

Brisbane Olympic and Paralympic Games Arrangements Amendment Bill 2024

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Submitted by: Property Council of Australia
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Submitter Comments:

1 May 2024

Committee Secretary
Housing, Big Build and Manufacturing Committee
Parliament House, George Street
Brisbane Qld 4000

By email: hbbmc@parliament.qld.gov.au

Brisbane Olympic and Paralympic Games Arrangements Amendment Bill 2024

Thank you for the opportunity to provide feedback on the *Brisbane Olympic and Paralympic Games Arrangements Amendment Bill 2024 (Bill)*.

The Property Council of Australia is the leading advocate for Australia's property industry, with over 400 member companies in Queensland across the property sector. Our members invest in, design, build and manage places that matter to Queensland; including the homes to house Queensland families and the businesses, offices, and industrial precincts where Queensland careers flourish.

The Property Council of Australia has long supported the Brisbane 2032 Olympic and Paralympic Games (Brisbane 2032 Games) in recognition of its ability to catalyse exciting legacy opportunities for Queensland, including the delivery of much needed investment in infrastructure and property. It is important these legacies extend beyond the four weeks of sport to be held during the Brisbane 2032 Games and the Bill will play a vital role in achieving this and we congratulate the state government on its introduction.

The importance of property in the success of the Games and beyond.

Property will play a critical role in building a prosperous future for Queensland on the back of the Brisbane 2032 Games, including our ability as a state to deliver the housing, new businesses and social infrastructure needed to support Queensland's growing population. Alarming, current market conditions and ongoing housing challenges indicate a significant shortfall in attracting the investment needed to support the Brisbane 2032 Games and Queensland's future. This includes critical apartment stock, with research recently released by the Property Council of Australia raising serious concerns that Brisbane's future apartment pipeline will not meet demand, with no projects currently planned beyond 2025.

The research shows that Brisbane's development pipeline has become so constrained that less than 2,000 apartments were delivered each year between 2020 and 2023 and less than 3,000 apartments are under construction in Brisbane in 2024. These figures are well short of the 7,500 attached dwellings needed for Brisbane each year according to the government's South East Queensland Regional Plan, raising serious concerns about the viability of the Brisbane housing market.

The full report can be read [here](#).

In addition to housing stock, South East Queensland needs significant investment in property to support the extra jobs that will be created on the back of the Brisbane 2032 Games, including the industrial and logistics precincts needed to deliver the venues and house the materials for the Brisbane 2032 Games.

The Property Council of Australia is committed to working with government and all stakeholders to ensure the Brisbane 2032 Games are a success and help deliver a positive future for Queensland and we are pleased to provide the following feedback on the Bill.

Games Venue and Legacy Delivery Authority (authority) and board.

The Property Council is pleased to see the Bill proposes the establishment of the Games Venue and Legacy Delivery Authority (authority) and board. To ensure this authority supports the exciting legacies possible through the Brisbane 2032 Games, we provide the following feedback:

1. Industry representation on the authority, board and working groups.

Specialist industry knowledge will be critical to delivering a successful Games and as such it is critical the authority, board and associated working groups include sufficient industry representation from the relevant fields. As an example, if a working group is established to support the delivery of housing, members should include adequate representation from the housing sector. Private industry delivers approximately 96 per cent of housing in Queensland and have the expert knowledge to ensure the successful delivery of housing ahead of the Brisbane 2032 Games and beyond.

On 23 April 2024 the Property Council wrote to Premier Steven Miles requesting the inclusion of a Property Council representative on the authority and board. As outlined in our correspondence (attached), property will play a critical role in the success of the Brisbane 2032 Games, as well as the long-term future of Queensland and, for this reason, it is critical that the property industry is represented on the authority, board and working groups.

2. Ongoing and regular industry engagement.

While the establishment of the authority is a positive outcome, it cannot succeed if it works in isolation. As such it is critical there is regular and genuine engagement with industry and the broader community to identify opportunities and track progress.

