

Brisbane City Council City Plan 2014

Amendment - Mt Gravatt centre suburban renewal precinct plan

1. Guide to this document

- (a) In the following document, proposed amendments to Brisbane City Plan 2014 are detailed as follows:
 - (i) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
 - (ii) text identified in underlining and green highlight (e.g. example) represents text to be inserted
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

Brisbane City Council City Plan 2014

Amendment - Mt Gravatt centre suburban renewal precinct plan

This is the draft amendment for the Mt Gravatt centre suburban renewal precinct plan.

Part 1 About the planning scheme

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Mt Gravatt corridor neighbourhood plan	NPP-001: Upper Mt Gravatt NPP-001a: Upper Mt Gravatt core NPP-001b: Upper Mt Gravatt mixed use frame NPP-001c: Upper Mt Gravatt high density residential NPP-001d: Upper Mt Gravatt medium density residential NPP-001e: Upper Mt Gravatt aged care NPP-001f: Everett Street north medium density residential NPP-002: Mt Gravatt central NPP-002a: Mt Gravatt central core NPP-002b: Mt Gravatt central mixed use frame NPP-002c: Mt Gravatt central medium-density residential NPP-003: Logan Road NPP-003a: Logan Road mixed use frame NPP-003b: Logan Road medium to high density residential NPP-003c: Logan Road low to medium density residential NPP-004: Kessels Road NPP-004a: Kessels Road corridor NPP-004b: Kessels Road medium density residential <u>NPP-005: Mt Gravatt East</u> <u>NPP-005a: Mt Gravatt East core</u> <u>NPP-005b: Mt Gravatt East mixed use frame</u> <u>NPP-005c: Mt Gravatt East residential</u>
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Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Mt Gravatt corridor

7.2.13.10.1 Application

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

2. Land in the Mt Gravatt corridor neighbourhood plan area is identified on the NPM-013.10 Mt Gravatt corridor neighbourhood plan map and includes the following precincts:
 - a. Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001):
 - i. Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a);
 - ii. Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b);
 - iii. Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c);
 - iv. Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d);
 - v. Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e);
 - vi. Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f).
 - b. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002):
 - i. Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a);
 - ii. Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b);
 - iii. Mt Gravatt central ~~medium density~~ residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c).
 - c. Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003):
 - i. Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a);
 - ii. Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b);
 - iii. Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c).
 - d. Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004):
 - i. Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a);
 - ii. Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b).
 - e. Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005):
 - i. Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a);
 - ii. Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b);
 - iii. Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c).

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for subtropical design and landscaping elements, guidance is provided in the Subtropical building design planning scheme policy, Landscape design planning scheme policy, Planting species

[planning scheme policy and Vegetation planning scheme policy.](#)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

[Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for structure planning, guidance is provided in the Structure planning planning scheme policy.](#)

7.2.13.10.2 Purpose

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

3. The overall outcomes for the neighbourhood plan area are:

- a. The Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) is the main focus of the plan given its function as a Major Centre. The Major Centre is highly accessible by most modes of transport and serves as a focal point for employment, administration, cultural, entertainment, retail and service activities on the south side of Brisbane.
- b. The Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) ~~and~~ Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) ~~and Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)~~ are ~~more primarily focused on~~ local service and retail ~~focused activities, while whereas~~ the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) serves both local and city-wide retail catchments.
- c. The Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) ~~and~~ Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) ~~and Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)~~ concentrate higher density mixed use development within core sub-precincts, ~~which create the heart of each activity centre~~. Each ~~core~~ is supported by a mixed use frame sub-precinct with a lesser intensity of development. Adjacent residential sub-precincts support ~~the high and medium density residential~~ development ~~of transit oriented communities, while scaling providing housing choice close to public transport services.~~ ~~Development intensity transitions~~ down to ~~the surrounding lower~~ ~~Low-medium~~ density ~~urban residential and Low density residential zoned land in surrounding~~ areas.
- d. Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct.
- e. Development exhibits ~~high-quality built form~~ ~~design excellence~~ and ~~landscaping, including unique landmark sites at major intersections and deep-planted subtropical shade tree species, which design character to~~ enhance the ~~image~~ ~~visual appearance~~ of the Mt Gravatt corridor, ~~achieving a strong~~ ~~including redevelopment of landmark sites close to major road intersections and~~ subtropical ~~character~~ ~~landscaping and deep-planted shade tree species~~.
- f. Streets are designed as pedestrian places with development maintaining a human scale to the street. Development contributes to the creation of wider footways in locations of high pedestrian traffic. Activation of the street is ensured through building design and a mix of uses at ground level. Vehicle entrances, servicing and parking are designed and located to facilitate an enjoyable, safe pedestrian environment.
- g. Development is co-located with transit to encourage public transport use, walking and cycling to reach employment, retail, community, entertainment, recreation and education facilities.
- h. A safe and efficient road network, including motorways, inter-regional freight corridors,

arterial, and suburban and local roads, is preserved and enhanced to support increased business and residential vehicular trips.

- i. An integrated network of high-quality accessible open space is protected, including the Mt Gravatt Outlook Reserve ~~and~~ Mt Gravatt Showgrounds and Glindemann Park, which are major recreational assets locally and city-wide. A system of green space areas, plazas, community facilities and boulevard streets support the needs of existing and future residents.
- j. Maintaining existing community facilities, improvements to existing parks and new public domains through the area supports the intensification of urban nodes and meets the needs of existing and future residents.
- k. Development does not compromise the provision, function and operation of the Queensland Government's existing road and future transport upgrades.
- l. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

5. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) overall outcomes are:

- a. ~~This precinct is revitalised as~~ Development reinforces the distinctive urban village, featuring a traditional high street to create a distinctive urban village, with an emphasis on along Logan Road that provides services and facilities for local residents. It is also connected to major recreational assets, including Mt Gravatt Outlook Reserve and the Mt Gravatt Showgrounds.
- b. The precinct ~~achieves~~ provides a mix of uses including community uses, educational establishments, food and drink outlets, health care services, multiple dwellings, offices, shops and shopping centres.
- c. Mt Gravatt Outlook Reserve provides outdoor recreation opportunities near to the precinct with improved pedestrian connections via Shire Road and Selbourne Street.
- d. Arcades, alleys and pedestrian crossings improve pedestrian connections in the precinct, enhancing access between the traditional high street along Logan Road to the surrounding mixed use and residential areas.
- e. Development on landmark sites deliver buildings of citywide prominence through design excellence and subtropical design character, including an active public realm, public art, creative lighting, shading, landscaping and deep planting.
- f. Development ensures building design is of an appropriate bulk, scale and form, including podium and slender tower forms in the District centre and High density residential zones.
- g. Site amalgamation is encouraged to facilitate a mix of uses and ~~provides activity and opportunities for local shopping, commercial activity, urban living, community facilities, food and drink outlets and supporting services. Mt Gravatt Outlook Reserve provides green space to the precinct.~~
- h. ~~Arcades improve pedestrian permeability and improve east-west movements.~~
- i. ~~Landmark sites create a legible and vibrant public realm.~~
- j. ~~To facilitate a mix of uses in individual developments and~~ provide sufficient frontage to separate commercial and residential consolidated vehicular access, ~~amalgamation of sites is encouraged.~~

