

Consultation report

Brisbane City Plan 2014
Major amendment package R

Brisbane City Council

September 2026

This report has been produced by:

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1 Introduction

Statutory public consultation of the proposed citywide amendment, *Major amendment package R - Public safety lighting changes, Zone and overlay changes to Transition sites* (the proposed amendment), to *Brisbane City Plan 2014* (City Plan) was undertaken between 3 November and 8 December 2025.

Council received a total of 6 submissions. Of the submissions received, there were submissions of support, support in part, oppose, or out of scope of the proposed amendment.

An overview of the matters raised by submitters included:

- public safety lighting
- zone changes
- economic impacts, including valuations
- current Council policy
- consultation and process for amendments

Note: Submission reference numbers are allocated for identification purposes only and do not represent the total number of submissions received. The proposed amendment may be subject to further changes required by the Queensland Government during the Minister's consideration period.

2 Engagement activities

Council held the following community consultation events during the public notification period:

Talk-to-a-planner session – over phone	10 November 2025
Industry information session – In person (Brisbane City)	12 November 2025
Talk-to-a-planner session – over phone	14 November 2025
Talk-to-a-planner session – over phone	17 November 2025
Talk-to-a-planner session – In person (Toowong)	20 November 2025

Council notified the proposed amendment in the following manner:

Newspaper notification	A digital public notice appeared in <i>The Courier-Mail</i> on 3 November 2025.
Council website	Web pages providing details of the proposed amendment were published and maintained from 3 November 2025.
Email	An email was sent to City Plan updates subscribers on 3 November 2025.
Letters to landowners	Letters were sent to all affected property owners with a proposed zone change.

3 Submissions by topic

Information about submissions and how Council has considered and responded to submissions is provided in the tables below. Submissions are arranged by topics raised in the submission. A single submission may address multiple items of interest in the proposed amendment and may appear in multiple of the following topics:

3.1 Public safety lighting changes

Submission Reference	Submission Summary	Response	Change required
MR-01	The submitter supports the proposed amendment but suggests that some of the proposed references to Australian Standards are appropriate for internal spaces and not suitable for external environments.	In response to submissions, references to AS/NZS 160 and AS 1428.2 will be removed as they pertain to internal environments already regulated under building requirements.	Changes to: relevant Part 7 Neighbourhood plans in the proposed amendment.
MR-06	The submitter supports the proposed amendment but considers that requirements relating to internal building lighting are unnecessary and duplicative. The submitter suggests that references to AS/NZS 1680 be limited to publicly accessible areas to better align with the amendment's public safety intent. The submitter also notes that regulation of workplace lighting is addressed under other legislation and may be outside the scope of the <i>Planning Act 2016</i> .	Changes will be made to Banyo—Northgate, City Centre, Eastern corridor, Eight Mile Plains, Fortitude Valley, Newstead north and Toowong—Auchenflower neighbourhood plans.	

3.2 Zone and overlay changes – Transition sites

Submission Reference	Submission Summary	Response	Change required
MR-02	<p>The submitter does not support the proposed amendment to 266 Newnham Road, Upper Mount Gravatt. The submitter raises concerns that the proposed zone change to Low-medium density residential zone will limit the potential future use of the site to residential purposes only, despite the long-established commercial character of the subject site and adjoining industry zoned land.</p> <p>The submitter provided the following comments:</p> <ul style="list-style-type: none"> • Change is unnecessary • It doesn't reflect the needs of business • Better options are available 	<p>The site, along with adjoining properties on Newnham Road, was identified to transition away from industrial uses in <i>Brisbane: Our Productive City, Council's industrial strategy</i> (released in October 2023).</p> <p>The proposed change of zone will not prevent the ongoing operation of the existing uses. Over time as those uses cease operation, the changed zone will enable development for predominantly 3 storey low-medium rise residential uses (such as apartments and row houses), increasing housing diversity and supply in a well serviced location.</p>	No change.

Submission Reference	Submission Summary	Response	Change required
	<ul style="list-style-type: none"> Concerns arise as to possible devaluation of the property The precinct is not suitable for low-medium density development If implemented, under the present plan nothing is likely to happen other than businesses will continue to operate as usual, by right, but under incorrect zoning for their purpose. 		
MR-03 MR-04	<p>Submitters suggested that the Mount Gravatt industrial precinct, at 244, 250 Newnham Road and 213 Broadwater Road, Upper Mount Gravatt, be reconsidered as a Mixed use zone. Specifically, the area would be well suited for a Corridor precinct, supporting heights up to 4 storeys enabling both active and residential uses. A Mixed use precinct will support the function of the adjoining Neighbourhood centre by creating an integrated, well-serviced community.</p>	<p>The proposed zone changing to Low-medium density residential zone supports the supply of predominantly 3 storey low-medium rise residential uses (such as apartments and row houses) in a well-located part of the city, providing housing diversity and a sensitive transition to adjoining residential properties.</p> <p>The existing neighbourhood centre adjoining the property is of sufficient size to accommodate a diversity of uses to support the surrounding low density suburban area. Additional centre or mixed use zone is not considered necessary or suitable in this location.</p>	No change.
MR-03 MR-04	<p>Submitters would like Council to consider expanding the recently released Mt Gravatt Centre Suburban Renewal Precinct to incorporate the transition sites along Newnham Road and Broadwater Road, Upper Mount Gravatt.</p>	<p>The boundary of the proposed Mount Gravatt Centre Suburban Renewal Precinct ends four blocks to the north of the transition sites and is located too far away to be included in the proposed precinct. Council recently adopted the Mount Gravatt Centre Precinct Plan for inclusion in <i>Brisbane City Plan 2014</i> which finalised planning for that location.</p> <p>Council's Suburban renewal program is currently focused around key Principal, and Major centres and underutilised land in well serviced locations. .</p>	No change.

3.3 Amendment and consultation process

Submission Reference	Submission Summary	Response	Change required
MR-02	The submitter believes Council has not undertaken sufficient consultation or allowed an appropriate amount of time to prepare a response to the proposed amendment.	<p>The proposed amendment was advertised in a variety of ways and numerous engagement activities were conducted during the public consultation period. The public notification period exceeded the Queensland Government's statutory timeframes for business days advertised. Council also wrote to landowners where a zone change was proposed, outlining the proposed amendment and how to contact Council to obtain further information.</p> <p>Council wrote to landowners in June 2021 when the draft industrial strategy, <i>Brisbane: Our Productive City</i> was released for public consultation and feedback. All landowners identified as transition sites, such as Newnham Road, in the strategy were sent a letter, outlining the intention to change the zone from industry at a future time. The finalised strategy was released in October 2023.</p>	No change.
MR-06	The submitter believes information would be more effectively supported with accompanying mapping. Providing mapping (detailing the site, with existing and proposed mapping layers) would enhance accessibility and enable more meaningful engagement with both the community and industry stakeholders.	The submitter's feedback is noted. Proposed map tiles and a description of the change were uploaded on the project webpage during public consultation and remain available.	No change

3.4 Out of scope

Submission Reference	Submission Summary	Response	Change required
MR-05	The submitter requests specific sites have the existing zone changed to Special purpose (Utility Services zone precinct).	The requested change is for properties that are not included in the proposed amendment and so is out of scope.	No change

4 Conclusion

The submissions received have been considered in the development of the final package of amendments.

It is important to note that the proposed amendment may be subject to further changes required by the Queensland Government during the Minister's consideration period.