



Anika Wells

MP FOR LILLEY

PO BOX 182 Nundah QLD
4012 P: 07 3266 8244
E: Anika.Wells.MP@aph.gov.au
f /anikawellsmp

I FIGHT TO MAKE IT RIGHT

1. OVERVIEW AND CONTEXT

I welcome the opportunity to make a submission on behalf of my constituency with respect to Brisbane City Council's plans related to industrial areas within my electorate of Lilley, on the Northside of Brisbane. This submission is based on responses received from my community survey of residents and businesses across Lilley, in addition to feedback I have received at mobile offices across the electorate.

The industrial and manufacturing sector is a critical part of the Lilley economy. A significant portion of Brisbane's Major Industry Areas, including the Australia TradeCoast Industry Area and the Northern Industry Area, are made up of Lilley suburbs, including Eagle Farm, Pinkenba, Brisbane Airport, Geebung, Nudgee, Banyo, Northgate, and Virginia.

Lilley has a proud industrial history as the home of well-known brands including Golden Circle, Arnott's, and Sanofi. More recently, start-ups like Gem Energy at Pinkenba and Triple Eight Race Engineering in Banyo have demonstrated local business' capability to innovate and produce goods that improve our quality of life, create new jobs, and boost our local economy.

COVID-19 highlighted Australia's vulnerability to global supply chain disruptions after a decade of increasing reliance on overseas manufacturing and international trade (Productivity Commission, March 2021). To mitigate future supply chain disruptions and boost our local economy, planning policy must be viewed through the lens of strengthening our domestic manufacturing capacity, shaping a prosperous environment for Northside business, and creating good, permanent jobs for Lilley residents.

It's important to note that where residential areas adjoin established industrial precincts, any development for sensitive uses must be appropriately located and ensure that it does not result in reverse amenity for residents.

Brisbane City Council's endeavour to transform industrial areas on the Northside of Brisbane into high-value precincts should not be achieved at the expense of our environment or by disrupting the liveability of existing residential areas.





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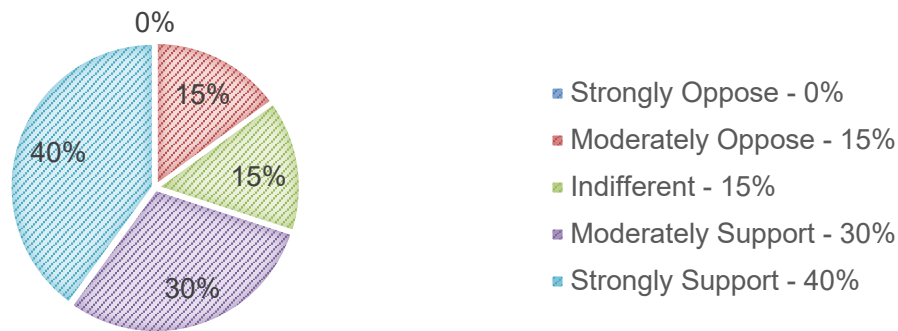
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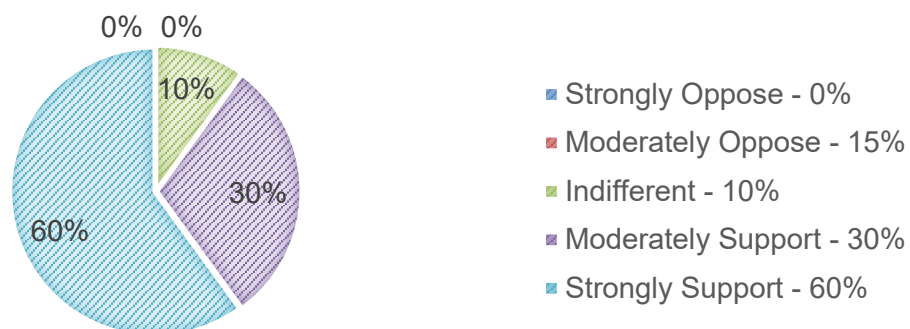
2. MAJOR INDUSTRY AREAS

More than ever, Covid-19 has demonstrated the need to support Australian manufacturing and Australian made products. A strong local manufacturing sector in the Lilley electorate ensures local workers have good permanent jobs which will help stimulate our local economy and small businesses. As a part of my survey seeking community feedback on Brisbane City Council's proposal, Lilley residents and businesses were asked to indicate their level of support for the indicative model for Major Industry Areas designed by the Brisbane City Council. Please see a summary of their responses below.

- a) Large format industrial buildings designed to meet modern operational requirements, including the integration of automation technologies.



- b) Transport connections to key freight routes and internal circulation networks to support the emergence of bespoke transport vehicles.





