

Alderley Centre

Draft Suburban Renewal Precinct Plan



Dedicated to a better Brisbane



Brisbane is growing and we're working with the community to plan for more homes, more local jobs and enjoyable public places close to transport, shops and parks. Alderley is a priority location for suburban renewal due to its strong public transport access, existing services and opportunity to revitalise underutilised land.

Consultation on the draft precinct plan is open from **13 July to 16 August 2026**.

What is a precinct plan?

The draft Alderley Centre Suburban Renewal Precinct Plan is an exciting opportunity to refresh the area, creating more places for people to live, work and relax in a vibrant neighbourhood with great public transport access. It builds on what locals already love about Alderley – its well-established shops, railway station, parks and nearby favourites like Sedgley Park and Newmarket Pool.

Precinct plans address land use and zoning, infrastructure, design and connections. They are shaped by community feedback, technical studies and Queensland Government input. Once finalised, precinct plans become part of *Brisbane City Plan 2014* (City Plan), the local planning scheme that is used to guide and assess development.

This summary document explains the draft precinct plan released for public consultation in mid-2026.

Vision

Community ideas and feedback shared with Council during our early engagement in 2025 has helped shape the following vision.

Alderley Centre will grow into a welcoming, green and well-connected urban village. A revitalised South Pine Road and Samford Road will offer a lively mix of dining, shopping, health care, education and everyday services, brought to life from day to night with creative lighting and public art.

New homes close to Alderley railway station and local shops will give people more housing choice at every life stage. Shaded paths, alleys and an arcade will make it easier and safer to move around the neighbourhood, and buildings will reflect Brisbane's subtropical lifestyle with lush greenery and design features like green roofs and terraces.

Housing choice

What are we trying to achieve?

By 2046, Brisbane will need 210,800 new homes to meet population growth and changing community needs.* Alderley Centre has potential for more homes and a wider mix of housing options to suit people at any life stage.

How can we do it?

- Provide opportunities for a mix of housing types in Alderley Centre through zoning changes to meet the needs of different households, including singles, families, students, downsizers, and supported living and aged care residents.
- Plan for taller apartment buildings within the existing centre core and near Alderley railway station, incorporating shops, cafés, offices and services at ground and lower levels. Provide lower-scale apartments at the edges of the precinct to achieve a height transition to surrounding residential neighbourhoods. This can be achieved through proposed changes to building heights and zoning in key locations.
- Set clear expectations for precinct building heights – taller buildings in the centre core (up to 15 storeys), stepping down to 8 storeys in the north, 12 storeys in the east and 5-10 storeys in the south.
- Encourage new housing through development of residential apartments with shops and businesses at lower levels. This mix of uses will help create lively, welcoming streets with good sunlight and airflow. Buildings should be designed as slim towers (up to 30 m wide), spaced well apart (at least 10 m) and limit site coverage to no more than 50%.
- Encourage amalgamation of sites in the District centre zone and coordinate development to achieve higher-quality outcomes.
- Encourage transformation of underutilised commercial land on identified key development sites into places that provide more homes close to shops, services and transport.

*Source: ShapingSEQ 2023, Queensland Government



Map - Housing choice

Current building heights and zones

Proposed building heights and zones



LEGEND

- Precinct boundary
- * Existing maximum building heights (storeys)
- * Proposed maximum building heights (storeys)
- Greenspace
- 🚂 Alderley railway station
- Housing provided through mixed-use development in the District centre zone
- Housing provided in the High density residential zone
- Housing provided in the Medium density residential zone
- Housing provided in the Low-medium density residential zone

Vibrant village

What are we trying to achieve?

