



20 September 2023

**The Hon Steven Miles**

Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and  
Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure  
ShapingSEQ 2023 Update Project Team  
Department State Development, Infrastructure, Local Government and Planning  
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Submitted via email to: [ShapingSEQSubmissions@dsdilgp.qld.gov.au](mailto:ShapingSEQSubmissions@dsdilgp.qld.gov.au).

Dear Deputy Premier

**COMMITTEE FOR BRISBANE SUBMISSION IN RESPONSE TO THE DRAFT *SHAPINGSEQ 2023 UPDATE***

The Committee for Brisbane is pleased to provide this submission regarding the Department of State Development, Infrastructure, Local Government and Planning's draft *ShapingSEQ 2023 Update*.

The Committee's submission represents the collective feedback provided by our members in sectors including planning and the built environment, property, finance, social and community development, and academia (please see the contributors list in Appendix A).

On 6 September 2023, a select group of experts from the Committee's membership gathered for a three hour, facilitated Workshop to provide feedback on the draft *ShapingSEQ 2023 Update* to inform the Committee's submission.

Following the workshop, a working group was established to compile this submission with approval provided by workshop participants prior to lodgement.

Accordingly, this submission seeks to align with the Committee's Vision for:

**Greater Brisbane (SEQ) to be the world's most liveable place**

We pursue this vision via four strategic pillars: Connectivity, Creativity, Enterprise and Equity.

The Committee's submission responds to the Plan through this lens of liveability – i.e. improving the quality of life and prosperity for all.

The Committee and its members acknowledge that the challenges ahead are the shared responsibility of Government, business and community, as are the actions and solutions that are required to drive us forward.

We acknowledge and are grateful for the extensive time and expertise provided to the Committee by its members in our shared pursuit of creating a vibrant, connected, prosperous, and equitable region and the kindred effort invested by the Department in pursuing this review.



We thank you for your consideration of this submission noting the constructive manner in which it has been conveyed.

Please contact the Committee, as per the details provided below, if you have any questions or would like further context to the feedback provided in this submission.

Yours sincerely

Two handwritten signatures in blue ink. The first signature is 'Barton Green' and the second is 'Kylie Blucher'.

BARTON GREEN

KYLIE BLUCHER

**CEO**

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## **Committee for Brisbane’s Submission to the draft ShapingSEQ 2023 Update**

The Committee and participating members wish to acknowledge and commend the Queensland State Government (via Department of State Development, Infrastructure, Local Government and Planning (‘The Department’)) for compiling the draft *ShapingSEQ Update 2023* (‘the Plan’) and the extensive work completed in this regard in a short timeframe.

### **Areas of endorsement and support:**

In general terms the Committee notes and looks favorably upon the following elements of the draft *ShapingSEQ 2023 Update*:

#### **1. Increased accountability, monitoring and reporting on the Plan’s ambitions**

We commend the Government for elevating the Assurance Framework and its commitment to shorter, sharper review periods, stakeholder accountability and the tracking of key indicators of Plan implementation progress.

We acknowledge, as does the Plan, that successful implementation of the Plan will rely on all stakeholders delivering on the elements and strategies within the Update.

#### **2. Commitment to First Nations involvement and UN Sustainable Development Goals**

We support the Government’s ongoing commitment to grow First Nations’ participation and their communities, businesses, and peoples across Queensland. We acknowledge that the pathway to achieving this is further outlined in the “Closing the Gap” Implementation Plan.

Whilst the recognition of Aboriginal and Torres Strait Islander people in this introductory commentary is welcomed, we are hopeful for and encourage greater First Nations involvement in all aspects of the Plan’s strategy development and implementation.

We also support the commitment to align the Plan’s strategies to the UN Sustainable Development Goals 3, 7, 8, 9, 11, 12 and 13.

#### **3. Social and Affordable Housing Target**

The Committee applauds the Government for articulating the urgency in addressing the present undersupply of affordable and social housing in SEQ.

The inclusion of a Social and Affordable Housing Target in the Plan would move SEQ partially closer to “best practice.”

