



Australian
Institute of
Architects

QUEENSLAND STATE ELECTION PRIORITIES

We advance architecture together

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Australian Institute of Architects

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THE AUSTRALIAN INSTITUTE OF ARCHITECTS ACKNOWLEDGES FIRST NATIONS PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LANDS, WATERS, AND SKIES OF THE CONTINENT NOW CALLED AUSTRALIA.

WE EXPRESS OUR GRATITUDE TO THEIR ELDERS AND KNOWLEDGE HOLDERS WHOSE WISDOM, ACTIONS AND KNOWLEDGE HAVE KEPT CULTURE ALIVE.

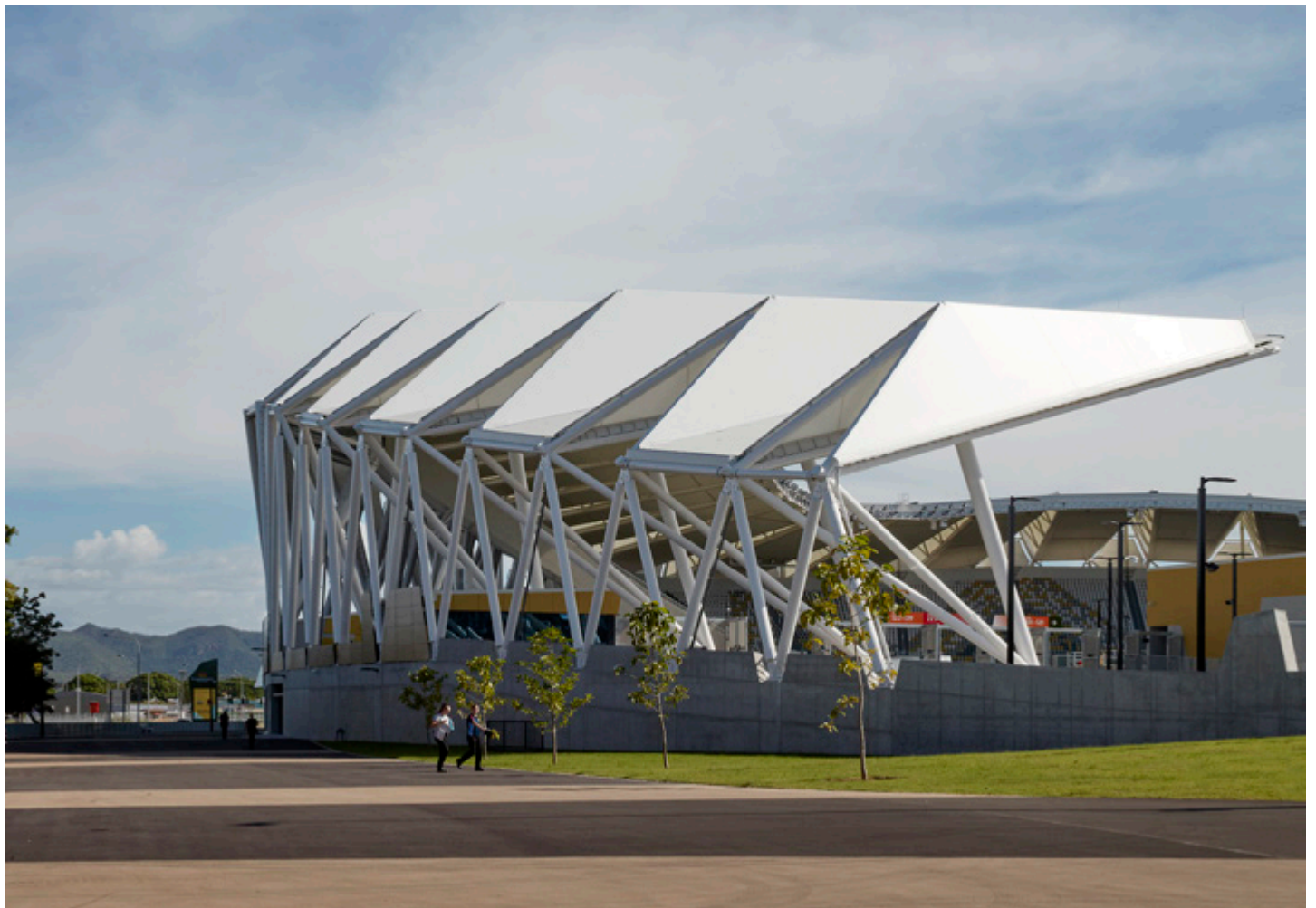
WE RECOGNISE FIRST NATIONS PEOPLES AS THE FIRST ARCHITECTS AND BUILDERS. WE APPRECIATE THEIR CONTINUING WORK ON COUNTRY FROM PRE-INVASION TIMES TO CONTEMPORARY FIRST NATIONS ARCHITECTS, AND RESPECT THEIR RIGHTS TO CONTINUE TO CARE FOR COUNTRY.

