

15th May 2019

Level 1, 70 Merivale Street
South Brisbane QLD 4101
PO Box 3275
South Brisbane QLD 4101
T +617 3828 4100
F +617 3828 4133
qld@architecture.com.au
architecture.com.au



Australian Institute of Architects

Hon. Cameron Dick

Minister for Infrastructure, Local Government and Planning
PO Box 15009. CITY EAST
Queensland 4002

Dear Minister Dick,

The Australian Institute of Architects writes to raise our serious concerns regarding the Brisbane City Councils proposal to introduce a Temporary Local Planning Instrument (TLPI) that seeks to immediately ban all forms of multiple dwellings, including town houses, apartments and triplexes from a large majority of Brisbane's residential neighbourhoods.

Whilst we recognize that issues around local planning are diverse and complex, the increasing population growth in Brisbane requires a growth in diverse and affordable housing that is well located to community centres, services and facilities including employment and education, not a restriction. The institute of Architects strongly advocates for the densification of our cities with an increased focus on multi-residential developments and urban consolidation as a means of increasing affordable housing stock.

Well designed and high quality medium density housing in Brisbane's growing suburbs must include low rise medium density housing encompassing detached and attached dual occupancy, terraces and townhouses in order to bridge the gap between inner city high rise apartments the our outer fringe low density housing, and in order to ensure Brisbane can support its growing population through affordable housing options. This type of development poses no risk to the broader community and as such is not a trigger for the TLPI, nor does it warrant an urgent response from the standard amendment process given there are already effective planning strategy and assessment options under the current Brisbane Housing Policy set out in the City Plan 2014.

We firmly believe that allowing the use of the TLPI to ban medium density development in Brisbane's suburbs will be of detriment to state outcomes, reducing housing choice and diversity as affordable options Brisbane's lowest density suburbs, where we need to acknowledge a changing demographic due to an aging population, the increasing number of single person households and young adults choosing to rent rather than owner occupy.

Medium density done well poses no significant risk of cultural, economic, environmental or social conditions as implied by Brisbane City Councils' application of the TLPI and a non-consulted ban on medium density development. In contrast we would argue that well designed medium density housing integrated into the existing community fabric creates stronger, sustainable communities that can contribute to Brisbane's growth and resilience well into the future.

Yours Sincerely,



Paul Trotter
Queensland Chapter President
Australian Institute of Architects



Mell Greenall
Queensland Executive Director
Australian Institute of Architects