Noting the discrete need for social and affordable housing to be assessed regionally and locally, we view the inclusion of a target as a welcomed first step-change that will ultimately require more detailed planning and greater audacity of ambitions to meet the scale of current and future needs.

## Additional Considerations and Areas for further development prior to Plan finalisation:

The Committee sees greater potential for the Plan to deliver heightened livability outcomes for SEQ via additional detail and strategic rigor being provided in areas including:

### **1. A greater articulation of SEQ's identity and a bolder vision for our future**

Now is the time to articulate what SEQ could look like in 2050 and now is the time to more boldly plan for and deliver on a more liveable future for all.

With the catalytic, opportunity provided by the Brisbane 2032 Olympic and Paralympic Games, the Committee calls for a clearer and more aspirational set of goals and ambitions for the future, matched with well-resourced and measurable implementation mechanisms and targets for the region.

Our concerns within the initial iteration of the Plan's Vision include:

- Lack of vision: what does the SEQ of 2046 look like, and what are the region's long-term needs? There is need for a more detailed socio-demographic and spatial analyses for the region to capture our 'present and likely future states' so that we can collectively and proactively design and deliver for tomorrow's SEQ in terms of education, employment, housing, healthcare, recreation, physical and digital connectivity, creative and cultural enrichment, environmental quality and social inclusion.

With an improved grasp of SEQ's socio-demographic, employment, and housings projections, the Plan will be better able to define an intergenerational value proposition for SEQ as a place to live, work, play and invest in, and we as a region will collectively be more aligned to one set of strategic values and goals.

Understanding the profile of our future community will ensure the region is better prepared to anticipate and respond to the values, aspirations and needs of all parts of the community whether they be Indigenous or newly arrived immigrant communities; older people; people living with a disability; children and young people; families or visitors.

- An ill-defined relationship between the catalytic moment that the 2032 Games creates for the region and the longer-term legacy it unlocks for SEQ. What is our region's **bold** vision, and what actions (now, before 2032 and post) are needed to create a sustaining legacy for SEQ as a host region? The need for greater emphasis on the opportunities for intra-regional interface as a result of the Brisbane 2032 Olympics and Paralympics Games and their potential to catalyse and transform SEQ through legacy infrastructure, outstanding urban design and sustainable venue augmentation / development.

Improved personal, public and freight transportation connectivity in a '45-minute region', enhanced urban design / public realm / greenspace, the parallel enrichment of arts and cultural offerings and State-wide investment in community development financed via cost savings in smarter Games-related facility delivery are noteworthy initiatives in this area that the Plan could more openly embrace.

Again, the Committee would stress the one-off opportunity that the events of 2032 can catalyse beyond the prism of an international sports event. This moment should be embraced boldly and urgently rather than being downplayed amidst a rapidly declining delivery timeline.

A further articulation of our members' ambitions in this regard (for consideration in the refinement of the Plan) can be found below:

***Towards 2032: Economic, environmental & social opportunities for South East Queensland:***  
[https://committeeforbrisbane.org.au/storage/2022/08/C4BNE.14643.Thought-Leadership-Document\\_Final-Digital-Pages.pdf](https://committeeforbrisbane.org.au/storage/2022/08/C4BNE.14643.Thought-Leadership-Document_Final-Digital-Pages.pdf)

***From Good to Great: Economic Environmental and Social Opportunities for South East Queensland 2021:***  
<https://committeeforbrisbane.org.au/storage/2022/02/From-good-to-great-economic-environmental-and-social-opportunities-for-south-east-Queensland-2021.pdf>

***Liveability Issues and Opportunities Paper 01-2021: Brisbane 2033: Our Olympics and Paralympics Legacies:***  
<https://committeeforbrisbane.org.au/storage/2022/02/Liveability-Issues-and-Opportunities-Paper-01-2021.pdf>

