



Consultation report

**Stones Corner Suburban Renewal Precinct Plan**  
Draft precinct plan – Tailored amendment package

Brisbane City Council

September 2025

This report has been produced by:

**Neighbourhood Planning**

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## Glossary

Acronym/Abbreviation/Term	Description
City Plan	<i>Brisbane City Plan 2014</i>
draft precinct plan	Draft Stones Corner Suburban Renewal Precinct Plan (as advertised)
the amendment	Proposed draft Stones Corner Suburban Renewal Precinct Plan (post-consultation)
ECNP	Eastern corridor neighbourhood plan

## 1.0 Introduction

Statutory public consultation on the draft Stones Corner Suburban Renewal Precinct Plan (draft precinct plan) as an amendment to *Brisbane City Plan 2014* (City Plan) was undertaken from 15 October 2024 to 19 November 2024. Council received 56 properly made and 3 not properly made submissions. This document summarises submissions received from the community about the draft precinct plan. It also outlines how Council has considered these submissions in preparing the final Stones Corner Suburban Renewal Precinct Plan (the amendment).

The report is structured as follows:

- Section 1 – Introduction – overview of report;
- Section 2 – Engagement activities – details of the public consultation events and activities;
- Section 3 – Submissions by topic – details the submissions received during the public consultation period and provides a response to the issues; and
- Section 4 – Conclusion.

It is suggested that this report be read in conjunction with the draft precinct plan that was publicly notified. Download the draft precinct plan by visiting [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and searching 'Stones Corner Suburban Renewal Precinct'.

Every submitter to the draft precinct plan has been allocated a submitter reference number. Submitters can find how Council has responded to their individual submission by searching the submission reference column in the tables in **section 3**.

It is important to note the amendment may be subject to further changes required by the Queensland Government as part of their consideration regarding adoption.

## 2.0 Engagement activities

Community feedback is essential to shaping amendments to City Plan. Community feedback was collected via various events and activities undertaken by Council, including in person at information kiosks and by phone and email.

Specific events and activities supporting the public consultation period in late 2024 are outlined in **Table 1** below.

**Table 1. Community engagement events and communication activities.**

Method	Information
Newspaper notification	An electronic public notice appeared in <i>The Courier-Mail</i> on Tuesday 15 October 2024.
Council website	Web pages providing details of the proposed amendment were published and maintained from Tuesday 15 October 2024 onwards.
Letter	Letters were sent to all residents, absentee owners and businesses in the precinct plan area.
Signage across the neighbourhood plan area	10 A3 corflutes and 10 tri-fold pole wraps were placed on display across the area during public consultation.
Email updates	An email was sent to City Plan update subscribers on Tuesday 15 October 2024, and an additional email update was sent on 12 November 2024.
Draft Suburban Renewal Precinct Plan Summary document	A summary document was prepared to support the draft precinct plan and was released in conjunction with the City Plan amendment.
Talk-to-a planner sessions	Wednesday 30 October 2024 (2 sessions) – St Stephen's Anglican Church.
	Saturday 2 November 2024 (1 session) – St James Catholic Primary School.
	Virtual meetings were available from Tuesday 15 October 2024 to Tuesday 19 November 2024.

### 3.0 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 topic.

#### 3.1 General comments

Submission reference	Submission summary	Response	Change
SC – 001, 005, 008, 015, 017, 018, 020, 021, 022, 030, 031, 032, 037, 041, 042, 043, 051, 055	<p>Submitters support key provisions in the plan including:</p> <ul style="list-style-type: none"> <li>increasing housing supply and choice, particularly for essential workers;</li> <li>mixed use outcomes and revitalisation of an area that is not living up to its potential;</li> <li>additional active frontages for streetscapes;</li> <li>improving walkability, connections and facilitating active and public transport options;</li> <li>improving activation and safety for the busway, entry plazas and frontages to Hanlon Park/Bur'uda and Gladys Street Park;</li> <li>additional opportunities for subtropical landscaping, lighting and art; and</li> <li>retaining and improving the historic cultural feel and continued sense of identity for Stones Corner and streetscapes.</li> </ul>	<p>Submitter support for key provisions is noted. In reviewing all submissions, a number of changes are proposed to address opportunities for subtropical landscaping, active frontages around the busway and retaining and improving the historic cultural feel and continued sense of identity for Stones Corner (see below for further information).</p>	Change.
SC – 048	<p>Submitter supports the concept of a vibrant village in Stones Corner, including laneway provisions. The submitter raises concerns over urban heat and the need for more progressive planting requirements including greenery in the building design.</p>	<p>Support for the vibrant village concept and laneways in Stones Corner is noted. The Subtropical building design planning scheme policy in City Plan includes provisions to encourage development to incorporate design elements that address the subtropical climate in Brisbane and reduce the need for artificial heating and cooling. The amendment expands on these further by supporting a green plot ratio and subtropical landscape design. These provisions will assist in ensuring developments deliver greater shade and greenery.</p>	No change.
SC – 034, 045, 058	<p>Submitters raise concerns about increased development resulting in a loss of village feel and small suburban atmosphere in the precinct.</p>	<p>Concerns about the loss of village feel and suburban atmosphere are noted. The amendment includes provisions to retain the village feel and identity through small tenancies, awnings, lighting, active uses (e.g. shops and cafes), arcades and laneway linkages.</p>	No change.
SC – 001, 003, 007,	<p>Submitters raise concerns in relation to housing in the precinct, including:</p>	<p>The Stones Corner precinct area was identified as a priority location for high density housing due to its proximity to diverse employment areas, high frequency public transport choices, active transport and</p>	Change.

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Submission reference	Submission summary	Response	Change
028, 054, 058	<ul style="list-style-type: none"> <li>the high density zoning and the impact on housing affordability in the precinct;</li> <li>the lack of affordable housing options;</li> <li>diversity in housing choice should include a mix of housing product (e.g. houses, townhouses, medium density buildings, and high-density), rather than bedroom size.</li> </ul>	recreation facilities and high-quality parks. The amendment implements a number of different zones that can support different housing choices including apartments and residential street buildings aimed at different demographic groups. The proposed provision relating to housing diversity based on bedroom size has been removed.	
SC – 013	Submitter raises concerns about rooftop gardens, including their location and the limited benefits they may provide.	Rooftop gardens contribute to a green building appearance, provide opportunities for communal open space, mitigate urban heat and enhance the presentation of rooftops. Measures to support their inclusion in building design are already included in City Plan and have been incorporated to support a subtropical lifestyle.	No change.
SC – 033, 042, 049	Submitters express concern over multiple dwelling provisions that require a combination of at least 3 types and a maximum of 60% of any one of the following dwelling sizes - studio and 1 bedroom; 2 bedroom; and 3+ bedroom. This requirement is considered unnecessary and likely to impinge on the likelihood of projects occurring in the area.	The draft precinct plan included diversity provisions for multiple dwellings to provide a combination of dwelling types to support different household structures. As a result of the submission review, this provision will be removed from the amendment.	Change.
SC – 046, 050	Submitters raise concerns that public realm considerations, investment and improvements are insufficient.	The amendment aims to enhance the public realm in the Stones Corner precinct area through the identification of Significant corner sites, Active frontages (provides for ground floor active uses such as shops, restaurants or cafes, awnings and lighting to publicly accessible areas) and changes to the Streetscape hierarchy overlay. The amendment also includes provisions to ensure development contributes to a high-quality streetscape and provides for accessible, safe and conveniently located public spaces.	No change.
SC – 012, 013, 017, 052	Submitters raise concerns over the potential loss of character in the village and would like to see the historic facades and art deco character retained.	The Heritage overlay in City Plan currently protects several Local heritage places in the precinct plan area that are buildings of historic character and art deco style. The amendment contains provisions to ensure new development includes key character elements such as building materials and external treatments that reflect the diverse architectural styles of Stones Corner.	No change.
SC – 046, 050	Submitters raise concerns with an ‘upzoning’ approach, stating that it is not an adequate or sufficient mechanism to deliver housing availability, affordability and diversity. The submitters also raise	During the preparation of the precinct plan, Council undertook development feasibility testing to assist in determining policy settings. While some zones are proposed to change, several other measures have been incorporated to support the increase of housing supply, including additional building height and changes to boundary	No change.