The Australian Institute of Architects exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture.

Cover image: Mundingburra Housing | Counterpoint Architecture | Photographer: Andrew Rankin

QUEENSLAND STATE ELECTION PRIORITIES

1. Improve design quality of all State Government projects
2. Deliver climate resilience and environmental sustainability in all Government projects
3. Increase architectural capacity within the State Government
4. Support local workforce capacity



Queensland Country Bank Stadium | Architect: Cox Architecture and Counterpoint Architecture in association | Photographer: Christopher Fredrick Jones

QUEENSLAND STATE ELECTION PRIORITIES

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As we approach the 2024 Queensland State Election, the Australian Institute of Architects is committed to advancing key priorities that will support the sustainable growth of our built environment and ensure the highest standards of design and construction across the state. Our focus is on delivering outcomes that align with the needs of Queensland communities, with a strong emphasis on sustainability, resilience, and architectural integrity.

Our primary goals include improving design quality in State Government projects, delivering climate-resilient and environmentally sustainable outcomes, and expanding architectural capacity within the government to support initiatives such as the Brisbane 2032 Olympics. Additionally, we advocate for the full adoption of the National Construction Code 2025 to ensure Queenslanders' safety in the face of increasing climate-related challenges.

We also call for measures to enhance the local architectural workforce by providing financial support to architecture students, particularly those from regional and First Nations communities. Supporting these priorities will drive innovation and ensure that Queensland remains at the forefront of sustainable and resilient urban development.

We look forward to engaging with all parties to realise these important goals for Queensland's future.



Anna Svendotter
Executive Director, Queensland Chapter
Australian Institute of Architects



Russell Hall
Queensland Chapter President
Australian Institute of Architects



Warwick Brick House | Marc & Co | Photographer: Name Christopher Frederick Jones



Rivière | Bates Smart | Photographer: Cieran Murphy

1. IMPROVE DESIGN QUALITY OF ALL STATE GOVERNMENT PROJECTS

- Utilise the skills, capability and passion of Architects to deliver fast-tracked housing solutions to support the current housing crisis.
- Embed QDesign principles in all State Government design briefs.
- Establish performance benchmarks for undertaking timely design review for all projects based on QDesign and QCompanion documents.
- Implement the Queensland Government's Procurement Policy to support building quality and design integrity.

Improve design quality of all State Government projects

Utilise the skills, capability and passion of Architects to deliver fast-tracked housing solutions to support the current housing crisis

By partnering with architects, new design-led housing policies and housing solutions can be developed in response to our current housing crisis that maximise value to Government and support the delivery of comfortable, climate responsive and efficient homes for Queensland communities.

Embed QDesign principles in all State Government design briefs

QDesign, prepared by the Office of the Queensland Government Architect, provides essential guidelines for design in Queensland. Embedding these principles in all projects ensures consistency and high standards across projects. With increased demand for rapid and fast-tracked housing solutions, a commitment to embedding the principles of QDesign will support the delivery of housing that is fit-for-purpose, comfortable and enduring.