It is also important for the authority to be informed by industry experts focussed on Queensland's long-term future via a series of working groups. The Property Council believes as a minimum these working groups should include housing, transport and accessibility, environment and sustainability, first nations and business and economic development. These working groups were referenced in our response to the Elevate 2042 legacy plan in June last year (attached).

Benefits beyond the Games.

As previously explained, the Property Council has been a longtime supporter of the Brisbane 2032 Games due to the potential long-term benefits for Queensland.

We note the main functions of the authority as listed as:

- *deliver venues in time for the games and within budget allocations, including managing effects on users of the venues during their development*
- *monitor and ensure the delivery of villages in time for the games*
- *coordinate and integrate the planning and delivery of State, Commonwealth and local government obligations under, or related to, the host contract.*

While we acknowledge the importance of these functions, we believe that rather than being performed with an “in time for the games” mindset, all functions should be underpinned by the potential long-term benefits for Queensland. To ensure this occurs, we would like to see the importance of the longer-term legacy opportunities formally reflected in the authority’s functions as listed in the Bill. To achieve this, the authority’s functions should also reference the State Government’s Legacy Plan – Elevate 2042.

Transport infrastructure.

With an extra 2.2 million people expected to call South East Queensland home by 2046, providing the transport and infrastructure to accommodate this growth will be critical and the Brisbane 2032 Games has the potential to catalyse delivery of this infrastructure. It is noted the Bill includes a requirement for the authority to deliver a Transport and Mobility Strategy within 18 months after commencement.

The Property Council notes that the Bill defines transport infrastructure project as ‘a project involving works relation to infrastructure, including infrastructure’ for busways, rail or light rail, roads, pedestrian or bicycle paths or ferries.” It is pleasing to see the definition references all components of transport infrastructure, indicating the transport and mobility strategy will prioritise the delivery of the necessary hard infrastructure, rather than focussing on a temporary Games mobility plan designed to transport athletes and spectators around during the Games period.

While we acknowledge the flexibility inherent in the definition in the Bill (by including transport infrastructure and mobility planning), it is important to reinforce the need for the transport and mobility strategy to prioritise the planning and delivery of transport infrastructure, not only for the Games but more importantly to support Queensland’s growing population. As stated above, it is also critical the transport and mobility strategy is informed by private industry, which is critical to successfully delivering the infrastructure needed to support Queensland’s future.

Planning powers

We note the Bill includes reference to planning powers designed to support the delivery of Games venues and villages. This includes section 53AS, which will allow a regulation to declare development for a venue or village to be accepted development or PDA accepted development.

The Property Council believes it is important that planning powers also facilitate the supporting infrastructure needed for the Games. To this end we would like to see the regulations extended to facilitate this, including consideration given to expanding these provisions beyond the *Planning Act 2016* to include exemptions other legislation and local government local laws to ensure they adequately support delivery of the necessary infrastructure.

We also note that section 53AU of the Bill allows a regulation to declare land to be acquisition land for a venue or village. While we acknowledge the intent of this change in facilitating the speedy delivery of Games infrastructure, we note the declaration of land as acquisition land does not mean that the authority is required to acquire it in any stated time period. This means that the land may be declared acquisition land, but not be acquired promptly, leaving the landowner in a position of extreme hardship. To give landowners, the community and investors the necessary confidence, we believe a timeframe should be applied to these acquisition powers.

We note the state government has recently introduced several Bills and planning interventions aimed at streamlining approval processes. This includes the Economic Development and Other Legislation Amendment Bill 2024 and the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023 and associated assessment pathways. To avoid duplication and support the efficient planning outcomes required it is important these Bills and associated planning pathways work in unison and are complementary.

Conclusion

The Olympic and Paralympic Games is one of the world's largest sporting events and, if managed appropriately, the Brisbane 2032 Games have the potential to create an enduring legacy for generations of Queenslanders. Delivering the potential legacies from the Brisbane 2032 Games will require cooperation from all levels of government and industry. The Property Council is proud of its history in working with all levels of government and we again stand ready to assist in supporting the government in ensuring the Brisbane 2032 Games lays a strong foundation for Queensland's future.