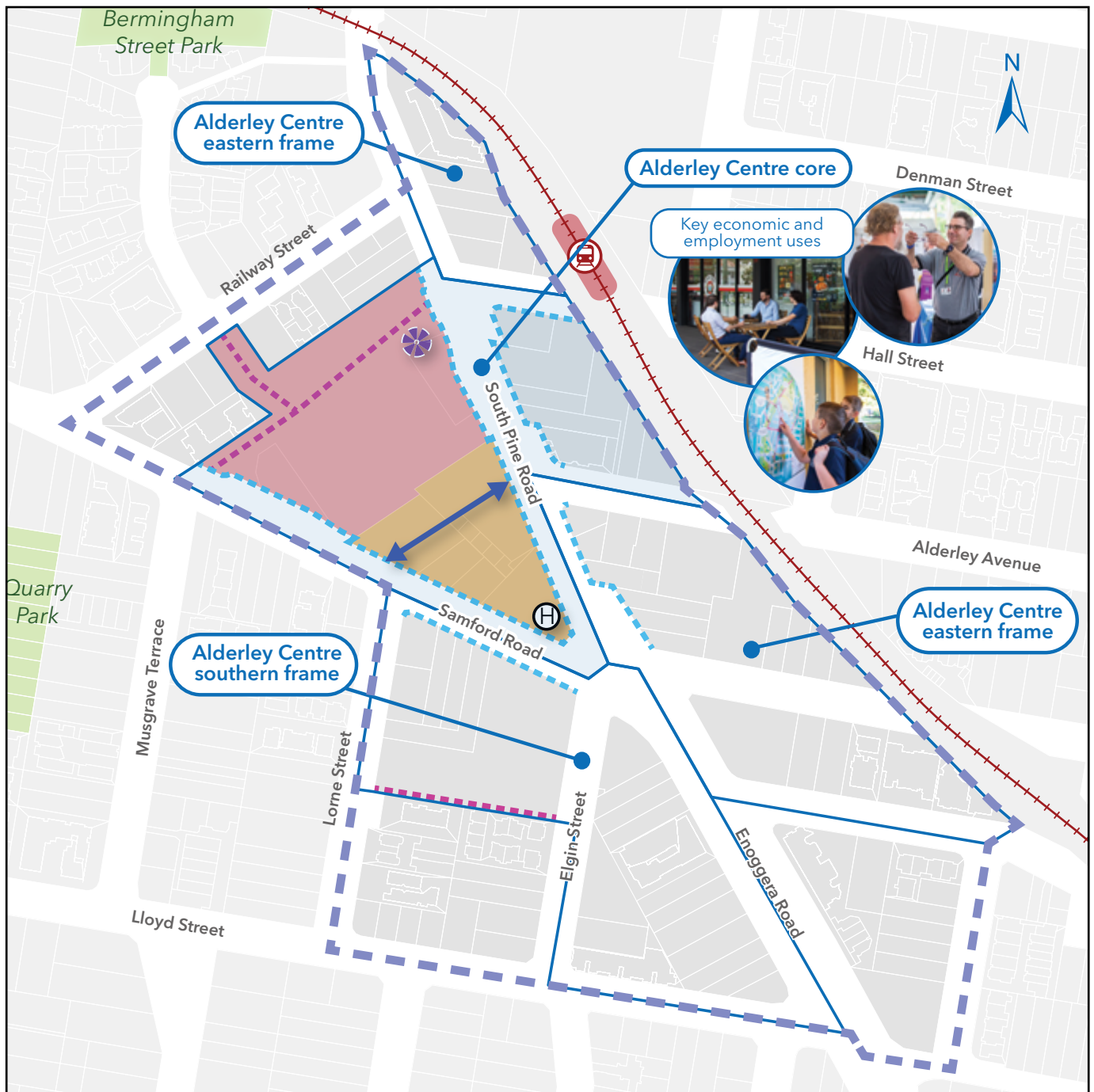
Alderley Centre will become a vibrant urban village, with renewed high streets that provide shops, dining, entertainment, health care services and community facilities along Samford Road and South Pine Road. The precinct plan will support the local economy and create more places for people to connect, relax and enjoy their local centre.

How can we do it?

