond Park, and the clearing of a number of family homes, for a warm-up track.

From the moment the announcement was made, myself, and many community members, were making clear that a warm-up track would not fit in Raymond Park without the need to remove neighboring homes. Community members put together a map that shows a standard warm-up

---

<sup>1</sup> H. the costs and benefits to the Australian community of investments in infrastructure to support the Games, including any impacts on local government, communities and business in host locations;

<sup>2</sup>

[https://stillmed.olympics.com/media/Documents/Olympic-Games/Brisbane-2032/General/IOC-Feasibility-Assessment-Brisbane.pdf?\\_ga=2.24571646.512804729.1677816687-1709399214.1676871258](https://stillmed.olympics.com/media/Documents/Olympic-Games/Brisbane-2032/General/IOC-Feasibility-Assessment-Brisbane.pdf?_ga=2.24571646.512804729.1677816687-1709399214.1676871258)

track, overlaid on Raymond Park. As is very clear, a warm-up track cannot fit without removing homes.



The Minister for Sports said in 2021, “Raymond Park was confirmed to be of suitable scale and dimension to temporarily host warm-up facilities for athletic events as part of the development of the 2032 Games submission for the International Olympic Committee”. See letter dated 1 September 2021 attached. This response was, at best, inaccurate, and at worst, a lie.

**Raymond Park represents almost a third of all public green space in the suburb.** It features playgrounds, a cricket field, basketball court, a dog park, exercise equipment, 100-year-old trees, and is home to the Kangaroo Point Rovers, who field 9 adult teams with almost 200 members and who also keep their fields open for the general public to use.

Kangaroo Point and East Brisbane have some of the highest levels of population density in the state and are subject to an ongoing influx of new residents due to intense development. Urban density has the potential to create walkable, prosperous, and connected communities, without the negatives of sprawl, but only if public amenities and services are bolstered to cater to increasing population.

Between 2016 and 2021, Kangaroo Point’s population grew by more than 20%. This growth is only accelerating. There has not been a commensurate investment in creating public parkland and recreational spaces to cater to this increased population.

The benefit to the community, but also the need for further public recreational space, is evident by the number of residents utilising the park - on a weekend, the park can be in use by several hundred people at any given time. We not only need to hold onto the parks we have, including established trees, community gardens, and community facilities like the Kangaroo Point Rovers soccer club, but we also need to expand greenspace further.

**There is understandable angst and anger among those residents whose homes may be cleared for the temporary warm-up track.** Some of these have been family homes for over 70 years. It seems absurd to clear homes for a facility that will be temporary only, and the alternative options I've outlined below would avoid this.

At writing, the community has no clarity about how many homes might be bulldozed, which homes, times frames, or processes for appeal. The lack of information is farce. The Deputy Premier, Steven Miles, misled the media in February 2023 in saying that there has been ongoing communication with affected households - residents have said there has been next to no communication.

**I note that displacement is a common occurrence for Olympic Games.** Between the 1980s and 2010s, Summer Olympics-related developments displaced more than two million people. Low-cost housing was cleared to make way for the Expo '88 site in South Brisbane. **There is already a risk of displacement of local residents as a result of the Gabba redevelopment.** Displacement of long-term local residents will be a negative legacy of the Brisbane 2032 Games.

**The local community does not want this project.** Over 3,000 residents have signed a petition<sup>3</sup> opposing this project, and a local community coalition, Friends of Raymond Park, have been representing the community to oppose this project.

### ***Impacts to East Brisbane State School***

East Brisbane State School and the Gabba Stadium share a block. The redevelopment of the Gabba, in its current form, would require the closure of East Brisbane State School. The school community is being offered three options for where students would go, none of which involve a school within the existing catchment. These options are 1) Combine with Coorparoo Secondary College, 2) co-locate with Coorparoo Secondary College, 3) Close East Brisbane State School and send kids to various neighboring schools. The school community are strongly opposed to the school closure, and opposed to the catchment being left without a school.

East Brisbane State School is a growing school, with around 314 students. They also provide specialised education for newly arrived children of refugee families. The school will be 124 years old this year, and has taught generations of Queensland kids.

---

<sup>3</sup> <https://www.change.org/p/qld-state-government-kangaroo-point-green-space-save-raymond-park>

The school community has made their opposition to the potential school closure clear. See attached photos from a rally held at the school on 20 October 2022. The P&C have made numerous comments to the media, opposing the closure of their school.<sup>4</sup>

Their own community consultation<sup>5</sup> (based on over 1000 responses, over twice the responses gathered by the state government to their own survey) clearly showed that:

- 92.71% of respondents supported the retention of East Brisbane State School within the current catchment
- 81.5% felt unsatisfied with the Queensland Government's communication regarding the Queensland Government's communication regarding the proposed closure of East Brisbane State School
- 77.4% of respondents are unsatisfied with the Queensland Government's decision to spend \$2.7billion rebuilding the Gabba, regardless of the negative impacts to their immediate community

**The planned closure of East Brisbane State School without a replacement in the catchment will drastically worsen access to public education in an area of rapid population growth.** The outside-of-catchment proposals do not address this issue.

The two options proposed will mean that for many East Brisbane State School families:

- There will be five private school alternatives that are closer than a public schooling option
- Active and public transit to and from a public school option will not be practical
- Their school community will be disconnected from their local community

With the amount of growth that the state government is planning for the area - including that alluded to in the expanded PDA - we not only need to hold onto the public schools we have, but expand public school infrastructure further.

The state government risks a repeat of what happened in West End. In 2010, Education Queensland said "The department is not considering additional state school provision in the West End area over the next 20-year period." A huge wave of property development put immense pressure on West End State School (WESS) and Brisbane State High School. By 2017 - just 7 years later - the government was forced to expand West End State School, and build Brisbane South State Secondary College, after sustained pressure from the community and local schools. In the meantime, kids were being taught from demountables on sports grounds. With all the development and growth happening in these areas, the government will almost certainly have to build new schools in these areas within a decade. The government could build a new school in the catchment now, or in years' time when land is even more expensive.

---

<sup>4</sup> <https://www.abc.net.au/news/2023-02-20/east-brisbane-state-school-anger-over-move/101997512>

<sup>5</sup>

[https://assets.nationbuilder.com/southbrisbanegreens/pages/3360/attachments/original/1680668158/EBS\\_S\\_P\\_C\\_2023\\_School\\_Options\\_Survey.pdf?1680668158](https://assets.nationbuilder.com/southbrisbanegreens/pages/3360/attachments/original/1680668158/EBS_S_P_C_2023_School_Options_Survey.pdf?1680668158) and attached



Given the importance of East Brisbane State School to meeting the educational needs of the existing community, as well as the certain growth in demand for public education in the catchment, **it is essential that this existing catchment have a primary state school.**

At the East Brisbane State School P&C meeting on 21 February 2023, the Regional Director Liam Smith stated that options analyses had been conducted for other potential sites within the current catchment. **These options analysis have never been made public.** I asked for the results of options analysis in correspondence to the Minister for Education, and in a meeting on 24 May 2023. At writing, these details have not been made public. The school community have put forward a viable option, with industrial land at 135 Wellington Rd, East Brisbane, of commensurate size to the current campus.

The consultation process forced on East Brisbane State School has been, to be frank, a sham. As EBSS P&C, wrote to the Minister for Education, Grace Grace, on 19 February 2023,

*“True consultation is asking what people want and listening to their response. We request that the survey be suspended until the Department of Education has taken the time to consult our community, to ask them what they want prior to surveying their preference”.*



*Photo from rally outside East Brisbane State School, 20 October 2022. Photo by Amy MacMahon.*

## ***Alternatives to the Gabba Redevelopment***

### **The Gabba Redevelopment, given the huge cost, and the impacts on East Brisbane State School and Raymond Park, should not proceed.**

The Gabba could easily be brought up to excellent modern standards, including disability access, for a fraction of the current \$2.7 billion budget. The Gabba could then host the opening and closing ceremonies without the need to retrofit the stadium into an athletics track. Instead, athletics could take place at other more feasible sites, including:

- A redeveloped QSAC could be redeveloped at a fraction of the cost of the Gabba redevelopment. Improved public transport to the QSAC Stadium would also be a huge boost to the southside.
- **The existing Carrara Stadium, as suggested by the IOC.** This would come at zero cost, saving billions.
- A new stadium at Albion, as was in Brisbane's initial Olympics bid.

I note that the Gabba was not included in initial negotiations with the IOC, and indeed the IOC feedback was:

**“Consider using existing Carrara Stadium (40,000) in Gold Coast for Athletics”  
and “Consider using The Gabba (40,000 for Ceremonies)”<sup>6</sup>**

Obligations for the Olympic host cities are detailed in the *Olympic Host Contract* documents 01. *Principles*, and 02. *Operational Requirements*. Under the Host City Contract, the host city has an obligation to develop and approve with IOC a number of subsidiary documents, including the Games Delivery Plan. I note that, as stated in the Host City Contract Operational Requirements, 39 VEN 02,

*“new permanent or relocatable venues shall be considered only if a viable business plan is presented detailing proven post-Games demand, funding, sustainability and future operational usage”.*

Genuine, transparent consultation can only occur if the community has access to key information regarding the agreements the government has made with the IOC, including the Games Delivery Plan and business plans.

