

From: philbest313@gmail.com
Sent: Friday, 24 April 2020 11:21 AM
To: 'Maiwar Electorate Office'; 'michael.berkman@qld.greens.org.au'; 'John Meyer'; Peter Hale (pthale@bigpond.com); David Hassall ; 'Donna Burns'; 'LordMayor'
Cc: 'Terry Bird'; 'mica.julien@brisbane.qld.gov.au'; 'CityProjects'; 'Robert Bell'; 'Julian Simmonds MP - Member for Ryan'
Subject: Our Strategy for 2020 Mt Coot-tha Quarry Closure - New MCLR Economic Focus
Attachments: DonnaBurns-CloseTheQuarry.jpg; MCQ-Scorecard-EasterSunday-2020.jpg; MtCoot-tha-FactSheet-March-2020.jpg

Importance: High

Dear Maiwar, MCPA & Lord Mayor,

As you may know, we have broadened our Mt Coot-tha Quarry (MCQ) focus, towards the financials and what we have found is absolutely disgusting.

1. Brisbane RTI advised that as of June 2019, no BCC Rehabilitation Planning or costings had ever been done.
 - We Bravely Stepped Forward into an area that hundreds of others had avoided, thereby devoting a further several hundreds of hours of our unpaid time to investigate the financials and economics.
 - We had no idea what to do or what we would find – however this absolutely *had to be done to further save our homes and mental health*.
 - For most people in the BCC, we believe this was a “dark protected area”, where they might find unliked or unwanted actually truthful facts.
2. We first investigated the MCQ Rehabilitation costs, using a non-functional and non-procedural method - based purely on the Roma St Parklands final \$72 Million 2001 cost (as advised by Malcolm Middleton QG Architect).
 - We used the QG resources Q-Spatial and Q-Globe, to gauge the actual total hole size as 13 million cubic metres (using a form of Simpsons rule).
 - We measured the density of MCQ Hornfels Rock strewn around our property, to estimate the total extracted mass as 42 million tonnes, or requiring a massive 8 million urban truck movements (10T to and from).
 - We estimated the vertical area as 8.9ha, thereby estimating a total surface area of 38.9ha. (243% more than Roma St.)
 - Using the ABS CPI data, we annualised the Roma St cost to \$105 Million (if completed in 2019). (However we also knew that the real Cordell CHIP building inflation costs were much higher).
 - This CPI annualised cost was then upsized by the MCQ Surface Area plus a 30% Contingency was added, because of further blasting several kilometres of unstable 15m blasted rock drop-offs plus the need for something better than Roma Street Parklands.
 - A further extrapolation into future years was calculated using zero, 5% and 10% annual hole size increase from additional blasting.
 - Estimated Rehabilitation Costs are: 2001 = \$225million, 2019 = \$362million in 2019, 2025=\$421million (5% =\$433million, 10% =\$645million), 2032 = \$503million (5%=\$523million, 10%=\$560million).
 - We had therefore uncovered a Secret Brisbane City Council debt of around \$400Million, with a potential upsize to \$560million.
 - By Comparison the 2001-2003 Suncorp Stadium upgrade cost was \$280 million.
3. However we knew that LM Quirk had introduced the concept of Gross Value Added by the Zipline (supposedly), so we focussed on that and found that case studies and reports were available for places such as Eden Cornwall, plus ButChart Gardens helped us with data, especially that from Gardens British Columbia.