Establish performance benchmarks for undertaking timely design review for all projects based on QDesign and QCompanion documents

The Queensland Urban Design and Places Panel offers design reviews using QDesign principles; these reviews are by request. Expanding this practice to all significant capital works project will improve urban design outcomes and maximise the value of government spending on infrastructure.

Implement the Queensland Government Procurement Policy to support building quality and design integrity

The Queensland Government Procurement Policy provides a framework for the delivery of 'value for money' projects that consider fit-for-purpose, whole-of-life costs and capacity of suppliers to delivery on project requirements. In implementing this policy architects are suitably skilled and qualified to support quality and design integrity throughout the full project lifecycle.

By partnering with the Institute on enhanced procurement processes and practices we can support Government to maximise 'value-for-money' and long-term benefits to the community. The Victorian Government has published 'Government as smart client' documents, providing guidelines for how to maximise the true value and benefit to communities of design. We call on all parties to commit to similar principles and adopt our own set of practices and processes for Queensland.

Difficult contractual environments can erode the quality of the built product. Many practising architects working with the government have observed a trend of gradual erosion of mutual obligations between consultants and their clients that underpin intent in the contractual relationship. The resulting shift towards managing short-term costs, transferring risk, and shifting liability has been accompanied by greater complexity in contract clauses. The ability of consulting professionals to fully meet their professional and expected conduct is challenged by reductions in the scope of work, impractical time frames, risk transfer, and liability shifting. The flow-on effect for clients is a reduction in the competitive pool when consultants are deterred from bidding on work with high contractual risks and overall imbalance in contracting terms and conditions.

The Institute conducted research on 484 projects undertaken using novated design and construct procurement. In more than 60% of projects, architectural practices were largely excluded from value-management discussions where critical decisions are made during the construction phase of projects that involve design, construction details, and materials substitution that substantially alter the original design intent. The resulting building is often materially different to the original design that was used to gain development and building approval. Worse-case-scenarios can lead to catastrophic risks such as structural failure or fire risks.

Significant cost savings and reductions in build time can be achieved by developing consistent procurement policies focused on quality outcomes and design quality and integrity.



Rivière | Bates Smart | Photographer: Cieran Murphy

2. DELIVER CLIMATE RESILIENCE AND ENVIRONMENTAL SUSTAINABILITY IN ALL GOVERNMENT PROJECTS

- Align all procurement across the built environment with the current net-zero policy to ensure the best investment for Queenslanders now and in the future.
 - Embed climate responsive and resilient design requirements in all projects.
 - Develop an environmentally sustainable development framework for urban development and significant projects to restore and enhance natural systems and biodiversity, in our cities and urban precincts.
 - Adopt NCC 2025 and future additions to support issues unique to Queensland.
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Deliver climate resilience and environmental sustainability in all government projects

Across the State, Queenslanders are increasingly experiencing longer hotter summers, more frequent floods, and greater weather volatility generally as a consequence of our changing climate. Design for zero carbon, climate resilience, and enhancing natural systems are all emerging areas of built environment design that are critically important to keeping our communities safe and well. Government has a pivotal role to play in leading the way in the creation of climate-safe communities through design.

Align all procurement across the built environment with the current net-zero policy to ensure the best investment for Queenslanders now and in the future

The built environment contributes 30–40% of carbon emissions. Queensland State Government's decarbonisation ambition is to reduce greenhouse gas emissions by 75% by 2035. The built environment is noted as one of six key economic sectors highlighted in Queensland's Clean Economy Jobs Act 2024. Reducing embodied carbon in material choices, adaptively re-purposing existing buildings, and designing new buildings with future retro-fitting or repurposing in mind are all feasible measures that need to be brought into mainstream business-as-usual practice. Given the State's commitment to reducing global carbon emissions, there is a need for State Government projects to lead by example and demonstrate how this can be done in design. Recruiting the skills of architects to deliver on this is vital.

