



City Planning and Economic Development (Industrial Strategy Review)
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001
Via Email: strategicplanningindustrial@brisbane.qld.gov.au

23 August 2021

Re: Brisbane City Council's Productive City: Brisbane's Industrial Future strategy

The Queensland Chapter of the Australian Institute of Landscape Architects (AILA) welcomes the opportunity to provide feedback on Brisbane's Industrial Future strategy to ensure it remains up-to-date and meets the needs of our city. As landscape architects, we have a strong interest in designing and creating communities for people across all development types.

The Australian Institute of Landscape Architects (AILA) is the peak national body for Landscape Architecture. AILA champions quality design for public open spaces, stronger communities, and greater environmental stewardship. AILA's national position statements on Green Infrastructure, Climate Positive Design, Child Friendly Cities, Healthy Communities and Active Travel all examine how an integrated approach can be used to shape the health and wellbeing of a community. These position statements can be [viewed here](#). Landscape architecture plays an important role in developing these strategies.

Our cities and towns are currently the focus of intensive efforts to reduce resource use and maximise efficiency in response to escalating social, environmental, and economic pressures from global development, urbanization, population growth and climate change. The design and creation of industrial precincts at both local and regional scales contribute to the effectiveness of our responses to such challenges.

We believe the following broad principles are important:

- Prioritising green infrastructure within the urban environment to enhance urban ecosystem functionality and enhance the effectiveness of responses to climate change at a local scale.
- The protection and increase of access to nature to improve mental and physical wellbeing.
- The protection and enhancement of natural areas and habitat for flora and fauna many of which will be impacted by climate change and rapid urbanisation.

Specifically relating to industrial precincts, we believe the following principles are important:

- A focus on connectivity. Industrial areas need to be porous enough to allow strong connectivity which encompasses major infrastructure for users trying to transition across or through these zones.
- Better identification of gateway points into industrial areas.
- Better integration and transition between commercial and residential areas.
- Consideration of built form character in the industrial sector including careful consideration and assessment of developments that are in prominent and highly visible gateway locations into precincts.
- The reduction of heat loads from large metal sheds and the inclusion of sustainability incentives such as green roofs. The long-term evolution of green space when transitioning from industrial use into residential use. The need for quality open space and



pedestrian/cyclist infrastructure is increased when encouraging greater populations to reside in these areas. The proposed integration of the use types would require quality open space and infrastructure of a standard to support lifestyle beyond workplace breakout.

- Reduction in habitat fragmentation, increased habitat connectivity and 'green spine' created corridors.

Further to the above we also encourage:

- Provision of adequate shade in the form of street trees to industrial areas, particularly older areas that need revitalisation.
- Provision and enhancement of pedestrian connections throughout industrial areas, particularly older areas that need revitalisation.
- Sufficient width garden beds of open, deep 'in-ground' planting around industrial buildings (outside service line zones/ easements) to support larger trees and soil volumes to enable taller and larger trees to be placed in key locations to soften the bulk and scale of buildings.
- More requirements surrounding the quality of recreational open space, size, and amenity for individual industrial lots.
- Sufficient shade to all carparks regardless of the project type.
- Sufficient shade to large concrete hardstand areas and heavy vehicle manoeuvring areas.

Competitive Advantage

If Brisbane wants to leverage the competitive advantages that set us apart from other cities and regions, we require a strategy that differentiates us from other major cities on the East coast of Australia.

If amenity is a key attribute for organizations looking to locate their operations, and a pre-requisite for attracting a talented workforce, Brisbane will need to go above and beyond a typical design response for industrial zoned land.

We believe the inclusion and careful consideration of the principles above are just some of the considerations that should be included.

We would welcome the opportunity to discuss further, and request that we remain involved in the ongoing development of this strategy. Should you have any queries or wish to discuss, please contact Melanie West, AILA Queensland Chapter Manager on 0417 666 622 or melanie.west@aila.org.au

Yours sincerely,

David Uhlmann
AILA Queensland President