Submission reference	Submission summary	Response	Change
	concerns with how the calculations for provisions for upzoning have been determined.	setbacks and site cover arrangements. These controls have been amended to facilitate an increase in the supply of dwellings in Stones Corner.	

### 3.2 Zones and sub-precincts

Submission reference	Submission summary	Response	Change
SC – 003, 022, 027	Submitters express support for the proposed zoning changes.	Support noted.	No change.
SC – 042	Submitter expresses support for the provision stating that a shop (supermarket), may only be established in the District centre zone, where positioned behind smaller and more active uses.	The provision that guided the location of supermarkets has been removed from the precinct plan in response to State interest advice to meet current supermarket competition requirements. Provisions that address the design of supermarkets have been maintained to ensure that new development is integrated with existing high streets.	Change.
SC – 055	Submitter would like to see an open plaza or low-rise commercial use located between the Stones Corner library and busway. Submitter would also like historic landmarks to be retained.	<p>The precinct plan identifies a plaza on Figure b, located at 280 Logan Road, adjacent to the Stones Corner library. Under the plan, the area between the library and the busway is designated as part of the Mixed use zone. This area is also identified as an active frontage primary (b). Together, these elements will enable a diverse range of businesses and activities to establish near the busway, supporting the activation and vibrancy of the precinct.</p> <p>The Heritage overlay in City Plan currently protects several Local heritage places in the precinct plan area. To further celebrate and share the area's rich history, the Stones Corner Heritage Trail was recently released offering insights into significant local heritage places.</p>	No change.
SC – 033	Submitter raises concerns with the extension of the active frontages, stating that active frontage spaces can become economically unviable. Submitter also recommends that City Plan should recognise when an expert report confirms the space is not viable, the active frontage requirement should not be applied. Submission also outlines that consideration should be given to permitting options such as SOHO or townhome space in less viable areas.	<p>The Active frontages mapped in Figure b have been reviewed and further consolidated by removing the Active frontage – secondary around the busway and further refining the linework along Logan Road/Old Cleveland Road.</p> <p>The Active frontages in residential zones overlay supports a mix of residential and small-scale non-residential uses in the ground storey to activate the western side of Cleveland Street. Ground floors are constructed with higher floor to ceiling heights to enable non-</p>	Change.

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Submission reference	Submission summary	Response	Change
		<p>residential or residential uses. Provisions have been amended to clarify that an active frontage use can also include a dwelling unit.</p> <p>The amendment includes provisions allowing residential street buildings and SOHO typologies in the podium of tower developments in the Residential sub-precinct (NPP-003c), where located in the High density residential zone (Up to 15 storeys zone precinct). These changes allow new developments to contribute to an attractive streetscape and incorporate subtropical design provisions while also providing residents with private open space.</p>	
SC – 040	<p>Submitter proposes that Mixed use zoned sites over 2,500m<sup>2</sup> in the Corridor sub-precinct should have building height limits raised to 10 storeys to align with height limit increases in the rest of the precinct. Submitter states that the large lot size and tower setback and design provisions will mitigate impacts on adjoining residential uses.</p>	<p>Due to the proximity of Mixed use zoned sites in the Corridor sub-precinct (NPP-003b) to traditional building character housing and other low-medium density properties, the existing height of 8 storeys was retained. This is to provide a sensitive transition to the adjoining Low-medium density residential zoned area.</p>	No change.
SC – 007, 048	<p>Submitters express concerns about high-rise buildings in the Core sub-precinct and the potential introduction of visual/lighting pollution, noise pollution and loss of privacy for adjoining residents.</p>	<p>The amendment includes provisions to mitigate the building form and impacts of tall towers, including 3 storey podiums, slender towers, tower separation and landscaping. Existing requirements in City Plan including the Multiple dwelling code and Infrastructure design code seek to ensure that new development does not unreasonably disrupt or impact the community and environment during construction or demolition.</p>	No change.
SC – 006	<p>Submitter expresses concern over the non-residential medium to high density development proposed at the Cornwall Street end of the precinct which should be capped at 8 storeys. The submitter suggests that this type of development should be located closer to the public transport services at Buranda rail station.</p>	<p>Non-residential uses at the Cornwall Street end of the precinct plan area (in the block bounded by Logan Road and Cleveland Street) are allowed under the current City Plan due to their inclusion in the District centre (Corridor zone precinct). Sites in the District centre zone that have proposed increased height are adequately separated from properties in the Low-medium density residential zones on the southern side of Cornwall Street. The amendment contains requirements to minimise impacts of taller buildings including overshadowing. It is important to note that, not all properties will be able to achieve greater building heights as this is reliant on available site area.</p> <p>Mixed use zoned sites on the eastern side of Logan Road (just north of Cornwall Street), will remain at 8 storeys.</p>	No change.

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Submission reference	Submission summary	Response	Change
SC – 022, 027	Submitters outline that Juliette, Ernest, and Pine Streets should be rezoned to High density residential with increased heights.	Juliette, Ernest and Pine Streets are located outside of the precinct plan boundary and are not proposed to be rezoned as part of this amendment.	No change.
SC – 008	Submitter suggests the extent of the High density residential zone is insufficient as much of the area has already developed and would like to see the zone extended to include the blocks between Old Cleveland Road and Ellis, Jubilee and Gordon Streets, with incorporation of affordable housing provisions.	Ellis, Jubilee, and Gordon Streets are located outside of the precinct plan boundary and are not proposed to be rezoned as part of this amendment.	No change.

### 3.3 Active frontages, alleys and arcades

Submission reference	Submission summary	Response	Change
SC – 002, 016, 026, 033, 042	Submitters support the provisions for alleyways and arcades to improve walkability and enliven streetscapes.	Support noted.	No change.
SC – 042	Submitter expresses support for the Figure b amendment including the pedestrian connection on 405 Logan Road.	Support noted.	No change.
SC – 003, 019	Submitters raise concerns regarding the identification of significant corner sites including the Stones Corner Hotel and would like clarification of the inclusion of the sites identified in Figure b. One of the submitters would also like clarification on whether such a designation would restrict development.	<p>Significant corner sites define points of arrival and improve the legibility of the area. These sites have additional design and public realm outcomes specified in the amendment to enhance the pedestrian experience and wayfinding. This could include the dedication of land which is clear of buildings, deep planting, public art or street furniture.</p> <p>Five of the sites shown in the amendment are already included as a significant corner site in the City Plan provisions for Stones Corner. A new corner site is proposed to be included at the intersection of Cornwall Street and Logan Road. This site is currently designated as a landmark site in City Plan. Due to the site's significance as an entrance to the precinct additional outcomes are encouraged which will enhance the public realm and pedestrian experience.</p>	No change.
SC – 032	Submitter raises concerns with the inclusion of the arcade nominated on 433 Logan Road as shown in Figure b including:	Additional arcades and alleys were identified in Figure b in the draft precinct plan to improve pedestrian connectivity to Logan Road, Old	No change.

