



Consultation report

**Wynnum Centre Suburban Renewal Precinct Plan
Draft precinct plan – Tailored amendment package**

Brisbane City Council

March 2026

WYNNUM CENTRE SUBURBAN RENEWAL PRECINCT PLAN – CONSULTATION REPORT

This report has been produced by:

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Disclaimer: This document is solely for the purpose of facilitating precinct planning by City Planning and Design, City Planning and Economic Development Services, Brisbane City Council. This document does not represent approved Government policy and is subject to change.

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Glossary

Acronym/Abbreviation/Term	Description
City Plan	<i>Brisbane City Plan 2014</i>
draft precinct plan	Wynnum Centre Suburban Renewal Precinct Plan (as advertised)
the amendment	Proposed draft Wynnum Centre Suburban Renewal Precinct Plan (post-consultation)

1 Introduction

Statutory public consultation on the draft Wynnum Centre Suburban Renewal Precinct Plan (draft precinct plan) as an amendment to *Brisbane City Plan 2014* (City Plan) was undertaken from 7 October 2025 to 23 November 2025. Council received 429 properly made and 76 not properly made submissions. This document summarises all submissions received from the community about the draft precinct plan. It also outlines how Council has considered these submissions in preparing the final Wynnum Centre 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 and searching 'Wynnum Centre Suburban Renewal Precinct.'

Every submitter to the draft precinct plan has been allocated a submitter reference number. Submitters can find out about 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 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 Talk to a Planner sessions and by phone and email.

Specific events and activities supporting the public consultation period in late 2025 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 7 October 2025.
Council website	Web pages providing details of the draft precinct plan were published and maintained from 7 October 2025 onwards.
Letters	Letters were sent to all residents, absentee owners and businesses in the precinct plan area.
Signage across the precinct plan area	8 A3 corflutes and 8 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 7 October 2025.
Draft Suburban Renewal Precinct Plan Summary document	A summary document explaining the project, vision and key proposed changes was released online to support public consultation on the draft precinct plan.
Draft Suburban Renewal Precinct Plan Storymap	An online Storymap showing a summary of the proposed changes, including interactive maps of sub-precincts, zones, building heights and proposed improvements to places was prepared to support public consultation on the draft precinct plan.
Talk-to-a planner sessions	Wednesday 22 October 2025 (2 sessions) – Wynnum Community Centre
	Saturday 25 October 2025 (1 session) – Wynnum Community Centre

3 Submissions by topic

Information about submissions and how Council has considered and responded to submissions is provided in the tables below. Submissions are arranged by topic.

3.1 General

Submission reference	Submission summary	Response	Change
002, 010, 014, 034, 041, 084, 090, 092, 110, 142, 143, 151, 152, 166, 173, 189, 231, 232, 233, 234, 235, 237, 238, 239, 258, 264, 291, 329, 340, 367, 374, 413, 415, 424, 432, 463, 475, 476, 497, 499	<p>Submitters support key aspects of the plan, including:</p> <ul style="list-style-type: none"> • increased building heights and transitions to surrounding low density residential areas; • reduced car parking rates and provision for cyclist facilities in Multiple dwellings; • opportunities for economic growth to revitalisation of the area and concentration of retail and commercial uses around Wynnum Central railway station; • improving pedestrian access through arcades; • an increase in apartments which will positively influence housing affordability and diversity; and • subtropical landscaping provisions, creative lighting and artwork. 	Support noted. In responding to other submissions changes are proposed to some of the height and design provisions, as detailed in the following sections.	No change.
006, 007, 008, 009, 024, 036, 056, 156, 231, 487	Submitters support the revitalisation of the precinct and retaining the character and village feel of Wynnum Centre.	Support noted. The amendment will maintain key provisions that protect local identity and character including active frontages and subtropical design provisions while enabling new housing and main-street activity to strengthen the centre.	No change.
100, 170, 243, 329, 340	Submitters support development that provides more business opportunities and more housing.	Support noted. The amendment retains provisions to enable a broader mix of centre and employment uses, consistent with its designation in City Plan as a Major centre.	No change.