## ***Neither the new norm, nor carbon positive***

The Brisbane 2032 Games are meant to be functioning under the ‘new norm’. The new norm is designed to save costs and unnecessary infrastructure by maximizing use of existing infrastructure, temporary demountable venues as venues outside the host country. The goal is

---

6

[https://stillmed.olympics.com/media/Documents/Olympic-Games/Brisbane-2032/General/IOC-Feasibility-Assessment-Brisbane.pdf?\\_ga=2.24571646.512804729.1677816687-1709399214.1676871258](https://stillmed.olympics.com/media/Documents/Olympic-Games/Brisbane-2032/General/IOC-Feasibility-Assessment-Brisbane.pdf?_ga=2.24571646.512804729.1677816687-1709399214.1676871258)

to improve sustainability. The International Olympic Committee charter clearly states that **as a part of the “new norm”, the priority must be to optimize existing infrastructure and reduce venue sizes.**

Within formal documents, **the Gabba Stadium is being considered an existing venue. But this is false. In demolishing and rebuilding the stadium, this is a new venue.** At this stage, this new venue is being pushed at the expense of the local state school, and a local park, with zero community consultation. Spending \$1 billion of public money to demolish the Gabba Stadium and rebuild it as a bigger venue is wildly contradictory to the principle of the “new norm”. Furthermore, the significant negative impacts this will cause to a well-established local state school does not represent a positive legacy for the Games.

In addition, the state government has committed to making the 2032 Games ‘carbon positive’, by being carbon neutral and “set in motion actions and lasting behaviour change to achieve: greenhouse gas reductions greater than the Games residual emissions; additional climate benefits for host communities”. A rebuild of the Gabba will be environmentally destructive and wasteful. The destruction of trees, homes and parkland at Raymond Park will be environmentally destructive. Relocating East Brisbane State School outside of the school catchment will force more families to drive, eliminating other potential carbon savings for years to come. A temporary warm-up track is also environmentally destructive, and a waste of money, when a permanent location could be used.

### ***Woolloongabba Priority Development Area***

I note that as part of the Gabba redevelopment, the government intends to significantly expand the Woolloongabba Priority Development Area. It is my opinion that Priority Development Areas should be abolished.

‘Priority Development Areas’ are a planning tool that the Labor government has developed to help them manage large, often controversial, development projects. I have been critical of Priority Development areas for the following reasons:

- Community consultation requirements are extremely limited
- There is limited transparency on how decisions about PDAs are made
- Requirements for infrastructure charges (money that developers have to pay to the council to invest in crucial public infrastructure) are often much lower than usual developments
- Once a broad ‘planning scheme’ is approved, development can occur over many years, with no additional requirements for community consultation
- Local planning rules such as height limits can be overruled.

Many ‘Priority Development Area’ projects have been controversial, and are facing ongoing community opposition, including:



- The Queens Wharf Casino, which has seen 10% of public land in the CBD privatised for a mega casino and hotel project. The developers have been involved in a corruption scandal.
- Toondah Harbour, which includes plans to build thousands of apartments on a protected, UN-listed wetland near Cleveland. There has been ongoing opposition from local residents and the Environmental Defenders Office has been helping in the fight to protect the wetlands.
- Deebing Creek, where a huge development would clear koala habitat and sites sacred to local First Nations people.
- Roma Street, which will see a reduction in parkland. A petition in opposition gathered over 30,000 signatures.
- Boggo Road, which will see no meaningful expansion in greenspace, and towers overlooking the neighbouring primary school.

Unfortunately, we have very little information at this stage about what the government is planning for the expanded Priority Development Area, beyond a press release<sup>7</sup>. The expanded map includes just a vague purple blob. Residents, businesses, churches and other venues within the purple blob are now facing uncertainty regarding their future.

It is clear, this in proposing a Priority Development Area to envelope the Gabba redevelopment, that the Queensland Government knows that their plans are controversial, deeply unpopular and would like planning arrangements that cut out meaningful community consultation or rights of appeal. It makes clear that the Queensland Labor Government is not equipped to manage large infrastructure projects in a way that meaningfully engages local communities, and delivers genuine, long-term, positive legacy.

---

<sup>7</sup> <https://statements.qld.gov.au/statements/97208>

## 2. Impacts of other planned Olympics Infrastructure

**Media Centre:** Industrial land along Montague Rd, West End, will be bought by the government to host the media centre for the Games. One of the existing factories, owned by Visy, has already been bought by the state government for \$165 million. The state government and Brisbane City Council have indicated that after the Games, the site will be turned into a “multi-use parkland and suburban renewal precinct”.<sup>8</sup> Turning these old industrial sites along Montague Road into parkland is something locals and community groups have long been calling for and is very welcomed – but at this stage, we have no clarity on timing, costs, and zero community consultation.

**Olympic Whitewater Stadium at Birkdale:** The Redland City Council have been pushing for a new Olympic Whitewater Stadium at Birkdale. The estimated cost is in excess of \$100 million dollars (one submitter has estimated that this would equate to \$1 million per athlete that competes at the venue).<sup>9</sup> Under the ‘new norm’, other existing venues could be used.

A number of community groups are opposing the plans, on the basis of excessive cost, contravention of the new norm, risk of creating a ‘white elephant’ that will get little use after the Olympics, and impact on koala habitat. Koala Action Group Inc. President Debbie Pointing has said that

*“The land is currently a safe haven for koalas and other wildlife. A whitewater stadium and other proposed development in the site’s central area will likely compromise Council’s 2019 Conservation Agreement with the Federal Government over the purchase of the land. This agreement is intended to protect the flora and fauna as well as the cultural heritage assets on the land”.*<sup>10</sup>

**Brisbane Arena:** The current plans for the swimming venue are for a drop-in, temporary pool at the planned Brisbane Live entertainment arena at an estimated cost of \$2.5 billion. At this cost, this temporary venue will be one of the most costly pieces of sports infrastructure anywhere in the world.<sup>11</sup>

For all of these planned venues, there has been no community consultation.

---

8

<https://concreteplayground.com/brisbane/travel-leisure/montague-road-south-brisbane-riverside-parkland>

<sup>9</sup> <https://redlands2030.net/proposed-olympic-canoe-slalom-venue-at-birkdale-by-peter-wear/>

<sup>10</sup> <https://redlands2030.net/wild-koalas-not-whitewater-elephant/>

<sup>11</sup>

<https://www.theaustralian.com.au/nation/brisbane-olympic-arenas-in-race-to-be-worlds-most-expensive/news-story/75fa468450ab4af221506313c5cc39a4>

### 3. Negative impacts on housing affordability

With regards to terms of reference j<sup>12</sup>, negative effects on housing security in Olympic host cities is well documented. Brisbane, without significant government intervention *now*, will not be immune to these impacts.

Documented impacts include:

- **Displacement: Between the 1980s and 2010s, Summer Olympics-related developments displaced more than two million people.**<sup>13</sup> In Sydney, around 300 boarding house residents were made homeless in the lead up to the Games.<sup>14</sup> Displacement in LA in the lead up to their Games is already happening.<sup>15</sup> I note that with the proposal to demolish family homes for a warm-up track at Raymond Park, displacement is already set to happen in Brisbane.
- **Impact on rent and house prices: Olympics host cities regularly see upward pressure on house prices and rents, particularly close to Olympics venues.** In Sydney's "Olympic Corridor" for example, house prices increased between 13.7% to 23.6% above inflation between 1997 and 1998, far exceeding the rest of the city. Rent in these areas also increased by between 15% to 40% over the same time period.<sup>16</sup> London also experienced rent increases and price-gouging<sup>17</sup> and increases in housing costs in host boroughs<sup>18</sup>.
- **Failure of Olympics Villages: Olympics Villages are often privatized, or not transferred into public housing.**<sup>19</sup>
- **Long-term housing is shifted to short-term accommodation:** This phenomenon has been documented in other host cities.<sup>20</sup> In South Brisbane, we have seen whole blocks turned from long-term homes to Airbnb short-term accommodation.<sup>21</sup>
- **Gentrification: Olympic Games have seen low-cost housing and other properties cleared for new developments, driving people out of their neighbourhoods**<sup>22</sup>, as developers cash-in on an Olympics boom. Developers are already pitching new

<sup>12</sup> impacts on housing affordability in areas where proposed Games venues will be located and surrounds;

<sup>13</sup> Dahill, E.H. (2011). Hosting the games for all and by all: the right to adequate housing in Olympic host cities, *Brooklyn Journal of International Law*, vol.36(3), pp.1111-1150

<sup>14</sup> Lenskyj, H.J. (2002). *Best Olympics Ever? The Social Impacts of Sydney 2000*, Albany: State University of New York Press

<sup>15</sup> <https://newrepublic.com/article/167453/2028-los-angeles-olympics-housing>

<sup>16</sup> Lenskyj, H.J. (2002). *Best Olympics Ever? The Social Impacts of Sydney 2000*, Albany: State University of New York Press

<sup>17</sup> <https://www.theguardian.com/money/2012/feb/03/tenants-olympic-lets>

<sup>18</sup> <https://journals.sagepub.com/doi/abs/10.1177/0042098011415436>

<sup>19</sup> Scherer, J. (2011). Olympic Villages and Large-scale Urban Development: Crises of Capitalism, Deficits of Democracy? *Sociology*, vol.45(5), pp.782-797.

<sup>20</sup>

<https://www.nbcnews.com/think/opinion/airbnb-s-partnership-olympics-won-t-help-cities-gentrifiers-will-ncna1089936>

<sup>21</sup>

<https://www.theguardian.com/australia-news/2022/sep/07/tenants-angered-as-brisbane-building-owner-seeks-to-turn-all-units-into-airbnb-accommodation>

<sup>22</sup> <https://www.washingtonpost.com/outlook/2021/07/29/olympics-is-disaster-people-who-live-host-cities/>

developments of short-term accommodation, and advertising to investors that there is money to be made from the Olympics (see this property listing<sup>23</sup>, that says “Highly sought after location within the ‘Olympic Precinct’ being only 550m\* from the Gabba Stadium - the epicentre of the 2032 Olympic Games”).