- k. Residential development ~~in close proximity to~~ sharing a boundary with the Mt Gravatt Showgrounds is adequately buffered from ~~the~~ noise and lighting impacts to ensure the ongoing provision of social, recreational and community services.
- l. ~~Uses considered consistent with the outcomes sought include centre activities in core and mixed use frame sub-precincts and medium density residential uses in the medium density residential sub-precinct.~~
- m. Development in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a):
- creates a mixed use village centre to service the local area. ~~This includes,~~ reinforced by the development of ~~a~~ landmark ~~site at~~ sites, identified in Figure b, near the intersection of Logan Road and Creek Road. Landmark sites contribute to help inform way-finding and define the core through high quality design and materials, an integrated public realm with subtropical landscaping and deep planting, public artwork and creative lighting;
 - ensures that active frontages enhance the high street experience ~~of this sub-precinct~~ and encourage pedestrian activity. ~~Located at ground storey, active frontages include~~ Streets and arcades are activated by a mix of ~~shops~~ uses in the ground storey, including food and drink outlets, offices, shops and uses with an extended-hour services hours of operation, including bar, health care service and indoor sport and recreation ~~(gymnasium)~~;
 - provides ~~a mix of office~~ multiple dwellings above the ground storey, providing housing choice close to local services and residential uses above podium level public transport;
 - provides future road connections in potential development areas between Bothwell Street and Creek Road, and Creek Road and Marlene Street to improve connectivity;
 - creates privately provided plazas, as identified in Figure b, to deliver a new shaded, subtropical and publicly accessible open space with clear way-finding to maximise use in the day and night.
- n. Development in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b):
- ~~helps~~ contributes to ~~further define~~ the function of Logan Road as the traditional high street for the precinct, while providing transitions between large scale centre uses and adjoining residential areas;
 - ~~for~~ ensures that building frontages along Logan Road, as indicated as an active frontage-primary in Figure b, protect and enhance the existing traditional character elements of the commercial streetscape including the low-scale awnings, parapets in the facades and fine-grained shop fronts;
 - provides mixed use development, including shops, food and drink outlets and offices on podium and lower tower levels fronting Logan Road and Creek Road, including food and drink outlets, offices, shops and shopping centres on the ground storey, with multiple dwellings located above;
 - delivers housing choice in residential areas close to services, amenity and public transport;
 - provides appropriate building height transitions to residential uses through front setbacks in Tenby Street and Lauder Street;
 - provides active frontage uses on Logan Road and continuous street frontages Creek Road that further support the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a), and

- provides contribute to an attractive, and activated public realm;
- vii. provides arcades identified in Figure b to improve permeability, particularly pedestrian connections enhancing access to Logan Road from shared car parking areas located at the rear of sites.
- o. Development in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c):
 - i. takes advantage of its accessibility provides housing choice close to high frequency public transport services, Geoff Toakley Park and centre activities and has through a high level mix of urban amenity;
 - ii. for high and medium density residential purposes is consistent with the outcomes sought development;
 - iii. ensures that buildings address the street and provide a contribute to the distinct character of the urban village, character while supporting residential amenity;
 - iv. provides an appropriate building height transition to existing detached housing the Low-medium density residential and Low density residential zoned areas outside to the east of the sub-precinct through the provision of reduced building heights.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

8. Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005) overall outcomes are:
 - a. Development promotes renewal of District centre zoned land by delivering higher density residential and employment uses, creating services and entertainment close to public transport.
 - b. Development supports high density residential development set back from the Logan Road corridor to provide housing choice.
 - c. Development contributes to the outdoor lifestyle and subtropical character of the precinct by achieving design excellence for buildings and outdoor spaces that incorporate shading, deep planting and layered landscaping.
 - d. Development on landmark sites defines precinct entrances and supports citywide way-finding and design excellence, activated public realm, creative lighting and public art along the Logan Road frontage.
 - e. Development ensures building design is of an appropriate bulk, scale and form, including podium and slender tower forms in the District centre and High density residential zones.
 - f. Development supports a subtropical boulevard along Logan Road creating a shaded and connected pedestrian environment.
 - g. Development of potential development areas creates a logical, integrated road network that consolidates vehicular access to Logan Road, while internal streets, arcades and alleys establish a high quality, fine grain urban environment that prioritises pedestrian connections throughout the precinct.
 - h. Development in the Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a):
 - i. creates a vibrant mixed use centre on Logan Road with community uses, educational establishments, food and drink outlets, offices, shops and shopping centres that activate the ground storey;
 - ii. provides housing choice through multiple dwellings integrated above the activated ground storey;
 - iii. provides a defined entrance to Mt Gravatt East through a landmark site at the

- intersection of Logan Road and Nursery Road, as identified in Figure e, creating pedestrian respite at this gateway by integrating high quality public realm and subtropical design elements;
- iv. integrates the subtropical character and amenity of Glindemann Park into the precinct by incorporating high quality deep planting and layered landscaping along sites fronting Logan Road;
 - v. includes a privately provided plaza, as identified in Figure e, that provides shaded, subtropical and publicly accessible open space available in the day and night.
- i. Development in the Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b):
 - i. provides for the renewal of land in the District centre zone to activate the ground storey, while multiple dwellings are integrated above;
 - ii. services the needs of local residents and employees through a mix of small-scale and diverse uses, including food and drink outlets and shops on Logan Road;
 - iii. enhances way-finding along Logan Road and establishes a clear entrance to the sub-precinct through a landmark site at the corner of Creighton Street and Logan Road, as indicated in Figure e.
 - j. Development in the Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c):
 - i. provides housing choice close to public transport services and services;
 - ii. facilitates the transition of showroom and low impact industrial uses such as vehicle servicing, towards higher density residential development within the sub-precinct. This transition recognises that residential amenity may be reduced, due to ambient noise associated with ongoing industrial activities and ensures that existing vehicle servicing operations, on adjacent sites, are not compromised.
 - iii. supports way-finding and pedestrian respite between the district centres along Logan Road with the redevelopment on a landmark site providing public realm outcomes with shading, deep planting and layered landscaping.

Table 7.2.13.10.3.A—Performance outcomes and acceptable outcomes

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO5PO4 Development: a. creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space; b. provides arcades of a scale, width, design and tenure that reflect their function and location.	AO5AO4 Development ensures bin collection, car parking and service driveways are not located within, or adjacent to arcades.
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO6PO5

Development provides for the widening of streets to enable safe and efficient regional, city and local transport networks.

AO6AO5

Development:

- a. provides land for new Council roads, cycleways, road widening and upgrades;
- b. is sited and designed so as to not prejudice the ultimate road corridor upgrade indicated in Figure gh.

Note—The ultimate width of roads is determined by the Infrastructure design planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO7PO6

Development provides a range of open space and recreational opportunities to meet the needs of the community.

AO7AO6

Development incorporates future parks in accordance with Figure a and Figure d and which are designed in accordance with the Infrastructure design planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO8PO7

Development ensures access and servicing does not compromise the function of arterial roads and future Queensland government road upgrades.

AO8AO7.1

Development does not provide additional vehicular access and servicing from Kessels Road, Mt Gravatt-Capalaba Road or Logan Road, where alternative access is available.

AO8AO7.2

Development ~~which adjoins~~ adjoining a site with a frontage to Kessels Road, Mt Gravatt-Capalaba Road or Logan Road, that has no alternative access other than to these roads, provides access (including manoeuvring space) for the future development of that adjoining site via the development site's main access point.

Note—Easements are created over shared vehicular access ways to all adjoining owners and where Council determines these are to serve more than an individual development and property.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If adjoining land in the residential zones category not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003), Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) or Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO4PO8**AO4.1AO8**

Development ensures building heights and setbacks protect the character, privacy and amenity of adjoining residential areas through:

- a. transitions between higher and lower rise residential areas by stepping down in height and scale at site boundaries;
- b. sympathetic built form along the interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences;
- c. landscaped buffers and screens.