- Create a lively village centre by encouraging mixed-use development with apartments above active tenancies (e.g. shops, cafés) at lower levels, especially along the busiest street fronts.
- Ensure development on Key Development Site 1 includes a welcoming public plaza and new pedestrian alleys, making it easier to get between Samford Road, South Pine Road, Railway Street and Alderley railway station. The plaza is expected to be a lively place where people can meet, relax and enjoy the area, surrounded by creative lighting, public art and standout building design.
- Ensure development on Key Development Site 2 retains the existing heritage building and provides a mix of uses, high quality public realm outcomes, public art and creative lighting. It should include a publicly accessible, open-air arcade linking South Pine Road and Samford Road. Its design should capture sunlight and breezes, encourage activity and complement the heritage building on the corner.
- Bring key streets to life with active frontages – open shopfronts, outdoor dining spaces and continuous awnings that make the footpath cooler, more comfortable and more enjoyable.



Map - Vibrant village



LEGEND

- | | | | |
|--|--------------------------|--|---------------------------------|
| | Precinct boundary | | Proposed Key Development Site 1 |
| | Proposed active frontage | | Proposed Key Development Site 2 |
| | Proposed alley | | Proposed shaded plaza |
| | Proposed arcade | | Open space |
| | Heritage site | | Alderley railway station |

Subtropical lifestyle

What are we trying to achieve?

Alderley Centre will celebrate Brisbane's subtropical character with shaded boulevards, generous landscaping and cool public places. These green links will make it easier and more pleasant to walk to destinations such as Sedgley Park and Newmarket Pool.

How can we do it?

- Require subtropical building design with layered landscaping so new development creates attractive, welcoming places.
- Require a minimum 25% green plot ratio in new development, bringing more nature into the precinct through deep planting, green roofs, green walls and leafy building facades.
- Create shady, subtropical boulevards along South Pine Road, Enoggera Road and Samford Road to make walking safer and cooler along these major streets.
- Ensure future development on both proposed key development sites includes features that support a relaxed, subtropical way of life. New pedestrian alleys will make it easier to walk around, while a shady public plaza and open-air arcade with deep planting, public art and creative lighting will create welcoming places where people can linger, meet and enjoy the outdoors.
- Encourage development of an outdoor room along the front boundary of key development sites that incorporates subtropical landscaping, green facades, and a cafe or food and beverage outlet.