Combined, these impacts lead to increasing homelessness and housing insecurity. Meanwhile, renters and other residents in the community face extreme uncertainty.

The Queensland parliament crossbench, in a joint statement dated 23 May 2023<sup>24</sup> have called on the government to:

*“Direct the Department of Communities, Housing and Digital Economy or relevant department to develop and publish an Olympics housing plan to ensure that the Olympics do not drive-up housing costs and displacement, as has occurred in other host cities. In addition, as a legacy for Queensland, any built athlete accommodations must be transferred to either public housing or community housing providers after the Games”.*

My feedback to the government has been:

- **We need a two-year rent freeze put in place now**, followed by a long-term cap on rent increases, to ensure that the Olympics do not drive up the cost of rent in Brisbane.
- Across the state, the government need to implement **inclusionary zoning**, requiring private developments to include at least 25% public housing
- **Queensland needs significant limits on Airbnb** and other short-term accommodation options within the inner city, so that long term residents aren’t pushed out for tourists
- The Olympics Village and any additional accommodation for the Olympics should be turned into 100% public and community housing
- All new residential dwellings within the Gabba Priority Development Area need to be 100% public housing
- **We need significantly more investment in public housing.**

It is worth noting that Brisbane has already experienced this phenomenon with a mega-event in the past - Expo ‘88 resulted in low-cost housing being cleared for the Expo site, and property development and gentrification drove up rents, pushing people out of the neighbourhood.<sup>25</sup>

---

<sup>23</sup>

<https://www.realcommercial.com.au/for-sale/property-141-logan-road-woolloongabba-qld-4102-504303228>

<sup>24</sup> <https://documents.parliament.qld.gov.au/tp/2023/5723T680-1559.pdf>

<sup>25</sup> <https://westender.com.au/the-wrong-side-of-the-river-expo-88-and-the-right-to-the-city-by-jon-piccini/>



## 4. Lack of Transparency

With regards to terms of reference c, and d<sup>26</sup>, there has been next to no consultation, and decisions are being made behind closed doors, with no oversight or accountability, and shielded from right-to-information requests.

**The state Labor government has not made the full host city contract public.** These two documents, which have been publicly available for some time:

- Olympic Host Contract - Principles, dated 21 July 2021
- Host City Contract - Operational Requirements, dated 13 October 2018

However, these contracts do not make up the entirety of the Host City Contract for the Brisbane Olympic Games. As per the information from page 12 of the Host City Contract - Operational Requirements onwards, the Host City Contract will consist of the following documents for each Olympic Games:

- The Principles document listed at item 1 above.
- The latest version of the Operational Requirements listed at item 2 above.
- The Games Delivery Plan agreed between the International Olympic Committee, the International Paralympic Committee and the relevant Organising Committee. This must contain milestones and timelines for delivery of obligations, and was required to have been agreed by 21 January 2023.
- Candidature Commitments made in relation to the relevant Host City election.

The Queensland government has only published two out of the four documents which comprise the Host City Contract for the 2032 Olympic Games. While it would be contractually normal for a Host City Contract to consist of a general principles document and a detailed operational document agreed later, here we have an unusual situation where the 'Operational Requirements' are simply a generic shelf document, dated 3 years before the signing of the Principles document. The milestones and timelines for delivery of obligations, contained in the Games Delivery Plan, contain crucially important information about the way the Games are being planned. These documents have not been made public.

**Information is being shielded from right-to-information requests.** The *Brisbane Olympic and Paralympic Games Arrangements Bill 2021* made changes to the *Amendment of Right to Information Act 2009* to shield the following documents from right-to-information requests:

*A document—*

---

<sup>26</sup> C. consultation by responsible state and Australian government agencies with peak national and state sporting representative organisations to ensure any new investments in Games sporting infrastructure meet the needs of elite and community sports now and into the future;  
D. the adequacy of oversight and accountability processes for investments in new or upgraded sporting infrastructure to host Games events;

(a) that is created, or received, by the Brisbane Organising Committee for the 2032 Olympic and Paralympic Games in carrying out its functions under the Brisbane Olympic and Paralympic Games Arrangements Act 2021; and  
(b) to the extent it comprises information not already in the public domain that was communicated in confidence by or for the Australian Olympic Committee or the International Olympic Committee

In addition, the Brisbane Organising Committee had also blocked Right to Information (RTI) applications to reveal the expense claims of its directors.<sup>27</sup>

**The planned multi-government infrastructure body, the Olympics Coordinating Authority, has been scrapped,** replaced with an office within the Department of Premier and Cabinet, as a result of a \$800k consultation report from Deloitte.<sup>28</sup>

With regards to terms of reference c<sup>29</sup>, there has also been little to **no community consultation regarding the Olympic Games.** I asked the Premier about this in estimates last year, and she said that there had been a lot of media coverage, saying<sup>30</sup>

*"I think there has been a lot of public awareness that Queensland is on the cusp of securing the Olympics. I think it has been broadly in the media: it has been through newspapers, it has been through radio, it has been through television".*

### **Media coverage is not consultation.**

The lack of consultation is in stark contrast to cities like Innsbruck in Austria, Hamburg and Munich in Germany, Oslo, and Calgary in Canada, where residents had the opportunity to vote in a public plebiscite - to which they voted 'no'.

Neither the Labor state government nor the LNP Brisbane City Council have provided sufficient transparency about Brisbane's Olympic bid, or the planning that has ensued. The Council held a closed-door meeting to vote in favour of hosting the Olympics, locking the public out to keep the details of the bid private.

---

<sup>27</sup>

<https://www.afr.com/rear-window/andrew-liveris-blocks-access-to-his-brisbane-olympics-expenses-20221010-p5boom>

<sup>28</sup>

<https://www.couriermail.com.au/news/queensland/qld-politics/800k-spent-on-consultants-to-tell-governme-nt-to-axe-olympic-body/news-story/894d1362dd9af7adea7b21e6096ad44a>

<sup>29</sup> C. consultation by responsible state and Australian government agencies with peak national and state sporting representative organisations to ensure any new investments in Games sporting infrastructure meet the needs of elite and community sports now and into the future;

<sup>30</sup>

[https://documents.parliament.qld.gov.au/events/han/2021/2021\\_07\\_16\\_EstimatesEGC.pdf?fbclid=IwAR0FqSKWDZIExocWMRsBr0k8E7ZmSVvwZkCpVXI1beiQWP9x4ZI1-8sGVMM](https://documents.parliament.qld.gov.au/events/han/2021/2021_07_16_EstimatesEGC.pdf?fbclid=IwAR0FqSKWDZIExocWMRsBr0k8E7ZmSVvwZkCpVXI1beiQWP9x4ZI1-8sGVMM) see page 29

**This kind of lack of transparency, lack of accountability, limited to no community consultation, and decision-making behind closed doors is what breeds at best, bad decision-making, and at worst, corruption.**

The Queensland parliament crossbench, in a joint statement dated 23 May 2023<sup>31</sup> have called on the government to immediately make public the entire Host City contract and all relevant business cases for infrastructure and venues.

---

<sup>31</sup> <https://documents.parliament.qld.gov.au/tp/2023/5723T680-1559.pdf>

## 5. Huge Economic Costs

With regards to terms of reference i<sup>32</sup>, **every Olympic Games since 1960 has run over budget.** The Sydney Olympics cost almost twice as much as was expected.<sup>33</sup> The 2016 Olympics in Rio de Janeiro cost just under US\$14 billion, with a 352% cost overrun and the 2012 Olympics in London cost just under US\$15 billion, with a 76% cost overrun.<sup>34</sup>

**The budget for the Brisbane Games has already ballooned** from an initial \$4.5 billion, to \$5.8 billion, to \$7 billion. The cost for the Gabba redevelopment has gone from \$1 billion, to \$2.7 billion a 170% blowout.

**Economic waste is already occurring.** The state Labor government have spent \$800,000 on a report written by Deloitte, which advised the government to shift infrastructure decision-making within the Department of Premier and Cabinet, rather than a more transparent multi-government body. The wasteful Gabba redevelopment plans will make the Gabba one of the most expensive sports facilities in the world.<sup>35</sup>

On top of budget blow-outs, **the majority of Olympic Games are money losing events.** The Olympics, by and large, are not a generator of economic activity, but a sink hole of public funds. Researchers from the University of Lausanne in 2022<sup>36</sup> found that for mega events like the Olympics or the World Cup, in most cases, costs exceeded revenues, and have a “negative financial value”. They write:

**“On the economic level, the results show that the World Cup and the Olympic Games are not financially viable in and of themselves. In other words, the IOC and FIFA would long have gone bankrupt, if they had to shoulder the direct costs of their events from the revenues these events create. If these events still continue today, this is because they receive subsidies external to the event itself, mostly for venue construction. In theory, these subsidies could come from private sources, for example from clubs or investors planning to operate stadiums profitably. Research indicates, however, that these are often public subsidies, as many stadiums cannot operate at a profit after the event (Alm et al., 2016)”** [emphasis added]

---

<sup>32</sup> I. claimed economic and tourism benefits of the Games;  
<sup>33</sup>

<https://www.abc.net.au/news/2020-09-15/olympic-games-hosting-cost-examined-in-oxford-research-for-io-c/12663464>

<sup>34</sup>

<https://www.forbes.com/sites/niallmccarthy/2021/07/21/the-massive-costs-behind-the-olympic-games-info-graphic/?sh=7069807546b0>

<sup>35</sup>

<https://www.theaustralian.com.au/nation/brisbane-olympic-arenas-in-race-to-be-worlds-most-expensive/news-story/75fa468450ab4af221506313c5cc39a4>

<sup>36</sup> [https://serval.unil.ch/resource/serval:BIB\\_8FF5BB9A3A76.P002/REF](https://serval.unil.ch/resource/serval:BIB_8FF5BB9A3A76.P002/REF)



Professor Jules Boykoff, who specializes in the economic and political costs of Olympic Games, argues that that **those who do make money from the Olympics are the already wealthy**<sup>37</sup>, like property developers cashing in on an Olympics boom, the media, with lucrative advertising deals, and the elites on the International Olympics Committee.

