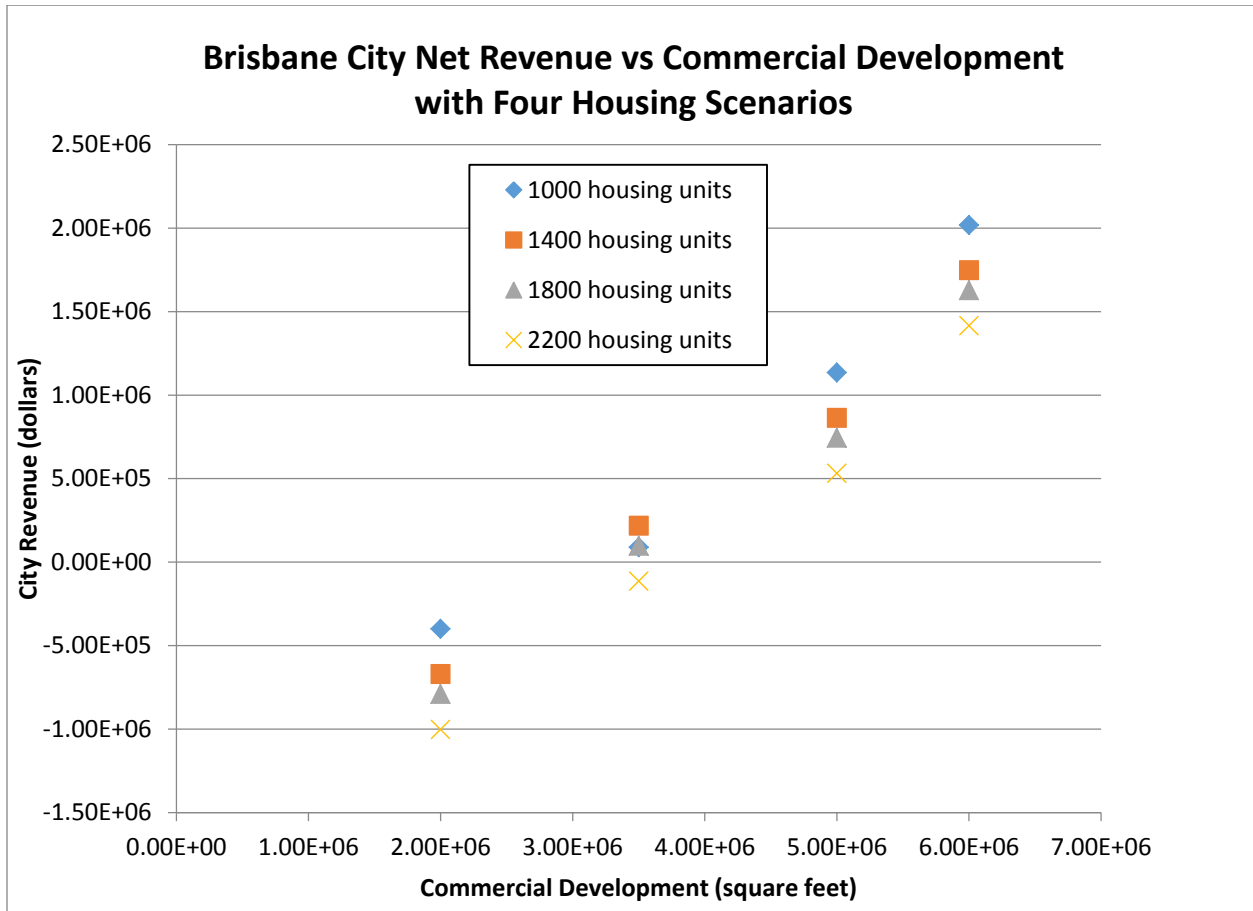


20 March 2018

Dear City Council,

The Keyser Marsten report on Baylands hypothetical development programs states that “...the findings of this analysis should be viewed as providing an order of magnitude indicator of fiscal impacts rather than conclusions about the project’s ultimate impacts to the City of Brisbane.”