~~For~~ Development ensures building height transitions:

- a. ~~where the~~ development ~~with has~~ a side boundary to ~~a land in~~ residential area ~~not within the Upper Mt Gravatt, Mt Gravatt central, Logan Road or Kessels Road precincts zones~~ category:
 - i. building height is no more than 2 storeys within 10m of the common property boundary;
 - ii. building height is no more than 4 storeys within 10m to 20m of the common property boundary;
 - iii. development is set back a minimum of 4m from the common property boundary;
 - iv. the total straight length of any wall does not exceed 25m.
- a. ~~where the development has a rear boundary to land in~~ residential zones category:
 - i. ~~any building is set back a minimum of 10m from the rear boundary;~~
 - ii. ~~deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.~~

AO4.2

~~Development with a rear boundary to land in a zone in the residential zones category, not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt~~

corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) or Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004), ensures:

- any building is set back a minimum of 10m from the rear boundary;
- deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in a core sub-precinct or mixed use frame sub-precinct, excluding Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) and Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO9

Development involving non-residential and mixed use development:

- includes a podium design that:
 - avoids the creation of a canyon of buildings along streets;
 - obscures views of tall buildings, promoting a fine-grain, human-scaled development at street level;
 - sensitively responds to changes in topography and gradients;
 - adds variety and interest to the streetscape;
- provides variation in building form, height and materials, articulation of facades and space to allow for deep planting within the front setback;
- ensures design and siting of buildings above podium allows sufficient space between buildings to allow for breezes and views through the site.

AO9.1

Development ensures buildings incorporate a podium and tower form as specified in Figure ef.

AO9.2

Development ensures podium heights are a minimum of 2 storeys.

AO9.3

Development involving a commercial podium adjoining a site where residential uses exist at ground or first storey levels ensures that the maximum height of the podium is 2 storeys at that side boundary.

AO9.4

Development ensures that podiums are built to the side boundary for a minimum distance of 10m from the front property boundary, except where:

- there is a requirement for the provision of an overland flow path;
- the development adjoins a property not included within a centre, in which case all parts of the development are set

	back a minimum of 2m from the boundary with the adjoining land.
	AO9.5 Development ensures the podium is occupied by commercial uses.
	AO9.6 Development ensures the tower is no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure ef. Note—On large sites more than 1 tower will be required to achieve the acceptable outcome.
	AO9.7 Development involving more than 1 tower within a site ensures towers are separated by a distance of at least 12m.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO10 Development provides landmark sites: a. at key intersections that act as gateways to the Mt Gravatt Central and Upper Mt Gravatt centres precinct; b. that mark the prominence of specific corner sites through their height, siting towards the corner, high-quality design and materials, integrated public space and public artwork.	AO10 Development at key intersections, as shown in Figure a and Figure b, include landmark sites where: a. building height and plot ratio comply with provisions for landmark sites in Table 7.2.13.10.3.B; b. overall height is varied by stepping with heights increasing towards the corner; c. buildings include unique roof forms; d. landmark towers are located on the corner within 30m of the corner frontage; e. podium street level incorporates a continuous active frontage with integrated building entries and public spaces at the corner and public artwork; f. podium and tower elements are located towards the corner; g. building materials are varied, high quality and durable, and positively contribute to the design quality of the centre.
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal

precinct plan

PO11

Development contributes to the role of the street as the focus for commercial and community life, and promotes activation and casual surveillance of streets, laneways, arcades, plazas, busway stations and pedestrian/cycle ways, through active uses, building design and site layout.

AO11

Development provides active frontage streets specified in Figure a, ~~Figure b~~ and Figure c or adjoining publicly accessible spaces, such as parks, arcades, laneways, town centres, busway stations and pedestrian/cycleways.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the **Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a) and Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan ~~NPP/NPP~~-002b)**

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO13

Development fronting an active frontage-primary, as identified in Figure b:

- a. protects and complements the character of the existing retail/~~commercial~~ and commercial centre along Logan Road, ~~between Mountain/Springwood Streets and Virgil Street.~~
- b. ~~provides buildings that:~~
 - i. ~~contribute~~contributes to a fine-~~grain~~ grain urban form and maintain low-scale awnings with parapet facades to the street, similar to traditional commercial low-scale buildings in the street, including any local heritage places;
 - ii. ~~create~~creates a strong visual interest, ~~and are that is~~ complementary to the level of detail and articulation of the existing streetscape.

AO13

Development on a site with an active frontage-primary, as identified in Figure b, ensures buildings fronting Logan Road ~~between Mountain/Springwood Streets and Virgil Street:~~

- a. provides building frontages in accordance with Figure i;
- b. are clearly expressed as individual shop fronts of ~~10m–15m~~5m–10m in width, and ~~of a~~consistent with the fine grain ~~consistent with nature of the traditional widths in the street along this section of Logan Road;~~
- c. ~~incorporate~~incorporates a continuous awning and parapet at a height and scale, and constructed of materials, consistent with low-scale buildings in the existing streetscape, including a local heritage place;
- d. ~~have~~provides building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building;
- e. provides a setback that is built to the front alignment of Logan Road at the ground floor.

Note—In all other respects the requirements of the Centre or mixed use code apply to the design of an active frontage-primary.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO17 Development provides a landscaped buffer along the common boundary of all adjoining residential uses.	AO17 Development provides a minimum 10m wide landscape buffer. Refer to Figure fh. Note—The building footprint and basement footprint do not intrude into the landscape buffer.
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO18 Development provides an integrated network of access ways and car parking areas that have limited access to arterial roads and which benefit all sites within the sub-precinct.	AO18.1 Development does not provide additional vehicular access and servicing is not provided from Mains Road or Kessels Road where alternative access is available.
	AO18.2 Development which adjoins a site with a frontage to Mains Road or Kessels Road that has no alternative access other than to these roads provides for access (including manoeuvring space) to the future development of that adjoining site via the development site's main access point. Note—Easements are created over shared vehicular access ways to benefit all adjoining owners and Council where Council determines these are to serve more than an individual development and property. Refer to Figure fh.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the District centre or High density residential zone category where located in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) or the Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO24 Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improves streetscape amenity through an appropriate mix of green infrastructure including: - landscaping and deep planting at the ground plane; - green walls, green facades or green roofs; - other artificial growing environments.	AO24 Development provides subtropical landscaping to achieve a minimum green plot ratio of 25%. Note—Green plot ratio (GPR) is the proportion of the site that is used for green infrastructure areas, expressed as a percentage. A green infrastructure area is the vegetated landscaped area of a development, including deep planting, green walls, green facades, green roofs, planting at podium, containerised planting and turf (where located in communal open space and where it can be accessed for maintenance purposes). GPR is determined through the following formula: $GPR = \frac{\text{total of all green infrastructure area}}{\text{total site area}} \times 100$
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO25

Development on a landmark site identified on Figure b or Figure e provides a prominent visual reference by:

- a. defining gateways and entrances to precincts occurring along either Logan Road or Creek Road;
- b. creating visual cues and interest along either Logan Road or Creek Road through high quality building design, artwork and creative lighting;
- c. accommodating public realm with subtropical deep planting and layered landscaping visible from along either Logan Road or Creek Road.

AO25

Development on a landmark site identified in Figure b or Figure e:

- a. provides podiums and slender tower forms directly addressing either key intersections or site entrances occurring along either Logan Road or Creek Road;
- b. provides public artwork and creative lighting to entrances and gateways to precincts along either Logan Road or Creek Road;
- c. provides a minimum of 10% of the development site for publicly accessible open space sited at key intersections or site entrances along either Logan Road or Creek Road;
- d. provides high quality subtropical design elements including shading, deep planting and layered landscaping at the ground plane of key intersections or site entrances along either Logan Road or Creek Road.

Note—In all other respects the requirements of the Centre or mixed use code apply to the design of landmark sites.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO26

Development of potential development areas identified in Figure b or Figure e occurs in an efficient and orderly manner and provides for an integrated, safe and functional layout that addresses site and context by providing:

- a. high quality public realm and internal access circulation with a strong pedestrian focus through subtropical landscaping and deep planting, streetscape improvements and passive surveillance;
- b. vehicular access and circulation to the site that integrates and consolidates vehicular access with the local road network;
- c. high quality privately provided, publicly accessible plazas providing a subtropical, shaded public open space available for local residents, worker and visitors use in the day and night

AO26

Development of potential development areas identified in Figure b or Figure e addresses site context and setting by:

- a. preparing a structure plan in accordance with the Structure planning planning scheme policy;
- b. providing an integrated, publicly accessible internal local road network as identified in Figure b or Figure e;
- c. consolidating vehicular access to major arterial roads as identified in Figure b or Figure e;
- d. providing arcades and alleys with shaded pedestrian connections as identified in Figure b or Figure e;
- e. including high quality, privately provided plazas that are publicly accessible and incorporate subtropical, shaded open spaces available for use 24 hours a day, seven days a week,

- d. throughout the week;
high quality, shaded pedestrian and cyclist access through a landmark site connecting from either Logan Road or Creek Road to local neighbourhood streets.

Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.

where identified in Figure b or Figure e.

Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO27

Development ensures that an arcade identified in Figure b or Figure e:

- promotes activation and surveillance of the arcade to address safety;
- provides access to natural day light, incorporating subtropical landscaping, and leveraging Mt Gravatt's subtropical character;
- incorporates items of creative lighting and public artwork to enliven the public realm.

Note—An arcade is a publicly accessible privately owned connection.

AO27

Development for an arcade identified in Figure b or Figure e:

- provides pedestrian access 24 hours, 7 days a week;
- is fully or partially (at least 50%) open to air, natural sunlight and daylight;
- includes subtropical landscaping;
- provides privately owned and delivered creative lighting and public artwork to enliven the public realm.

Note—In all other respects the requirements of the Centre or mixed use code apply to the design of arcades.

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a), Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b), Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a) or Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

PO28

Development ensures that the proportion of building:

- is consistent with the intended form, character and intensity of the local area and immediate streetscape;
- incorporates a podium and tower form set back to reduce the appearance of building bulk from adjoining buildings and streetscape;
- minimises amenity impacts on other properties and public open space in terms of sunlight, daylight and breezes;

AO28

Development provides for slender tower forms with:

- a maximum tower site cover of 50%;
- no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure f.

Note —Tower site cover is the combined average area covered by the building or structure above the podium, measured to its outermost projections after the development is carried out, other than a building or structure, or part of a building or structure, that is:

- in a landscaped or open space area, including, for example, a gazebo or shade structure; or

d. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings.	- the eaves of a building; or - a sun shade. Note—Podium is defined as the ground storey and second storey of a building as per setbacks identified in Table 7.2.13.10.3.C. Note—Where the building has no podium achieves a maximum lower site cover of 50%.
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Table 7.2.13.10.3.B—Maximum building height and plot ratios

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the landmark building site (refer to Figure b)	816 storeys 200% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	58 storeys 125% plot ratio	610 storeys 150% plot ratio	812 storeys 200% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	58 storeys 125% plot ratio	610 storeys 150% plot ratio	610 storeys 150% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	58 storeys 125% plot ratio	58 storeys 125% plot ratio	58 storeys 125% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

<u>Development of a site in the Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a)</u>	<u>12 storeys</u>	<u>12 storeys</u>	<u>12 storeys</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

<u>Development of a site in the Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b)</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

<u>Development of a site in the Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c)</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>Not specified</u>
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Table 7.2.13.10.3.C—Minimum building setbacks

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development	Minimum setback		
	Ground storey	<u>Levels 2-4 storeys</u>	<u>Level 5 storeys and above</u>

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt	Front – 0m Side – 0m	<u>Where a podium level on the 2</u>	<u>Front – 3m Side – 4m</u>
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central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	Rear – 6m	<u>storey:</u> <u>Front – 0m</u> <u>Side – 0m</u> <u>Rear – 6m</u> <u>Otherwise:</u> <u>Front – 3m</u> <u>Side – 4m</u> <u>Rear – 6m</u>	<u>Rear – 6m</u> <u>10m separation between towers</u>
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	Front – 0m Front – 3m where fronting Tenby Street and Lauder Street Side – 0m Rear – 6m	<u>Where a podium level on the 2 storey:</u> <u>Front – 0m</u> <u>Front – 3m where fronting Tenby Street and Lauder Street</u> <u>Side – 0m</u> <u>Rear – 6m</u> <u>Otherwise:</u> <u>Front – 3m</u> <u>Front – 6m where fronting Tenby Street and Lauder Street</u> <u>Side – 3m</u> <u>Rear – 6m</u>	<u>Front – 3m</u> <u>Front – 6m where fronting Tenby Street and Lauder Street</u> <u>Side – 3m</u> <u>Rear – 6m</u> <u>10m separation between towers</u>
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	Side – 4m Rear – 10m <u>Nil</u> All other setbacks as per the Multiple dwelling code
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

<u>Development of a site in the Mt Gravatt East core sub-</u>	<u>Front – 0m</u> <u>Side – 0m</u> <u>Rear – 6m</u>	<u>Where a podium level on the 2 storey:</u>	<u>Front – 3m</u> <u>Side – 4m</u> <u>Rear – 6m</u>
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precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a)		Front – 0m Side – 0m Rear – 6m Otherwise: Front – 3m Side – 4m Rear – 6m	10m separation between towers
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b)	Front – 0m Side – 0m Rear – 6m	Where a podium level on the 2 storey: Front – 0m Side – 0m Rear – 6m Otherwise: Front – 3m Side – 4m Rear – 6m	Front – 3m Side – 4m Rear – 6m 10m separation between towers
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c)	Nil All setbacks as per the Multiple dwelling code		
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Note—Setbacks will be derived from the results of the corridor investigations illustrated in [Figure h](#).

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Note—All setbacks for sensitive uses on the ground storey, podium and tower fronting Logan Road corridor within the Transport air quality corridor sub-category comply with Transport air quality corridor overlay code.

Table 7.2.13.10.3.D—Land use mix

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Any development in this precinct

Up to 30% residential
Up to 100% non-residential

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

If in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Any development in this precinct