**The promised tourism benefits aren't backed up by evidence.** Olympics and other mega events suffer from something called the substitution effect - locals leave town, people who would otherwise have visited stay away, substituted by Olympics visitors, who tend to only visit Olympics venues, and go to businesses within Olympics precincts. London saw major drops in visits at local attractions during their Olympic Games.

One estimate from the Commonwealth Games, just a few years ago, was that spending by residents and visitors at the Gold Coast was actually down 5%.<sup>38</sup>

**Most everyday people aren't even going to be able to afford to go to the major events.** John Coates, the head of the Australian Olympics Committee, and member of the International Olympics Committee, conceded that tickets will be prohibitively expensive for most Queenslanders.<sup>39</sup>

The Queensland parliament crossbench, in a joint statement dated 23 May 2023<sup>40</sup> have called on the government to:

- “ 1. Formally cap the 2032 Olympic Games budget at no more than the current budgeted \$7 billion*
- 2. Invest an equivalent spend in regions that won't receive any Olympic infrastructure, to be invested in nation-building infrastructure projects”.*

---

<sup>37</sup> <https://jacobin.com/2021/07/olympics-politics-working-class-international-elite-sports>

<sup>38</sup> <https://pearceheers.com.au/the-impact-of-the-commonwealth-games-on-the-gold-coast/>

<sup>39</sup>

<https://www.couriermail.com.au/news/opinion/astronomical-prices-put-olympic-tickets-out-of-reach/news-story/8e3af32c789e85283107b4217278ac83>

<sup>40</sup> <https://documents.parliament.qld.gov.au/tp/2023/5723T680-1559.pdf>

## 6. Community Feedback

Since 2021, myself and my office have engaged in extensive community consultation, to fill a vacuum left by the state Labor government. I carried out a large community survey in 2021. I have hosted at least four community meetings. I have attended regular meetings with the East Brisbane State School P&C. We've gathered feedback on social media. I've doorknocked in affected suburbs. We assisted community groups to engage in the inquiry for the *Brisbane Olympic and Paralympic Games Arrangements Bill 2021*. We've assisted over 500 Queensland residents to write to the government about the potential impact of the Olympics on the local neighbourhood.

Based on this ongoing consultation, **the majority of people in this neighbourhood feel skeptical about Queensland's capacity to host the Olympics in a way that will deliver genuine positive legacies for the community.**

A recent YouGov poll<sup>41</sup> found that:

- 59% of respondents were “not that excited” about the 2032 Olympic and Paralympic Games
- 57% of respondents were “not that confident” or “not at all confident” that the Olympic and Paralympic Games will be delivered on time and on budget.

### **Survey results**

The following are the results of a survey carried out in 2021, with responses from 426 people. **More than half of respondents (52.8%) were mostly opposed, or totally opposed, to the Olympics, with cost being a key factor.**

**We asked: How do people feel about the Olympics?**

	Responses	
<b><i>Totally opposed</i></b>	130	30.52%
<b><i>Mostly opposed</i></b>	95	22.30%
<b><i>Neutral</i></b>	45	10.56%
<b><i>Mostly supportive</i></b>	90	21.13%
<b><i>Totally supportive</i></b>	66	15.49%

---

41

<https://www.couriermail.com.au/sport/brisbane-olympics-and-paralympics-2032/queensland-enthusiasm-f-or-2032-brisbane-games-wanes-in-exclusive-yougov-poll/news-story/ec8b51f1160885d01bb4b7ca29f004d5>

*Reasons why people don't support:*

- The most common reason was: people thought it was a waste of public money
- People also said they would rather the money be invested in the community
- People were also concerned about the possible negative impact on the local area, like rising housing costs and traffic congestion
- People also had looked to other cities around the world where Olympics have been negative for the local community

*What are neutral people saying?*

- People like the Olympics and are feeling positive about the additional investment in local infrastructure it'll bring, but are concerned about negative impacts like traffic congestion and cost of housing. People are also sceptical that the government will get the infrastructure right.

*Reasons why people support:*

- People liked that it would likely bring investment in local infrastructure
- They also saw it as having economic benefit for local businesses, boosting Queensland's economy and creating jobs
- People were proud of Brisbane, and thought the Olympics was an opportunity to showcase and celebrate our city
- Others were happy with the legacy that Expo '88 left and they were hopeful that the Olympics will do the same
- People were also just big fans of sport.

**We asked: If the Olympics goes ahead, what's most important to you?**

	Responses	
<b><i>Improving public green space/parks</i></b>	77	18.08%
<b><i>Improving public transport</i></b>	126	29.58%
<b><i>Increasing housing availability and quality</i></b>	69	16.20%
<b><i>Rate caps</i></b>	14	3.29%
<b><i>Rent caps</i></b>	54	12.68%
<b><i>All of the above</i></b>	10	2.35%
<b><i>School</i></b>	8	1.88%

<b>Other</b>	68	15.96%
--------------	----	--------

The most common themes from the 68 people who selected the 'Other' option for this question:

- Traffic congestion
- Housing crisis
- Green jobs/jobs
- Improving footpaths and cycling infrastructure
- Community facilities
- Enjoying the Olympics and making sure we're good hosts
- Compensation for impacted local businesses
- Putting community first

### Letters to the government

My office has assisted over 500 people to write to the government about the impact that the Olympics will have on the local neighbourhood. Here are some of the responses.

A medical doctor based in South East Queensland wrote:

*"I'm originally from Brazil and I can assure you that spending money building stadiums for the World Cup and Olympics instead of building hospitals was not worthy for Brazil.*

*I also work as a medical doctor at [SEQ] Hospital and we are so short staffed. You should have seen the patient today crying (of happiness) because she finally got to have her surgery after years in the waiting list while suffering with pain. Let's make more patients cry of happiness and clear up the surgical waitlists!*

*We really need tax payers' money to go to health and education, not to stadiums. Please leave The Gabba as it is!"*

A resident in Holland Park wrote:

*"Families need homes, schools and accessible healthcare.*

*I am a frontline community worker and I often use the word dire when speaking to others outside of the sector. On the ground your 'beloved' state is imploding. We don't need the disruption of massive demolition and construction going on on the fringes of our city.*

*We don't want to see the Gabba and East Brisbane neighbourhood and community be left dangling by the removal of its historical school and only decent green space and community sporting club, two things that exist to ground communities, families, people. Have a heart."*

A local teacher wrote:



*"As a teacher in a large inner city high school I am acutely aware of the lack of education facilities available for children living in this area. Going to a school close to where you live is so important for children's sense of social cohesion."*

A resident on the Gold Coast wrote:

*"Your proposition to demolish a much loved AFL stadium to turn it into an athletics field, and demolish a much loved athletics field to turn it into an AFL field, is obscene in the middle of a cost of living & healthcare crisis when the existing stadium & park could be upgraded to meet Olympic standards for a fraction of the cost."*

*Especially when you're also demolishing a much loved & needed school, destroying a community in the process."*

A local grandparent wrote:

*"As a parent and grand parent I am disgusted by your decision to close a school. There is no need to demolish the Gabba stadium. Since I moved to Brisbane in 1985 all grandstands have been rebuilt".*

One Queensland resident wrote:

*"The Government appears to be aiming to deliver years of increasingly poor essential services and an astonishingly large debt that will be the true legacy of the Olympic Games for Queensland."*

*The Government should not proceed with the Gabba redevelopment and should instead use an existing venue, such as the Cararra Stadium, ANZ Stadium. Doing so would save East Brisbane State School, keep a family-friendly park in our community, and save \$2.7 billion that could be spent on tens of thousands of new public homes, improved hospitals, new schools and better community facilities."*

One Woolloongabba resident wrote:

*"As a local resident and a teacher I am appalled that your government is placing sport about education. And it is beyond belief that you would propose that a growing community with increasing development should not have a local school in their area and that families should have to get in their car to access their 'local' school."*

*And those poor people that are going to lose their homes so that you can build a training facility for an event that runs for a few weeks. Ridiculous!*

*It's time your government got in touch with everyday Qlders rather than the development and sports industries."*

One Queensland resident wrote:

*"Affordable housing is needed by ordinary people, not just the real strugglers. Don't turn your back on the people, giving them the proverbial "bread and circuses", and not too much of the bread either."*

Thank you again for the opportunity to provide a submission to this inquiry. In addition to this submission, I would be happy to provide evidence in person at any planned hearings for this inquiry.

Kind regards,

A handwritten signature in black ink, appearing to read 'Amy MacMahon', with a stylized, cursive script.

