

Friday, 10th January 2025

Mr David Hourigan
Interim CEO
Games Independent Infrastructure and Coordination Authority (GIICA)
Via: gamesreview.com.au

Subject: Submission to the GIICA 100 Day Review of the Brisbane 2032 Olympic and Paralympic Games

Dear Mr Hourigan,

We, the Australian Institute of Architects (RAIA), the Australian Institute of Landscape Architects (AILA), the Planning Institute of Australia (PIA), and the Design Institute of Australia (DIA), appreciate the opportunity to provide input into the 100 Day Review of the Brisbane 2032 Olympic and Paralympic Games.

Together, our organisations represent over 25,000 of Australia's foremost public-interest professionals qualified in planning, architecture, landscape architecture, and design. Our professions are committed to ensuring the 2032 Games deliver an enduring social, economic, and environmental legacy for Brisbane, Queensland, and the nation.

This submission is based on our [Green Pathways, Gold Places](#) initiative released in April 2024, after extensive global research, analysis, and interviews. More information on this report and research is [available here](#).

This submission outlines our key recommendations for your consideration to ensure the Games-related infrastructure and investment supports both the operational success of the 2032 event but, most importantly, delivers long-term growth, prosperity, and vibrancy for our Queensland communities.

Summary of Recommendations

- 1. Prioritise Integrated and Connected Precincts**
 - Implement precinct-scale plans for all Games venues and infrastructure to catalyse urban regeneration, drive economic growth, and meet IOC New Norms requirements for city integration.
- 2. Establish a 2032 Design Coordination Unit for Seamless Design**
 - Embed multidisciplinary design expertise in a centralised unit in the Office of the Queensland Government Architect to ensure consistent, high-quality design across Games projects and unlock long-term legacy benefits.
- 3. Invest in a Green Grid and Sustainable Connectivity**
 - Develop a comprehensive Green Grid strategy to improve Queenslanders' health, reduce urban heat, enhance active transport, and deliver on the net-positive commitment.
- 4. Implement new Place-Funding Models to deliver Great Places**
 - Implement new place funding mechanisms to deliver high-quality design and prevent value-engineering out critical design elements from communities.

Detailed Recommendations

1. Prioritise Integrated and Connected Precincts

Decisions about Games venues and infrastructure must begin and end with precinct-scale planning to ensure integration with surrounding communities and transport networks. This approach positions venues as catalysts for urban regeneration, maximising social, economic, and environmental benefits for cities and regions. There are many global and national case studies where stadium or other Games infrastructure has catalysed the prosperity and

vitality of the wider precinct. A strong case study is the Adelaide Oval, which spurred significant urban re-development and a strong connection into Adelaide's CBD.

Furthermore, this precinct approach aligns with the International Olympic Committee's (IOC) New Norms, which require host cities to design Games infrastructure as part of the city to leave an enduring legacy. Developing cohesive precinct-scale visions for both permanent and temporary venues will ensure these projects contribute meaningfully to Brisbane and Queensland's long-term growth. Importantly, such visions should include comprehensive implementation plans and funding to avoid fragmented or underutilised infrastructure.

Recommendation: Ensure each Games venue (permanent and temporary) has a precinct-scale vision and plan (with implementation funding) to ensure venues are well-connected, integrated and well-designed leaving lasting benefits for all Queenslanders.

2. Establish a 2032 Design Coordination Unit for Seamless Design

Design leadership is critical for achieving the ambitious legacy goals of the Brisbane 2032 Games. A centralised Design Coordination Unit would oversee the integration of design elements across all venues and infrastructure, ensuring consistency and a cohesive visual identity. Such models have been successfully employed for other mega events, avoiding fragmented design outcomes and optimised cost efficiency through central oversight.

By embedding multidisciplinary design expertise within the Office of the Queensland Government Architect, this unit would resolve design conflicts, work alongside dedicated project delivery teams, and ensure that Games infrastructure adheres to Queensland's high urban design standards. Without such coordination, there is a significant risk of increased costs from design inconsistencies, retrofitting requirements, redundancies, or inefficient procurement processes.

Recommendation: Embed multidisciplinary design expertise in a dedicated centralised unit within the Office of the Queensland Government Architect to ensure consistent, high-quality design across Games projects and unlock long-term legacy benefits.

