

\$7.1billion 2032 Brisbane Olympics and Paralympics requires accountability and transparency

The RACV Royal Pines Resort on the Gold Coast will be one of the three locations for the 2032 Brisbane Olympics and Paralympics athletes' villages. Currently, very little detail is available from RACV or the Games Infrastructure and Coordination Authority (GICA), besides a brief mention in the Queensland Government's Delivering 2032 and Beyond strategy, the 100-Day Review and a RACV media release in late March 2025.

In the 2025-2026 state budget, the Department of State Development, Infrastructure and Planning note the "provision of \$150 million for the delivery of the 2032 Games Athletes Villages as part of a total provision for state contributions to the villages of \$3.5 billion, with accommodation to be delivered in partnership with the private sector". This delivery model is referred to as a Public Private Partnership (PPP), and in the majority of the outcomes, favours the private sector over taxpayers. Have a look at the Air Train PPP in Brisbane. How is that working out for the public in 2025, considering the government \$0.50 transport fares and the Air Trains \$22.00 single journey fare from Central Station to the Brisbane Airport, which is 43 times more expensive than the government's reduced fares?

The 2032 Brisbane Olympic and Paralympic Games currently require 15,903 beds, at a 2025 cost of over \$200,000 per bed. The village capacities may change by mid-2026 due to the final number of athletes attending and the final list of Olympic events as ratified by the International Olympic Committee (IOC).

There will also be a temporary athletes' village to accommodate the Olympic rowing event on the Fitzroy River in Rockhampton however, the Gold Coast Mayor is pushing for Hinze Dam, (firstly, South East Queensland Water would need to approve the use of Hinze Dam as a rowing venue) which appears to be a better financial outcome, given the location is a 25-minute drive from the RACV athletes' village at Benowa which could be enlarged at a fraction of the cost of a temporary village in Rockhampton and provide an additional games legacy. Unfortunately, don't look for too much common sense on the pathway to the 2032 Brisbane Olympics-every child (region) gets a prize!

"Following the Games, it is proposed the three legacy villages, Brisbane, Gold Coast and Sunshine Coast, will transition to permanent housing within mixed-use precincts, adding to much-needed housing stock". (100-Day Review)

How was RACV selected to build the Gold Coast Athletes Village, considering Robina on the Gold Coast was the previous location, and under what financial arrangements are they building the village? Queenslanders would, I'm sure, appreciate seeing the economic, social and community benefits. No doubt nothing will be made public as all PPPs will be "commercial in confidence" for an expenditure of \$3.5billion of taxpayers' money, this is a bit rich.

Where exactly within the Royal Pines precinct will the village be located, considering RACV Royal Pines is an International Hotel with 333 rooms, with a swimming pool and several tennis courts, a function centre, a football field and two golf courses, one championship 18-hole and a nine-hole course on the western side of Ross Street? Given that vacant land at Royal Pines for a "mixed-use precinct" of housing is limited, RACV, it appears, will be forced to close one of the golf courses or convert the 18-hole course to a nine-hole course, resulting in a non-championship golf course. Regular golfers at Royal Pines have made inquiries, and to date, not a word from RACV. Seriously, RACV can't be considering this, or can they?

The 2032 Brisbane Olympic Games golf event will be played at the Royal Brisbane Golf Course, a few kilometres from the 100-year-old Luggage Point Sewerage Plant at Eagle Farm, and kilometres from any tourism or visitor experiences. Well, it is the 2032 Brisbane Olympics after all.

In a RACV media release dated 25 March 2025, Managing Director and Chief Executive Neil Taylor said, "RACV looks forward to working with the Queensland Government, City of Gold Coast Council and key partners to deliver the important infrastructure for the Gold Coast Athletes Village. Mr Taylor also said, "It would be our intention that any Athletes Village development at RACV Royal Pines Resort contributes to permanent dwellings for South East Queensland's growing population, after the Games, providing a legacy beyond Brisbane 2032."

It's interesting to note the Queensland Government's statement in their 100-Day Review, "it is proposed the three legacy villages will transition to permanent housing stock" compared to Mr Taylor's comment of, "contributes to permanent dwellings". There is enough wriggle room in these statements to ask, what is the commitment to permanent housing stock by RACV, 100% or less, and if less, what is the exact commitment the government has agreed to? Who pockets the financial dividend on the investment (profits) when the 2,600 rooms return to "permanent dwellings" and are either sold or leased to house hunters, RACV or the Queensland Government and taxpayers?

Recently, under questioning at the Parliamentary Estimates Hearings, the Director General of the Department of State Development, Infrastructure and Planning, Mr John Sosso, could not state the specific number of homes within the Olympic Village precincts that would be affordable homes. The proposed village is said to include the delivery of a high-performance training facility and a masterplan residential development, including a mix of housing types.

Building a mix of housing to accommodate 2,600 athletes and a high-performance training facility leads one to believe there is something in RACV's master plan they don't want to tell residents living in the golf course precinct, let alone the 700,000 people living on the Gold Coast. Adding 2,600 new residents to Royal Pines is bound to create some serious challenges within the precinct. Access into and out of Royal Pines is a challenge every day of the week, and there are rumours of traffic lights being installed as a safety measure, however, no upgrade to the hotel entrance and the exit onto Ross Street has no slip-lane, creating a dangerous maneuver when merging with southbound traffic. Public transport is virtually non-existent, just ask the 25,000 Gold Coast Suns fans attending People First Stadium last week what they think of the public transport options.

How can any home in the Royal Pines Olympic Athletes Village be considered "affordable housing" with golf course views adjacent to the Nerang River, where the average property prices in the area are over \$1.7million?

The RACV Royal Pines Resort is located on land covered under the Integrated Resort Development Act 1987, and the on 1 May 2025 Queensland Government introduced, The Planning (Social Impact Community Benefit) and Other Legislation Amendment Bill 2025 (POLA Bill) granting extraordinary powers to the newly created games bureaucracy to facilitate building the Olympic Stadiums, Venues and Villages and override 15 Queensland laws removing safeguards for planning, environmental protection, and cultural heritage and exempts the Olympic projects from meaningful community consultation. Communities and neighbours have no right to object and no right to appeal the approval in the courts- it's a done deal.

In Queensland today, it's easier to build Olympic Games Stadiums, the Olympic Swimming Pool and other so-named Olympic venues, including venues with no specific Olympic events

such as the Gold Coast City Councils unfunded Carey Park Arena, and the three Olympic Athletes Villages than, construct an extra room on your house, build a large granny flat or double garage in your backyard, as they all require more scrutiny and lengthy delays awaiting the multiple approvals, with the right of interested parties such as neighbours to object to the proposed development and take court action if and where necessary.

The Government's internal approvals for all Olympic infrastructure will be a tick and a flick with no delays, with no right of objection by the community or legal avenue to the judicial system - let that sink in for a moment while you digest (not the right word) the \$7.1 billion of your taxes being spent without any public oversight.