



Consultation Report

Brisbane City Plan 2014

Major amendment package – Industry mapping

Brisbane City Council

January 2026



Dedicated to a better Brisbane

This report has been produced by:

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Glossary

Abbreviation/Term	Description
City Plan	<i>Brisbane City Plan 2014</i>
Council	Brisbane City Council
Proposed amendment	Major amendment – Industry mapping

Introduction

Statutory public consultation of the proposed amendment to City Plan was undertaken between 1 November and 8 December 2025.

Council received a total of 5 submissions, all of which were properly made submissions.

An overview of matters raised by submitters includes:

- Recommendations for change more broadly to Industry zones, the Industry code and Tables of assessment to support the industrial sector;
- Impact of policy-related amendments on project costs and delivery, development feasibility and stakeholder relationships;
- Impact and contributions of the industrial sector to Brisbane's economic portfolio;
- Land use planning and built form concerns with regard to amending the zone precincts to accommodate cleaner industry; and
- Property specific requests for zone changes not currently included in the proposed amendment.

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

Engagement activities

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

Industry Forum	12 November 2025
Talk-to-a-planner session	17 November 2025
Talk-to-a-planner session	19 November 2025
Talk-to-a-planner session	20 November 2025

Council notified the proposed amendments in the following manner:

Letters to landowners	Letters were sent to all affected property owners with a zone change on 10 November 2025.
Newspaper notification	A 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.

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:

- Amendment and consultation process
- Out of scope

Amendment and consultation process

Submission Reference			
IM-01	Submitter recommends that Council publish analysis detailing the impact of the proposed amendment to enable further engagement from the industry.	The proposed amendment is delivering an action from Council's industrial strategy, Brisbane: Our Productive City . Industry feedback was considered as part of developing the published strategy and in particular, requests for alignment of supply and demand for the General industry C and General industry B zone precincts and the enabling of more locations for logistics.	No change

Out of scope

Submission Reference			
IM-02	Submitter requests rezoning of 51 and 55 Musgrave Road, Coopers Plains from General industry C zone precinct to General industry B zone precinct to reflect historical approvals between 2004 and 2024 for warehouse, low impact industry and medium impact industry.	The submitter's suggestions are noted however, are out of the scope of the proposed amendment. The development on site can continue to operate as per the existing approvals. Council will take the feedback into account and review it separately as part of our ongoing commitment to the delivery of Brisbane's industrial strategy, Brisbane: Our Productive City .	No change

Submission Reference			
IM-05	<p>Submitter requests rezoning of 55 and 63 Colebard Street West, Acacia Ridge from General industry C zone precinct, Industry investigation zone and Rural zone to General industry B zone precinct for the following reasons:</p> <ul style="list-style-type: none"> • Consistency with the surrounding area • General industry C zone precinct typically accommodates High impact industry activities which may pose risks to the Archerfield Airport operations. 	<p>The submitter's suggestions are noted however, are out of scope of the proposed amendment. Council will take the feedback into account and review it separately as part of our ongoing commitment to the delivery of Council's industrial strategy, Brisbane: Our Productive City.</p> <p>These large sites are well located for higher impact land uses and are unlikely to impact Archerfield Airport operations.</p>	No change
IM-03	<p>Submitter requests rezoning of the following properties from the Extractive industry zone to General industry B zone precinct and General industry A zone precinct to reflect various development approvals:</p> <ul style="list-style-type: none"> • 99 Hardcourt Road, Darra; • 11 Kiln Street, Darra; • 16 Kiln Street, Darra; • 22 Kiln Street, Darra; • 26 Kiln Street, Darra; • 36 Kiln Street, Darra; • 42 Kiln Street, Darra; • 45 Kiln Street, Darra; and • 55 Kiln Street, Darra. 	<p>The submitter's suggestions are noted however, are out of scope of the proposed amendment. The proposed amendment focused on reviewing the supply and demand of General industry B and General industry C zone precincts throughout Brisbane's Major Industrial Areas. The Extractive industry zone was not included as part of this review.</p> <p>Council will take the feedback into account and review it separately as part of our ongoing commitment to the delivery of Council's industrial strategy, Brisbane: Our Productive City.</p>	No change

Submission Reference			
IM-01 IM-04	<p>Submitters advocated to strengthen the existing planning framework to better enable the renewal of Brisbane's industrial lands through increased built-form flexibility including the review of building heights, minimum lot sizes and car parking rates to improve land-use efficiency and development feasibility.</p> <p>Submitters recommended the establishment of a precinct-based planning approach for key industrial lands to support future redevelopment.</p>	<p>The submitters suggestions are out of scope for the proposed amendment, however, will inform future amendments and planning to be progressed as part of our ongoing commitment to the delivery of Council's industrial strategy, Brisbane: Our Productive City.</p>	No change
IM-01 IM-04	<p>Submitters advocated for the need of coordinated infrastructure to continue to unlock the potential of Brisbane's industrial precincts, noting limitations in water, sewerage, energy and transport servicing causing development feasibility issues.</p> <p>Submitters recommended Council undertake infrastructure servicing reviews across major precincts to guide and strengthen collaboration with infrastructure providers and the State Government to better enable mechanisms within the planning framework to ensure industrial land is serviced and capable of supporting future economic growth.</p>	<p>The submitters suggestions are out of scope for the proposed amendment, however, will inform future amendments and planning to be progressed as part of our ongoing commitment to the delivery of Council's industrial strategy, Brisbane: Our Productive City.</p>	No change