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Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> <li>the necessity of the arcade given Jeavons Lane is 40m to the north;</li> <li>street height differences of Logan Road and Cleveland Street making an accessible arcade difficult to deliver;</li> <li>arcade requirements making it difficult to accommodate vehicle access; and</li> <li>Cleveland Street activation as required by the draft precinct plan.</li> </ul>	<p>Cleveland Road and Hanlon Park/Bur'uda and public and active transport, including the Stones Corner busway station.</p> <p>The arcade at 433 Logan Road has been nominated to provide a pedestrian link between Logan Road and Cleveland Street in the southern portion of the precinct. This arcade will extend the existing pedestrian link located in Bower Lane, which currently provides half of the connection to the rear carpark of this site at 433 Logan Road. While Jeavons Lane is acknowledged to be in proximity to the arcade designation, this is predominantly a vehicle access route. 433 Logan Road has a suitable area and dimensions to accommodate an arcade that will connect to Bower Lane, enhance pedestrian experience and contribute to the identity of Stones Corner through placemaking opportunities.</p>	
SC – 041	<p>Submitter raises concerns with the inclusion of the arcade nominated on 357 Logan Road as shown in Figure b including:</p> <ul style="list-style-type: none"> <li>current development approvals over the site and adjoining sites;</li> <li>recent construction over the site;</li> <li>arcade requirements making it difficult to accommodate vehicle access;</li> <li>impact on Cleveland Street activation as required by the draft precinct plan.</li> </ul>	<p>Further investigations have identified the proposed arcade at 357 Logan Road is not required and has been removed from the amendment. Factors contributing to this change include:</p> <ul style="list-style-type: none"> <li>the site has been subject to a recent development approval;</li> <li>an additional arcade could have unintended impacts on the broader movement network in Stones Corner;</li> <li>site constraints including a Local heritage place impacting the feasibility of an arcade being delivered.</li> </ul>	Change.
SC – 042	<p>Submitter raises concern that further alleys and arcades along Logan Road will limit pedestrian activity along the streetscape and undermine the delivery of a high street as it removes the ability for continuous built form and activation to achieve a high street with active frontage.</p>	<p>Additional arcades and alleys have been nominated in Figure b in the amendment to improve pedestrian connectivity to Logan Road, Old Cleveland Road and Hanlon Park/Bur'uda and active and public transport, including the Stones Corner busway station. The designated arcades and alleys will create a fine grain movement network which will generate foot traffic both within and external to the precinct.</p>	No change.
SC – 035	<p>Submitter opposes the mandating of non-residential uses on the western side of Cleveland Street on the ground storey. Submitter states that this side of the street should be residential in nature with some allowance provided for non-residential uses only should the developer choose to accommodate such</p>	<p>The Active frontages in residential zones overlay supports a mix of residential and small-scale non-residential uses in the ground storey to activate the western side of Cleveland Street. Ground floors are constructed with higher floor to ceiling heights to enable non-residential or residential uses. Provisions have been amended to clarify that an active frontage use can also include a dwelling unit.</p>	Change.

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Submission reference	Submission summary	Response	Change
	uses. The eastern side of Cleveland Street should be the preferred location for street activation and mixed uses.		
SC – 025	Submitter raises the need for a pedestrian connection from Cleveland Street to Logan Road through the Stones Corner Village site.	The amendment identifies the need for cross-block links to improve pedestrian connectivity in the precinct area and these are shown on Figure b. A development application (A006296443) has been approved for a mixed use development at 405 Logan Road which incorporates a public arcade through the site.	No change.

### 3.4 Built form provisions

Submission reference	Submission summary	Response	Change
SC – 002, 042	Submitters support provisions for: <ul style="list-style-type: none"> <li>podium site cover;</li> <li>setbacks specific to tower built form and podium built form; and</li> <li>encouragement of fine grain tenancies/mixed uses with active frontages that contribute to an 18 hour, 7 day a week centre.</li> </ul>	Support noted.	No change.
SC – 018, 021	Submitters support more plants and deep planting to provide shade, cool the area and improve amenity.	Support noted.	No change.
SC – 030, 032, 033, 035, 041, 042, 049	Submitters express concerns over built form provisions, including: <ul style="list-style-type: none"> <li>site cover: proposed reductions in maximum podium cover (85%/75%) and tower (50%) are not supported, with 60% site cover requested;</li> <li>tower front setbacks: submitter requests reduction for front setbacks to 3m to a balcony and 5m to the building wall, rather than 5m to a balcony and 6m to a wall (where not fronting an active frontage primary);</li> <li>side setbacks: submitters request maintaining the 3m (non-habitable) and 5m (habitable) side setback for towers, rather than 6-7m proposed for larger sites regardless of the interface;</li> </ul>	<p>The draft precinct plan aims to facilitate greater housing supply while providing for design excellence, including slender towers on well-designed podiums. Accompanied by increases to building heights across most sub-precincts, reductions in site coverage are aimed at reducing the bulk and scale of buildings and providing for access to sunlight and breezes.</p> <p>In reviewing submissions key setbacks are proposed to be clarified and amended, including:</p> <ul style="list-style-type: none"> <li>reducing the minimum side setback for a tower from 6m/7m to 5m across all lot sizes;</li> <li>reducing the rear setback from 10m to 6m across all lot sizes;</li> <li>removing separate setbacks previously applying to Stoneham Street.</li> </ul>	Change.

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Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> <li>rear setback: submitter requests rear setbacks for a tower should be reduced from 10m to 7m for larger sites;</li> <li>green plot ratio requirements, with specification of 25 and 30%;</li> <li>minimum frontage width provisions (20m); and</li> <li>minimum tower separation distances of 10m expressed as a Performance Outcome limiting opportunity for a contextual response.</li> </ul> <p>Submitters state development feasibility, existing narrow sites, and previously accepted built form outcomes as reasons these provisions cause concern.</p>	<p>Green plot ratio provisions have been included to manage increased building heights and address the subtropical climate in Brisbane, supporting subtropical landscaping in a high-density urban setting.</p> <p>Tower separation distances and provisions have been reviewed. It is proposed that the separation distance of 10m be retained but included as an acceptable outcome rather than performance outcome, with further clarity being provided on the required design outcomes.</p>	
SC – 035	Submitter raises concern about the interaction of the building separation requirements in the precinct plan and Multiple dwelling code. Submitter suggests adding a note to the neighbourhood plan stating that the building separation requirements in the Multiple dwelling code are not applicable to Stones Corner residential sub-precinct NPP-003c.	The building separation requirements in the Multiple dwelling code are not applicable to Residential sub-precinct (NPP-003c) as the built form requirements included in Table 7.2.5.2.3.D of the amendment prevail.	No change.
SC – 049, 052	Submitters express concern regarding specification of building materials and finishes (particularly regarding red brick). One submitter suggests a less prescriptive approach be adopted, where the provision is limited to podium as a minimum and the first two storeys of a building as a maximum.	The amendment includes design requirements, such as building materials and external treatments, to ensure new development is complementary to the heritage and commercial character buildings in the precinct. To provide greater design flexibility these provisions have been moved to a performance outcome and the reference to red/brown brick moved to a note.	Change.
SC – 014, 035	Submitters identify that the Landscape design planning scheme policy does not contain guidance for green plot ratios.	A note has been added below the table with the Green plot ratio requirements, to provide guidance on how these areas are to be calculated.	Change.
SC – 035	Submitter suggests that the green plot ratio should override the deep planting requirements of the Multiple dwelling code as it provides an opportunity to achieve subtropical landscaping in scenarios where the deep planting requirements may be difficult to achieve.	<p>The green plot ratio requirements have been incorporated to work in conjunction with current deep planting requirements of City Plan. The note in the amendment outlines that calculations for minimum green plot ratio requirements can include deep planting areas.</p> <p>Deep planting provides a sustainable approach to landscape design. It provides for the establishment, optimum growth, and long-term success of trees and other vegetation. Although green walls, green</p>	No change.