Amy MacMahon

Member for South Brisbane

## Attachments

- Consultation report from the EBSS P&C
- Letter from the Minister for Sport, 1 September 2021
- Crossbench Statement on Olympics Funding
- Photos from the rally for East Brisbane State School

# Survey Report

## East Brisbane State School P&C Future Options

Prepared by Prof Daniel Angus FQA

4 April 2023



PHOTO: Haline Ly 2023



## Executive Summary

The East Brisbane State School P&C commissioned a survey in March 2023 to determine the views of the local community regarding the future of the school in the current catchment. A statistically robust sample of 1015 responses, of mostly local residents and directly impacted community revealed:

# 92.71%

of respondents supported the retention of East Brisbane State School in the current catchment.

# 81.5%

of respondents felt unsatisfied with the Queensland Government's communication regarding the proposed closure of East Brisbane State School.

# 77.4%

of respondents are unsatisfied with the Queensland Government's decision to spend \$2.7billion rebuilding the Gabba, regardless of the negative impacts to their immediate community.

# 71.5%

of respondents believe that converting the East Brisbane State School buildings and grounds to another use would reduce their heritage and community value.

**The survey response rate (1015) is double that of the government's survey (499).**

The EBSS P&C survey was conducted over 16 days (15th - 31st March 2023), while the Queensland Government's survey ran over 42 days (17th February - 31st March 2023).

## Background

On the 17th February 2023 the Australian public learnt of the Queensland Government's intention to permanently close East Brisbane State School at its present location where it has operated since 1899. The announcement was met with anxiety, concern, and sadness by the wider community, and crucially was not communicated to the community directly by the Education Minister Grace Grace, but rather learnt through news reporting from a press conference. The government provided no grief counselling or specific mental health support resources following this planned press release.

Shortly thereafter the Department of Education began a process of what it termed 'consultation' including a survey instrument (referred to as the government survey hereon) that included a ranking question for survey respondents to rank three options for the school's future:

- Relocate East Brisbane State School to provide a standalone primary school service co-located on the Coorparoo Secondary College site.
- Redevelop Coorparoo Secondary College to provide a Prep to Year 12 school.
- Students at East Brisbane State School to enrol at other local schools with additional infrastructure built at those schools if needed.

The EBSS P&C held a community meeting on February 21<sup>st</sup> which was attended by representatives of the Department of Education; relevant ministers were also invited but declined to attend. The survey instrument was formally announced at this meeting by department staff and questions were asked by several P&C members who were present. Through responses gathered in that meeting the EBSS community were able to ascertain that the government survey:

- did not include safeguard mechanisms to prevent or detect instances of multiple voting,
- would not include options that reflect previous feedback provided by the EBSS community (which had been relayed in full to the government 2 years prior),
- would not seek to encourage participation by parents of prospective students (e.g. through information sessions or contact with local childcare and kindergartens),
- would not be provided in an accessible format (i.e. paper and online, and with options for translation to languages other than English).

It was noted by experts (community workers, researchers) in attendance that this was a flawed process, and that the EBSS community was willing to work with the department to address these shortcomings, this offer of assistance was refused by the department.

In response the EBSS P&C commissioned their own survey instrument to run in parallel with the government survey which would more accurately and reliably capture the views of the wider community, and address many of the shortcomings of the government survey design. This report outlines the design, administration, and results of this survey.

## Survey Design

The primary focus of the government survey was the ranking of three predetermined choices. Through feedback gathered in the two years prior to this moment the EBSS P&C already understood these to be the least preferred options for the community. A survey of the school community in 2021, results and data from which were shared with the Queensland Government, found an overwhelming majority (98.2%) of the 165 respondents felt the local area (current catchment) deserved a primary school.

The EBSS P&C felt it was important to re-survey the community in light of the more recent announcement of closure to determine if feelings had shifted within the community, and ascertain if demolition of the Gabba stadium was to proceed what would be most preferred.

## Survey Options

To allow for more direct comparison between the EBSS P&C survey and the government survey the government's three options were included in full, with two additional ranking options:

- 1. Permanently relocate East Brisbane State School to a new site central to the current East Brisbane, Kangaroo Point and Woolloongabba catchment (e.g. near Raymond Park)**
- 2. Temporarily relocate students and staff, and return to the current East Brisbane State School site after the major Gabba construction works are complete (approx. 3-4 years)**
3. Relocate East Brisbane State School to a new standalone primary school co-located on the Coorparoo Secondary College site
4. Merge East Brisbane State School with Coorparoo Secondary College to provide a Prep to Year 12 school
5. Close East Brisbane State School, with students to enrol at other local schools

With respect to a new site within catchment, this option is feasible given the EBSS P&C's prior work in surveying alternative land sites within the current catchment that are of commensurate size to the current land holding of EBSS (1.5 hectares). This detailed information was relayed to the department prior to the announcement of the closure of EBSS. No information regarding why these or other alternative sites within catchment are deemed unsuitable has been provided to the EBSS P&C or the Queensland public.

The option of temporary relocation and eventual return to the current site, while disruptive in the short-term, is also one that is feasible given the current site is heritage listed, and that the continued use of the site as a school is considered as a contributing factor to the heritage determination. Options could be explored for accommodating the school in the interim, and any period of closure could be used to action the master plan (growing the capacity of the school to 500 students) which was developed by the EBSS P&C prior to the announcement of the Gabba demolition.

In addition to the ranked choice, the EBSS P&C survey gathered feedback on: the overall decision to redevelop the Gabba; the extent to which the heritage value of the site ties to its continued use as a school; and, the quality of engagement and communication from the Queensland Government throughout this process. The following questions were included:

Putting aside community impacts (loss of greenspace, houses, schools, disruption to local business) how satisfied are you with the Queensland Government's decision to spend \$2.7billion rebuilding the Gabba? (Very satisfied, satisfied, neutral, dissatisfied, very dissatisfied)

Converting the East Brisbane State School buildings and grounds to another use would reduce their heritage and community value. (Strongly agree, agree, neutral, disagree, strongly agree)

Overall, how satisfied are you with how the Queensland State Government has communicated information and consulted with you regarding the proposed closure/relocation of East Brisbane State School? (Very satisfied, satisfied, neutral, dissatisfied, very dissatisfied)

The EBSS P&C Survey required respondents to enter a residential street name and postcode. Additional information that identified their relationship to the school was included (multiple selections were allowed):

- parent or carer of a current East Brisbane State School student
- parent or carer of a former East Brisbane State School student
- parent or carer of a prospective East Brisbane State School student
- staff member at East Brisbane State School student

- former East Brisbane State School student
- local resident
- local business owner
- other (specify)

Respondents could also include an email address for purposes of receiving a copy of this final report, and an optional free text feedback box was included for anything additional that respondents would like communicated or considered.

### ***Survey Distribution and Sampling Strategy***

The *Tally* online survey platform was used as the host platform for the survey. Tally offers a freemium software service which treats responses confidentially and does not limit the required functionality (Likert responses, and ranking choices) for the survey design used here. Tally also allows for the duplication of the survey according to geographic zones which was used to aid in safeguarding responses. Links to specifically-zoned surveys (Woolloongabba, East Brisbane, Kangaroo Point, EBSS families, and Online) were created and used in all relevant survey promotion and distribution. Distribution included letterbox paper surveys, online social media tiles, and A4 posters placed in community locations and businesses. The survey design was uploaded to Tally on the 14<sup>th</sup> March, and released publicly on the 15<sup>th</sup> March.

The main survey distribution instrument was an A5 flyer (see Appendix) that was physically distributed to every residence in Woolloongabba, East Brisbane, and Kangaroo Point. These flyers were placed in residential letterboxes by members of the EBSS P&C over a week (15<sup>th</sup> March – 22<sup>nd</sup> March), except for a small number of high-rise dwellings where letterboxes were unable to be accessed. Surveys zoned as 'EBSS families' were also sent home with current EBSS students in this same week.

To ensure the validity of responses, survey zones were cross-referenced with the street names and postcodes, and the timing of responses from specific locations were cross-referenced with records of when these surveys had been distributed by EBSS P&C volunteers.

## Results

Cross-referencing of zones and respondent reported location and relationship to the school revealed no evidence of survey tampering, through multiple voting, fake personas, or other such mechanism. The results of the survey can therefore be considered an accurate snapshot of community sentiment. The total number of survey responses at the time of constructing this report was 1015.