Thank you once again for the opportunity to provide a submission on this important piece of legislation. Should you wish to discuss this submission further, please do not hesitate to contact me or [REDACTED] or [REDACTED].

Yours sincerely

[REDACTED]

Jess Caire

Queensland Executive Director

Attachments: *Correspondence to Premier Steven Miles 23 April 2024.*

Property Council of Australia - Elevate 2042 submission.

Brisbane 2032 Legacy Plan
Department of State Development, Infrastructure, Local Government and Planning
1 William Street
BRISBANE QLD 4000

By email: brisbane2032legacy@articulous.com.au

Elevate 2042

Creating sustainable benefits from the Brisbane 2032 Olympic and Paralympic Games

The Olympic and Paralympic Games is one of the world's largest sporting events and if managed appropriately, the Brisbane 2032 Olympic and Paralympic Games have the potential to create an enduring legacy for generations of Queenslanders.

The Property Council values the opportunity to contribute to this legacy through our response to the *Elevate 2042* discussion paper.

Legacy has been a central theme in the Brisbane 2032 Olympic and Paralympic Games journey since the concept was first envisaged in March 2015 as a catalyst to deliver the infrastructure required for the future of the region.

This decision to pursue a regional Olympic and Paralympic Games followed the adoption of the International Olympic Committee's Agenda 2020, which reformed the bidding and hosting process to ensure the Games deliver a legacy for host communities.

The Property Council applauds the state government for recognising the importance of delivering an enduring legacy from the Brisbane 2032 Olympic and Paralympic Games, including hosting the Brisbane 2032 Legacy Forum in March and developing the *Elevate 2042* discussion paper to guide the creation of this exciting legacy.

While the focus on delivering an enduring legacy is positive, the Property Council believes there needs to be greater recognition of the critical role housing will play in the success of the Brisbane 2032 Olympic and Paralympic Games and the future of our growing region.

The current housing crisis is having significant economic, social and health impacts on the community and unless there is decisive action, the success of the Brisbane 2032 Olympic and Paralympic Games and more importantly the long-term success of the region will be at risk.

The Property Council notes the *Elevate 2042* discussion paper states that legacy is not business as usual, but rather; "Things that address genuine opportunities or significant challenges", and "Things we are already doing that are made bigger and better, or happen sooner because of Brisbane 2032."

While planning and development forms part of the operations of government, the current housing crisis and increasing social impacts across the state show that there is a need to take bold action outside of the business-as-usual approach is not working and a new approach is needed to provide the necessary housing "sooner because of Brisbane 2032."

The ongoing challenge of providing more safe and affordable housing fits with the definition outlined in the Elevate 2042 discussion paper and shows that the Brisbane 2032 Olympic and Paralympic Games can be a catalyst to deliver better housing and community outcomes.

The importance of housing for the future of the region and the ability for the 2032 Olympic and Paralympic Games to help deliver it has always been a central theme and reason for pursuing the event, including it being widely referenced in the original bid.

As an example, the May 2021 *IOC Future Host Commission Questionnaire Response* identifies the delivery of urban amenity – including housing, social housing, disaster resilient housing and intelligent urban design – as a key legacy priority.

 SUPPORT LOCAL DEVELOPMENT & CREATE LEGACY		
Priorities	Initiatives	Legacies
1 Accelerate delivery of urban amenity and mobility solutions	<ul style="list-style-type: none"> • Increased accessible / barrier free places • Enhance integrated, sustainable transport solutions • Increased housing to meet growth including social and affordable housing • Development of housing solutions for disaster relief • Development of innovation precincts and digital connectivity • Intelligent urban design • Adopt best practice energy and water resource management measures • Embed cross cutting sustainability targets and monitoring 	Enhanced and accelerated sustainable development, continuing prosperity and liveability of Queensland and Australia, including job growth

The fact that the inclusion of this legacy commitment ultimately helped secure the 2032 Olympic and Paralympic Games means it is incumbent on all of us to ensure we fulfill this obligation through the development and successful delivery of the 2032 Legacy Plan.