Up to 80% residential
Up to 50% non-residential

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

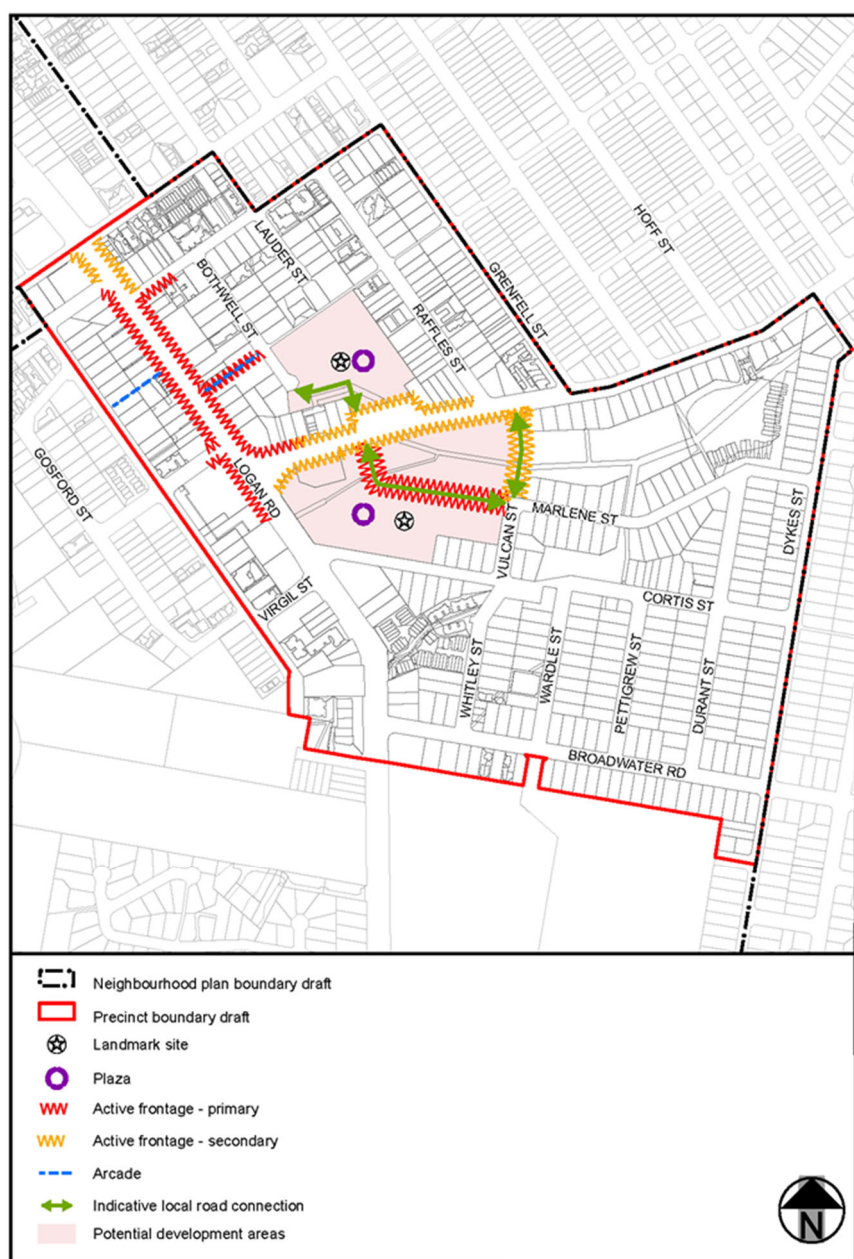


Figure b—Mt Gravatt central

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

View the high resolution of [Figure Figure b—Mt—Mt Gravatt Centralcentral](#)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

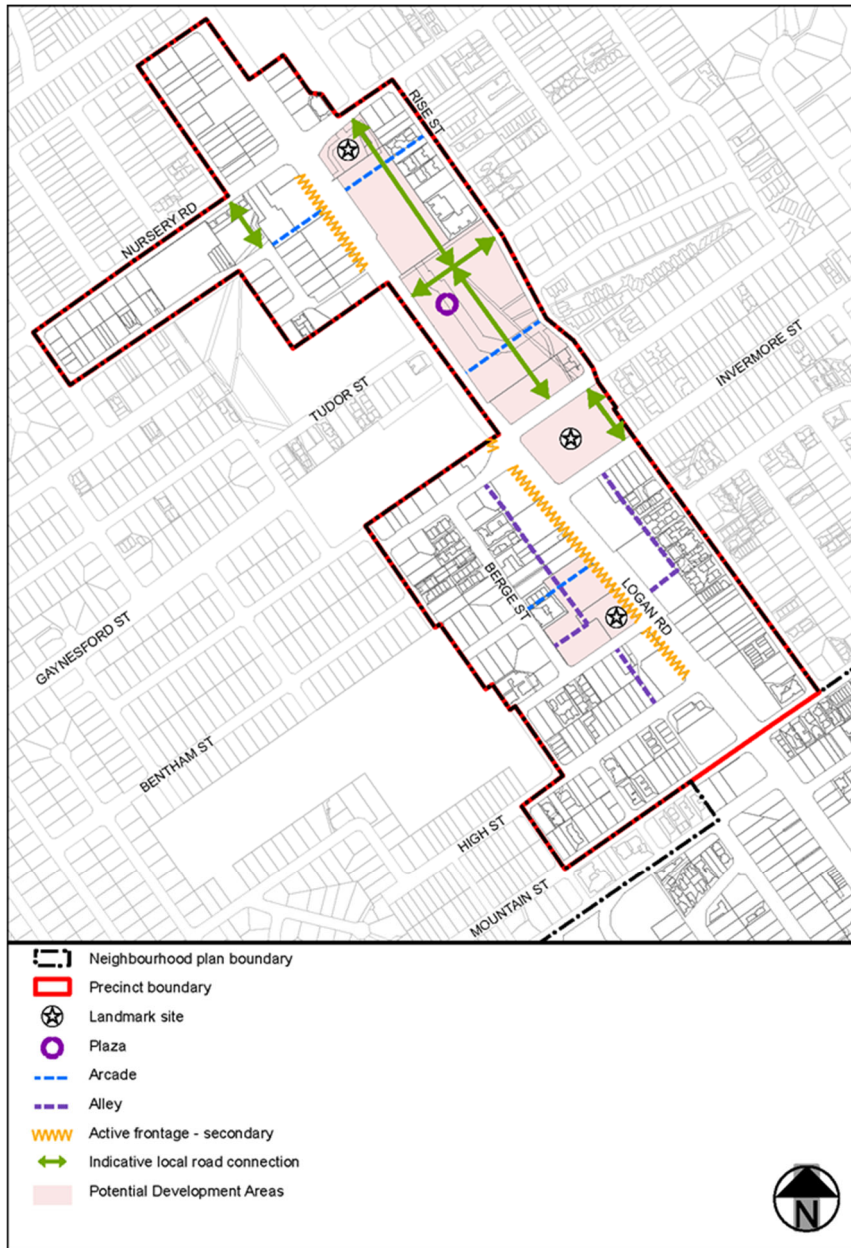


Figure e—Mt Gravatt East

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

View the high resolution of [Figure e—Mt Gravatt East](#)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

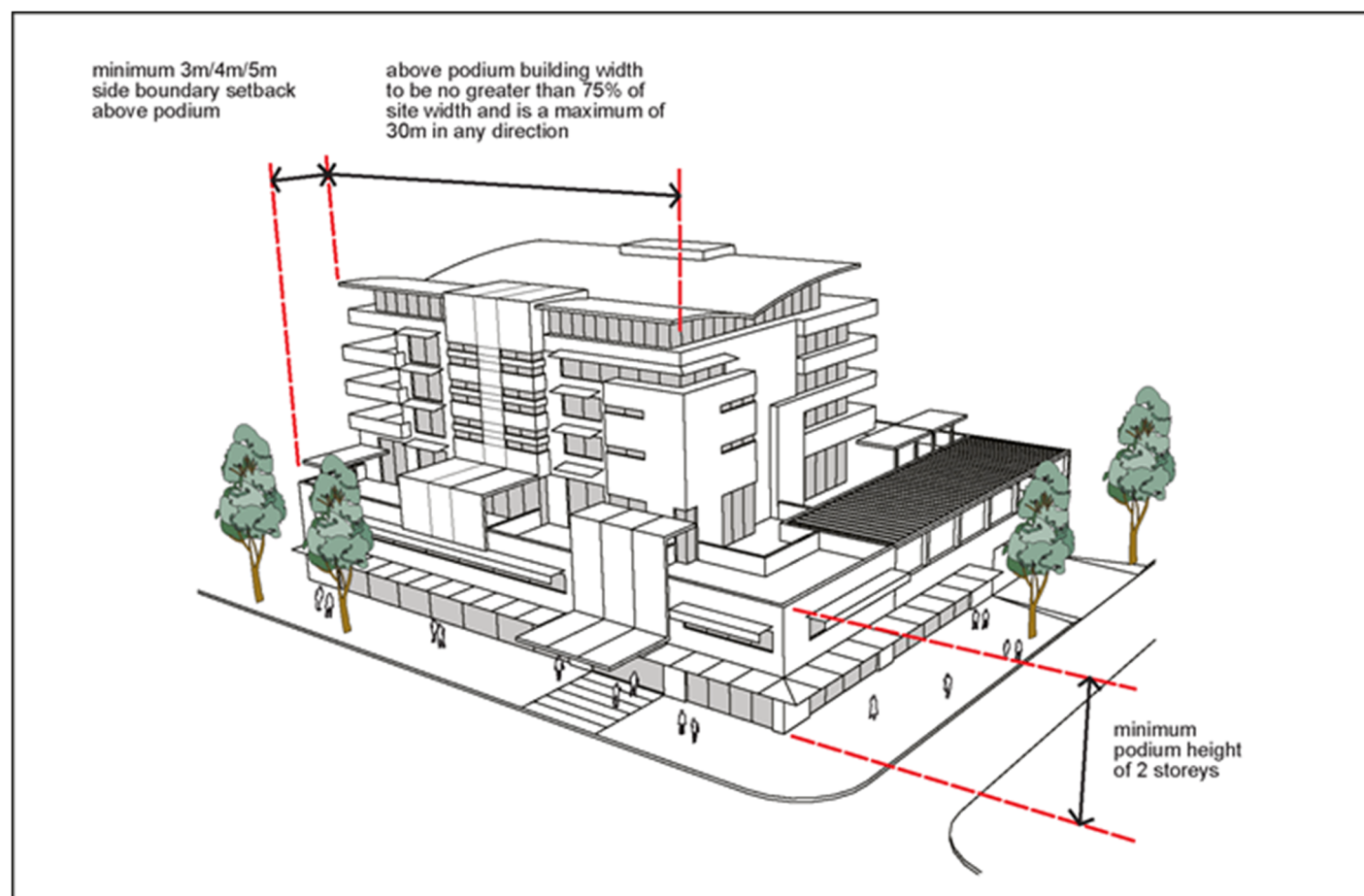


Figure f—Built form controls for podium and above podium elements

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

View the high resolution of ~~Figure e—Built~~**Figure f—Built** form controls for podium and above podium elements