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Submission reference	Submission summary	Response	Change
		facades, green roofs and other artificial growing environments can contribute to a subtropical landscape setting, these are not considered a substitute for deep planting.	
SC – 051	Submitter suggests stronger provisions for integration of greenery into developments, with rooftop gardens and deep planting. Submitter would also like to see stronger commitment to solar power, water sensitive design and subtropical landscaping.	<p>The Subtropical building design planning scheme policy in City Plan includes design elements that address the subtropical climate in Brisbane through reducing the need for artificial heating and cooling. The draft precinct plan builds on these, with additional provisions relating to the green plot ratio to provide for greater integration of greenery into building design.</p> <p>Council is unable to require solar panels in developments as this matter is dealt with by the <i>Building Act 1975</i>.</p>	No change.
SC – 022, 027	Submitters believe there should be provisions for reduced minimum lot sizes, small office/home office (SOHO) dwellings, and residential street buildings.	<p>The amendment proposes reductions to the minimum lot sizes for development in the High density residential zone, Mixed use zone and District centre zone. The current minimum lot size for new development is 800m<sup>2</sup>. The amendment proposes reducing this to 600m<sup>2</sup> to allow for more infill development throughout the precinct.</p> <p>The amendment also includes provisions allowing residential street buildings and SOHO typologies in the podium of tower developments, particularly in the Residential sub-precinct (NPP-003c) and in the High density residential zone (Up to 15 storeys zone precinct). These changes allow new developments to contribute to an attractive streetscape and incorporate subtropical design provisions while also providing residents with private open space.</p>	No change.
SC – 031	Submitter raises concerns about retaining the high street experience of Logan Road, and suggests the designation of more commercial character buildings, along with the inclusion of provisions to ensure that office space and car parks should not dominate street frontages and podiums.	<p>Council undertook a review of Commercial character buildings as part of preparing the draft precinct plan. 53 and 55 Old Cleveland Road are proposed to be included in the Commercial character building overlay.</p> <p>The ECNP code includes provisions to ensure development on an Active frontage – primary (such as the Logan Road high street) does not include at-grade or otherwise visible car parking. In the event there are no alternative options available, car parking is to be concealed by active frontage uses.</p>	No change.
SC – 045	Submitter considers commercial character buildings between Elizabeth Place and Laura Street to be of	Council undertook a review of Commercial character buildings as part of preparing the draft precinct plan. The Commercial character buildings between Elizabeth Place and Laura Street are not	No change.

Submission reference	Submission summary	Response	Change
	limited significance and contribute to a dilapidated streetscape appearance.	proposed to be removed from the Commercial character building overlay.	

### 3.5 Heights and density

Submission reference	Submission summary	Response	Change
SC – 020, 023	Submitters strongly support the plan and suggest further density increases west of Cleveland Street given proximity to Hanlon Park/infrastructure and further added height between Logan Road and Cleveland Street.	Support noted.	No change.
SC – 003	Submitter supports the provisions for podium and tower height setbacks to maintain a feel of openness and access to sunshine.	Support noted.	No change.
SC – 033, 035, 049	Submitters support height increases across the precinct to increase potential housing supply.	Support noted.	No change.
SC – 002, 006, 007, 010, 011, 012, 013, 016, 019, 021, 025, 026, 031, 034, 038, 043, 044, 045 047, 048, 052	<p>Submitters raise concerns about the increase in the height limits in the precinct due to the impact this will have on Stones Corner, including:</p> <ul style="list-style-type: none"> <li>the culture and identity of the place including the human scale of design to the street and neighbouring buildings;</li> <li>traffic impacts such as congestion and on-street parking availability;</li> <li>overshadowing, loss of sunlight and access to natural breezes;</li> <li>health, wellbeing and amenity impacts, including noise and loss of privacy to nearby existing residential uses;</li> <li>creating socially isolating and unliveable environments;</li> <li>impact on property values;</li> <li>building height transition to adjoining residential areas;</li> <li>existing landscaping;</li> </ul>	<p>The precinct plan area is located close to high frequency public transport, active transport, parkland, employment opportunities, community facilities and services. The area is well placed to support additional high density living and building heights. Additionally, not all lots will be able to achieve the maximum heights limits as larger lots sizes are required to gain additional height.</p> <p>The amendment includes requirements for building setbacks, tower separation, height transition and site cover which seek to maintain residential lifestyle and amenity for those in and around the precinct. It also includes provisions to mitigate the impacts of building form, including the provision of 3 storey podiums, slender towers, and increased setbacks between developments. Provisions for deep planting and subtropical design are also detailed in the plan.</p> <p>Council is currently undertaking a flood catchment study for Norman Creek. Once complete the study will provide updated flood mapping to be included in the Flood overlay for the Norman Creek catchment.</p>	No change.



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Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> <li>potential flooding impacts;</li> <li>creation of potential wind tunnels;</li> <li>outlook, sight lines and visual amenity.</li> </ul> <p>Some submitters suggest current or lower height limits than proposed in the precinct plan (e.g. 8, 10 or 12 storeys) to respond to the above.</p>	City Plan's Infrastructure design code requires that new development does not unreasonably disrupt or impact the community and environment through construction or demolition. Impacts from new development, including those from overshadowing will continue to be assessed on a case by case basis against provisions in City Plan.	
SC - 011	Submitter objects to the proposed removal of building height transition provisions.	The amendment has been updated to refer to the building height transitions under the relevant code, being the Centre or mixed use code. For other parts of the neighbourhood plan area, the previous building height provisions under the Eastern Corridor neighbourhood plan have been reinstated.	Change.
SC – 055	Submitter raises concern about the lack of sunlight and overshadowing of Hanlon Park/Bur'uda from tall buildings and suggests tall buildings should be in the centre and southern end of the precinct.	The amendment includes building setback, separation, and site cover requirements that seek to maintain solar access. Impacts from new development, including those created by overshadowing, will continue to be assessed through the development assessment process.	No change.
SC – 043	Submitter raises concerns that high density living will exacerbate drug use, mental health issues and antisocial behaviour.	Through building design provisions, the City Plan promotes casual surveillance of public areas (e.g. active shopfronts and balconies) and improves the general sense of personal safety in the plan area.	No change.

### 3.6 Transport and parking

Submission reference	Submission summary	Response	Change
SC – 002, 018, 042, 049	<p>Submitters support reduced car parking rates including the adoption of the City frame car parking rates for Multiple dwellings and the introduction of innovative car parking solutions.</p> <p>A submitter notes that applicants will be required to prepare a green mobility plan to meet the performance outcome, however no other reference is found in City Plan.</p>	Support noted. References to a green mobility plan have been updated to a sustainable travel plan. The note has also been amended to indicate that a sustainable travel plan can be used to demonstrate compliance with the performance outcome with respect to parking standards.	Change.
SC – 033, 035, 049	Submitters raise concerns regarding provisions that seek basement rather than podium car parking	The cost of delivering podium and basement car parking is influenced by factors such as the size of the development, levels of car parking	Change.