- The need to acknowledge and accommodate the challenges and impacts of emerging global megatrends (e.g. technological advancement such as artificial intelligence and machine learning, 3D printing and transport automation, climate change mitigation and adaptation including strategies and investment opportunities relating to decarbonisation, the aforementioned demographic changes, intergenerational equity, the rise of international authoritarianism and related disruptions to traditional supply chains and trading relationships, pandemics etc.). These changes are already impacting the shape and nature of economic activity across the region, and beyond. Whilst appreciative of the short timeframes for the preparation of this Update, the Plan should not ignore the importance and impact of such trends on the future liveability of our region.
- The necessity for the Plan to address apparent shortfalls in the regional supply of land for all types of industrial use (i.e. more proactively addressing the stated 5,000ha demand for light through heavy and lower through higher-impact industries including facilities for freight logistics, warehousing and distribution centres and emerging, advanced manufacturing).
- The need for greater recognition for SEQ to be a place “where creativity is valued and imagination empowered. Where innovation and collaboration drive a thriving economy and vibrant communities”. The *Creative Brisbane Collab.* ([www.creativebrisbane.com.au](http://www.creativebrisbane.com.au)) brings the corporate and creative sectors together as a single voice to articulate and advocate on behalf of creativity as a driving force in city life and economy. With over 80 member organisations, this Collaboration is a powerful stakeholder group for engagement by Government on the value and opportunities for creativity in SEQ.

This period of transformation for our region is and will continue to be challenging. The Plan should therefore articulate how SEQ will embrace such changes positively and buffer us against future uncertainties.

Collectively, we would reinforce the need for the Plan's Vision to be more ambitious and boldly pursued.

## 2. Detailed infrastructure and transport planning required to support growth

We acknowledge the Plan is supported by the draft South East Queensland Infrastructure Supplement (SEQIS), which is a prelude to the South East Queensland Infrastructure Plan (SEQIP) anticipated for delivery in 2025.

While we await the detail in the final SEQIP, we:

- Note the delivery of major infrastructure projects was the main driver for securing the Games, and we risk further eroding the delivery envelope SEQ has ahead of the Brisbane 2032 Olympic and Paralympic Games through an additional two year wait on infrastructure prioritisation and implementation.
- Acknowledge that delivering infrastructure projects to cater for a rapidly increasing population during a period of construction resources shortage, continuing inflation and very low current accommodation vacancy rates is challenging. Collaboration across all levels of government and industry is fundamental to reaching workable strategic solutions to the challenges ahead.
- Stress the importance of policy ambition being matched not only with ‘hard’ transport infrastructure provision but basic services (e.g. electricity, water, sewer, stormwater, telecommunications and fibre optics etc.) being available at a price and within a timeframe that supports business investment, employment and both traditional and emerging industries; and
- Acknowledge and applaud the substantial pipeline of infrastructure projects underway in SEQ (e.g. Cross River Rail and Brisbane Metro) yet draw attention to the broader priorities for improved connectivity - personal, active, public and freight transport / mobility and the development of SEQ’s digital capacity as a ‘data community’. Opportunities regarding transport and digital connectivity are highlighted for potential inclusion in the Plan in the following links:

- ***SEQ 2050: A Vision for Transport and Mobility:***

With the unprecedented interest in and opportunities for infrastructure investment in the region, now is the time to accelerate planning and delivery on transport and mobility networks to meet the needs of the community to 2050 and beyond. Opportunities include;

1. The curation of 15-minute communities in SEQ, supported by radial public transport, that would see lifestyle venues and essential amenities located within 15 minutes from resident homes: to enhance liveability, avoid unnecessary travel between hubs and the CBD, reduce congestion and maintain faster connections across the region
2. To focus on freight movement (including the delivery of a dedicated/segregated rail freight connection between Inland Rail and the Port of Brisbane) to ensure this critical economic driver is resilient, safe and efficient and delivers broader liveability dividends to SEQ (e.g. reduced congestion, improved road safety, reduced greenhouse emissions and liberating the Brisbane metropolitan passenger rail network from conflict with rail freight traffic)
3. To encourage, harness and fast-track technology for improved mobility and sustainability outcomes
4. To advocate that the time to invest is now, using holistic planning and development in regulatory and policy frameworks for accelerated progress.