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

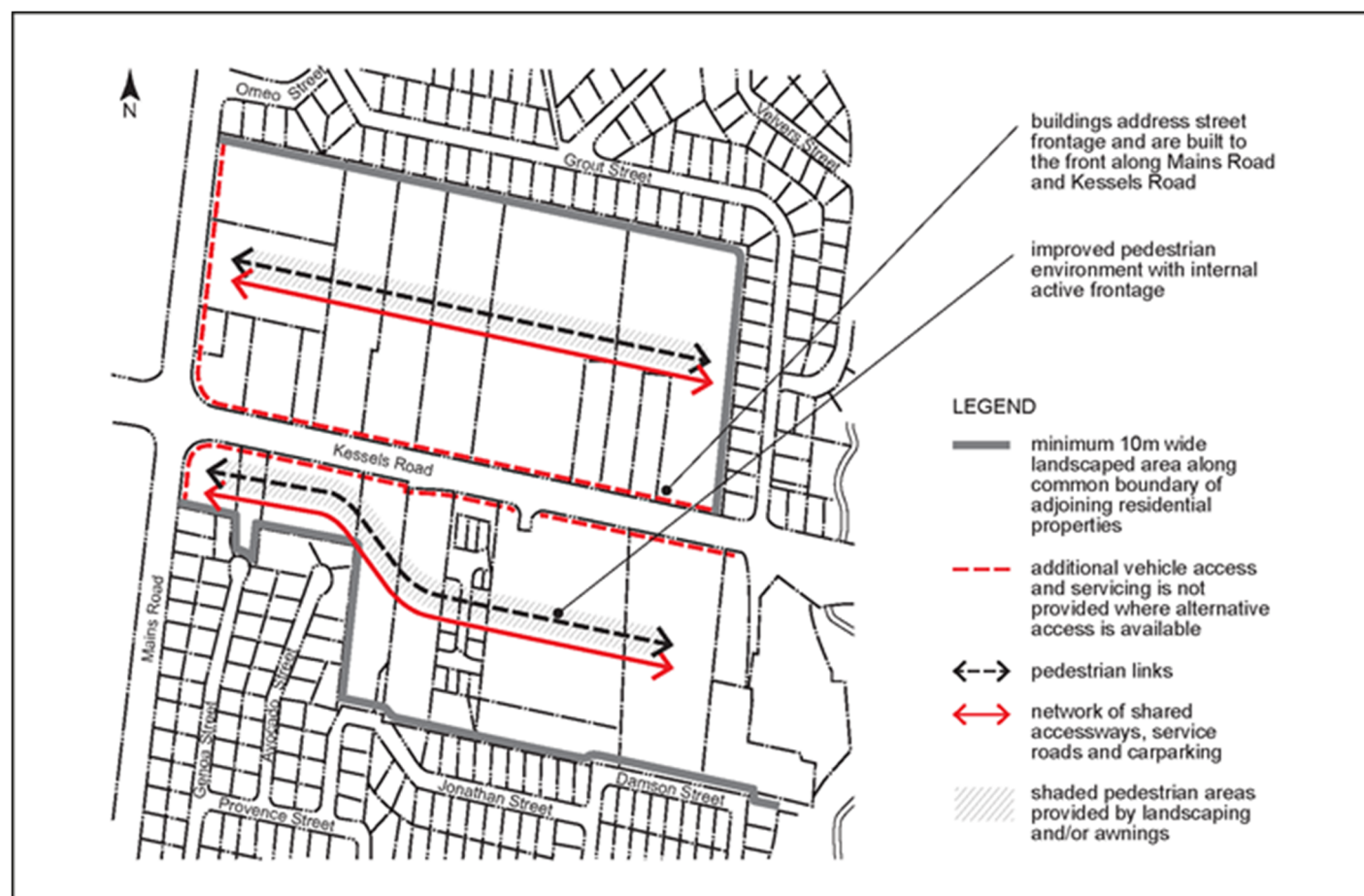


Figure g—Built form, access and servicing

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

View the high resolution of [Figure f—Built form, access and servicing](#)

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

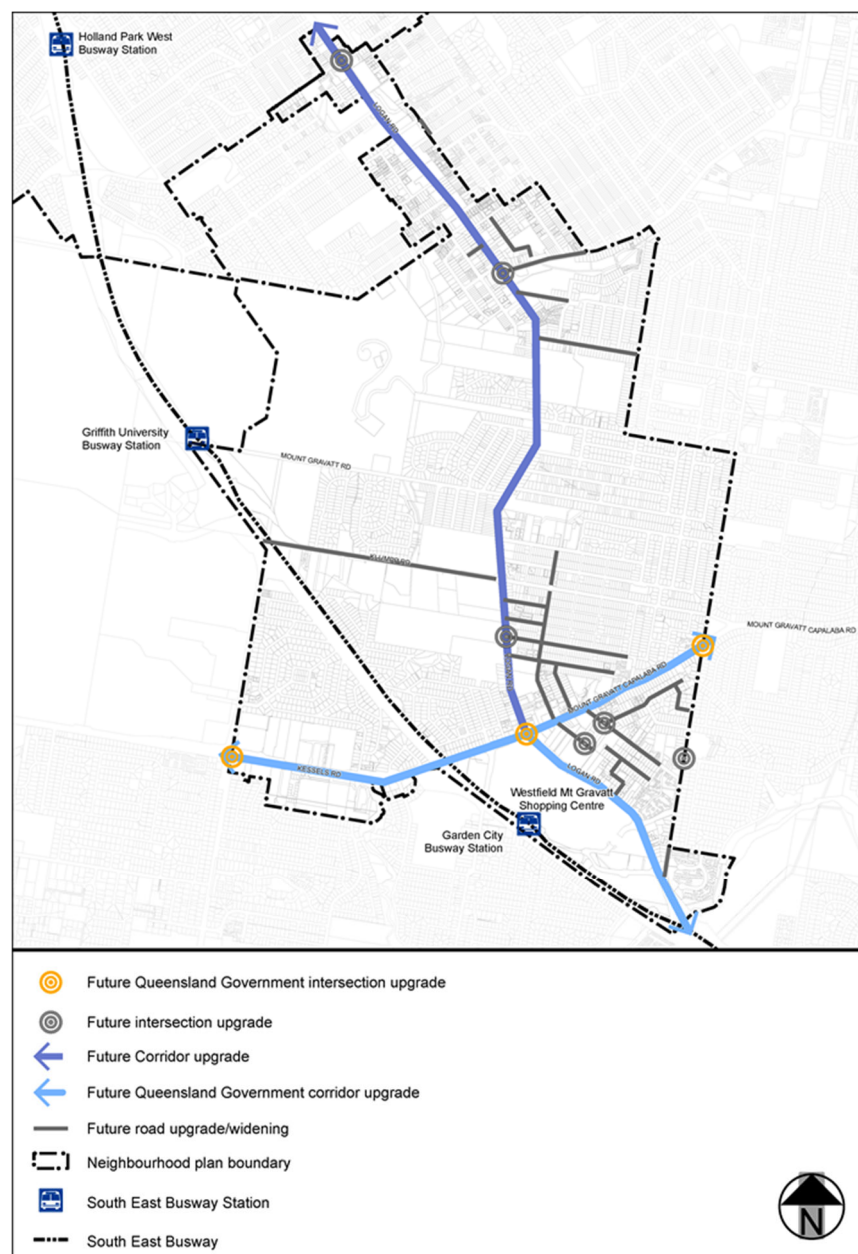


Figure h—Road improvement/widening and intersection upgrades

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

View the high resolution of [Figure g—Road](#) [Figure h—Road](#) improvement/widening and intersection upgrades