The Property Council acknowledges the draft legacy vision outlined in the consultation paper; *“By 2042, a child born today has more opportunities in life, in an inclusive society and a connected region.”*

We also note the intent of the four themes identified to support the delivery of the overall vision:

1. Sport, health and social inclusion
2. A better future for our environment
3. Connecting regionally and globally
4. Economy jobs and innovation

1. Housing affordability <https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>.
2. <https://www.des.qld.gov.au/climateaction/climate-positive-games>
3. [Lord Sebastian Coe talks legacy | ICC Sydney](#)

While we agree with these themes and believe they will provide a framework to deliver an exciting legacy for the community, it should be noted that without adequate housing these themes - and ultimately a successful Olympic and Paralympic Games - cannot be achieved.

The importance of housing in delivering each of these themes is outlined below.

Theme 1: Sport, health and social inclusion:



Sport, Health and Social Inclusion

Desired Outcomes

- A more physically active, and healthy community.
- Enhanced pathways for elite athletes, including First Nations and people with disability.
- Improved equity within and between our regions.
- Increased inclusion and accessibility for vulnerable or marginalised communities.
- Stronger gender equity, increasing the attraction, enablement and retention of women in sport.

Intelligent design:

Achieving the desired outcomes under this theme is not possible without residents first having access to safe and affordable housing. There is significant evidence showing the link between housing and a community's health and wellbeing, including the [Australian Institute of Health and Welfare](#), which recognises that, "Access to good quality, affordable housing is fundamental to wellbeing. It can help reduce poverty and enhance equality of opportunity, social inclusion and mobility¹."

Providing this access will require a strategic vision to ensure the new communities created across the region include access to the social and sporting infrastructure our growing community needs, including universal access and sporting pathways for all.

Our members are leaders in delivering well designed communities that enhance physical wellbeing, connect residents to social and sporting infrastructure and increase inclusion and accessibility; and they stand ready to assist in delivering the desired outcomes under this theme.

One initiative that would support the outcomes of this theme is partnerships between industry and government to reinvigorate community land, (including sporting land). The Property Council sees the utilisation of community land as one solution in alleviating both our current housing crisis and social

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focus on community sports. More detail can be seen in our annexed 2023-24 Pre-Budget submission (see annexure).

The initiative (see annexure) is designed to leverage the Brisbane 2032 Olympic and Paralympic Games by identifying new and underutilised community land for redevelopment, the government can deliver positive housing outcomes while preparing the next generation of Queenslanders for the 2032 Olympic and Paralympic Games.

Recommendation:

The Property Council encourages the state government to establish a Housing Advisory Council (see more detail below) to set planning and design benchmarks to achieve the outcomes of this theme.

The Property Council also draws the state government's attention to its 2023-24 Pre-Budget submission (see attached) which proposes a partnership to activate underutilised land. This initiative would significantly improve community access to sporting infrastructure and improve community wellbeing.

Athlete villages – reuse and catalysation

The Property Council acknowledges the commitment to reusing Brisbane 2032 athlete villages to respond to the increasing housing demand across the region. This commitment was included in the *Brisbane 2032 IOC Future Host Commission Questionnaire* (see below) and referenced in the *Elevate 2042* discussion paper.

Increased social, affordable and market housing stock

Demand is strong for new housing in SEQ to meet rapid population growth. Plans for the Brisbane Olympic Village respond to this by utilising a large-scale government-owned mixed use residential development site in Hamilton. The Gold Coast Olympic Village is located within a major and growing urban centre where residential stock is in high demand. Additional housing developments that are part of the ongoing housing strategy for the region will support athlete Satellite Village requirements (for example at Sunshine Coast), and other Games time accommodation needs.