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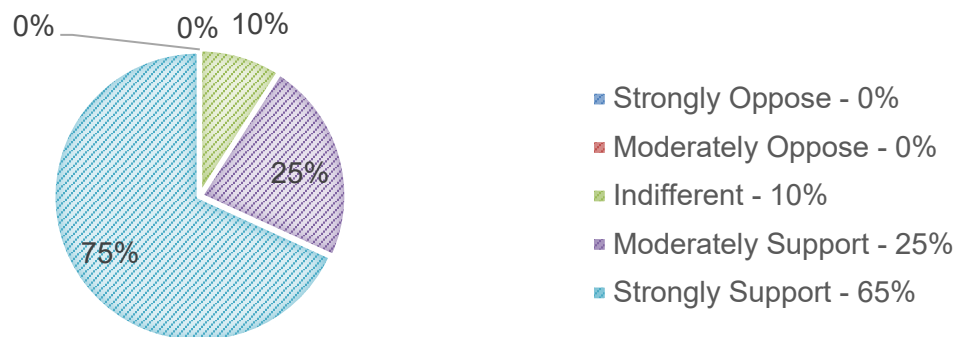
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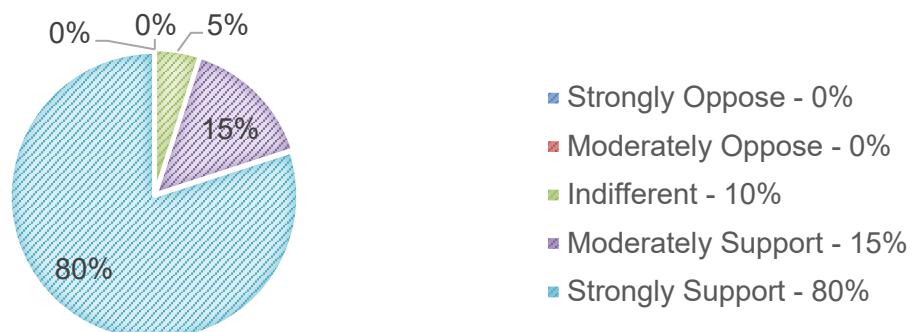
c) Highly efficient building materials and designs will be incorporated to reduce emissions and support a healthy environment within and outside of the precincts.



d) A dynamic relationship with tertiary and vocational institutes will be pursued to up-skill workers and integrate knowledge into the industrial sector.



e) Public transport and active transport connections will be provided to improve access to a greater pool of workers.





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3. CATALYST ACTIONS

Brisbane City Council's draft strategy identified three catalyst actions designed to transform the industrial landscape in Brisbane. Feedback on these catalyst actions as they relate to my electorate of Lilley are provided below.

Catalyst action 1: Championing Brisbane's innovators and makers

Brisbane's industrial sector has developed goods and services that have changed the world but have often gone unrecognised within Brisbane. Catalyst sub-actions proposed by the Brisbane City Council include:

- Promote Brisbane's industrial capabilities and achievements through a range of forums and media including the development of promotional material and chairing of business forums.*
- Encourage the continued establishment of high value niche manufacturing facilities in Brisbane by connecting researchers and developers with investors, property owners and property developers.*
- Support ongoing innovation of distribution, warehousing, and manufacturing businesses by attracting investment and connecting businesses with investors, property owners and property developers.*

The challenges posed by COVID-19 have provided an opportunity for many Lilley businesses to demonstrate their ability to pivot their operations from the first days of the pandemic. Banyo-based Perfect Potion aromatherapy and skin care business switched to manufacturing hand sanitiser in 2020. Triple 8 Racing created an emergency ventilator prototype using their skills from Supercars Championship racing. Our local manufacturers have demonstrated success through innovation and ingenuity. However, other international companies such as Virginia-based Sanofi have chosen to build a new multi-million dollar vaccine manufacturing plant in Singapore and another in Canada, instead of Australia. This decision signifies a lost opportunity to create 200 new jobs and enhance Brisbane's reputation as a hub for advanced manufacturing.





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Catalyst action 2: Moving people, goods, and ideas

The efficient movement of people, goods and ideas is critical to sustaining Brisbane's industrial precincts, their workforce, and their competitive advantage. Catalyst sub-actions proposed by the Brisbane City Council include:

- *Complete the Inland Rail connection between the Acacia Ridge Intermodal Terminal and the Port of Brisbane.*
- *Review the freight network, with the support of key stakeholders including the National Heavy Vehicle Regulator, to ensure that industrial zoned land can be appropriately serviced by heavy vehicles.*
- *Increase public transport coverage and service frequency to industrial precincts to support an increase in public transport patronage.*
- *Provide active transport connections between key hubs and destinations within industrial precincts and residential areas to support active transport use.*
- *Improve the speed, reliability, and capacity of Brisbane's digital networks*

Improved road networks and improved public and active transport connections are vital to the success of northside industrial precincts. The following infrastructure projects were identified as high priority by Lilley residents and businesses in my community survey:

- Improvements to Nudgee Road
- Upgrading public transport coverage to Brisbane Airport precinct
- Safe pedestrian access to Brisbane Airport precinct
- Surface improvements to Robinson Road in Aspley West and Geebung

Poor NBN service in a number of suburbs may be an impediment to improving performance of digital networks which must be addressed in conjunction with the Federal Government.





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Catalyst action 3: Creating modern industrial precincts

Brisbane's industrial precincts need to be responsive to the evolving needs of the workforce and provide places for businesses of different levels of maturity and scale. Catalyst sub-actions proposed by the Brisbane City Council include:

- *Establish an ongoing industrial renewal program for Brisbane to ensure individual industrial precincts are well positioned to attract and retain a range of businesses.*
- *Establish start-up and scale-up spaces across Brisbane, including completion of the Translational Research Institute II at Boggo Road.*
- *Implement new statutory actions to support this strategy and continue to advance statutory actions from the Brisbane Industrial Strategy 2019.*
- *Monitor Brisbane's industrial land supply and demand in the context of the SEQ region.*

The creation of modern industrial precincts offers a unique opportunity to deliver business prosperity, and secure high-quality secure jobs to northside residents, business owners and workers. Already opportunities are being missed through a failure of decision makers to recognise value in local manufacturing and secure local supply chains, rather than measuring investment only as an immediate dollars and cents proposal. Moving manufacturing overseas in the pursuit of cheap labour not only hollows the nation's industrial base, it impacts living standards and erodes the skills base. A recent example was Brisbane City Council's decision to not renew a 12-year agreement with Eagle Farm bus manufacturer Volgren, to manufacturer busies in Queensland, for Queenslanders. A new fleet of electric buses has been outsourced to a Chinese-based company.