### Geographic Distribution

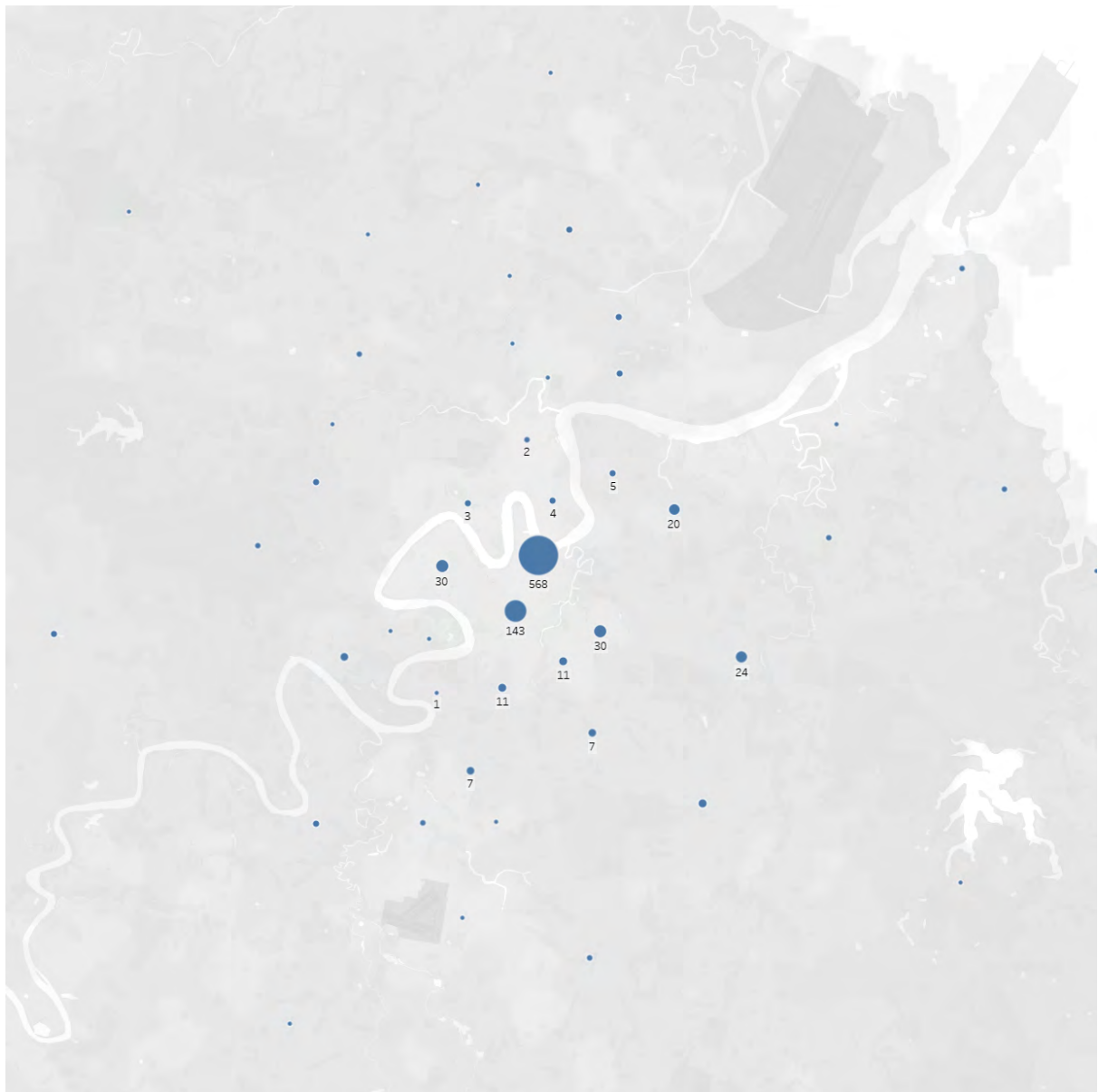
The majority of respondents were from Kangaroo Point and East Brisbane (56%), and Woolloongabba, Dutton Park and Buranda (14%).

Postcode	Response Rate
4169 East Brisbane, Kangaroo Point, Stanley Bridge	568
4102 Buranda, Dutton Park, Princess Alexandra Hospital, Woolloongabba	143
4151 Coorparoo, Coorparoo BC, Coorparoo DC	30
4101 Highgate Hill, South Brisbane	30
4152 Camp Hill, Carina, Carina Heights, Carindale	24
4170 Cannon Hill, Colmslie, Morningside, Norman Park, Seven Hills	20
4120 Greenslopes, Stones Corner	11
4103 Annerley, Fairfield, Fairfield Gardens, Thompson Estate	11



4122 Mansfield, Mount Gravatt, Wishart	8
4121 Holland Park, Tarragindi, Wellers Hill	7

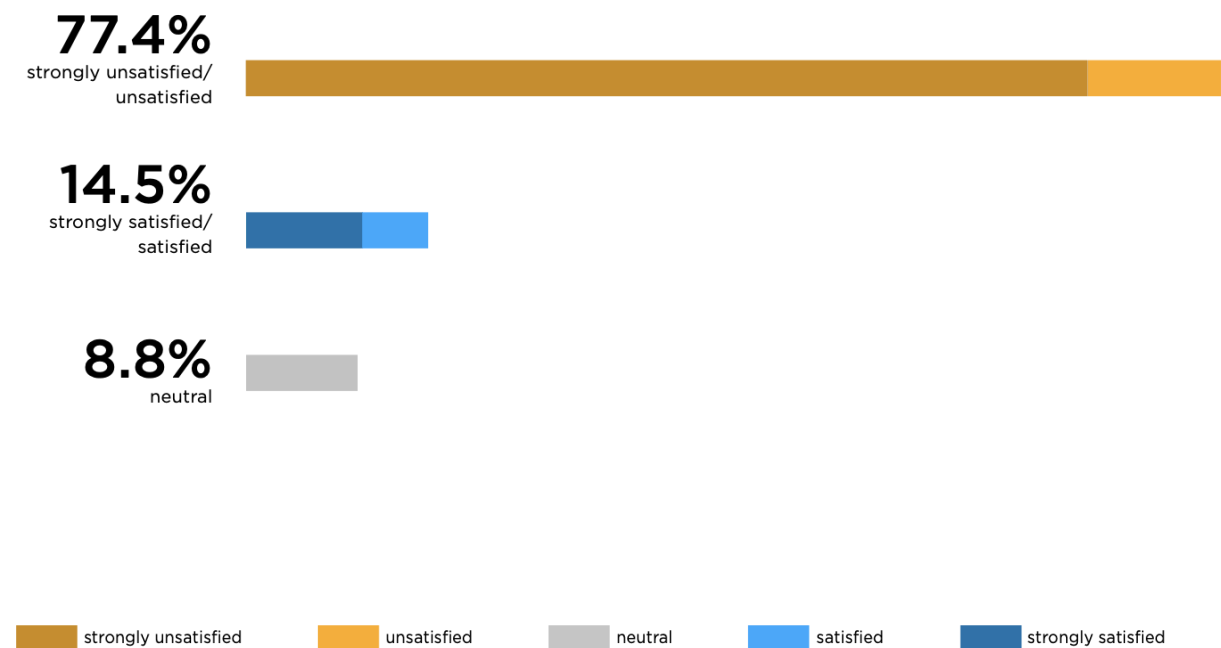
*Number of responses by geographic area. Responses outside the letterbox distribution area were obtained primarily via online promotion on the EBSS P&C Facebook site.*



*Map of responses by postcode area (Greater Brisbane Area)*

## Survey Responses - Question 1

Putting aside community impacts (loss of greenspace, houses, schools, disruption to local business) how satisfied are you with the Queensland Government's decision to spend \$2.7billion rebuilding the Gabba?



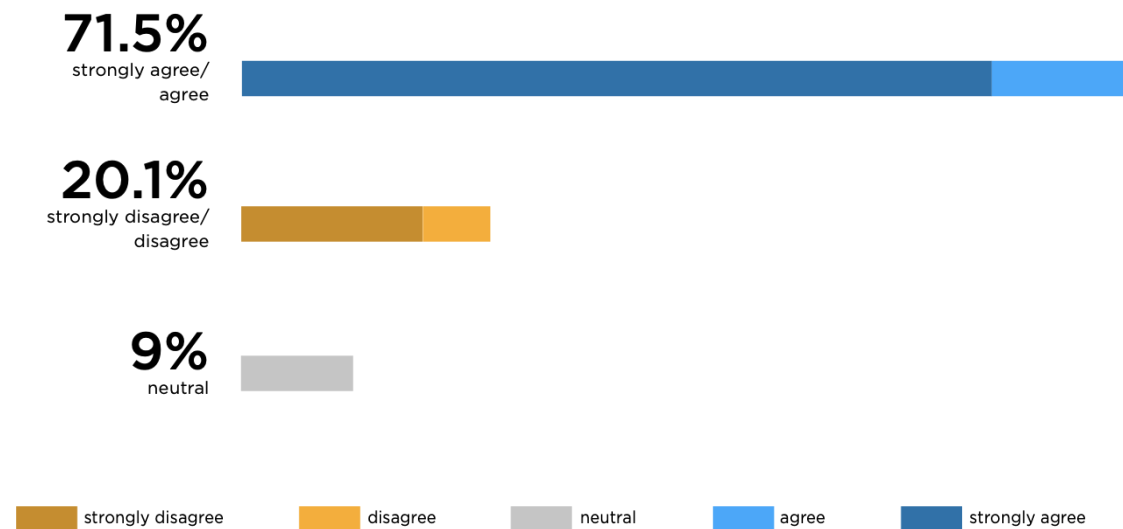
## Survey Responses - Question 2

If East Brisbane State School was forced to close or relocate for the redevelopment of the Gabba, my preferences are (please drag these boxes to rank options from most to least preferred):

Options	Ranking				
	1	2	3	4	5
Permanently relocate East Brisbane State School to a new site central to the current East Brisbane, Kangaroo Point, and Woolloongabba catchment (e.g. near Raymond Park)	491	380	65	59	20
Temporarily relocate students and staff, and return to the current East Brisbane State School site after the major Gabba construction works are complete (approx. 3-4 years)	406	344	64	110	91
Relocate East Brisbane State School to a new standalone primary school co-located on the Coorparoo Secondary College site	37	179	591	177	31
Merge East Brisbane State School with Coorparoo Secondary College to provide a Prep to Year 12 school	57	93	221	545	99
Close East Brisbane State School with students to enrol at other local schools	24	19	74	124	774