There are several global examples of improving host city housing outcomes by transitioning athlete villages at the conclusion of Olympic and Paralympic Games. This includes the conversion of the 2012 London Athletes' village into East Village, and the Winter Olympic Village in Vancouver, in Southeast

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False Creek, which now includes a mix of housing types (many with leading sustainability measures), as well as a growing number of retail and service outlets.

These examples show that in addition to providing direct housing outcomes, the transformation of athlete villages can create vibrant urban precincts by catalysing surrounding land and attracting further investment.

While it is positive to see this being considered for Brisbane 2032, the reuse of athlete villages post-Games can only succeed if they are designed and planned with this eventual transition in mind from the outset. The best way to achieve this is by engaging industry in the process early.

Recommendation: The Property Council encourages the state to work with the property industry to undertake an audit of all land near the proposed 2032 Olympic and Paralympic venues and athlete villages. This audit should include identifying potential uplift opportunities to deliver a mix of housing and economic development and identifying the appropriate planning mechanism to deliver the best community and housing outcomes.

Theme 2: A better future for our environment:



The Property Council acknowledges the goal of “*delivering a climate positive and sustainable Olympic and Paralympic Games, creating lasting benefits to the climate and community and accelerating the transition to net zero emissions².*”

Achieving these bold targets will require the support of industry (including the building and development sector), along with all levels of government and the broader community. The important link between sustainable outcomes and the housing sector is referenced within the *Brisbane 2032 IOC Future Host Commission Questionnaire*, including priority 1 under the legacy theme - Support Local

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Development and Create Legacy, which states that sustainability targets and monitoring should be embedded to help accelerate delivery of urban amenity and mobility solutions.

Our members are leaders in delivering sustainability outcomes, including pioneering environmental initiatives across the communities they create. As the importance of sustainability increases across the community, the property sector is proactively implementing its own environmental initiatives and targets, including carbon capture, energy efficiency and waste management solutions.

For industry and government to work together to deliver a sustainable legacy from the 2032 Olympic and Paralympic Games, it is critical there are consistent, balanced and clear policy settings that foster industry and government cooperation.

Recommendation: The Property Council encourages the state to establish a sustainability industry reference group (including property sector representatives), to work with 2032 organisers to identify and design policies to deliver the necessary infrastructure in a timely and sustainable manner.

Improved public transport:

Another critical component to delivering a sustainable Olympic and Paralympic Games is by reducing the reliance on private vehicles through the delivery of an efficient public transport system.

This commitment was again a central theme in the *Brisbane 2032 IOC Future Host Commission Questionnaire*, which shows the importance of this commitment being included in the 2032 Legacy Plan:

Focus Area 3 - Mobility
Highlights of the existing government policy framework
Refer to Chart 31c.
Indicative Brisbane 2032 management approach
Sustainability will be deeply integrated across the Brisbane 2032 transport task. Mobility solutions will be safe, secure, accessible, seamless and low emissions.
Indicative objectives and implementation measures:

- All Games fleet vehicles will be electric, with ambition to extend this to buses and trucks, and charged from 100% renewable energy
- Target 90%+ public and active spectator transport to venues over the Games period
- Set strong targets for increasing the uptake against current baseline of sustainable and accessible tourism accreditations in Queensland

Recommendation: While the Property Council acknowledges the existing transport plans and frameworks across Queensland, delivering innovative and cost-effective transport outcomes will be challenging, particularly given current market conditions.

1. Housing affordability <https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>.
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3. [Lord Sebastian Coe talks legacy | ICC Sydney](#)

Responding to this challenge will require a different approach, including engagement with the private sector. The Property Council encourages government to establish a formalised industry engagement framework as part of the 2032 Legacy Plan to identify, plan and deliver the transport projects our growing community needs.

Theme 3: Connecting regionally and globally:



South East Queensland is Australia’s fastest growing region and the Brisbane 2032 Olympic and Paralympic Games have the potential to create a global identity and cement its reputation as a global destination. Central to this global identity will be our First Nations history and culture, providing an opportunity to educate and inform a global audience, as well as driving significant cultural tourism opportunity. Our natural settings will also enhance our reputation as a tourism destination, driving significant economic, cultural and sustainability opportunities.