Embed climate responsive and resilient design requirements in all projects

The design of the built environment can play an important role in both adapting to and mitigating climate change and climate change impacts. Buildings, streets, landscapes, and precincts can all be designed to reduce heat, be flood resilient, provide safe cool refuges, and be bushfire safe.

Climate change requires us to prioritise a building's contribution to atmospheric carbon, the ability of the building to keep occupants comfortable as well as healthy and protected from heat, cold, humidity, mould, and extreme-weather-related events such as cyclones, floods, and bushfires. Increasingly frequent extreme

weather events illustrate the need to design and construct buildings for rapid disaster recovery. Designing and building for Queensland's varied climatic zones requires expertise to determine what works best in terms of design, materials, and construction methods in order to gain the best outcomes that address climate change, disaster resilience, and decarbonisation.

Government needs to lead by example in demonstrating climate responsive and resilient design in all projects. Queensland architects are very engaged in professional development and practice to deliver climate resilient and environmentally sustainable projects. This is a capability in the Queensland economy that the government can rely upon to deliver these outcomes on government projects

Develop an environmentally sustainable development framework for urban development and significant projects to restore and enhance natural systems and biodiversity, in our cities and urban precincts

Poor sustainability practices in design leads to the continued degradation of our ecological systems in and around cities. This adversely impacts the water cycle, species diversity, air quality, which in turn adversely affects human health in cities. Design can work to enhance and regenerate natural systems, through ecological restoration, water sensitive urban design, and materials choices. This is another opportunity for Government to lead by example in demonstrating regenerative design in practice to ensure the resilience and longevity of our vital natural systems in cities.



39S House | Andrew Noonan Architect | Photographer: Andrew Noonan

Adopt NCC 2025 and future additions to support issues unique to Queensland

The National Construction Code (NCC) is Australia's nationally agreed minimum construction requirements adopted by each state and territory into their building regulations. It is reviewed and upgraded every three years to improve the safety, performance and durability of Australian buildings.

The next update, NCC 2025, is making major improvements to waterproofing and water shedding, condensation and structural resilience. It is a major concern that some industry groups want to simply wind back or lock in the National Construction Code to older versions. The Queensland Government should fully adopt NCC 2025 and future additions with only variations that prescribe higher requirements for issues unique to Queensland.

Failure to adopt improved construction standards poses substantial risks to Queenslanders, the State Government, and taxpayers, including:

- Direct and indirect costs (including insurance) when homes are unable to withstand frequent extreme weather events
- The proliferation of condensation and mould, leading to expensive repairs and serious health issues
- Escalating insurance premiums for buildings damaged by weather events or mould, resulting in some owners being uninsured and taxpayers bearing the cost of repairs or property buybacks
- Excessive energy costs for heating, cooling, or dehumidifying homes
- Apartment buildings without facilities for residents to charge electric vehicles.

By fully adopting the NCC 2025, Queensland can protect its residents and infrastructure from these risks while ensuring our built environment is resilient and future ready.



River Loop House | Vokes and Peters | Photographer: Christopher Frederick Jones



Ipswich Hospital | Hassell | Photographer: courtesy of Hassell



Ipswich Hospital | Hassell | Photographer: courtesy of Hassell

3. INCREASE ARCHITECTURAL CAPACITY WITHIN THE STATE GOVERNMENT

- Establish an Olympics design coordination unit in the office of the State Government Architect.
- Expand in-house delivery roles for architects in departments implementing transport, housing, education and health projects.
- Expand the role and capacity of the State Government Heritage Unit to deliver the Queensland Heritage Implementation Strategy and the Queensland Heritage Advisory Panel final report.

Increase architectural capacity within the State Government

Establish an Olympics design coordination unit in the office of the State Government Architect

The Office of the Queensland Government Architect (OQGA) plays a pivotal role in shaping the quality of government procured buildings and our urban realm. The OQGA utilises expert advice, design leadership, and advocacy tools and services throughout the project development process and at key decision-making stages – feasibility, design, and procurement – to harness and maximise overall project quality and benefits to deliver economic, functional, social, health, cultural and aesthetic value, and policy and regulatory compliance.