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	<p>solutions outlining that podium car parking is cheaper, quicker and avoids dust, noise, vibration, water table and fill export issues. Submissions also raise that basement car parking may reduce opportunities for deep planting and greening.</p> <p>The submissions seek changes (particularly to the Performance Outcome that requires demonstration as to why basement car parking cannot be delivered), to support well-designed podium parking, accompanied with flexibility in building height to compensate for additional levels of car parking.</p>	<p>required, and site-specific conditions including ground conditions (e.g. presence of hard rock). Podium style car parking may involve more physical areas for ramps and built form setbacks, as well as costs associated with architectural treatments to facades. New development, including car parking, will continue to be assessed on a case by case basis through the development assessment process.</p> <p>In areas that may be affected by flooding it is proposed to amend car parking provisions to provide for podium parking for residential uses. Any podium parking delivered in key locations is required to be sleeved with active frontage uses to contribute to a vibrant and walkable streetscape.</p>	
SC - 040	Submitter requests retention of a parking station on the site located at Logan Road be retained and that higher building heights be provided on the site.	To support public and active transport opportunities in Stones Corner, the draft precinct plan proposed to remove provisions that allowed for the establishment of a code assessable parking station. This approach has been maintained in the amendment. In addition, an increase in building height on this site is not supported, due to proximity to traditional building character residential areas to the east of the subject site.	No change.
SC – 013, 016	Submitters ask for streets and pathways in and surrounding the precinct to be better maintained and made wider.	Footpath and street maintenance and upgrade are outside the scope of the precinct plan. They are considered as part of Council's ongoing infrastructure upgrade investigations that are reviewed and proposed on an annual basis through Council's budget. Requests for any repairs required to specific infrastructure, including for footpaths, can be referred to Council's Contact Centre on 3403 8888, or online at <a href="https://www.brisbane.qld.gov.au/about-council/contact#mail">https://www.brisbane.qld.gov.au/about-council/contact#mail</a>	No change.
SC – 004, 007, 008, 009, 012, 013, 016, 017, 018, 019, 020, 023, 024, 028, 031, 037, 045,	<p>Submitters raise several issues in relation to traffic, parking, safety and traffic management in the area including:</p> <ul style="list-style-type: none"> <li>making Logan Road between Montague Street and Old Cleveland Road a one way 30km/hr road, with parking on both sides, and central garden bed chicanes;</li> <li>making Logan Road a pedestrian only mall to enhance the walkability of the precinct;</li> <li>close Logan Road to provide for outdoor dining;</li> </ul>	<p>Stones Corner is a transport-rich location with proximity to the Stones Corner busway station, Brisbane Metro station and Buranda rail station. The area also has high quality active transport connections to major centres, including the Princess Alexandra Hospital, University of Queensland, Brisbane Cricket Ground and the city centre.</p> <p>Council monitors road usage continually and the projects to support the future capacity of the strategic road network are delivered through the Local government infrastructure plan and Long term infrastructure plan.</p>	No change.

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Submission reference	Submission summary	Response	Change
048, 052, 055, 059	<ul style="list-style-type: none"> <li>wanting to see Logan Road traffic restricted to local/shopper vehicles, and Jeavons Lane restricted to local traffic/ emergency vehicles/ taxis;</li> <li>wanting to see Logan Road becoming prioritised for pedestrian only or a shared space with raised pavement;</li> <li>closing Stoneham Street or create a left turn only onto Montague Street due to current accidents;</li> <li>safety concerns regarding illegally parked cars reducing visibility;</li> <li>identifying a number of traffic management measures for Old Cleveland Road, and Cleveland, Junction, O'Keefe and Gillingham Streets (outside of the precinct area);</li> <li>concerns regarding Cleveland Street becoming more of a rat run making it difficult to enter and leave property;</li> <li>wanting to see Cleveland Street outside The Smug Fig Kitchen being a shared zone and a no standing zone;</li> <li>concerns about traffic turning from Laura Street to Gladys Street</li> <li>concerns about an increase in traffic due to increased density and recommends reduced speed limits in the precinct;</li> <li>wanting to remove car parking all together;</li> <li>wanting to add a no parking zone on the corner of Vera and Juliette Streets due to safety concerns;</li> <li>wanting to see side streets closed to main streets, Logan Road to become public transport only, and reduced speed limits in the precinct;</li> <li>suggesting traffic calming measures on Old Cleveland Road and upgraded pedestrian crossings;</li> </ul>	<p>Stones Corner has existing provisions to discourage non-local traffic. These include reduced signed speeds of 40 km/hr in the designated high pedestrian activity zone, turn-restrictions, one-way streets and “Local Traffic Only” signage at intersections with major roads. Council is currently investigating a speed reduction review in the area. If road safety is an issue, increased enforcement can be requested by residents via Council’s Contact Centre on (07) 3403 8888.</p> <p>As part of the precinct planning process it was identified that the need for a Local Area Traffic Management project will be investigated for Stones Corner, with a view to improving the operation, safety and amenity of the precinct. This will review potential improvements such as intersection upgrades, pedestrian crossings, kerb build outs and speed reductions. Residents can contact Transport Assets and Operations branch on 3403 8888, or online at <a href="https://www.brisbane.qld.gov.au/about-council/contact#mail">https://www.brisbane.qld.gov.au/about-council/contact#mail</a> for information.</p>	

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Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> <li>providing safety for people walking and crossing the intersection of Old Cleveland Road and Cleveland Street;</li> <li>wanting to ensure no more traffic lights in this area;</li> <li>recommending that a number of streets have traffic calming measures, reduced speed limits, increased tree plantings - Gladys, Laura, Regina, Flora, Zillah, and Stoneham Streets; and</li> <li>recommending Gladys Street have parking limited to one side only;</li> <li>providing dedicated parking spots for share rides.</li> </ul>		
SC – 028, 058	Submitters suggest that the plan should provide permanent right of way for pedestrians and cyclists, with a reduced speed limit of 30 km/hr to ensure pedestrians feel safe and protected from cars.	<p>Council is committed to encouraging and making public and active transport the transport mode choice. As part of the precinct planning process it was identified that a Local Area Traffic Management project will be investigated in the area.</p> <p>Council is currently investigating a speed reduction review in the area. If road safety is an issue, increased enforcement can be requested by residents via Council's Contact Centre on (07) 3403 8888 or online at <a href="https://www.brisbane.qld.gov.au/about-council/contact#mail">https://www.brisbane.qld.gov.au/about-council/contact#mail</a>.</p>	No change.
SC – 019, 024, 045	Submitters do not support the shared parking/bicycle lane shown in Figure h and recommend that the current street parking on Old Cleveland Road be removed and replaced with a 24/7 protected bike lane.	The shared bicycle/parking lane shown in Figure h of the draft precinct plan is indicative only. As a result of the submission review this label will be removed from the figure and replaced with a bicycle symbol on Old Cleveland Road. While no parking changes are proposed at this time, Council will continue to monitor the precinct and parking changes may be considered as redevelopment occurs.	Change.
SC – 016, 029, 031	<p>Submitters suggest improvements to the approach to Stones Corner (from the City), including:</p> <ul style="list-style-type: none"> <li>public realm improvements and road corridor upgrades to reimagine the approach as a high-amenity urban marker;</li> <li>reconfigure the existing roundabout as a signalised intersection;</li> <li>slow down traffic to improve amenity for active transport and offer opportunities to cross Logan Road and O'Keefe Street;</li> </ul>	<p>Council has investigated options to upgrade the Logan Road and O'Keefe Street roundabout to a signalised intersection under the Major Road Network Improvements Design budget program. The preferred preliminary concept design proposes to replace the existing roundabout with a signalised intersection.</p> <p>The preferred preliminary concept design remains subject to change under a future detailed design and construction phase when funding is made available. Council will consult and consider community views when the project progresses to this final phase.</p>	No change.

