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Monday, 29 June 2026

Department of State Development, Infrastructure and Planning
Queensland Government
Via email:

Re: Early feedback on the South East Queensland Regional Plan and Infrastructure Plan Review

Date	29 June 2026
Prepared by	Australian Institute of Architects, Queensland Chapter

Introduction

On behalf of the Queensland Chapter of the Australian Institute of Architects, we commend the Queensland Government on commencing the review of the South East Queensland Regional Plan and Infrastructure Plan.

The Institute recognises the scale and significance of this work, particularly in the context of Queensland's population growth, housing supply pressures, climate resilience challenges and the approaching Brisbane 2032 Olympic and Paralympic Games. We also acknowledge that there will be further consultation and a formal submission period as the review progresses. The Queensland Chapter looks forward to actively engaging in that process.

At this early stage, we welcome the opportunity to provide initial feedback through the Have Your Say process. Our comments are offered in the spirit of constructive contribution and reflect the Institute's interest in ensuring that growth is well-planned, well-designed and supported by the infrastructure, services and governance needed to create liveable, sustainable and resilient communities.

The Institute recognises the substantial challenge Queensland faces in delivering one million new homes by 2044. The review of the SEQ Regional Plan will be central to achieving this target and to shaping the long-term future of South East Queensland.

While identifying new growth areas will be important, we encourage the review to go beyond a land supply focus alone. Housing supply must be considered alongside infrastructure sequencing, design quality, climate resilience, access to employment and services, and the long-term costs of settlement patterns.

In this context, the Institute encourages the review to give particular consideration to the following four areas.

1. Well-located growth and settlement patterns

Growth should be prioritised in areas with existing or planned access to employment, public transport, schools, health services, open space, utilities and community infrastructure.

The Institute cautions against a simplistic assumption that more land release will automatically improve housing affordability. Settlement patterns that encourage rural subdivision or low-density expansion can create long-term costs through car dependency, infrastructure duplication, reduced access to services, loss of agricultural land, exposure to climate risk and impacts on landscape and biodiversity values.

The review should place stronger emphasis on well-located infill, gentle density, medium-density housing, mixed-use centres and climate-responsive housing forms. Increasing housing supply within established and accessible areas, where appropriate, will be essential to improving affordability while also supporting more sustainable and liveable communities.

2. Infrastructure sequencing and accountability

The Infrastructure Plan should be more deeply embedded within the Regional Plan, with clearer identification of infrastructure priorities, sequencing, funding responsibilities and delivery accountability.

Infrastructure must lead, or at least occur alongside, growth. It should not follow only after communities are already experiencing pressure. Roads, public transport, schools, health services, utilities, open space, social infrastructure and active transport networks all need to be planned and delivered in a coordinated way.

The Institute encourages the Government to strengthen the relationship between land use planning and infrastructure delivery so that growth areas are not only identified, but are genuinely capable of supporting complete, connected and resilient communities.

3. Climate resilience and green infrastructure

Climate resilience and green infrastructure should be treated as core planning requirements, not optional enhancements.

The review should integrate flood resilience, urban heat mitigation, tree canopy, biodiversity corridors, water-sensitive urban design, active transport and connected open space networks into the planning framework for South East Queensland.

As the region continues to grow, the quality of the built environment will be central to community resilience, health and wellbeing. Planning for housing supply must therefore also plan for shade, ventilation, walkability, flood safety, landscape protection and access to green and blue infrastructure.

4. Design governance and design quality

The Institute encourages the review to include stronger design governance mechanisms to support consistent, high-quality outcomes across housing, public spaces, community infrastructure and new growth areas.

Good design is not an aesthetic add-on. It is fundamental to liveability, sustainability, affordability over the life of a building, climate responsiveness, safety and community wellbeing.

The Institute recommends that the Regional Plan include clear design principles and design quality expectations, supported by appropriate design review and design leadership. This could draw on relevant models from other jurisdictions, including the design-led work of the NSW Government Architect and the use of design standards to support better housing, public realm and infrastructure outcomes.

This will be particularly important as Queensland considers new housing delivery models, including modular and modern methods of construction. These approaches may provide opportunities to accelerate delivery, but they must be guided by strong design principles to ensure quality, adaptability, climate responsiveness and long-term value.

The Queensland Chapter of the Australian Institute of Architects would welcome the opportunity to contribute further as the review progresses. Architects have an important role to play in helping government, industry and communities deliver the homes, neighbourhoods and public places Queensland needs for the future.

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We look forward to participating in the next stages of consultation and would welcome the opportunity to meet with the Department to discuss these matters in more detail.

Yours sincerely,





Peter Gardiner
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