However, these opportunities can only be achieved if as a region we are well connected – both with each other, as well as nationally and globally. This connectivity includes an efficient transport network that moves people around the region effectively, as well as world class digital infrastructure to connect local businesses with global customers.

Delivering these connections will require a strategic approach to planning that integrates urban renewal, transport, culture, and key economic precincts. To achieve this, it will be critical to align existing strategies and plans with the 2032 Legacy Plan, in particular the South East Queensland Regional Plan (currently under review), which sets the overall planning direction for the region. This should include key population and infrastructure targets being included in the 2032 Legacy Plan. Additionally, these plans should be reviewed regularly in line with the 2032 Legacy Plan to ensure the outcomes are on target and support the delivery of an enduring legacy for the region.

Recommendations:

1. Housing affordability <https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>.
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Align the 2032 Legacy Plan with existing state government plans, including the South East Queensland Regional Plan and regional infrastructure plan to ensure the necessary infrastructure to connect the region is tied to the growth of the region.

Include clear and measurable connectivity targets in the 2032 Legacy Plan and track their progress regularly, including:

Delivery of key transport projects

Delivery of urban renewal that enhances and promotes our global identity

Attraction and retention of international events, conferences and partnerships

Investment in cultural events and exchanges.

To ensure the 2032 Legacy Plan remains dynamic and aligned with the South East Queensland Regional Plan, commit to regular reviews of both plans to ensure they are delivering the connectivity our region needs.

Theme 4: Economy, jobs, and innovation:

Economy, Jobs and Innovation

Desired Outcomes

- Develop the business of sport.
- An inclusive future economy.
- Build a next generation talent pipeline.
- A more resilient business community with enhanced ability to participate in procurement pathways.
- Develop the capacity of our cultural and creative arts sector.

The graphic includes four small images: a mural of a woman's face, a person in a green shirt at a night event, a person in a blue shirt on a field, and two people in a meeting.

The Brisbane 2032 Olympic and Paralympic Games have the potential to deliver a significant economic legacy across the state, including attracting new global businesses and creating a global tourism identity. While these potential economic opportunities are exciting, they cannot succeed without adequate access to residential, commercial and tourism accommodation.

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The lack of housing across Queensland is currently one of the greatest impediments to the growth of the economy, with businesses reporting significant difficulties in attracting workers due a shortage of employee accommodation. Additionally, without access to housing, residents cannot access the education, social, employment and wellbeing benefits possible through the Brisbane 2032 Olympic and Paralympic Games.

Unless the current housing crisis is resolved, Queensland businesses will struggle to attract skilled employees, impeding economic growth.

Recommendations:

Align the 2032 Legacy Plan with existing state government plans, including employment strategies and the South East Queensland Regional Plan to ensure the necessary housing is available to support employment targets and business growth opportunities.

Include clear and measurable targets in the 2032 Legacy Plan and track their progress regularly, including:

Delivery of dwellings against employment targets

Availability of government owned housing in key employment areas

A fifth theme – housing and liveability:

As outlined above, the successful delivery of the themes outlined in the *Elevate 2042* discussion paper, along with many of the commitments made in the *Brisbane 2032 IOC Future Host Commission Questionnaire* rely on access to safe and affordable housing. This means that for the 2032 Olympic and Paralympic Games to succeed we must decisively respond to the ongoing housing crisis.

To support this, the Property Council believes a fifth theme called Housing and Liveability should be included in the 2032 Legacy Plan to prioritise delivery of housing and associated infrastructure. This theme aligns with the *Brisbane 2032 IOC Future Host Commission Questionnaire*, which includes several commitments to delivering increased housing and community infrastructure on the back of the Brisbane 2032 Olympic and Paralympic Games.

This theme should include measurable targets such as housing, social infrastructure (schools, hospitals etc), delivery of public amenity and transport projects.