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Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> <li>improve connections to surrounding areas, including South City Square;</li> <li>leverage amenity of Hanlon Park/Bur'uda;</li> <li>reduce urban footprint of the road corridor to enhance the approach and reduce urban heat island effects;</li> <li>reposition the keep left sign on the traffic island at the pedestrian traffic lights near the Stones Corner Library. When travelling east, it is very unsafe to turn right onto Cleveland Street, as this sign makes it difficult to see oncoming cars in the right hand lane;</li> <li>prohibit right turns off Old Cleveland Road to Cleveland Street;</li> <li>turn Junction Street into a cul-de-sac, calming traffic on Junction Street and enhancing connections to the pedestrian network and bikeway.</li> </ul>		
SC – 036	Submitter requests to be consulted throughout the Local Area Traffic Management project to provide input on the potential impact of pedestrian crossings and speed reductions on emergency response capabilities.	Council's process for the consideration of Local Area Traffic Management measures requires detailed investigations, including consultation with residents, landowners, and community representatives.	No change.
SC – 037	Submitter requests one or more pedestrian crossings to be added to Cleveland Street for the safety of pedestrians and walkability of the precinct.	Footpath and street infrastructure improvements are outside the scope of the precinct plan. They are considered as part of Council's ongoing infrastructure upgrade investigations that are reviewed and proposed on an annual basis through Council's budget. Council will investigate the request for additional pedestrian crossings in Stones Corner. Requests for any repairs required to specific infrastructure, including footpaths, should be directed to Council's Contact Centre on 3403 8888, or online at <a href="https://www.brisbane.qld.gov.au/about-council/contact#mail">https://www.brisbane.qld.gov.au/about-council/contact#mail</a> .	No change.
SC – 019, 024, 028, 054, 055, 059	Submitters suggest the need for more secure parking for bicycles and scooters on all streets within the precinct.	The Brisbane Active Transport Strategy details the Brisbane vision for active transport. This document sets out aims for bicycle transport, including for bicycle parking. Council is continuously looking for improvement for the active transport network, and bicycle parking will be considered. Council also takes suggestions for new bike rack	No change.

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Submission reference	Submission summary	Response	Change
		locations, which can be made online via the link provided at the following page on Council's website: <a href="https://www.brisbane.qld.gov.au/transport-and-parking/bikeways-in-brisbane/bicycle-parking-and-facilities">https://www.brisbane.qld.gov.au/transport-and-parking/bikeways-in-brisbane/bicycle-parking-and-facilities</a>	
SC – 019, 024, 059	Submitters support the creation of safe and attractive pedestrian and cycling environments and proposed speed reductions (particularly Gladys, Laura, Regina, Flora, Zillah and Stoneham Streets). Submitters also recommend that Logan Road is partially closed with a reduced speed limit and installation of traffic calming measures.	Bikeways are shown in the Bicycle network overlay in City Plan and implementation is considered as part of Council's ongoing bikeway infrastructure investigations. Existing speed limits are not changed as a part of this draft precinct plan. Residents may submit requests to Council on 3403 8888, or online at <a href="https://www.brisbane.qld.gov.au/about-council/contact#mail">https://www.brisbane.qld.gov.au/about-council/contact#mail</a> for the reduction of speed limits on local roads. Council will consider such requests with reference to the Department of Transport and Main Roads' <i>Queensland Road Safety Technical User Volumes: Guide to Speed Management</i> .	No change.
SC – 002, 004, 023	Submitters propose making Logan Road a public and/or active transport route and suggest: <ul style="list-style-type: none"> <li>design interventions such as providing a pedestrian only raised walkway to the library, landscaped chicanes and alternative surface treatments for roads and footpaths;</li> <li>limiting private vehicle usage and on street parking and prioritising a shared space that allows for public and/or active transport only.</li> </ul>	As part of the precinct plan process, Council undertook public and active transport investigations in the area. These identified a number of opportunities to improve existing infrastructure on key pedestrian and cyclist routes within the area, including a pedestrian overpass of Logan Road to the Stones Corner busway station. While these projects cannot be delivered by conditioning developments under City Plan, funding for detailed planning of individual proposals may be considered under future budgets.	No change.
SC – 046, 050	Submitters raise concerns that the plan does not adequately address impacts of e-scooters and bikes on the public realm. The submitters suggest several measures to combat this, including wider footpaths and cycle lanes, and designated parking zones.	Council monitors mobility on public walkways and footpaths to ensure that public spaces are operating safely and efficiently. Council's <i>Transport Plan for Brisbane — Strategic Directions</i> provides a guide to the evolution of Brisbane's transport network over the next 25 years and includes implementation actions and key strategies such as initiatives aimed at monitoring personal mobility devices. More information on the Transport Plan for Brisbane — Strategic Directions can be found on Council's website by searching ' <i>Brisbane Transport Plan</i> '.	No change.
SC – 008	Submitter provides recommendations to improve the area surrounding the Stones Corner busway station which feels unsafe and lacks passive surveillance. The submitter suggests shifting the existing Logan	The Department of Transport and Main Roads maintain the Stones Corner busway station. The amendment nominates several measures in the surrounding area to encourage passive surveillance. Both Logan Road and the entrance to the busway from Logan Road are nominated as an active frontage primary (b). This will ensure that development on	No change.

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Submission reference	Submission summary	Response	Change
	Road bus stops into a new bus interchange and/or busway onramp within the Stones Corner Library.	these streets considers and activates the public realm, provides for passive surveillance at street levels, and facilitates public interactions between buildings and the street.	
SC – 018, 043, 045, 051, 054	Submitters wish to see safer routes for pedestrians and cyclists in the precinct (including connections along Old Cleveland Road to the Veloway, O'Keefe Street roundabout, and Buranda Station).	<p>The amendment aims to prioritise a pedestrian-friendly public realm. This is achieved through several measures in the plan, including additional locations for arcades and alleys, to connect pedestrians with high-use areas of the precinct.</p> <p>Cyclists in the area are currently serviced by the Norman Creek Bikeway and Veloway 1. Council is continually investigating and undertaking upgrades to cycle routes. The <i>Transport Plan for Brisbane – Strategic Directions</i> sets out the aims and delivery of a network of cycling paths, connecting local destinations and helping to minimise traffic congestion. Additionally, the overall outcomes of the ECNP outline that development improves cycle connections to key destinations and provides facilities that support cycling.</p>	No change.
SC – 013, 028, 048, 053	Submitters request introduction of regulated parking areas with parking permits for residents to prevent current parking issues. Owner occupiers should also be provided with visitor parking permits (1 or 2 per house). A submitter also suggests metered angle parking for visitors.	Stones Corner is not currently a Regulated Permit Parking Area and this request will be investigated.	No change.
SC – 007, 008, 009, 010, 011, 016, 026, 034, 036, 038, 039, 043, 045, 047, 048, 051, 052, 053, 054, 056, 058	Submitters raise concerns about increased traffic congestion and highlight the need for additional (rather than reduced) parking because of increased density and building heights.	<p>Council manages requirements for on-site car parking on a citywide basis through City Plan, including the Transport, access, parking and servicing (TAPS) code and planning scheme policy which are used to guide and assess development. The amendment proposes reduced car parking rates for new multiple dwellings to match the City frame rates set out in the TAPS code and planning scheme policy. As an inner-city location with access to several modes of public transport and many active travel routes, Council considers reduced parking rates are appropriate.</p> <p>Council is committed to encouraging and making public and active transport the transport modes of choice. The precinct plan area, with sites proposed for higher residential densities, or increased commercial activity, is strategically located near major public transport nodes. Future planned road upgrades also include provision of high quality pedestrian and cycle infrastructure to support these outcomes.</p>	No change.

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		<p>Application/s received for residential developments are assessed in accordance with the relevant policies and codes of City Plan, particularly the TAPS planning scheme policy. This policy informs all local road design standards across Brisbane.</p> <p>Applicant/s will be required to submit a Transport Impact Assessment Report where necessary, which considers various factors including, but not limited to on-site parking supply, access and potential impacts to traffic operations. Council must be satisfied that the identified impacts can be mitigated by proposed development/s for approval to be granted.</p>	
SC – 009	Submitter objects to angle parking being introduced on Logan Road.	The draft precinct plan does not identify the introduction of angle parking on Logan Road.	No change.