The Office of the Queensland Government Architect (OQGA) expertise is even more critically needed now to curate the public places, spaces, and precincts of the Brisbane 2032 Games. However there is an imminent delivery risk for the Queensland Government. The OQGA currently operates with only 10% of the resource capacity that the NSW Government Architect deployed for design leadership to deliver the facilities required to successfully host the 2000 Olympic Games

The challenge of coordinating efforts towards 2032 has been noted by allied public interest organisations, the Planning Institute of Australia (PIA), the Australian Institute of Landscape Architects (AILA), and the Design Institute of Australia (DIA). Through the combined efforts of these institutions along with the Australian Institute of Architects, the Green Pathways and Gold Places initiative has been communicating this industry-wide-support for a multi-disciplinary unit within the OQGA to be established to take responsibility for the coordination and integration of design and place outcomes for the Brisbane 2032 Games.

The coordination unit would work in collaboration with Games partners and authorities, supporting overall design quality through design guides and best-practice initiatives, achieving integrated outcomes that join up individual projects in support of a unified approach, and supporting connectivity and accessibility for all. “It would not replace or replicate the role of existing entities but would bolster the architectural design leadership and facilitate the much needed project integration, that local governments and the private sector will need.

The OQGA has well-demonstrated expertise and experience to provide leadership in strategic project procurement and economic benefits that create long-term value for the people of Queensland. Creating buildings and environments that stand the test of time is critical to the quality of life of Queensland people.

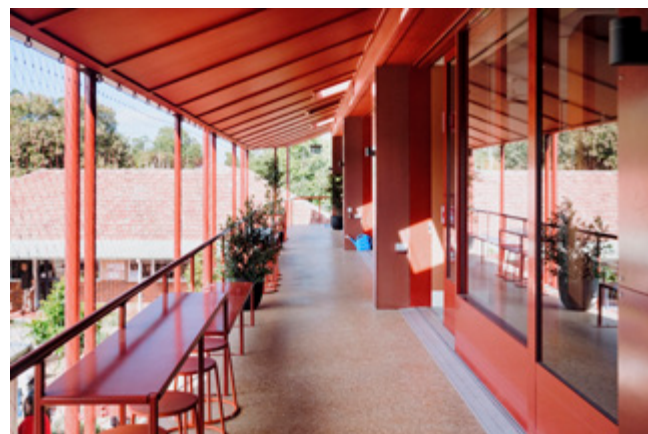
Expand in-house delivery roles for architects in departments implementing transport, housing, education and health projects

There is a dire need for the speedy delivery of transport, housing, education, and health infrastructure. It is critical that as we attend to urgency, we still make the places and communities that are liveable, safe and sustainable for all Queensland. Architects have a vital role to play in the delivery of the best possible community outcomes and can contribute this expertise through design, advisory roles, and commissioning and managing design and construction.

In the context of delivering an ambitious housing construction program, a considered design approach to higher density housing types such as apartments and townhouses focuses on maximising the outcomes from a given floorspace, height, and aspect to maximise liveability and amenity including, privacy, living space, light, ventilation, and storage; this emphasis on liveability is vital.

In the context of infrastructure spending on transport, health, and education the benefits of considered design also hold true. Considered design ensures passive performance – energy efficient design that minimises cooling and heating costs and ensures a building can still be reasonably comfortable during power outages. Considered design also pays attention to the neighbourhood and precinct – its desired character, outdoor recreation and green spaces, and ready access to community amenities such as shopping, libraries, schools, and transport.

¹Can be accessed from: www.architecture.com.au/wp-content/uploads/Green-Pathways-Gold-Places-May2024.pdf



Good Samaritan College, Polding Place | Speculative Architecture and Brammer Architects, architects in association | Photographer: Charlie Hillhouse

Healthy, sustainable communities are underpinned by a well-designed built environment that prioritises community wellbeing, safety, and sustainability. Architects have the training and skills base to drive these outcomes through design, project management, policy, and advisory roles. Good design cannot be delivered without appropriately skilled professional training.