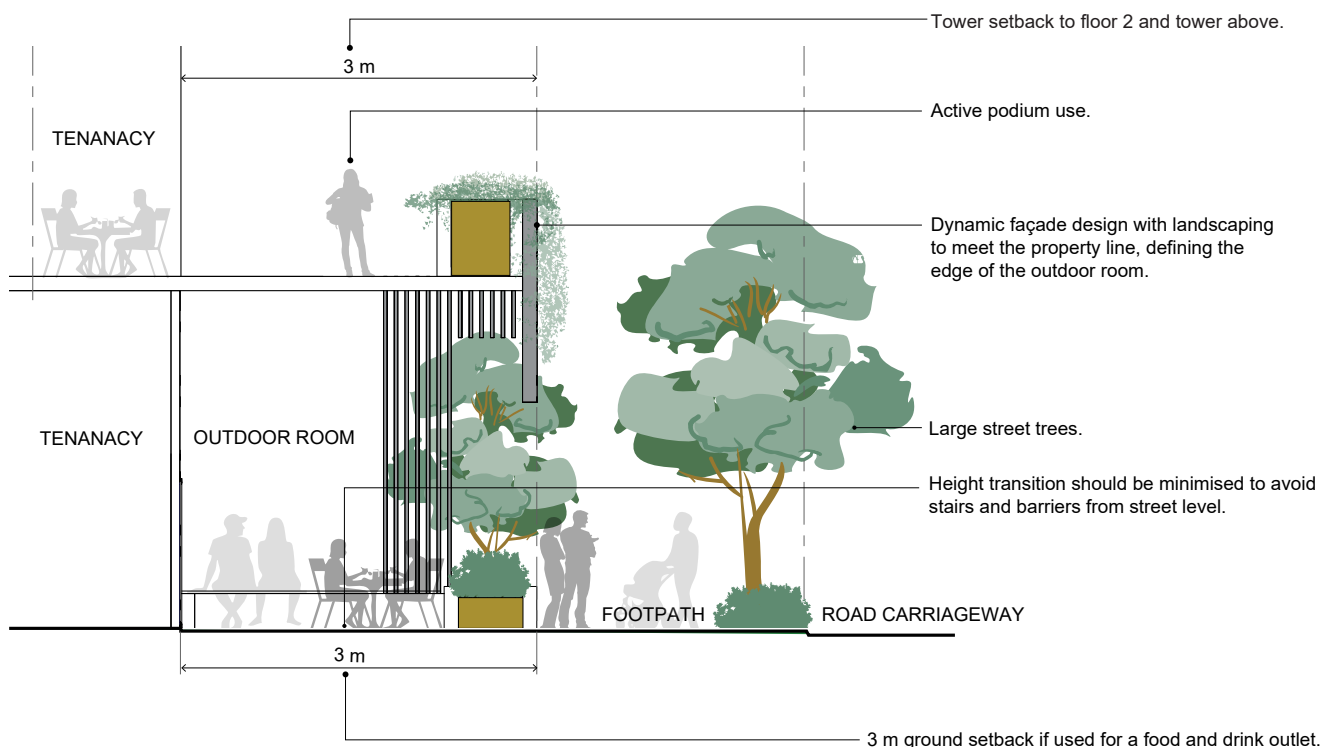


Illustration of an active street frontage with subtropical landscaping

Map - Subtropical lifestyle



LEGEND

- Precinct boundary
- Proposed alley
- Proposed arcade
- Proposed Key Development Site 1
- Proposed Key Development Site 2
- Proposed shaded plaza
- Subtropical boulevard
- Proposed green plot ratio to improve shade and cooling
- Open space
- Alderley railway station

Connecting people and places

What are we trying to achieve?

Alderley Centre is already well serviced by trains and frequent buses. The precinct plan will make it even easier and safer to walk, cycle and access public transport through new mid-block links and improved connections to local places and nearby neighbourhoods.