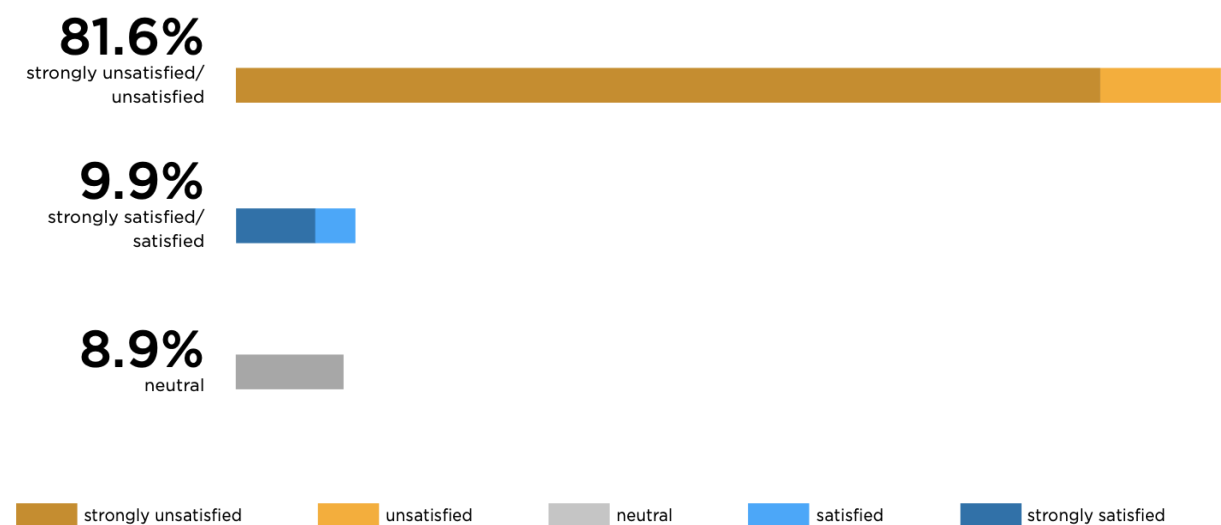
### Survey Responses - Question 3

Converting the East Brisbane State School buildings and grounds to another use would reduce their heritage and community value.



### Survey Responses - Question 4

Overall, how satisfied are you with how the Queensland State Government has communicated information and consulted with you regarding the proposed closure/relocation of East Brisbane State School?



## Summary of Survey Responses

**92.71%**

of respondents selected an option to retain EBSS in current catchment as their 1<sup>st</sup> or 2<sup>nd</sup> ranked option.

**81.5%**

of respondents felt unsatisfied with the Queensland Government's communication regarding the proposed closure of East Brisbane State School.

**77.4%**

of respondents are unsatisfied with the Queensland Government's decision to spend \$2.7billion rebuilding the Gabba, regardless of the negative impacts to their immediate community.

**71.5%**

of respondents believe that converting the East Brisbane State School buildings and grounds to another use would reduce their heritage and community value.

## Additional Feedback

**Thematic analysis of the free text feedback revealed themes of the importance of a walkable school centrally located within the community, to align with values of sustainability, equity, and community identity:**

*As someone who recently purchased my first property in the suburb and hopes to raise children in East Brisbane one day, I am devastated that they will not be able to attend a genuinely local state school. The Coorparoo Secondary College site is not a feasible option for many families in the area who would have otherwise walked or ridden a bike to school.*

*Not ok for families living in this area to have no local state school. Coorparoo is too far for families with young children to walk, especially when it's hot.*

*Ability to walk to school for families in the school is very important. Traffic in the area is atrocious and in another 9 years will be even worse. Liveability of East Brisbane & Kangaroo Pt is affected if families must drive to a school site further away. More and more families are choosing to live in the inner city & apartments continue to increase urban density. We need a local school & green space.*

*We need a school within walking distance for all.*

*EBSS is a model for multicultural inner city schools. Our growing community desperately needs a local school to build identity, cohesion and sustainability... and Brisbane desperately needs to retain the last vestiges of heritage it has left.*

*Families are the heart of any community, and closing down a state school is another example of how the government is destroying the heart and future of the city.*

*It doesn't make sense to have two primary schools in Coorparoo.*

*Moving the kids to Coorparoo would be a nightmare. The traffic is so bad due to the train line and school already, plus Churchie. The addition of smaller children who are more likely needing to be driven to and from school being relocated or merged is an idea based on fiction.*

*I have only just graduated in the last year, but even me, a 12 year old, can see that this is atrocious. It is a waste of taxpayers[] money and they are knocking down a wonderful school. The sentence "we are knocking down a beloved primary school to build a sports stadium" is a horrible legacy for the government to leave behind. I hope we can get an ok outcome from this. The world makes me sad. 😞*



## Additional Feedback

### On the importance of a school in catchment, and long-term evidence based thinking regarding the provision of education in the area:

*If the school is closed down, the state government will just end up having this conversation with the next generation of parents who move into the area. As the population of Kangaroo Point, East Brisbane and Woolloongabba is set to soar in the next decade, families moving into the area will want a local school; they won't want to have to go to Coorparoo.*

*Listen to the town planners and make sure we will have what we need. Evidence and properly research based.*

*While my partner and I do not have children, we do care deeply about the education of our young people. Having a public school close to home is really important to build a thriving and healthy community, especially this close to the city where so many other community spaces are getting squeezed out by over-scaled development.*

*A new site within the area is crucial. It is essential for the imminent growth of the area and influx of new students.*

*If Coorparoo is supposedly too far for athletes to travel to for a warm up track over 4 weeks, how is it okay to send EBSS children there for 40 weeks of the year? If the Gabba MUST be rebuilt, at least find a new site for the school that's within the current catchment.*

*There is no reason why the Government should not take on the design challenge of retaining EBSS on its current site post Gabba construction. Build a school at CSC to cope with the growing demands of this area if necessary, but keep EBSS local and central to its existing catchment.*

*Having a public school close to home is really important to build a thriving and healthy community, especially this close to the city where so many other community spaces are getting squeezed out by over-scaled development. Moving children to other schools will impact class sizes and quality of education for young people, which minimises the impact that public education has in ensuring our young people have the skills they need to thrive in the future.*

*Families of Kangaroo Point, East Brisbane and Woolloongabba NEED a school they can walk or easily commute to. It is essential for not only families but also property values and the overall health of the community. Without a school, there will be less family related spending in these communities as well. There will be a negative ripple effect. A school that serves these three communities is essential to the long term health and viability of this area.*

*The school is the priority! Education comes first.*

## Additional Feedback

### On the opposition to funding the Gabba redevelopment:

*The decision to redevelop the Gabba precinct seems high on commercial value and low on community value. The Gabba seems perfectly acceptable for an Olympic venue given that the state could defer activities to the Commonwealth Games venues on the Gold Coast + diversify across SE QLD.*

*My true preference: Don't spend 2.7 billion dollars on a stadium. Spend it on the housing crisis and new schools, ensuring EBSS stays in East Brisbane.*

*The cost benefit analysis of this proposal has not been made clear and does not make economic sense based on the information available to me. Please make available the cost benefit analysis that justifies this proposal and provide an opportunity to truly consult with the community.*

*It is going to be a massive inconvenience over a number of years for all locals and sporting fans, all for the sake of an extra 8,000 seats.*

*I am disgusted that the Gabba stadium and the school are planned to be demolished and rebuilt for the purpose of a short one-off event. Terrible waste of public money and a disruption to education.*

*A disgrace of a project, a staggering waste of resources, space, and energy. A crying shame betraying complete lack of vision, grandiose deluded mentality, and lack of managerial skill for such projects. And... wasn't the Gabba refurbished only a few years ago?*

*It is an absolute disgrace that the State Government is taking the option to redevelop the Gabba stadium for a sporting event of a few weeks. Particularly when the option is available to redevelop QE11 sports stadium at Nathan and have a warm up track for athletes. No consideration given to the impact on individuals or the State's finances. All about an individual's legacy.*

*We are satisfied with the decision to redevelop Gabba but not at a cost of \$2.7b (talk about gold plating). Local residents should not be forced to have to forgo their school and our community for a temporary event: we support the economic benefit the development would bring but not at the expense of the school.*

*The proposed spend and redevelopment is unwanted by the community and [of] exceedingly poor value when a cost to outcome ratio is considered. The budget should be reallocated and an improved and revised proposal prepared by [the] state government.*

*I am a member of the Gabba Cricket ground. Demolishing the current stadium to rebuild another is bloody ridiculous! What a complete waste of money! Leave East Brisbane State School where it is.*

## Additional Feedback

### That the QLD Government's consultation process is flawed and ingenuine:

*The Queensland government's decision making with regards to EBSS is just unfathomable. It's been totally opaque, and it is a disgusting use of public funds that could be of far, far better use than an extra few thousand seats at the Gabba.*

*The community consultation process has been non-existent until recently. Presenting the "three options" and calling it community consultation is absurd.*

*I am frustrated by the very limited and haphazard consultation the government has paid to residents of East Brisbane and surrounding suburbs - it's closer to 'consultelling'.*

*I think the survey the Queensland government sent out was disappointing, there wasn't a choice to leave the school where it is.*

*The official government consultation and survey comes across as a sham designed to give the appearance of a public consultation exercise masking decisions that have already been made behind closed doors with no consultation with those actually impacted. As a parent of a current pupil at east Brisbane state school and a local resident I am very concerned that the first major decision being made in our community in the lead up to hosting the olympics is seemingly being made with no regard to the future of our community, children and future children.*

*I believe that the Government has gone about this issue with hidden veils of promise and with exaggerated storytelling opportunities that don't take into account the lives of students, teaching staff and parents of EBSS. These actions and plans are all undertaken with sneakiness and thrust upon EBSS patrons with the guise that "you should be happy to do this because it's bettering the state". How disgusting.*

*It's been a Clayton's consultation process. We've been waiting for such a long time for the decision of the government and it is disappointing that there is no mechanism to object or give feedback. This EBSS survey is the first opportunity to have a meaningful say. How fitting that it is created by concerned residents and parents to instigate this. The government "information" sessions were poorly named and delivered by faceless bureaucrats in grey suits.*

*This is a very poor decision made without consultation.*

*This is another example of [the] government riding roughshod over community wishes with no prior consultation or consideration.*

## **Conclusion**

The survey results indicate that the local East Brisbane (and surrounding) community are strongly in favour of a school within their local catchment. Both options for a new school within catchment, and for the temporary relocation of EBSS before returning to the present site, received the majority of first and second preference ranking of all five options, with the two options to relocate outside of catchment to Coorparoo, or to close without providing an alternative, receiving little support.

