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Australian Institute of Architects

28th March 2018

Councillor Julian Simmonds
Chairman, BCC City Planning Committee
Ground Floor 70 Station Road
Indooroopilly QLD 4068

Dear Councillor Simmonds

We are writing to you in your capacity as Chairman of the Brisbane City Council, City Planning Committee. In relation to the current “Plan Your Brisbane” and “Your City, Your Say” initiatives. The Australian Institute of Architects commends the Brisbane City Council for undertaking such broad community consultation regarding design concerns and the predicted rapid growth of the city. The Institute acknowledges that Brisbane is facing pressure for rapid growth to achieve 180,000 dwellings by 2041 to accommodate a growth in population of up to 386,000 new residents. As architects we have concerns about what Brisbane may lose in the process of this rapid growth. However, we also see potential in this growth and as Queensland architects we will be contributing positively to Brisbane’s New World City identity through our ability to create quality-built environments.

Architects appreciate and integrate Brisbane’s identity as a subtropical city into our architecture, to continue doing this with quality outcomes, we have three requests of Council;

- We seek stronger design regulation. We want council to be stronger in its response to any development or proposal that does not respond, protect and enhance Brisbane’s identity, in line with sustainable development. We acknowledge that higher density living will become part of Brisbane’s identity, but this should not reduce quality outcomes for residents. Quality outcomes include but are not limited to;
 - Built form that supports liveability, affordability and sustainability
 - appropriate building setbacks,
 - private and communal open spaces,
 - landscaping to provide generous shade to outdoor living spaces,
 - Performance standards around energy efficiency
 - Natural lighting and ventilation to internal living areas

- We want to see more of Brisbane's significant, subtropical modern architecture added to the local heritage register to ensure the built identity of Brisbane is retained.
- We acknowledge that council has a strong workforce, however very few architects are employed to review and implement design from within all parts of council. We encourage Council to consider the broad skills of architects as designers for roles outside of the ordinary role descriptions within council.

The Institutes membership can assist with these three requests. We offer Council design expertise to address community concerns with sustainable design. Queensland Architects design for beauty, subtropical context and functionality integration including

- car and transport strategies,
- universal access,
- quality user amenity,
- integrated landscape,
- heritage,
- public realm master planning and,
- affordable housing.

We offer our services to council as reviewers of policy and strategies as this collaborative approach will assist in the functional delivery of these policies in the streets of Brisbane. We offer to council our knowledge of significant Brisbane buildings and the importance of their retention. The Institute acknowledges increasing community concerns about quality outcomes for the city and we encourage council to consider our offer.

Yours Sincerely,



Paul Trotter
Queensland Chapter President
Australian Institute of Architects



Mell Greenall
Executive Director, Queensland
Australian Institute of Architects