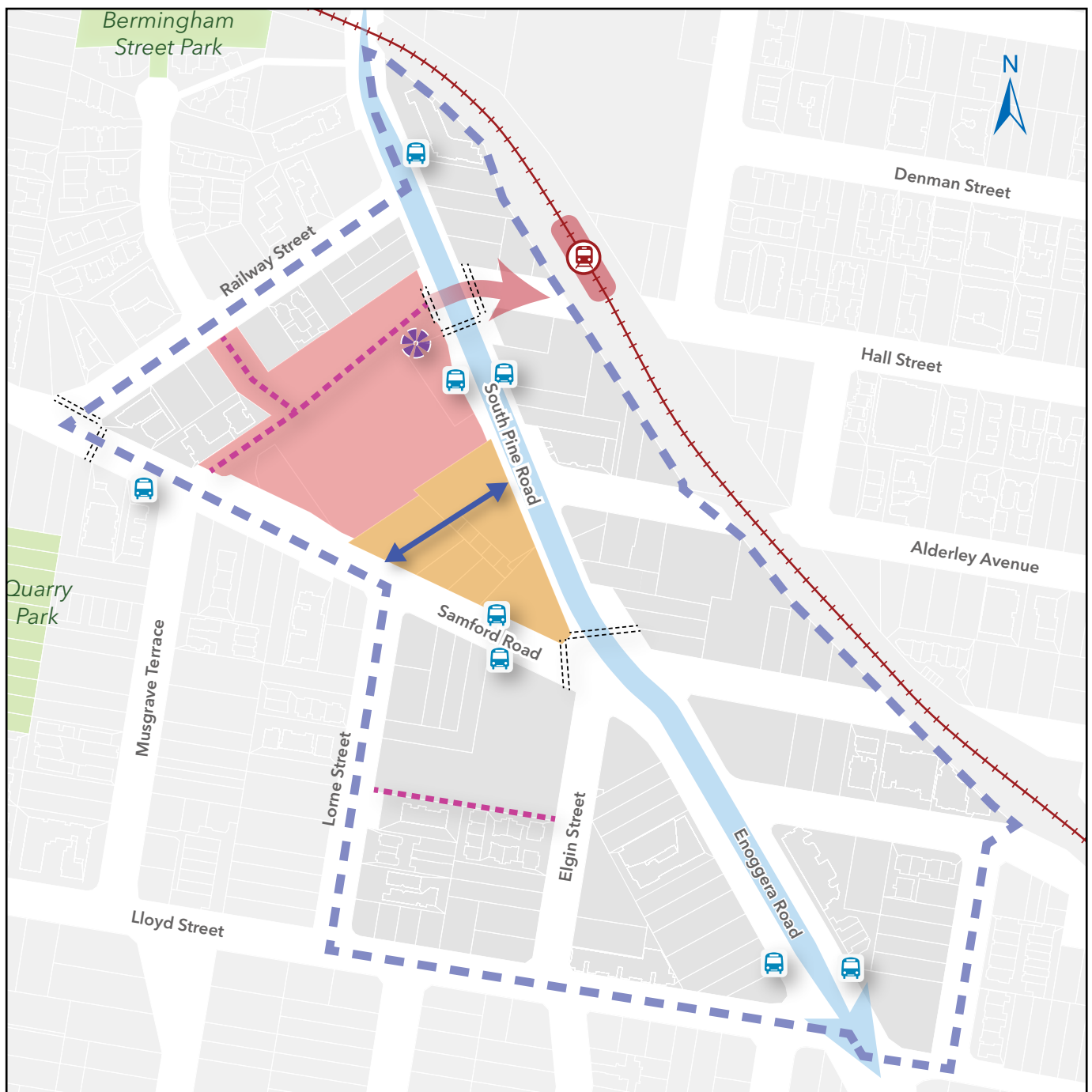
How can we do it?

- Create safer, more direct routes through the precinct with new mid-block links and alleys, including an east-west arcade between Samford Road and South Pine Road, and new alleys in proposed Key Development Site 1 and between Lorne Street and Elgin Street.
- Design the new east-west arcade for 24/7 public access, with at least 50% open to the sky, clear visibility, outdoor rooms and subtropical landscaping.
- Consolidate the number of driveways proposed as part of new development in key locations to create safer streets and more continuous, attractive building frontages.
- Improve key walking and cycling routes with shadier, wider footpaths.
- Provide secure bicycle parking for residents and visitors.
- Concentrate higher-density development near bus stops to encourage walking and public transport use.

Indicative arcade design



Map - Connecting people and places



LEGEND

- | | | | |
|--|---------------------------------|--|--------------------------|
| | Precinct boundary | | Open space |
| | Proposed alley | | Pedestrian crossing |
| | Proposed arcade | | Bus stop |
| | Proposed plaza | | High frequency bus route |
| | Proposed Key Development Site 1 | | Rail access route |
| | Proposed Key Development Site 2 | | Alderley railway station |