### 3.7 Other comments

Submission reference	Submission summary	Response	Change
SC – 013, 021	Submitters would like to see community events such as markets and other special events in the precinct.	The suggested comments about community events are noted however, are outside the scope of the precinct plan. Markets are facilitated by private operators who obtain the required approval under the Events Local Law. Requests for new and additional events such as markets should be directed to Council's Business Hotline on 133 263.	No change.
SC – 017, 052	Submitters identify a number of proposed amendments to the development application at 405 Logan Road, including outdoor dining.	The development application (A006296443) for a material change of use at 405 Logan Road, Stones Corner was decided on 14 October 2024. During the assessment process, community members had the opportunity to comment on the proposed development application.	No change.
SC – 025	Submitter raises concerns over the public artwork 'Monty the Dog' and requests it to be retained in the Stones Corner village redevelopment.	The 'Monty the Dog' artwork will be retained in Stones Corner. The artwork may need to be temporarily moved off site into storage while any public realm improvement works are undertaken and would be reinstalled at the completion of that work.	No change.
SC – 028	Submitter proposes a range of housing affordability options including providing long-term secure rental contracts with an open ended lease, stopping no-grounds terminations of rental agreements, and providing highly subsidised apartments on long-term leases.	Council does not govern rental agreements, contracts or leases. The Residential Tenancies Authority (RTA) is the Queensland Government agency that oversees residential tenancy laws in Queensland. The submitter is encouraged to contact the Queensland Government and the RTA for further information about how to facilitate different long-term rental options for tenants.	No change.



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Submission reference	Submission summary	Response	Change
SC – 028	Submitter proposes several other improvements across a range of topics, including construction compliance, energy provider regulation, Sustainable Development Goals, regulation of strata agreements, CCTV cameras in key locations to address crime and public-space, site-specific assessment to provide universal access to safe, inclusive and accessible green and public spaces.	<p>Construction compliance, energy provider regulation, and strata agreements are not within Council's jurisdiction. In Queensland, the Queensland Building and Construction Commission regulates construction compliance, while energy providers are regulated by the Queensland Competition Authority, and the Office of the Commissioner for Body Corporate and Community Management regulates strata agreements. The submitter is encouraged to contact the relevant agency for further information.</p> <p>Council is actively pursuing a range of projects and initiatives to align with the Sustainable Development Goals, aiming to make the city a cleaner, greener, and more sustainable place.</p> <p>Council is continuously implementing safety measures across Brisbane, including the installation of CCTV cameras. Hanlon Park/Bur'uda is monitored by CCTVs and has lighting to increase public safety.</p> <p>An urban design assessment was conducted as part of the precinct plan preparation. This assessment considered public places and place-based outcomes across the precinct. Outcomes and suggestions from this assessment have been incorporated into the precinct plan.</p>	No change.
SC – 048, 054	Submitters raise concerns with small business retention and high rents in the area, with a number of businesses potentially being forced out. A range of cafes, shops and restaurants and a range of services should be provided in Stones Corner.	<p>Council acknowledges the history of the area with small businesses having long been established within the Stones Corner village setting. The precinct plan includes provisions for fine grain tenancies, active frontages, and laneway linkages, which aim to attract and retain small businesses. Measures which seek to embellish the public realm and local character are also included within the precinct plan.</p> <p>Council does not govern rental agreements, contracts or leases and these are not within the scope of the precinct plan. Through economic development initiatives, Council is dedicated to supporting the growth of the small business sector in Brisbane. The submitter is encouraged to contact Council's Contact Centre on 3403 8888 or <a href="https://www.brisbane.qld.gov.au/about-council/contact#mail">https://www.brisbane.qld.gov.au/about-council/contact#mail</a> to discuss programs and support for small business within the city.</p>	No change.

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Submission reference	Submission summary	Response	Change
SC – 057	Submitter requests public health improvements including removal of Centrelink and correction services from the area.	Centrelink and Queensland Correction Services are not under Council's jurisdiction. These are managed by Federal and State agencies.	No change.
SC – 001, 006, 046, 050	Submitters would like to see greater representation of traditional owners and Indigenous heritage in the precinct plan and provide suggestions including: <ul style="list-style-type: none"> <li>• a statue in Hanlon Park/Bur'uda or signage of key landmarks or places;</li> <li>• Indigenous place naming;</li> <li>• incorporation of indigenous design principles, public art, and landscaping;</li> <li>• consultation with traditional custodians; and</li> <li>• support for Indigenous business and organisations.</li> </ul>	<p>Council is committed to recognising and representing Aboriginal and Torres Strait Islander cultures. As part of its commitment to achieving better recognition and celebration of Aboriginal and Torres Strait Islander peoples and culture, Council has produced the Innovate Reconciliation Action Plan (RAP) which will guide the ongoing efforts toward reconciliation.</p> <p>Consultation with Aboriginal and Torres Strait Islander groups and Traditional Custodians, initiatives for Aboriginal and Torres Strait Islander public art, and support for Aboriginal and Torres Strait Islander businesses is detailed in Council's Innovate RAP.</p> <p>Place naming is an important part of Council's recognition of Aboriginal and Torres Strait Islander heritage. Place naming exists in the precinct, with the dual name of Hanlon Park/Bur'uda.</p>	No change.
SC – 013, 019, 030, 038, 055	Submitters raise concerns about building in flood affected areas, flash flooding and the accuracy of flood mapping.	<p>The Flood overlay code in City Plan guides development on sites at risk of flooding with defined Flood Planning Areas (FPAs) shown on the Flood overlay map. Development requirements are tailored to each FPA. Planning controls are higher in areas when flood susceptibility is more frequent, and/or to a higher depth and/or in fast flowing water.</p> <p>Council is currently undertaking a flood catchment study for Norman Creek. Once complete the study will provide updated flood mapping to be included in the Flood overlay for the Norman Creek catchment.</p> <p>Pending completion of the Norman Creek catchment flood study and any potential future changes in flood levels or flood planning areas, it is proposed not to progress with advertised zones, zone precincts and building heights for the area north of Old Cleveland Road and revert to the current zones, zone precincts and building heights in the planning scheme for this area.</p> <p>Other proposed changes to the amendment include:</p>	Change.

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Submission reference	Submission summary	Response	Change
		<ul style="list-style-type: none"> <li>support for podium car parking (up to 3 additional storeys) to enable a more flood resilient design response for the area to the north of Old Cleveland Road;</li> <li>design provisions that require podium parking along active frontages, including Old Cleveland Road and Logan Road, to be sleeved with active uses; and</li> <li>limiting underground/basement car parking in defined flood affected areas.</li> </ul>	
SC – 046, 050	Submitters raise concerns about the public consultation process, including the boundary extension as referenced in the public notice.	<p>Council is committed to hearing and responding to community feedback throughout the precinct planning process. The draft precinct plan was on public consultation for 5 days longer than statutory requirements set out in s18 notice issued by the Queensland Government. Further, as part of this process:</p> <ul style="list-style-type: none"> <li>an electronic public notice appeared in <i>The Courier-Mail</i>, on Tuesday 15 October 2024;</li> <li>web pages providing details of the proposed amendment were published and maintained from Tuesday 15 October 2024 onwards;</li> <li>letters were sent to all residents, absentee owners and businesses in the precinct plan area;</li> <li>signage across the neighbourhood plan area including 10 A3 corflutes and 10 tri-fold pole wraps were placed on display across the area during public consultation;</li> <li>an email was sent to City Plan update subscribers on Tuesday 15 October 2024, and an additional email update was sent on 12 November 2024;</li> <li>three Talk-to-a planner sessions were held across 30 October 2024 and 2 November 2024.</li> </ul> <p>The public notice included reference to the new boundary under the point where it describes “<i>amend zones, neighbourhood plan and overlay maps to respond to finer grained planning for the area</i>”. Amendment of the neighbourhood plan map encompassed the boundary change to include the northern side of Gladys Street site. This area is already included in the ECNP.</p>	No change.
SC – 046, 050	Submitters raise concerns regarding the relationship between the draft plan and the <i>South East</i>	The draft precinct plan has been prepared to coordinate and integrate State interests, including those identified in the ShapingSEQ 2023. As part of the precinct planning process, Council also works with the	No change.