In my work, an order of magnitude is generally thought of as a factor of 10. This suggests that the fiscal impact to city government of 1000-2200 housing units can be thought of as roughly the same for each of the commercial development scenarios contemplated. The graph below uses the data from the staff report:

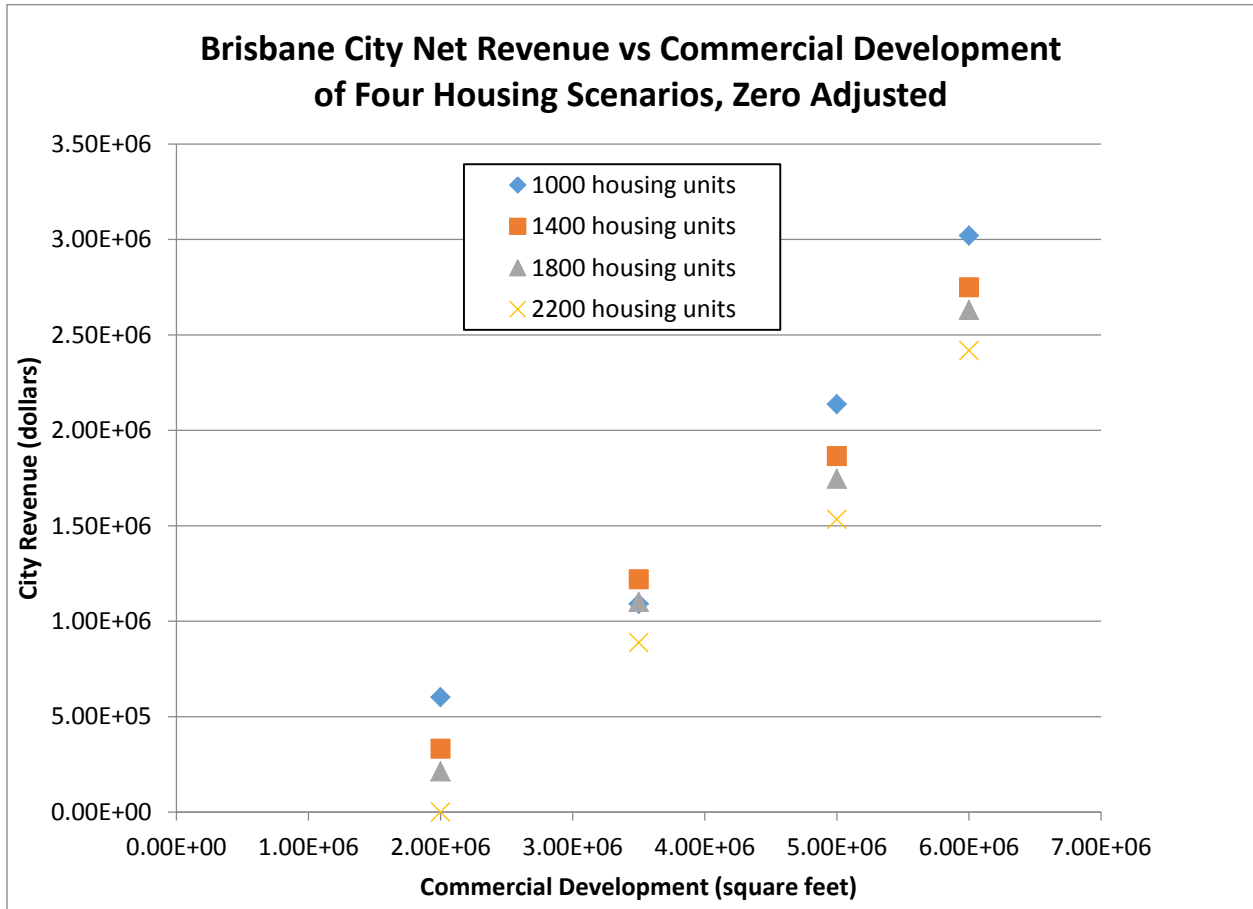


The Keyser Marston Preliminary Assessment contains 9 suggestions to enhance fiscal benefits of Baylands development. These suggestions lead Keyser Marston to write that:

“With common planning practices, the residential component can yield a fiscal surplus.”

- Preliminary Assessment of Fiscal impacts Hypothetical Development Programs Brisbane Baylands, page 4, Keyser Marston Associates

The graph below resets the worst of the housing development scenarios considered to have a net zero fiscal impact to the city of Brisbane, and adds this \$1,002,000 to all the other development scenarios.



I hope this helps illustrate the potential fiscal impacts of Baylands housing on the city of Brisbane.

Michael Barnes

Brisbane resident