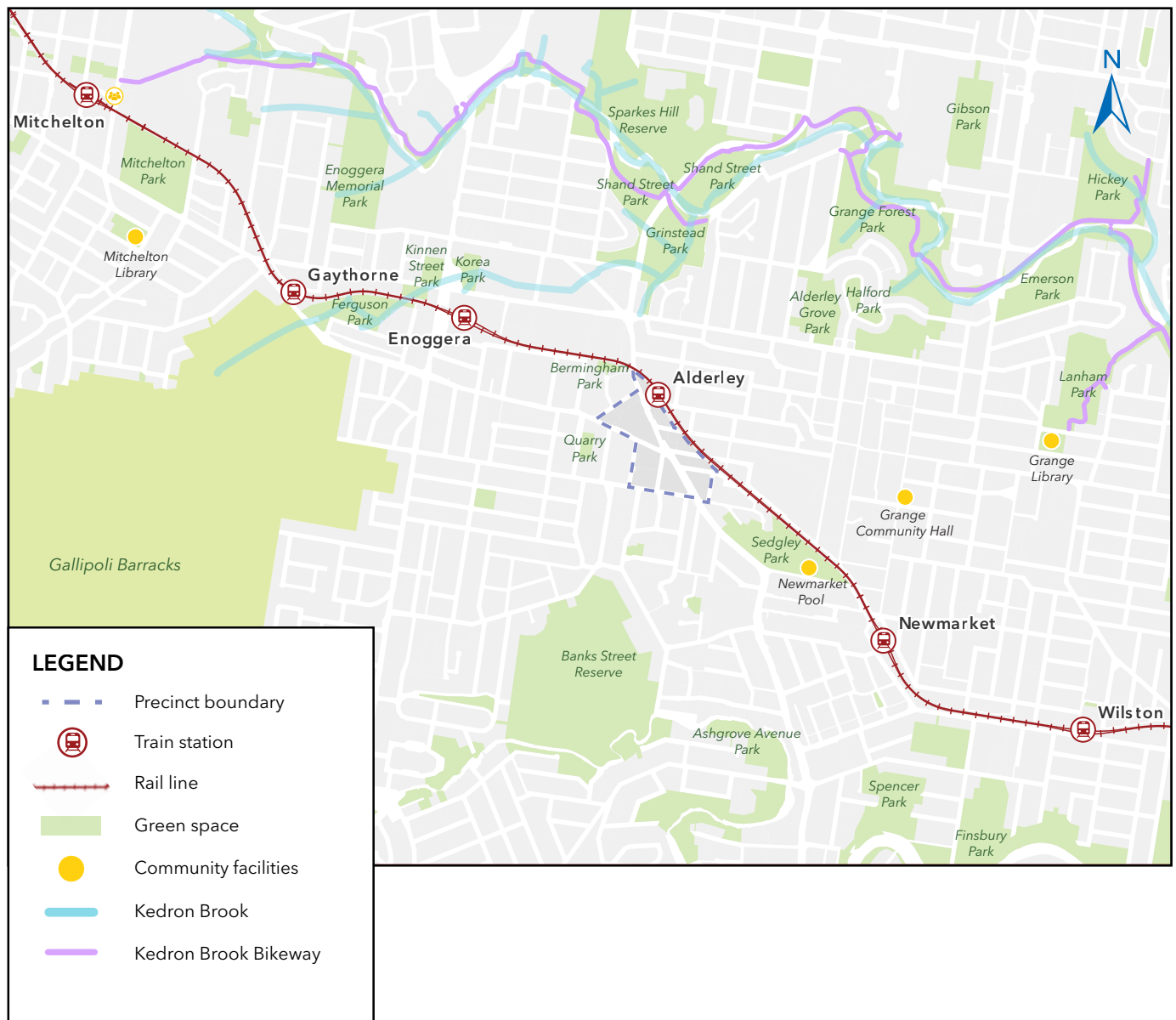
Infrastructure

Council will continue to invest in new and upgraded infrastructure for the transport, stormwater, parks and land for community facilities networks, to make sure high-quality services are delivered for Alderley, at the right time, and provide good value for the community.

Alongside Council's role in delivering local infrastructure, we have worked with Urban Utilities, which plans and delivers water and sewerage infrastructure, and the Queensland Government, which plans and provides major services such as schools, hospitals and emergency services to support the needs of the wider region. The precinct plan, if adopted, will give these providers confidence in the future growth of Alderley and inform their ongoing work.