Results also indicate a distrust in the current Queensland Government regarding their consultation process regarding the school, and the planning process around the proposed demolition of the Gabba.

Both the closed question, and free text responses reflect a concern regarding the Queensland Government's lack of respect for the heritage value of the school. The majority of the community see that the use of the site as a school is strongly tied to its continuing heritage values.

Lastly, the superior response rate, and stronger validity of this survey are also noteworthy. With a significantly shorter window for community contributions, and a reliance on volunteers, the EBSS P&C survey managed to obtain twice the number of responses. The Queensland Government should note the failure in their current consultation approach and attempt to engage in more productive and responsive dialogue with community stakeholders to achieve best outcomes for impacted communities.

## **Acknowledgements**



This report was prepared by the East Brisbane State School P&C Olympics Impact Group (OIG) in April 2023.



## East Brisbane State School Community 1-minute feedback survey

This survey has been designed by the East Brisbane State School P&C to gather your opinions for the future of our school. To complete the survey, scan the QR code on this flyer and fill out the survey online. All comments will be read by the P&C committee and results of the survey will be shared publicly to illustrate community voice and concerns. No personally identifying information will be stored or shared.

### More Information

 EBSS Olympics Impact Group  [ebssolympics@gmail.com](mailto:ebssolympics@gmail.com)

### RETURN THIS SURVEY

#### In person

Complete this survey and place it in our mailbox at East Brisbane State School.

#### Online

Scan the QR code below to complete the survey online



EB

### East Brisbane State School Community - 1 minute survey

1. Putting aside community impacts (loss of greenspace, houses, schools, disruption to local business) how satisfied are you with the Queensland Government's decision to spend \$2.7billion to rebuild the Gabba?

A horizontal line with five circles representing a satisfaction scale. The circles are positioned at the left, quarter, middle, quarter, and right points of the line. Below the leftmost circle is the text 'very satisfied'. Below the middle circle is the text 'neutral'. Below the rightmost circle is the text 'very dissatisfied'.

2. If East Brisbane State School was forced to close or relocate for the redevelopment of the Gabba, my preferences are: *(rank preferred options 1 – 5)*

- ☐ **Permanently relocate** to a new site central to the current East Brisbane, Kangaroo Point and Woolloongabba catchment (e.g. near Raymond Park)
- ☐ **Temporarily relocate** students and staff, and return to the current school site after the major Gabba construction works are complete (approx. 3-4 years)
- ☐ **Standalone Primary School** - relocate to a new standalone Prep to Year 6 primary school co-located on the Coorparoo Secondary College site
- ☐ **Prep to Year 12 School** - merge with Coorparoo Secondary College to provide a Prep to Year 12 school
- ☐ **Close East Brisbane State School** - students to enrol at other local schools

3. Converting the East Brisbane State School buildings and grounds to another use would significantly reduce their heritage and community value.

A horizontal line with five circles representing a scale from 'strongly agree' to 'strongly disagree'. The circles are positioned at the left, quarter, middle, quarter, and right points of the line. Below the leftmost circle is the text 'strongly agree'. Below the middle circle is the text 'neutral'. Below the rightmost circle is the text 'strongly disagree'.

4. How satisfied are you with the Queensland State Government's communication, information and consultation regarding the proposed closure/relocation of East Brisbane State School?

A horizontal line with five circles representing a satisfaction scale. The circles are positioned at the left, quarter, middle, quarter, and right points of the line. Below the leftmost circle is the text 'very satisfied'. Below the middle circle is the text 'neutral'. Below the rightmost circle is the text 'very dissatisfied'.





## Minister for Tourism Industry Development and Innovation and Minister for Sport

Our ref: CTS 16837/21

1 William Street  
Brisbane Queensland 4000  
PO Box 15168  
City East Queensland 4002  
**Telephone** +61 7 3719 7560  
**Email** [tourism@ministerial.qld.gov.au](mailto:tourism@ministerial.qld.gov.au)

ABN 65 959 415 158

Councillor Jonathan Sri  
Councillor for The Gabba Ward  
Brisbane City Council  
[TheGabba.Ward@bcc.qld.gov.au](mailto:TheGabba.Ward@bcc.qld.gov.au)

Dear Councillor Sri

Thank you for your further email to my office of 6 August 2021 regarding the use of Raymond Park as warm-up facilities for the Brisbane 2032 Olympic and Paralympic Games (2032 Games).

There is a great deal of work ahead of us, with much more detailed planning to occur over the coming years in relation to staging the 2032 Games. Raymond Park was confirmed to be of suitable scale and dimension to temporarily host warm-up facilities for athletic events as part of the development of the 2032 Games submission for the International Olympic Committee. The temporary facilities will include an athletics warm-up track and throwing warm-up field, and provisions for security, transport and athlete/official facilities.

The proximity of these temporary facilities to The Gabba will minimise travel times for pre-competition athletes as well as minimise the security perimeter and associated potential impacts on local residents. Following the completion of the 2032 Games, there is an opportunity for the local community to have input into the future design and community infrastructure legacy at Raymond Park.

As planning is progressed there will be a range of further engagement opportunities and updates for interested parties, including yourself, regarding The Gabba and Raymond Park.

If you require any further information, please contact Ms Kate Adams, Chief of Staff in my office on 3719 7560 or via email at [kate.adams@ministerial.qld.gov.au](mailto:kate.adams@ministerial.qld.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stirling'.

**STIRLING HINCHLIFFE MP**  
**Minister for Tourism Industry Development  
and Innovation and Minister for Sport**

1 September 2021

## **Crossbench Statement on Olympics Funding**


### **23 May 2023**

While the state government is allocating billions of dollars to the 2032 Brisbane Olympic and Paralympic Games, Queenslanders are suffering a housing crisis, underfunded hospitals and schools, with frontline services at breaking point. Every Olympic Games since 1960 has run over budget while driving up housing costs and displacing residents. For the Brisbane 2032 Olympic and Paralympic Games to succeed, the government must be upfront with Queenslanders about the social and economic costs and ensure all decision-making is open and transparent.

**The crossbench calls on the Queensland state government to:**

1. Formally cap the 2032 Olympic Games budget at no more than the current budgeted \$7 billion.
2. Invest an equivalent spend in regions that won't receive any Olympic infrastructure, to be invested in nation-building infrastructure projects.
3. Immediately make public the entire Host City contract and all relevant business cases for infrastructure and venues.
4. Direct the Department of Communities, Housing and Digital Economy or relevant department to develop and publish an Olympics housing plan to ensure that the Olympics do not drive-up housing costs and displacement, as has occurred in other host cities. In addition, as a legacy for Queensland, any built athlete accommodations must be transferred to either public housing or community housing providers after the Games.
5. Scrap the current \$2.7 billion Gabba demolition and redevelopment, move the Olympic and Paralympic athletics event to a more appropriate location such as Carrara, as recommended by the IOC, and ensure that any Gabba upgrades avoid any detrimental impacts on East Brisbane State School, Raymond Park, and neighbouring homes and businesses.

**Stephen Andrew**  
Member for Mirani



**Michael Berkman**  
Member for Maiwar



**Sandy Bolton**  
Member for Noosa



**Nick Dametto**  
Member for Hinchinbrook



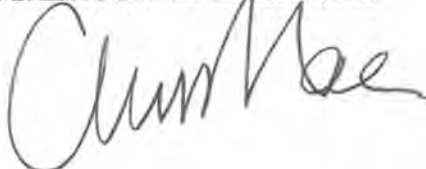
**Robbie Katter**  
Member for Traegar



**Shane Knuth**  
Member for Hill



**Amy MacMahon**  
Member for South Brisbane



Queensland Legislative Assembly

Number: 5723T 680



23 MAY 2023

Tabled ☒

By Leave ☐

MP: *Mr McMahon*

Clerk's Signature: \_\_\_\_\_

## Rally for East Brisbane State School & Raymond Park, Wellington Rd, 20 October 2022



Photo by Marek Rygielski





Photo by Marek Rygielski









Photo by Amy MacMahon





Photo by Marek Rygielski





Photo by Marek Rygielski





Photo by Amy MacMahon





Photo by Amy MacMahon



Photo by Kath Angus





Photo by Clare Scrine



Photo by Haline Ly





Photo by Clare Scrine





Photo by Clare Scrine





Photo by Clare Scrine





Photo by Dane Beesley





Photos by Haline Ly





Photos by Dane Beesley





Photos by Dane Beesley