



Woolloongabba Business Association Inc.

C/- 4 Hubert Street
WOOLLOONGABBA QLD 4102

"GATEWAY TO THE CBD"
ABN19 125 307 542

September 2, 2013

The Honourable Lord Mayor Quirk
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Lord Mayor,

Re: CBD Frame - Rating of Commercial Property in Woolloongabba

Thank you for your response dated 15th August 2013. We must strongly disagree with your underlying philosophy for creating this new "tax".

We agree that we had misunderstood the change to the rating policy and note the Gabba will not be included in the same rating category as the CBD.

We agree that the Gabba is vital to the growth of Brisbane and agree that it is now a transport corridor and transport hub, but due to fragmented planning policy between State and Local government it is a place to pass through, not a destination. Since the development of the southeast freeway in the '70s the Gabba has been in a continuous state of infrastructure development. There are areas of the Gabba that are particularly negatively affected by projects such as the

1. Clem Jones Tunnel,
2. Urban Utilities sewage works,
3. The proposed on again off again under River Rail,
4. The on again off again Go Print redevelopment,
5. Uncertain planning due to conflicting /state government and BCC planning ideas, ie the defunct ULDA planning area.

We strongly disagree that the Gabba enjoys a greater number of Council Services and transport options. Rather the Gabba has the disadvantage of continuous infrastructure development and fragmentation. The Gabba ground is part of this fragmentation being isolated from the other facilities and operating to exclude the Gabba businesses and creating a parking nightmare on game days.

This new scheme will suppress values in the Gabba, suppress property transfers, suppress tenancies and deter development. Development is already suppressed by the indecision around the Go Print site and the local area development plan which has set limits on development which have had negative effects. On top of this Council has misconstrued the demolition control policy to frustrate much needed development. The local Luthern church operates a much needed elderly care facility in Hawthorne Street and has acquired adjoining property to develop this facility only too be frustrated by the tunnel, Urban Utilities and now the change in the demolition control policy for the Gabba.

One of our members has compared 12 properties within the Woolloongabba, West End, South Brisbane, Fortitude Valley areas, all of which are affected by the new inner city additional premium.

His findings are that "the increases once the remission is applied are 4.89% and 5.86%, with only two out of twelve properties being less than 5%. Once the remission is taken away the increase ranges from 12.91% to 19.39%. In summary this new levy which is levied on a carte blanche basis across a very large part of inner Brisbane appears inequitable and will incur hardship on some property owners and tenants who are doing it very tough at the moment. I think there are very few that would be getting the benefits the Mayor is referring to."

We recently shared with our local Councillor and State member a thesis by Lex Clayman for his Masters of Urban and Regional Planning which looks at the Gabba as a transit orientated suburb and gives some solutions to the problems that have been thrust upon the Gabba as Brisbane grows. We will gladly provide this to you also.

We would like to meet with you at the Gabba to consider some solutions to these issues which have coalesed with the introduction of the CBD Frame.

We look forward to hearing from you as soon as possible.

Yours faithfully,

G. YOUNG
President