In-house architects across departments would greatly augment the capacity of the Government to deliver the highest value infrastructure for Queensland communities, supporting the delivery of well-designed, healthy, and sustainable environments for all, and enhancing the return on investment for government.

Expand the role and capacity of the State Government Heritage Unit to deliver the Queensland Heritage Implementation Strategy and the Queensland Heritage Advisory Panel final report

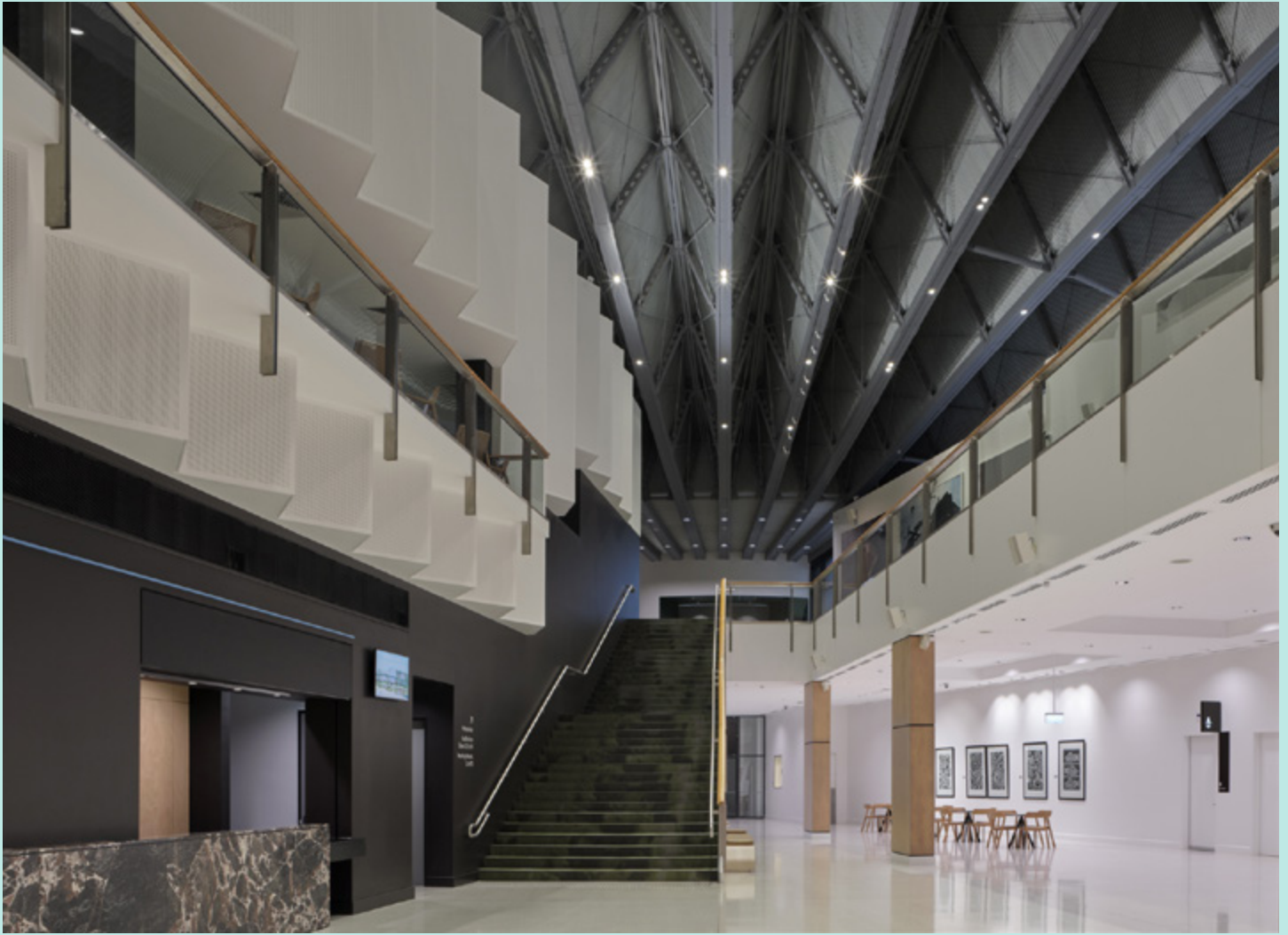
Queensland's heritage is an important cornerstone of our shared community identity, and important to our national and international tourist markets, especially in regional Queensland. The re-purposing or "adaptive reuse" of heritage buildings and landscapes has a twin benefit of retaining our cultural heritage and reducing embodied carbon compared to when heritage buildings are demolished and replaced. Connections to First Nations heritage places are vital to understanding the deep cultures of this land's first peoples. However, heritage places throughout Queensland continue to be threatened by inappropriate development and/or demolition.

