

12th October 2021

Hon Dr Steven Miles MP
Deputy Premier
Minister for State Development, Local Government and Planning and Minister Assisting the
Premier on Olympics Infrastructure
PO Box 15009
CITY EAST QLD 4002

Via: deputy.premier@ministerial.qld.gov.au

Dear Deputy Premier,

Thank you for the opportunity to respond to the Draft State Infrastructure Strategy (SIS), which aims to outline a clear vision of the Queensland Government's infrastructure requirements over the next two decades.

The Property Council's members are deeply invested in the future of our State. They are city-shapers and community builders who are committed to delivering projects that embrace local characteristics and benefit Queenslanders for the long term. Our industry is the largest private sector employer in Queensland, with workforces spanning right across the state.

Hosting the 2032 Olympics provides a unique opportunity for our state to develop and implement a shared vision for the future and bring forward much of the infrastructure required to deliver on this. Done right, it provides an opportunity for big picture thinking and greater social cohesion as we all work together to deliver an agreed outcome that benefits the entire community and state.

Given the significant role the property industry will play in delivering the critical infrastructure required to leverage the Olympic opportunity, we wish to provide you with the following feedback in relation to the SIS.

The Property Council welcomes the new model of a SIS linked to separate Regional Infrastructure Plans. For many years, the Property Council has called for the alignment of the South East Queensland Regional Plan with a Regional Infrastructure Plan. While the detail of the RIPs are yet to be seen, it is hoped that land use plans will once again be aligned with infrastructure plans.

It is particularly pleasing to see Social Housing added for the first time as a standalone asset class. Increased investment in social and affordable housing is critical in addressing the seriousness of the current housing shortage. It is only through partnering with the property industry and community housing providers that the State will be able to economically deliver on the significant increase in housing that is urgently required to assist communities across the state.

The Property Council also welcomes the establishment of the Infrastructure Cabinet Committee as recognition of the importance of good governance in ensuring the right infrastructure is delivered at the right time, in the right place, and through the right delivery model.

It is also pleasing to see industry leadership acknowledged in the of the private sector in the delivery of better performing buildings.

The delivery of the SIS relies heavily on collaboration across all levels of government and strong partnerships with private sector entities. This approach is welcomed and required to deliver projects of such magnitude. However, the SIS fails to outline a clear framework as to how private sector entities will be involved. We would also encourage government to look within its own traditional asset classes, to how the industry can assist in the funding and/or delivery of assets such as roads, water and arts/cultural facilities (p14). Many jurisdictions across the country and around the world are benefitting from large players with 'patient' capital that are keen to invest in partnership with government entities.

The Property Council is also concerned that the SIS makes only one very minor mention of City Deals. Given there is an existing Townsville City Deal in place and a well-progressed SEQ City Deal, this raises questions as to the Government's support of the Deal process. The property industry has been a vocal supporter of City Deals for many years and sees this model as crucial to ensuring alignment of investment and strategy across the three levels of government. It would be disappointing to see the Queensland Government walk away from the SEQ Deal so far into the final negotiations.

Other feedback includes:

- Need for clarification of distinctions between the SIS, the newly introduced regional infrastructure plans, regional plans and City Deals and the soon-to-be-established Olympics Coordination Authority
- A clear framework for private sector entities as to how to partner with government- our preference would be the creation of standard infrastructure agreements, or at the least, a set of consistent principles for stakeholders to utilise
- Details relating to how funding is allocated, and if any specific funds will be distributed to incentivise local governments to deliver regional scale infrastructure in expansion areas
- Details relating to the reporting of the investment per infrastructure class, a transparent break down as to the allocation per class would be welcomed
- Integration with water distributor retailers and Council authorities, for example, the SIS currently only refers to bulk water supply, whereas integration with private retailers would further enable economic development
- Clear delineation of geographical inclusions and exclusions since the 2019 review
- Clarification and distinction of the 399 projects identified, are they existing project outlined in the 2019 review?

It appears counterintuitive to release the SIS for review without the draft Regional Infrastructure Plans. The SIS will work in tandem with RIPs, and therefore the documents should be reviewed together. Regional scale infrastructure continues to be one of the biggest barriers to the delivery of new land and previous planning processes have failed to plan for or fund infrastructure at this

scale. This continues to be an area the Property Council seeks to focus on in working with the Growth Areas Team.

Thank you for the opportunity to review the SIS. The Property Council appreciates Government's ongoing commitment to delivering infrastructure for our growing state and looks forward to continued engagement to bolster infrastructure planning.

If you have any questions regarding the above content, please do not hesitate to contact me on 0448 432 936, or jwilliams@propertycouncil.com.au

Yours sincerely

A handwritten signature in black ink that reads "Jen W". The letters are cursive and fluid, with a large 'J' and a stylized 'W'.

Jen Williams
Queensland Executive Director