Recommendation:

Include a fifth theme within the 2032 Legacy Plan that focuses on housing and associated infrastructure. This new theme should also include key housing outcomes, such as setting clear housing targets, amending planning frameworks to support legacy outcomes and delivering a

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communication and education campaign to improve community knowledge of the importance of housing and planning.

Working together

Delivering the potential legacies from the Brisbane 2032 Olympic and Paralympic Games will require cooperation from all levels of government and industry. The importance of unity and teamwork was emphasised by IOC member and Chair of the London Organising Committee Lord Sebastian Coe when he addressed the the International Association of Athletics Federations (IAAF) in Sydney in 2015; *“The success of any major event in a city, such as the Olympics in London and Sydney, is that the government must understand that it needs the private sector, and the private sector has to understand that it needs government. A shared vision is essential, and the legacy must start as soon as you decide to bid³.”*

The benefits of government and the private sector working together are undeniable, particularly in delivering housing and the associated infrastructure needed to support our growing population. The Property Council is proud of its history in working with all levels of government to provide safe and affordable housing and we again stand ready to assist in supporting the government in ensuring the Brisbane 2032 Olympic and Paralympic Games leaves an enduring legacy.

In line with our commitment to collaboration, the Property Council proposes the following two initiatives to support a unified legacy from the Brisbane 2032 Olympic and Paralympic Games.

Housing Advisory Council:

To support industry and government working together, the Property Council would encourage the state government to establish a 2032 Housing Advisory Council (as outlined in the recommendations of this submission), consisting of industry representatives and government agencies.

While a Terms of Reference would need to be agreed, as part of its role, the Housing Advisory Council could assist by providing advice on key housing outcomes, setting frameworks for the delivery of urban renewal and housing projects associated with the 2032 Olympic and Paralympic Games, helping establish the terms of the 2032 Housing Trust referenced in the discussion paper, advocating for, and communicating key needs and outcomes.

Partnerships to activate underutilised community land:

As part of our 2023-24 pre-budget submission, the Property Council proposed a partnership between industry and government to reinvigorate community land, (including sporting land). The initiative (see attached) is designed to leverage the Brisbane 2032 Olympic and Paralympic Games by identifying new and underutilised community land for redevelopment, enabling industry and government to deliver positive housing outcomes while ensuring the next generation of athletes are ready to take the world stage for the 2032 Olympic and Paralympic Games.

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Activating these sites with residential stock will see these areas that are often only utilised once or twice per week uplifted into vibrant precincts that enhance community engagement and deliver private investment to local sporting clubs.

Conclusion

The Brisbane 2032 Olympic and Paralympic Games are a once in a lifetime opportunity with the potential to deliver significant and exciting legacies for the community. The Property Council acknowledges the commitment of the state government in establishing the 2032 Legacy Plan and stands ready to assist.

To support the development of the 2032 Legacy Plan this submission includes the following recommendations:

1. Establish a Housing Advisory Council to work with government to:
 - a. Set a framework for the Olympic and Paralympic Housing Trust mentioned in the Elevate 2042 discussion paper.
 - b. Advise on housing needs across the region.
 - c. Set planning benchmarks for key renewal areas that support positive legacy outcomes for the region.
2. Work with the property industry to undertake an audit of all land near the proposed Brisbane 2032 Olympic and Paralympic venues and athlete villages, including identifying potential uplift opportunities and identifying the appropriate planning mechanism to deliver the best housing outcome.
3. Establish a sustainability industry reference group that includes representatives from the property sector to support the delivery of the infrastructure needed for a successful Brisbane 2032 Olympic and Paralympic Games in a timely and sustainable manner.
4. Establish a formalised industry engagement framework to identify, plan and deliver the transport projects our growing community needs.
5. Align the 2032 Legacy Plan with existing state government plans, (including the South East Queensland Regional Plan, regional infrastructure plan, employment plans) and include clear and measurable targets in the 2032 Legacy Plan and track progress.
6. To ensure the 2032 Legacy Plan remains dynamic, commit to regular reviews, including reviewing it against existing relevant government plans.
7. Include a fifth theme within the 2032 Legacy Plan that focuses on housing and associated infrastructure.
8. Engage with the property industry to identify underutilised community land for housing, delivering positive housing, community and sporting outcomes.

