

5 November 2024

Strategic Planning (Tailored amendment package - Car parking)  
City Planning and Economic Development  
Brisbane City Council  
GPO Box 1434  
Brisbane Qld 4001

By email: [Strategic.Planning@brisbane.qld.gov.au](mailto:Strategic.Planning@brisbane.qld.gov.au)

Dear Strategic Planning team,

**Brisbane City Council – Inner-City Affordability Initiative**

Thank you for the opportunity to provide feedback on the Council's *Inner-City Affordability Initiative*. As Australia's leading advocate for the property sector, the Property Council of Australia prides itself on working with all levels of government and our members to build places that matter. Here in Queensland, we are proud to have over 400 member companies from across the property industry, including residential, industrial, commercial, retail and social infrastructure.

Brisbane's economy and lifestyle have been the envy of the country in the post-pandemic era; however, this enviable reputation has not come without significant challenges- particularly as we seek to keep pace with the unrelenting demand for housing.

As our members strive to respond to this demand, there has never been a more important time for Council and industry to work together to help build the homes your growing community needs.

To that end, we thank Brisbane City Council for unveiling the *Inner- City Affordability Initiative* at the Property Council Breakfast earlier this year, and applaud the leadership shown in tackling the housing crisis by going to the heart of the matter – cost. It has never been harder or more cost prohibitive to deliver the homes and apartments we need to meet our growing city's demand.

The Property Council has recently released research into Brisbane's apartment supply pipeline showing that skyrocketing construction costs are pushing Brisbane's apartment supply to the edge. According to the independent research, Brisbane's apartment pipeline has struggled to keep up with demand since 2019 and looks set to continue falling short of its medium and high-rise targets required by the South East Queensland Regional Plan by between 800-1000 dwellings annually over the period to 2027.

Further, the Property Council commissioned independent research last year showing infrastructure costs as one of the biggest barriers to the feasibility of projects. This includes the cost of providing car parking, which has been estimated to add an extra \$100,000 to the cost of an apartment for at-grade car parks or more for basement car parks.

These infrastructure costs combined with skyrocketing construction costs and prohibitive tax settings are exacerbating the ongoing housing crisis and removing mandatory car parking requirements will help make delivering much needed new homes to market less expensive and faster.

We welcome the intent of the *Inner-City Affordability Initiative* and provide the below feedback in relation to the proposed planning scheme amendment to ensure it achieves the desired outcomes.

**Maximum car parking rates in the City Core:**

The reduction in minimum car park rates through the Inner-City Affordability Initiative is welcome, however it is critical the amendment does not limit the flexibility to deliver housing diversity as driven by the market. This includes the flexibility to deliver affordable housing through reduced car parking rates, along with the flexibility to deliver housing types that may be supported by additional car parks where justified.

To ensure a diversity of housing is supported, we would recommend Council adopts a flexible approach within the City Core, including applying a performance-based approach for larger developments that may require additional carparking by ensuring non-compliance with the maximum rate does not trigger Impact Assessment (as it does in the City Centre).

**The need for a detailed review and expansion of the City Frame:**

The Property Council acknowledges the expansion of both the City Core and City Frame and while we believe this expansion will improve housing affordability, we feel a more detailed review of the extent of the City Frame should be undertaken to ensure it responds to modern accessibility standards. This review should consider the expansion of public, active and e-mobility transport solutions, including Brisbane Metro, Cross River Rail, new Green Bridges and emerging transport options.

As Brisbane's transport network expands into suburban areas it will make it easier for residents to move around without access to a private vehicle, making it feasible for projects in suburban areas well-served by public transport to not require as many carparking spaces. The Property Council and our members would welcome the opportunity to work with Council on this review to help identify suburbs that would benefit from being included in the City Frame.

As part of this review the Property Council would also support consideration being given for creation of a new zone or zones where neither minimum or maximum parking rates apply. This new zone would acknowledge the need for a dynamic planning scheme that transitions between inner-city and suburban needs while at the same time responding to the ongoing market challenges driving the current housing crisis.

Thank you again for the opportunity to provide feedback on this proposal, as always please do not hesitate to contact me on 0499 181 366 or [jcaire@propertycouncil.com.au](mailto:jcaire@propertycouncil.com.au) if you would like to discuss this matter further.

Yours sincerely,

A handwritten signature in black ink that reads "Jess Caire". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

**Jess Caire**  
Queensland Executive Director