[https://committeeforbrisbane.org.au/storage/2023/01/C4BNE\\_SEQ-2050\\_A-Vision-for-Transport-and-Mobility\\_Final\\_Revised\\_compressed.pdf](https://committeeforbrisbane.org.au/storage/2023/01/C4BNE_SEQ-2050_A-Vision-for-Transport-and-Mobility_Final_Revised_compressed.pdf)

- ***Liveability Issues and Opportunities Paper 02-2021: South East Queensland: Australia's First Data Community:***

SEQ has the opportunity to be Australia's first Data Community to connect residents, visitors and businesses with information and the globe through faster, more reliable digital infrastructure and to unlock more data to support greater innovation, smart solutions and more responsive decision-making.

The South East Queensland Smart Region Taskforce have outlined five steps to achieve this goal, outlined below. Being a Data Community would not only ensure the Olympics and Paralympics are the most accessible through technology and digital connection but will be a lasting legacy with long-term economic, social and environmental benefits. Opportunities include;

1. Establishing a Data Hub
2. Providing SME data and digital literacy and engagement programs
3. Developing a Queensland Smart Infrastructure Policy
4. Data Leadership Accelerator Fund
5. Data Leadership Commissioner

<https://committeeforbrisbane.org.au/storage/2022/02/South-East-Queensland-Australias-First-Data-Community-Paper-02-2021.pdf>

Given the enormity and urgency in meeting SEQ's infrastructure needs, we therefore advocate for the SEQIP to be delivered earlier than 2025 and to deliver an integrated infrastructure plan that dovetails with the SEQ Regional Plan.

### **3. Housing strategy – clarification and future steps**

As noted above, the Committee supports the step change commitment to an affordable and social housing target. That said, we would encourage further strategy clarification, development and ambition regarding:

#### **a) The lack of detail on affordable and social housing strategy and detailed targets**

The Committee urges greater clarity on how, when, and whom social and affordable housing targets will be pursued. Specifically, we request a clearer articulation of:

- the differentiated percentage allocations to both social and affordable housing;
- how housing is defined to include clearer measurables and test potential distribution scenarios across more socio-economic groups and service types, including Emergency Shelters/Crisis Accommodation, Transitional Housing, Supported Housing, and Affordable and Social Housing;
- the timelines and locational preferences for delivery (e.g. the mix of expansion vs. infill development) and clearer delivery guidelines for what the Plan describes as 'gentle density';
- how and by whom this supply will be provided and sustained (including details of delivery partners, possible funding mechanisms, development incentives, sustainable design and construction methodologies etc.);
- options for addressing supply chain challenges, shortages in labour and construction materials etc. and;
- the need to track progress on improved housing outcomes across SEQ on a regular basis (nominally biannually) with the results of such investigations linked to future resource allocation, infrastructure investment and industry incentivisation.

Given the alarming shortfall in affordable and social rental housing across SEQ, a more diverse approach is needed to target the issue and create a strong and inclusive SEQ. The Committee recommends considering a higher benchmark for the provision of social and affordable housing where, at a minimum, all new residential development over 200 units provides a minimum of 30 per cent of new units as affordable housing – 15 per cent in social housing and 15 per cent in affordable rental or affordable ownership. The particulars of how this benchmark responds to specific local conditions could be captured in a separate section of the Plan that contextualises provision, in the case of Brisbane, for example, around transit hubs and employment centres.

#### **b) Integration of new housing with broader community requirements**

We highlight the need to articulate that Local Government housing strategies will:

- need to investigate the type and need of affordable housing required in their jurisdictions;
- how such preferences will contribute to greater housing availability and choice throughout the region;
- endorsement of planning and design principles and guides to ensure housing meets changing energy, climate, affordability, health and wellbeing requirements, and;
- take a place-based approach and consider housing in relation to other factors including employment, education, social and transport infrastructure, community resilience and local environmental conditions.

To meet our ambitions for liveability, bold planning and delivery strategies are essential so that we can have the housing we need with ready and equitable access to employment, transport and social infrastructure, services to maintain optimal lifestyles and the protection of greenspaces and ecology.

#### **c) Industry engagement and solutions**

We advocate for further engagement with peak bodies addressing housing/homelessness and reference the *Housing Action Lab* project, a two-year project that was conducted in partnership with Committee for Brisbane members DBI, Peddle Thorp and Urbis; CFB Affiliates QShelter and Queensland Council of Social Service; and Meals on Wheels and Brisbane Zero.