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Submission reference	Submission summary	Response	Change
	<i>Queensland Regional Plan 2023</i> (ShapingSEQ 2023) and the State planning process.	Queensland Government, noting that Council has no jurisdiction over State planning process.	
SC – 046, 050	Submitters raise concerns with Council's approach to neighbourhood and precinct plans, including rationale between actions and outcomes sought, and that upzoning enables developers to hold land and acquire value without any driver for action.	As part of the precinct planning process, background research and technical studies were undertaken to inform planning outcomes sought and to determine viable development options.	No change.
SC – 052	Submitter identifies issues with public consultation processes and mentions that they would like changes emailed to them, rather than receiving notice from a pole wrap.	<p>Council is committed to hearing and responding to community feedback throughout the precinct planning process. As part of consultation on the draft precinct plan letters were sent to all residents, absentee owners and businesses in the plan area and an email was sent to City Plan update subscribers on Tuesday 15 October 2024. An additional follow-up email update was sent on 12 November 2024. Three Talk-to-a planner sessions were also held on 30 October 2024 and 2 November 2024.</p> <p>Council is always looking to improve the community engagement process to ensure as many people as possible can be informed, able to participate and can provide their feedback. The improvements raised in this submission will be considered in future neighbourhood planning projects by Council.</p>	No change.
SC – 015	Submitter raises concerns about stormwater and sewage infrastructure and its resilience during storm events and heavy rainfalls. Submitter suggests liaising with Urban Utilities and local residents to identify where infrastructure is underperforming and needs to be rectified due to health and safety concerns.	<p>Stormwater and storm surge resilience were considered as part of the Hanlon Park/Bur'uda upgrade in 2022. The re-design included planting and riparian design to reinforce stormwater and storm surge resilience in the area. Council is committed to ongoing reviews and undertaking updates to the flood modelling for Norman Creek to mitigate the adverse impacts of storm events and heavy rainfall.</p> <p>The wastewater (sewage) system is managed by Urban Utilities. The submitter is encouraged to contact them on 13 26 57 or <a href="mailto:customerservice@urbanutilities.com.au">customerservice@urbanutilities.com.au</a> to discuss further details about their contingency planning for storm events and heavy rainfall.</p>	No change.
SC – 045, 055	<p>Submitters make suggestions for the precinct area, including:</p> <ul style="list-style-type: none"> <li>• adding outdoor exercise equipment and off-lead dog enclosures in Hanlon Park/Bur'uda;</li> <li>• additional health, retail and hospitality services;</li> <li>• increased police presence;</li> </ul>	Parks with both outdoor gym equipment and off-leash dog parks are located close to the Stones Corner precinct, in Langlands Park and Ekibin Park East respectively. There are currently no plans to install outdoor gym equipment or off-leash dog parks in the precinct area.	No change.

# STONES CORNER SUBURBAN RENEWAL PRECINCT PLAN – CONSULTATION REPORT

Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> <li>provision of services for the homeless;</li> <li>streetscape and pedestrian safety changes, including timber paling removal, and block wall height decreases.</li> </ul>	<p>The precinct plan seeks to encourage a mix of uses across the precinct, including health, retail and hospitality services through land use and zoning provisions.</p> <p>The Queensland Government administers the Queensland Police Service (QPS). The submitter is encouraged to contact QPS directly to discuss policing issues for Stones Corner.</p> <p>Council also has several initiatives that provide services for the homeless. For more information please visit <a href="https://www.brisbane.qld.gov.au/community-and-safety/community-support/housing-and-homelessness">https://www.brisbane.qld.gov.au/community-and-safety/community-support/housing-and-homelessness</a>.</p> <p>Council does not have jurisdiction to request changes to building and fence design. Should a development assessment application be submitted to Council, applicants will be required to demonstrate compliance with planning policies which seek to improve streetscapes and pedestrian environments.</p>	
SC – 001	Submitter expresses concern that the types of trees to be planted have not been defined and indicates that Indigenous people should be invited to provide advice on the best plants that are appropriate for the area.	The Planting species planning scheme policy in City Plan provides guidance on plant species that are appropriate for our subtropical climate and for the local area.	No change.
SC – 001, 021, 058	Submitters express concerns that the plan does not indicate how a sense of belonging will be fostered in Stones Corner. Submitters recommend that the plan support building local community centres to support social cohesion and safe community activities.	<p>Council is committed to providing a network of high quality, flexible and well-utilised community facilities that provide opportunities for a diverse range of community activities, foster community development and enhance the overall health and wellbeing of the Brisbane community.</p> <p>Stones Corner and surrounds is currently serviced by Council-owned facilities and community groups that support social cohesion (e.g. Stones Corner Library, Woolloongabba Sub-Station to the north, former Greenslopes Bowls Club, Woodturners Society, Stones Corner Community Kindergarten, sporting clubs and fields and the Norman Creek Catchment Coordinating Committee). There are also several private or community-based hireable spaces in the locality.</p>	No change.
SC – 004	Submitter recommends additional public art and spaces for local artists to work.	Public art is supported through design provisions and the identification of significant corner sites in the precinct plan. These sites are identified in Figure b of the draft plan and are to include feature trees, seating,	No change.

# STONES CORNER SUBURBAN RENEWAL PRECINCT PLAN – CONSULTATION REPORT

Submission reference	Submission summary	Response	Change
		<p>and public art. The Infrastructure design planning scheme policy and the Subtropical design planning scheme policy also provide further details for incorporating artwork into building design and public spaces.</p> <p>Council also has a Creative Register that provides information about creative opportunities, tenders, events and funding. For more information, please visit <a href="https://www.brisbane.qld.gov.au/events-arts-and-culture/art-and-culture/outdoor-gallery-and-public-art">https://www.brisbane.qld.gov.au/events-arts-and-culture/art-and-culture/outdoor-gallery-and-public-art</a></p>	
SC – 047	Submitter raises concerns over the number of homeless people in the area.	Council has several initiatives that provide services for the homeless. This includes Public Space Liaison Officers who engage with the homeless and link them with support services. For more information, please visit <a href="https://www.brisbane.qld.gov.au/community-and-safety/community-support/housing-and-homelessness">https://www.brisbane.qld.gov.au/community-and-safety/community-support/housing-and-homelessness</a>	No change.
SC – 051	Submitter raises concerns about the draft plan's impact on smaller residential properties and the potential for these properties to become landlocked, devalued or isolated. Submitter would like to see provisions that enforce consultation between neighbouring property owners, mediated by an independent third party.	There are existing provisions in the City Plan (Centre or mixed use code) which require consideration of how proposed development impacts on development potential of adjoining properties. This includes development not isolating or negatively impacting on the development potential of adjoining sites.	No change.
SC – 051	Submitter would like to see more investment in the Stones Corner library and expansion of the park network in the precinct.	The suggested comments about the Council library are noted but are outside the scope of the precinct plan. The precinct plan aims to build on the recent investment in Hanlon Park/Bur'uda and its position adjoining the precinct as a community and recreation space. The plan identifies the streets from Hanlon Park/Bur'uda to Logan Road as places to bring shade and greenery into the precinct, which will encourage movement between two key public spaces.	No change.
SC – 016, 054	Submitters raise concerns about the lack of bins and accessible public toilets in the area.	The suggested comments are noted but are outside of the scope of the precinct plan.	No change.
SC – 045	Submitter notes that current mapping (e.g. Google Maps) shows properties within Stones Corner as being in Greenslopes and suggests that Council should ensure that when a new suburb is created or renamed, that private sector organisations are updated.	The suggested comments are noted but are outside the scope of the precinct plan.	No change

## **4.0 Conclusion**

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

The amendment includes specific proposals such as changes to zones and overlays and is now subject to review by the Queensland Government.