3. Invest in a Green Grid and Sustainable Connectivity

The Green Grid would be an innovative and strategic initiative, producing a tangible and memorable legacy, placing Brisbane and Queensland on the world stage, whilst delivering significant, long-lasting benefits for all Queenslanders. The Green Grid would connect streets, cycleways, waterways, and green spaces with key destinations and Games venues, enabling visitors and residents to walk, cycle, and roll throughout shaded, walkable and connected precincts. Evidence indicates that every \$1 invested in active transport infrastructure generates \$13 in economic, health, and environmental benefits.

Beyond economic returns, the Green Grid could lower urban temperatures by up to 8°C through increased canopy cover and capture significant amounts of CO₂, directly contributing to Queensland's climate resilience. This legacy project would position Brisbane as a leader in sustainable urban design, attract global talent, and catalyse similar initiatives across other cities and towns in Queensland. It is essential to develop a comprehensive Green Grid strategy, integrated with the state's broader transport and sustainability goals, to ensure its transformative impact. The integrated Olympic precincts should be designed to lead the charge in implementing the Green Grid. The wide popularity of landscape infrastructure makes the Green Grid one of the most visible and equitable legacy opportunities, benefiting all who live, work and visit the city and region.

Recommendation: Develop a comprehensive 2032 Green Grid strategy that deliver seamless connectivity, reduces vehicle trips, improves Queenslanders' health, and delivers on the net positive IOC commitment of the 2032 Games.

4. Implement new Place-Funding Models to deliver Great Places

To build great cities and communities, infrastructure funding must be supported by high-quality design and create lasting place outcomes. Place-based funding models, such as BIDs (Business Improvement Districts), POPS (Privately Owned Public Space), CILs (Community Infrastructure Levy), ILs (Infrastructure Levy), TIFs (Tax Increment Financing Model), and PPPs (Public Private Partnership) are not well-utilised in Australia but have the potential of generating much needed alternative funding for investment in great places. Place funding ensures that design is integrated into every stage of project evaluation, guaranteeing that both infrastructure and the surrounding communities' benefit.

Establishing dedicated funding streams will ensure that community assets and public realm enhancements remain integral to project objectives. Games venues adoption of such approaches could serve as a model for future major events and urban regeneration projects across Australia.

Recommendation: Implement new place-based funding models for Games venues to unlock dedicated funding streams for good design and ensure community benefits are delivered.

Conclusion

The Brisbane 2032 Olympic and Paralympic Games present a once-in-a-generation opportunity to establish new benchmarks in development, design, sustainability, and community legacy. By adopting these recommendations, the Games can set a global standard while delivering enduring benefits for Queenslanders.

Together, our organisations stand ready to provide further input and support the Authority in achieving these outcomes. We look forward to the opportunity to present this joint submission and expand further on these four (4) asks. To arrange a time or to discuss further, please contact Nicole Bennetts, State Manager Planning Institute of Australia on 0420 241 163 or nicole.bennetts@planning.org.au.

Yours sincerely,



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Encl. Green Pathways, Gold Places - Summary Report



About the Institutes:

The **Australian Institute of Architects** (AIA) represent over 14500 members nationally and internationally, committed to raising design standards and positively shaping the places where we live, work and meet. Along with our members, we are dedicated to improving our built environment and the communities we call home by promoting quality, responsible, sustainable design and advocating on behalf of the profession for the benefit of all Australians.

The **Australian Institute of Landscape Architecture** (AILA) is the peak national body for Landscape Architecture. AILA champions quality design for public open spaces, stronger communities, and greater environmental stewardship. With our 3,500 members, we anticipate and develop a leading position on issues of concern in the industry.

The **Planning Institute of Australia** (PIA) is the peak professional body representing town planners across Australia. PIA currently represents more than 5,500 members nationally and connects with more than 10,000 planners annually through events and advocacy. PIA's mission is to champion the role of good planning in shaping Australia's future.

The **Design Institute of Australia** (DIA) is Australia's peak industry body for professional designers, which represents Australian design and over 1,800 members nationally and internationally. The DIA enables Australian designers by providing knowledge, thought leadership, access and inclusivity. The DIA advocates for designer issues and lead stakeholder initiatives that leverage designers' voices and elevate their contributions.