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

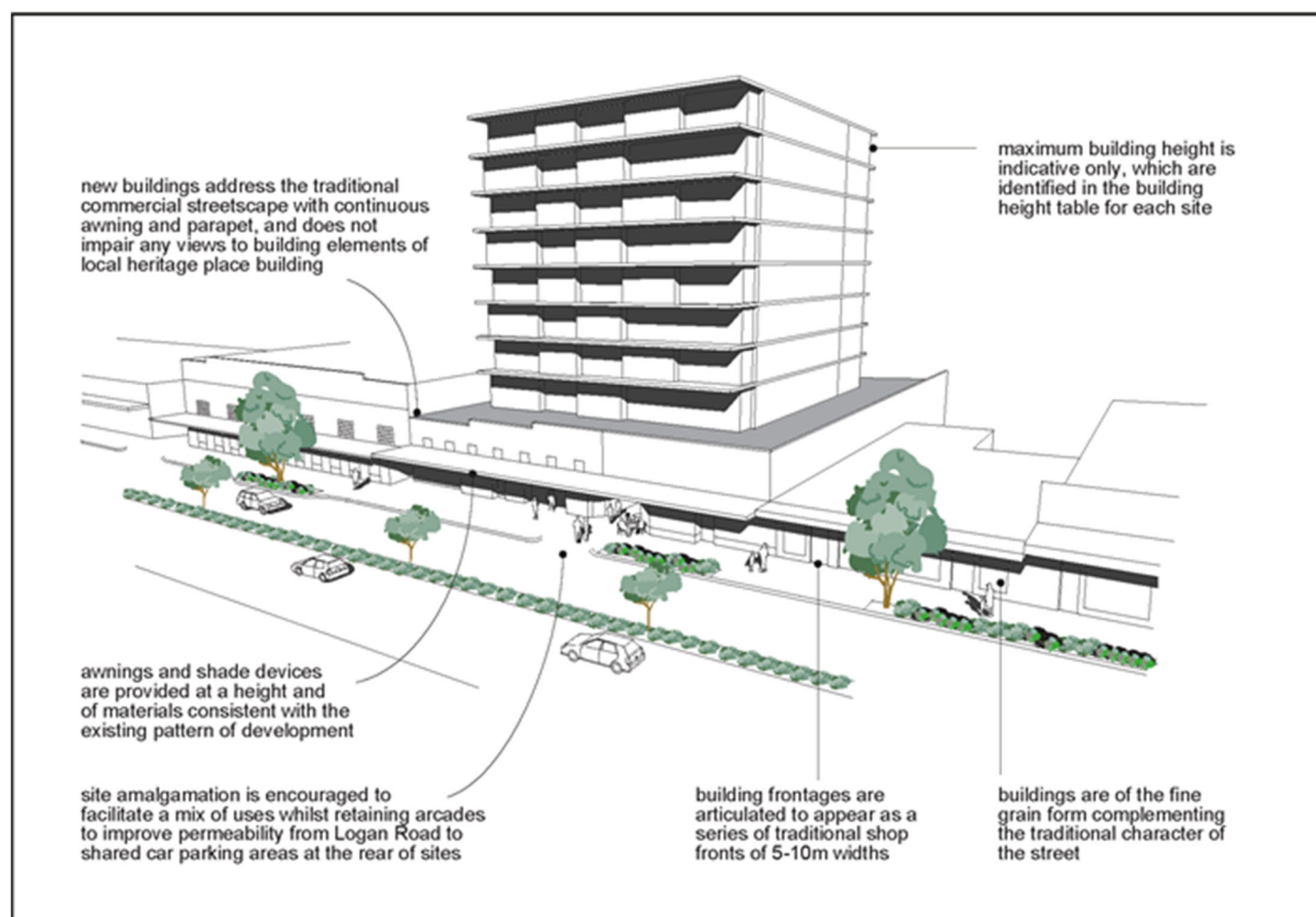


Figure i—Active frontage – primary, Mt Gravatt central core and mixed use frame sub-precincts

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

[View the high resolution of Figure i—Active frontage-primary, Mt Gravatt central core and mixed use frame sub-precincts](#)

Schedule 2 Mapping \ SC2.1 Strategic framework maps

Table SC2.1.1— Strategic framework maps

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Not applicable	SFM-001	Sub-regional context strategic framework map	29 November 2019
	SFM-002	Brisbane Cityshape 2031 land use strategic framework map	29 November 2019
	SFM-003	Brisbane selected transport corridors and growth nodes strategic framework map	27 June 2025XXXX

	SFM-004	Brisbane greenspace system strategic framework map	29 November 2019
	SFM-005	Brisbane transport strategic framework map	29 November 2019

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tile 36</u>	<u>xx xxxx 20xx</u>
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Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps

Table SC2.3.1—Neighbourhood plan maps

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

H	NPM-008.1	Holland Park—Tarragindi district neighbourhood plan map	27 June 2025 xx xxxx 20xx
	NPM-008.2	Hemmant—Lytton neighbourhood plan map	24 March 2017

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

M	NPM-013.1	McDowall neighbourhood plan map	1 September 2023
	NPM-013.2	Milton neighbourhood plan map	24 March 2017
	NPM-013.3	Milton Station neighbourhood plan map	30 June 2014
	NPM-013.4	Mitchelton centre neighbourhood plan map	30 June 2014
	NPM-013.5	Mitchelton neighbourhood plan map	30 June 2014
	NPM-013.6	Moggill—Bellbowrie neighbourhood plan map	4 September 2015
	NPM-013.7	Intentionally left blank	
	NPM-013.8	Moreton Island settlements neighbourhood plan map	30 June 2014
	NPM-013.9	Mt Coot-tha neighbourhood plan map	30 June 2014

	NPM-013.10	Mt Gravatt corridor neighbourhood plan map	9 September 2016xx xxxx 20xx
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Schedule 2 Mapping \ SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29,	26 July 2019

		30, 34, 35, 36, 42, 43, 44, 47 and 48	
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tile 36</u>	<u>xx xxxx 20xx</u>

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

S	OM-019.1	Significant landscape tree overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.1	Significant landscape tree overlay map Map tile 28	19 February 2016

	OM-019.1	Significant landscape tree overlay map Map tiles 20 and 21	13 May 2016
	OM-019.1	Significant landscape tree overlay map Map tile 43	18 November 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 18, 21, 22, and 30	24 March 2017
	OM-019.1	Significant landscape tree overlay map Map tile 28	16 February 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 20, 28, 35 and 36	14 September 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 19 and 27	31 May 2019
	OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 5, 6, 12, 19, 20, 21, 22, 27, 28, 29, 30, 32, 34, 35, 36, 42, 44 and 46	30 October 2020
	OM-019.1	Significant landscape tree overlay map Map tile 28	28 May 2021
	OM-019.1	Significant landscape tree overlay map Map tile 44	2 December 2022
	OM-019.1	Significant landscape tree overlay map Map tile 6	10 March 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 5 and 12	1 September 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34, 35, 36, 43 and 44	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28, 29, 34 and 35	9 September 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017