Now carried forward by QShelter, the project outcome – *Blueprint for a Homelessness Trust*, sets a vision for ending homelessness as an Olympics and Paralympics legacy for Brisbane. The Trust will work to remove the barriers to a comprehensive and cohesive solution to homelessness by providing a trusted nexus between governments, the private sector and the community.

More information can be found at: <https://housingactionlab.com/> or by contacting QShelter or the Committee for Brisbane.

## **4. Government accountability and implementation**

The rigour around stakeholder engagement and accountability will be fundamental to the successful execution of the Plan. Therefore, further detail is required to understand how all stakeholders (including all tiers of Government) will be empowered, incentivised and/or held to account on the defined strategies of the Plan (e.g. how LGA's will be resourced, encouraged, regulated and/or rewarded in pursuit of regional aspirations for outcomes relating to greater diversity in development density, infrastructure provision and cross-jurisdictional strategy alignment).



In partnership with the Plan, we recommend the strengthening of the proposed governance framework and implementation for the Plan. This should include:

- the specific roles / responsibilities of all tiers of Government, business and the community in delivering on SEQ's future via this Plan;
- additional stakeholder consultation in regard to the Plan's refinement and implementation;
- a publicly accessible monitoring and reporting platform, to ensure transparency and accountability for progress against the plan's strategies and actions;
- a comprehensive engagement and communication program which promotes and facilitates dialogue on regional planning challenges'; and
- (potentially) the value in establishing a Regional Plan Implementation Taskforce that can independently support / coordinate Governments, the Brisbane 2032 Organising Committee, industry and community peak bodies and the community generally to see a bolder plan finalised and delivered.

A clear implementation plan will allow for a clearer pathway for monitoring and evaluation on implementation and a measurable way to demonstrate success in working towards the vision and goals for the SEQ of 2046.

In concluding, the Committee for Brisbane again acknowledge the Department's significant work in progressing the 2023 SEQRP review. We look forward to additional consultation, refinement, and the finalisation of this plan.

We will continue to support in our shared efforts to make SEQ the world's most liveable place.

If you have any additional questions in regards to this submission, please contact:

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## APPENDIX A: Committee for Brisbane Member Contributors

### Workshop Participants

Held on 6<sup>th</sup> September 2023, 9am-12pm, Archipelago Architects

Workshop Facilitator: Nathan Willams, Director of Communications and Engagement, Ethos Urban

Workshop planning support: Liza Valks, Regional Director, Queensland, Ethos Urban

	Organisation	Representative	Position
	APP	Geoff Hill	General Manager, Transport, Property & Social Infrastructure
	Archipelago	Josh Spillane	Senior Associate
	Aurecon	Erika Goitia	Associate, Commercial Advisory
	Brisbane Housing Company	Greta Egerton	Projects Director – Development
	DBI	Michael Stott	Head of Cities and Places
	Ethos Urban	Mark Case	Director
	Lendlease	Nicolas Gilbert	Acquisition Manager, Communities
	McGees	Scott Campbell	Head of Valuation and Professional Services
	Mecone	Rose Mosley	Senior Planner
	Peddle thorp	Dr Matthew Hutchinson	Senior Executive - Integrated Living
	Port of Brisbane	David Hertweck	Senior Manager, Environment and Planning
	RACQ	Dr Michael Kane	Head of Public Policy
	RPS	Peter Egerton	Service Line Leader - Urban Design
	Tract	Meredith Hartigan	Senior Principal Town Planner
	Transurban	Stephen Hunt	Development Manager, Qld
	University of Queensland	Stephanie Wyeth	Professional Planner in Residence / Senior Lecturer, Director of Engagement
	Westpac	Andrew Broadfoot	Relationship Director, Property Finance
	Wolter Consulting	Brad Jones	Director of Planning

### Submission Working Group

- Meredith Hartigan – Tract
- David Hertweck – Port of Brisbane
- Stephanie Wyeth – University of Queensland
- Michael Stott - DBI
- Andrew Broadfoot - Westpac
- Liana Heath – Committee for Brisbane