- These became relevant to our search, with Gardens BC stating CA\$300 Million Actual Annual Revenue and 10,000 annual jobs.
 - Eden Cornwall case study indicates good employment and a Gross Value Added (GVA) of around £100 Million.
 - The new Eden International Anglesea (near Geelong) estimates 1300 new jobs and \$35 annual revenue, with the belief that it can become more popular than Cornwall.
 - Hence this and other sites proved beyond doubt that Gardens Tourism is Extremely and Broadly Popular.
 - We considered the differences between Eden Cornwall and a mythical “Eden Mt Coot-tha”.
 - We concluded that Mt Coot-tha also had the potential to greatly exceed Cornwall because of population, accessibility, much greater passing trade and several popular neighbouring complementary venues.
 - Based solely on Eden Cornwall, we estimated that there was a 2020 lost benefit of \$2.45Billion (if Rehab was completed this year).
 - If the Rehab was completed in 2025, we estimated the Lost Benefit as \$370Billion (or \$371Billion if including rehab cost debt).
 - If the Rehab was completed in 2032, we estimated the Lost Benefit with Rehab Cost Debt as \$5.89Billion.
 - We all knew that “Tourism Blasting” at Mt Coot-tha was Grossly Wrong – now we had proven this beyond what everyone had imagined.
4. Armed with the advice that most of the MCQ output was going to commercial asphalt factories, we began to estimate the actual MCQ financials and economics.
- This was based on 2000-2010 BCC data, the observed and counted blasting, plus the common mine-gate asphalt gravel sales values.
 - We assigned a 30% profit margin CPI annualised the data forwards and backwards (see website docs).
 - We found that the estimated rehab costs were several times the actual ‘profit’.
 - Our estimations spreadsheet showed that from 2000 till 2019, the reverse-annualized MCQ gravel sales amount was \$253million, whilst the Rehab cost was \$362million.
 - Hence the actual rehab costs was \$100million more than sales amount, plus the ‘profit’ (the difference between selling and buying) was a very small fraction.
5. The next stage of our estimation was to consider the history of the MCQ operations.
- We were advised that Qld Labor receives regular political donations from the organisation which receives a large part of the MCQ asphalt gravel. Hence we have discounted all of their input as possibly being biased in favour of sustained MCQ operations resulting on future donations (a possible non-closure bias).
 - Looking at everything that has happened over the past 20 years starting with the John Higgins (now passed) MCQAG, plus all the additional work after he asked me to be the group engineer, and then later being asked to take over John’s role, we have done a “mountain” amount of work over 12 years.
 - *We repeatedly racked our brains year-after-year, desperately trying to find out how we could stop the blast vibrations and silica dust clouds from damaging our much-loved homes.*
 - The website www.SaveMtCoot-tha.org began in 2018, with alias names www.BanTheBlasting.org and www.MtCoot-tha.org. It currently now contains 2.24 Gigabytes of data in 2012 files inside 144 folders.
 - We created the BCC MCQ Scorecard and liaised with the new Qld Human Rights Commission (QHRC).
 - Under these new rules, the MCLR must be treated fairly. Presumably if we provide credible evidence, then the MCQ must respond truthfully.
 - Additionally there are other relevant QHRC requirements, which become valid once any blasting after 1/1/2020 occurs.

6. Finally we looked into the future BCC asphalt gravel True Costs from continuing to use MCQ Gravel or gravel from non-tourism-public-parkland areas.
- The December 2002 BCC Council motion which extended the MCQ closure date till 2032, also promised 400,000 tonnes of output for 30 years.
 - Because MCQ increased their annual output to more than double the promised maximum, we estimate that of the total 12million tonnes since January 2003, that 1 million tonnes of unextracted gravel remaining, requiring 28 blasts.
 - Considering the estimated Lost Benefit and Rehab, we estimate the total net loss for every tonne of asphalt gravel as \$230. (Remember that this is a product which normally sells for \$25/tonne).
 - The mine-gate True Cost of using asphalt gravel from southside quarries would be around \$25million, however if extending the MCQ life and using MCQ gravel until totally depleted, the cost will be around \$237million.

Our strategy is to provide all our data to the BCC:

7. In order for them to comply with the QHRC regulations, then they will have to be truthful.
- This includes answering all of the items in our MCLR [MCQ Scorecard](#) and being compliant with all of the QHRC components.
 - For example: Why the Quarry Office measured blast vibration and noise data is not-ever relevant to the adjacent Botanical Gardens plus the Private Homes and Historic Buildings immediately opposite their entrance only 200m away.
 - Additionally why they MCQ should continue to use soil-spike transducer mounting when this is likely to be legally inadmissible and not best-practice. Etc. etc.
 - Alternatively, if the BCC decides not to do any QHRC covered blasting (no blasting after 1/1/2020), then the MCQ is effectively closed.

Summary:

8. Please remember that we are not economists or accountants. We seek an full impartial independent external economic review.
- Plus the BCC has rejected almost all of our data requests based upon 'Commercial in Confidence'.
 - However it is likely that many people would consider this as actually perpetuating the BCC Secret Debt.
 - As regards the Donna Burns flier, she had an 11% swing towards her Greens campaign.
 - The Greens have *resoundingly stamped their authority on the "Close the Mt Coot-tha Quarry" campaign.*
 - It might be worthwhile considering that around one third of the 2017 election state government seats had less than an 11% margin.

Thank you for reading this email.

Our recent data and emails can be downloaded from the [Rehab -> Lord Mayor Page](#)

Kind Regards plus yours sincerely and truthfully,
Philip Best.

Philip Best - Electrical Engineer
Chairperson Mt Coot-tha Local Residents
Active Member Mt Coot-tha Protection Alliance
M: 0411-123400
P: 07 3871 0011
f: www.facebook.com/SaveMountCoottha
w: www.SaveMtCoot-tha.org
w: www.StrategyKpi.com
e: PhilBest313@gmail.com
L: www.StrategyKpi.com/PhilBestLinkedIn.pdf
L: www.linkedin.com/in/philbest/