Alderley's existing infrastructure

Alderley already has great local infrastructure, including community facilities, parks and public transport. Popular spots like Grinstead Park and Sedgley Park (home to Newmarket Pool) are close by, and Alderley railway station on the Ferny Grove line provides frequent, accessible services to the city centre alongside high-frequency bus services. The map below provides a snapshot of what's available in and around the precinct.



Alderley's planned infrastructure

Council plans for infrastructure by anticipating the higher order infrastructure that will be needed to support Brisbane's growth over the long term. Council's current planning includes more than 1,000 items such as transport, stormwater, parks and community facilities. City Plan includes the Long term infrastructure plan (LTIP), which identifies and protects Council's ability to deliver long-term infrastructure needs. If the precinct plan is adopted, these plans will be reviewed and amended as necessary to reflect updated assumptions about growth in this part of the city.

Council has identified several infrastructure items in and around Alderley, including park enhancements, intersection improvements, additional active transport links and stormwater improvements. The infrastructure items in City Plan help guide investment, and their delivery is subject to available budget.

For more information visit brisbane.qld.gov.au and search 'infrastructure plans'.



Read the draft plan

This summary of Council's draft precinct plan (proposed City Plan changes) is for information only and is not a statutory document or part of the draft amendment.

1. **Scan the QR code** or visit brisbane.qld.gov.au and search 'Alderley Centre Precinct Plan' to view the draft plan.

2. **Read the draft plan**, which includes changes to the following parts of City Plan.

- **Strategic framework** - update map to show Growth Node – Planned.
- **Neighbourhood plans** - changes to the Ashgrove – Grange district and Enoggera district neighbourhood plan maps, including the introduction of 3 new sub-precincts.
- **Tables of assessment** - changes to the Tables of assessment to make new service stations impact assessable.
- **Zones** - changes to some zones to guide the type of development permitted on sites.
- **Precincts and sub-precincts** - boundary changes to provide guidance on built form and land uses.
- **Code provisions, including:**
 - Heights - proposed new building heights and setbacks.
 - Design - requirements for key development sites, podiums and towers, subtropical design, landscaping, art and lighting.
 - Bicycle parking - amended rates for multiple dwellings.
 - Activation - requirements to support more lively main streets.
 - Subtropical landscaping - additional requirements for greenery in new buildings.
 - Key development sites - new provisions for structure planning, site consolidation and enhanced public realm outcomes.
 - Walkability - new locations proposed for the arcade and other connections.
 - Vehicle access - changes to make site access more efficient and connected.
- **Overlays** - changes to the Dwelling house character overlay map, Pre-1911 building overlay map and Streetscape hierarchy map.
- **Planning scheme policies (PSP)** - minor changes to reflect updated references in the Landscape design PSP, Structure planning PSP, and Transport, access, parking and servicing PSP.

Have your say

Public consultation on the draft precinct plan is open from Monday 13 July to Sunday 16 August 2026. After reading the plan, submit your feedback in writing by:

- email to neighbourhood.planning@brisbane.qld.gov.au
- **City Plan online**
- post to
Neighbourhood Planning – Alderley Centre
Suburban Renewal Precinct Plan
Brisbane City Council
GPO Box 1434, Brisbane QLD 4001

For more information

To read more, learn about making a properly made submission, or book a Talk to a Planner session, you can:



- **scan the QR code** or visit brisbane.qld.gov.au and search 'Alderley Centre Precinct Plan'
- phone Council on 3403 8888.

Timeline

- **13 July-16 August 2026**
Public consultation and Queensland Government review.
- **Mid-late 2026**
Review submissions and respond to submitters.
- **Late 2026**
Finalise plan to incorporate community and stakeholder feedback.
- **Early to mid-2027**
Adopt precinct plan into City Plan.

Brisbane City Council
GPO Box 1434, Brisbane Qld 4001

Every effort is made to ensure that
information is correct at time of publishing

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