

14 September 2023

Infrastructure Coordination
City Planning and Economic Development
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Infrastructure Coordination Team,

**Local government infrastructure plan (LGIP) amendment 1B and
Long-Term infrastructure plan (LTIP) amendment 1B**

Thank you for the opportunity to provide industry feedback on the proposed amendments to the Local Government Infrastructure Plan (LGIP) and Long-Term Infrastructure Plan (LTIP) in the Brisbane City Plan 2014.

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. We are a national not-for-profit organisation established to promote the work of the property industry in delivering prosperity, jobs and strong communities to all Australians. Here in Queensland, the Property Council represents over 400 member companies across residential, commercial, retail, retirement living, industrial, tourism and education sectors.

As the region prepares to host the 2032 Olympic and Paralympic Games, Brisbane is the centre of global attention, making infrastructure more important than ever to the city's immediate and ongoing economic and social prosperity. Additionally, responding to the ongoing housing crisis in the face of the rapid growth being experienced in Brisbane will require a clear and accurate infrastructure plan to provide investors the confidence they need to invest in the city. To this end, it is positive to see the LGIP being amended to extend its validity period to 2036 and the preparation of a Long-Term Infrastructure Plan to provide longer term visibility of infrastructure needs.

Critically important in the delivery of planning for infrastructure is accuracy, and while it is positive to see Council embarking on this long-term infrastructure planning, some members have indicated the mapping system used to show the planned infrastructure is difficult to navigate. To ensure the industry and community have the necessary local infrastructure information, the Property Council would encourage Council to consider using a more nuanced and localised method of communicating the final LGIP and LTIP when they are adopted.

Infrastructure delivered through Council's LGIP and LTIP is critical to the future of the city, including supporting the delivery of new homes for Brisbane's growing population. It is important to acknowledge however that these vital plans only form part of Brisbane's infrastructure needs, with the potential for other Council and state government plans to have a significant impact on the liveability of the city. This includes the state government's Queensland Transport and Roads Investment Program (QTRIP), South East Queensland Infrastructure Supplement (SEQIS) and infrastructure plans for the 2032

Games. To this end, it is critical the LGIP and LTIP align with these other plans and take their timing into account.

The Property Council acknowledges and welcomes Council's recently announced infrastructure charge reductions, which will encourage the delivery of much-needed homes across Brisbane. We further acknowledge the Lord Mayor's comments during his annual address that Council was continuing to invest heavily in infrastructure across Brisbane. This investment is critical and as such we encourage Council to maintain its current level of infrastructure investment despite the recently announced infrastructure charge reductions. While these much-needed infrastructure incentives may result in a decline in infrastructure income initially, it is expected this will be offset through increased development activity in areas already serviced by infrastructure.

Thank you once again for the opportunity to provide feedback. If you require any additional information or would like to discuss this matter further please don't hesitate to contact me on 0448 432 936 or jwilliams@propertycouncil.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jen W'.

Jen Williams
Queensland Executive Director