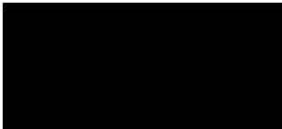
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Thank you once again for the opportunity to provide a submission on this important topic. Should you wish to discuss this submission further, please do not hesitate to contact me on [REDACTED] or [REDACTED].

Yours sincerely



Jess Caire

Queensland Deputy Executive Director

Attachment - Property Council of Australia - 2023/24 Pre-Budget Submission

FUTURE PROOFING QUEENSLAND'S ECONOMY

1. Housing affordability <https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>.
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24 April 2024

Hon Dr Steven Miles MP
Premier of Queensland
1 William Street
Brisbane QLD 4000
thepremier@premiers.qld.gov.au

CC Minister Grace Grace
Brisbane Lord Mayor Adrian Schrinner
AOC President Ian Chesterman
Paralympics Australia President Alison Creagh
Brisbane 2032 Organising Committee CEO Andrew Liveris

Dear Premier,

PROPERTY COUNCIL REPRESENTATION ON GAMES VENUE AND LEGACY DELIVERY AUTHORITY

On behalf of the Property Council of Australia and our members, congratulations on the introduction of the *Brisbane Olympic and Paralympic Games Arrangements Amendment Bill 2024* last week. While we acknowledge the final details of the Bill are yet to be decided, its introduction is a positive step in ensuring the Brisbane 2032 Olympic and Paralympic Games deliver a positive legacy for the people of Queensland. This includes the establishment of the *Games Venue and Legacy Delivery Authority*

[REDACTED] of Australia has long supported the Brisbane 2032 Olympic and Paralympic Games in recognition of its ability to catalyse exciting legacy opportunities for Queensland, including the delivery of much needed investment in infrastructure and property. It is important these legacies extend beyond the four weeks of sport to be held during the 2032 Olympic and Paralympic Games, and we see the *Venue and Legacy Delivery Authority and Board* as critical to identifying and delivering these legacy opportunities.

Our request

In line with our ongoing support of the Brisbane 2032 Olympic and Paralympic Games, we respectfully request a Property Council of Australia representative be appointed to the *Games Venue and Legacy Delivery Authority or Board* when it is established.

Property will play a critical role in building a prosperous future for Queensland on the back of the Brisbane 2032 Olympic and Paralympic Games, including our ability as a state to deliver the housing, new businesses and social infrastructure needed to support Queensland's growing population.

Alarming current market conditions and ongoing housing challenges indicate a significant shortfall in attracting the investment needed to support the Brisbane 2032 Games and Queensland's future. The Property Council of Australia fears that a shortfall of property investment, including much needed houses, has the potential to result in significant social, economic and reputational risks for Queensland, ultimately impacting the success of 2032 Games and Queensland's long-term prosperity.

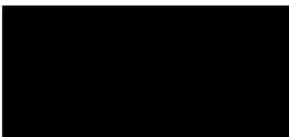
Having a Property Council appointed representative as part of the Games Venue and Legacy Delivery Authority or Board will provide vital industry to knowledge to help mitigate these potential risks and ensure a successful Brisbane 2032 Olympic and Paralympic Games and bright long-term future for Queensland.

This initiative is supported by Property Council of Australia Queensland President Luke Fraser and we will seek to prepare a shortlist of appropriate persons at our next Division Council meeting on Wednesday 5 June.

The Property Council of Australia is committed to working with 2032 Games delivery partners to support an enduring legacy for Queensland. To this end I would welcome the opportunity to discuss this request and any other ways we can work together to ensure the Brisbane 2032 Olympic and Paralympic Games help deliver a vibrant and exciting future for Queenslanders.

Please do not hesitate to contact me on [REDACTED] or [REDACTED] if you have any further questions.

Yours sincerely,



Jess Caire
Queensland Executive Director