In October 2022 the Queensland Government released the Queensland Heritage Implementation Strategy, detailing important actions to curtail poor practices and increase appropriate stewardship of our heritage places. We call on all parties to commit to the implementation of this important strategy.



Bradbury Park Playscape | Alcorn Middleton | Photographer: Christopher Frederick Jones





Cairns Convention Centre Expansion | Cox Architecture and CA Architects | Photography: Christopher Frederick Jones

4. SUPPORT LOCAL WORKFORCE CAPACITY

- A living away from home stipend to train architecture students from regional and remote and First Nations communities.
- Subsidise post-graduate employment schemes to assist Graduates of Architecture to gain the practice experience required to complete their architectural registration with a mutual obligation to successfully complete study and work for a minimum period in regional Queensland.

Support local workforce capacity

A living-away-from-home stipend to train architecture students from regional and remote and First Nations communities.

Locally trained and experienced architects will ensure Queensland has practitioners who are committed and thoroughly knowledgeable about the Queensland context, its environment, and our communities, to develop buildings and places best suited for our State and its people.

Architecture essentially requires a large amount of on-campus study to undertake practical design assignments in studio and to develop team-based design collaboration skills. Students from remote and regional communities face the additional costs of accommodation and, travel that can risk present a high risk of attrition for regional and remote students across five years of study for their required bachelor and masters degrees.

There is a need for a stipend for Queensland students, and especially First Nations communities and students from remote and regional locations to support these costs associated with living away from home. A stipend scheme could be linked to commitments to work in our regions for a set duration after completing studies.

Subsidise post-graduate employment schemes to assist graduates of architecture to gain the practice experience required to complete their architectural registration with a mutual obligation to successfully complete study and work for a minimum period in regional Queensland.

The Queensland Government this year introduced a one-off allowance of \$5,000 to assist nursing and midwifery students enrolled at Queensland universities with cost-of-living expenses for their final year clinical placements undertaken in regional, rural and remote locations. The Queensland Government also provides a grant for up to \$10,000 each year towards tuition fees for established teachers while living in a rural or remote location to complete an additional post-graduate qualification.

Fund stipends for Queensland students to attain their Master of Architecture (required for registration) with a mutual obligation to successfully complete study or work for a minimum period in regional Queensland.

Upon attaining a Master of Architecture, a candidate seeking architect registration must undertake a mandatory 3,300 hours of employment, as a graduate under the supervision of a senior architect to be eligible to sit the nationally governed Architectural Practice Exam for registration. Architectural practices receive no support to employ, supervise, and/or mentor people who are employed as a graduate of architecture while on a pathway to registration. Practices in rural and regional Queensland struggle to recruit and retain graduates once they do become registered. A subsidy could be paid either to employer to assist graduates of architecture to gain the practice experience required to complete their architectural registration with a mutual obligation to successfully complete study and work for a minimum period in regional Queensland.



Corymbia | Tim Ditchfield Architects | Photographer: Scott Burrows



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