	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	27 June 2025
	<u>OM-019.2</u>	<u>Streetscape hierarchy overlay map</u> <u>Map tile 36</u>	<u>xx xxxx 20xx</u>

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

T	OM-020.1	Traditional building character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-020.1	Traditional building character overlay map Map tile 28	12 September 2014
	OM-020.1	Traditional building character overlay map Map tile 28	4 September 2015
	OM-020.1	Traditional building character overlay map Map tiles 20 and 21	13 May 2016

	OM-020.1	Traditional building character overlay map Map tiles 18 and 22	24 March 2017
	OM-020.1	Traditional building character overlay map Map tiles 20, 28, 29 and 35	1 December 2017
	OM-020.1	Traditional building character overlay map Map tile 28	16 February 2018
	OM-020.1	Traditional building character overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-020.1	Traditional building character overlay map Map tiles 13, 20	23 November 2018
	OM-020.1	Traditional building character overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-020.1	Traditional building character overlay map Map tiles 21, 28, 29 and 36	29 November 2019
	OM-020.1	Traditional building character overlay map Map tiles 13 and 21	28 February 2020
	OM-020.1	Traditional building character overlay map Map tiles 20 and 29	30 October 2020
	OM-020.1	Traditional building character overlay map Map tile 28	28 May 2021
	OM-020.1	Traditional building character overlay map Map tile 29	3 September 2021
	OM-020.1	Traditional building character overlay map Map tile 21	27 May 2022
	OM-020.1	Traditional building character overlay map Map tile 6	10 March 2023
	OM-020.1	Traditional building character overlay map	8 December 2023

		Map tiles 20 and 28	
	OM-020.1	Traditional building character overlay map Map tiles 20, 21 and 28	13 September 2024
	OM-020.1	Traditional building character overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
	OM-020.1	Traditional building character overlay map Map tile tiles 20, 29 and 30	19 September 2025
	<u>OM-020.1</u>	<u>Traditional building character overlay map</u> <u>Map tile 36</u>	<u>xx xxxx 20xx</u>
	OM-020.2	Transport air quality corridor overlay map (all tiles, other than where specified below)	30 June 2014
	OM-020.2	Transport air quality corridor overlay map Map tile 43	18 November 2016
	OM-020.2	Transport air quality corridor overlay map Map tile 18	24 March 2017
	OM-020.2	Transport air quality corridor overlay map Map tiles 28 and 35	14 September 2018
	OM-020.2	Transport air quality corridor overlay map Map tiles 1, 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47 and 48	30 October 2020
	OM-020.2	Transport air quality corridor overlay map Map tiles 35, 36, 43 and 44	27 June 2025
	<u>OM-020.2</u>	<u>Transport air quality corridor overlay map</u> <u>Map tile 36</u>	<u>xx xxxx 20xx</u>
	OM-020.3	Transport noise corridor overlay map – Noise corridor – Brisbane: Queensland Development Code MP4.4	24 March 2017
	OM-020.4	Transport noise corridor overlay map -	24 March 2017

		Designated State Noise corridor - State-controlled road	
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	27 May 2022
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022

Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ 5.2.13.6 Mt Gravatt Central

5.2.13.6.1 Location and extent

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

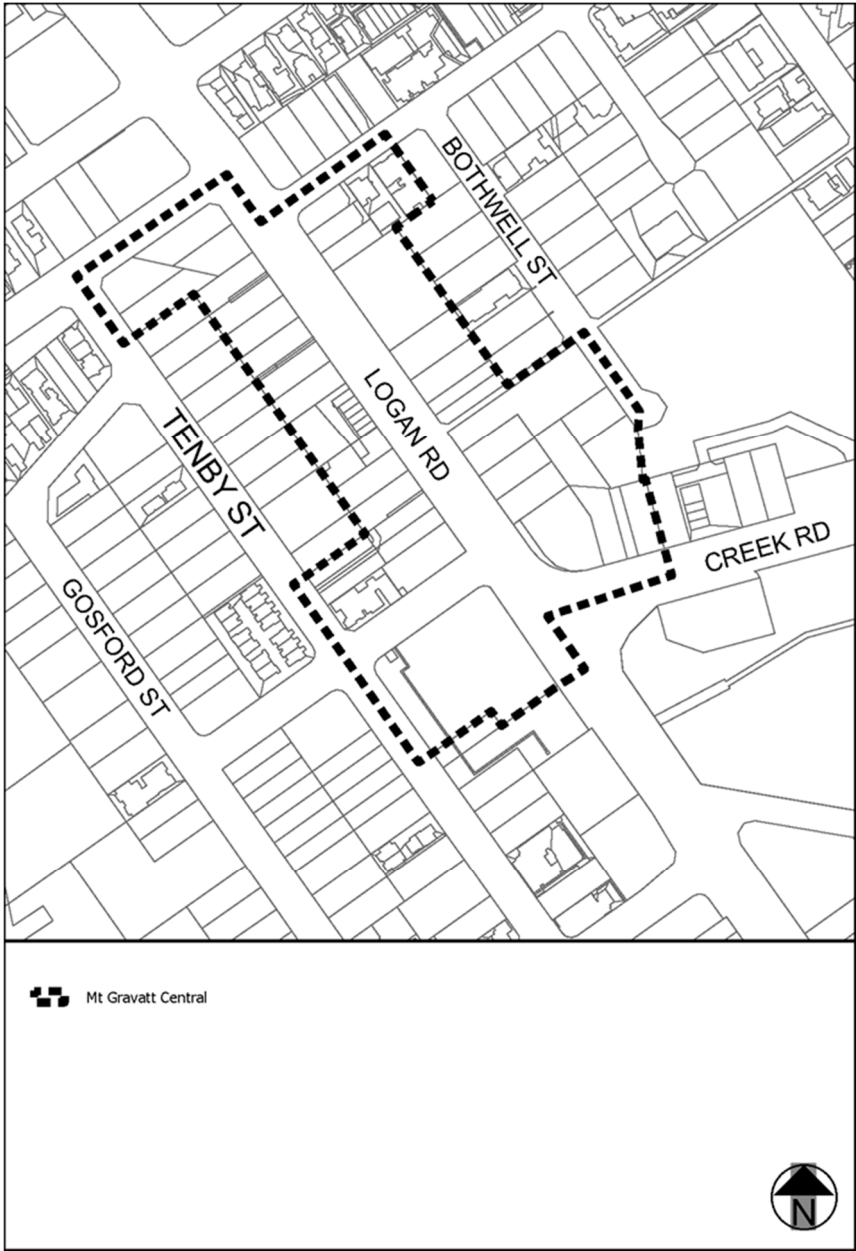


Figure 5.2.13.6.1a—Mt Gravatt Central location and extent

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

View the high resolution of [Figure](#) [Figure](#) 5.2.13.6.1a ~~Mt~~ ~~Mt~~ Gravatt Central location and extent

Schedule 6 Planning scheme policies \ SC6.29 Structure planning planning scheme policy

1.1 Relationship to planning scheme

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	AO26 AO26 note	All
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Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	PO26 note	All
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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: To amend parts of City Plan to introduce the Mt Gravatt centre suburban renewal precinct plan

<u>XX XX 20XX</u> <u>(adoption) and</u> <u>XX June 20XX</u> <u>(effective)</u>	<u>vXX.00/20XX</u>	<u>Tailored,</u> <u>planning</u> <u>scheme policy</u> <u>amendment</u> <u>and</u> <u>administrative</u>	<u>Tailored amendment to planning</u> <u>scheme ((Section 18(3) of the</u> <u>Planning Act 2016).</u> <u>Amendment to planning scheme</u> <u>policy (Chapter 3, Part 1 of MGR).</u> <u>Administrative amendment to</u> <u>planning scheme policy (Schedule</u> <u>1, Section 5a), b) and d) of MGR).</u> <u>Refer to Amendment vXX.XX/20XX</u> <u>for further detail.</u>
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