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Submission reference	Submission summary	Response	Change
178, 405	<p>Submitters raise concerns about the vision statement in the summary document, outlining:</p> <ul style="list-style-type: none"> • uncertainty about how the vibrant village vision will be implemented by Council, noting current developments; • the current Neighbourhood plan already achieves the vision, with statements being too high level. 	<p>The draft vision in the summary document is an aspirational statement outlining how the centre could evolve over the next ten years and beyond. The outcomes being sought will be delivered over that time through implementation of City Plan provisions (e.g. zoning, heights, active frontages, arcades and design requirements), as well as future centre-based projects that Council will undertake through mechanisms such as the Local Government Infrastructure Plan and capital works projects.</p>	No change.
005, 013, 015, 022, 035, 036, 039, 049, 051, 058, 060, 061, 064, 065, 067, 069, 074, 076, 077, 091, 111, 117, 119, 150, 153, 164, 165, 167, 169, 182, 187, 189, 191, 194, 200, 211, 221, 222, 224, 225, 227, 228, 241, 245, 246, 251, 253, 254, 255, 256, 257, 259, 261, 262, 265, 267, 268, 272, 273, 274, 275, 278, 279, 281, 283, 288, 289, 294, 295, 296, 297, 298, 300, 301, 302, 304, 305, 306, 307, 308, 309, 310, 311, 314, 315, 316, 318, 319, 320, 323, 324, 325, 326, 327, 328, 330, 331, 332, 333, 334, 335, 336, 337, 338, 341, 342, 343, 344, 345, 349, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 363, 364, 365, 369, 370, 371, 372, 373, 376, 379, 380, 382, 384, 385, 386, 387, 388, 390, 391, 392, 393, 394, 395, 396, 397, 400, 403, 404, 408, 409, 410, 411, 412, 414, 416, 417,	<p>Submitters do not support the plan with key points relating to:</p> <ul style="list-style-type: none"> • lack of community consultation; • building height provisions are excessive for the character of the area; • no reflection of local identity in the plan; • concerns over parking impacts in the precinct; and • lack of infrastructure improvements. 	<p>Council in undertaking consultation on the draft precinct plan exceeded statutory requirements, with public consultation for 13 business days longer than the statutory requirements to enable further feedback to be provided. Consultation activities on the draft precinct plan have been outlined in Section 2 of this report.</p> <p>In response to other key points raised:</p> <ul style="list-style-type: none"> • maximum building heights have been changed from a base 15 storeys to 12 storeys (for sites under 2,000m²) and 15 storeys (for sites 2,000m² or greater). This change applies in the Wynnum CBD northern frame sub-precinct (NPP-003a) and Wynnum central business district sub-precinct (NPP-003d); • maximum building heights have been changed from 12 to 10 storeys in the block bordered by Edith Street, Tingal Road and Clara Street, excluding the properties fronting Bay Terrace, within the Wynnum central business district sub-precinct (NPP-003d); • maximum building heights have been changed from 8 to 5 storeys in the street block bordered by Berrima Street, Bay Terrace and Bride Street, within the Bay Terrace sub-precinct (NPP-003e); • building heights outside of the precinct plan boundary will remain at 2 to 3 storeys to the east, 5 storeys to the south and 5 to 8 storeys to the west; 	Change.

Submission reference	Submission summary	Response	Change
418, 423, 426, 427, 433, 434, 435, 437, 438, 443, 444, 445, 454, 455, 456, 457, 465, 466, 478, 481, 482, 483, 486, 489, 490, 491, 492, 495, 496, 498, 501, 502, 503, 504		<ul style="list-style-type: none"> the draft precinct plan seeks to balance the community's priorities, including safeguarding local character and identity, with the requirement to deliver additional housing and a resilient local economy; Council manages requirements for on-site car parking through City Plan. Reduced car parking rates are proposed reflecting access to public transport and active transport networks; Trunk Infrastructure delivery is managed through the Local Government Infrastructure Plan which identifies proposed future trunk stormwater infrastructure to service projected growth up until 30 June 2036; and Brisbane's water supply and sewerage trunk infrastructure networks are planned and delivered by Urban Utilities. Planning for these networks is shown in the Urban Utilities Water Netserv Plan. 	

3.2 Building Heights and Density

Submission reference	Submission summary	Response	Change
041, 054, 070, 072, 084, 100, 106, 113, 124, 185, 190, 216, 231, 235, 264, 493, 494	<p>Some submitters indicate support for increased building height having regard to:</p> <ul style="list-style-type: none"> alignment with a well-connected and higher order centre; tiered increases with the periphery of the centre being lower; design and interface controls, with heights stepping down to lower-rise areas or heritage areas; and infrastructure to match proposed growth. 	<p>While support is noted, proposed heights in specific locations are proposed to be amended in response to other submitter feedback.</p>	No change.
001, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 019, 020, 021, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035,	<p>Submitters oppose the proposed building heights due to concerns regarding one or more of the following:</p> <ul style="list-style-type: none"> current zoning already meets housing targets in line with 	<p>Council has reviewed all submissions and in response proposes the following:</p> <ul style="list-style-type: none"> maximum building heights have been changed from a base 15 storeys to 12 storeys (for sites under 2,000m²) and 15 storeys (for sites 2,000m² or greater), where located in the 	Change.

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Submission reference	Submission summary	Response	Change
<p>036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 063, 064, 066, 067, 068, 069, 070, 071, 074, 075, 076, 077, 078, 080, 081, 090, 091, 094, 095, 096, 098, 099, 101, 102, 103, 104, 107, 111, 114, 115, 116, 117, 118, 119, 121, 122, 123, 125, 128, 130, 131, 132, 133, 134, 136, 138, 139, 144, 145, 148, 149, 150, 153, 155, 156, 157, 164, 165, 167, 168, 169, 170, 172, 174, 175, 177, 178, 179, 180, 181, 182, 183, 191, 193, 194, 197, 198, 199, 200, 201, 202, 204, 205, 206, 207, 209, 210, 211, 212, 214, 215, 216, 217, 219, 220, 221, 222, 224, 225, 227, 229, 240, 241, 242, 244, 245, 246, 250, 251, 253, 254, 255, 257, 259, 260, 262, 263, 265, 267, 268, 269, 270, 271, 272, 273, 274, 277, 278, 279, 280, 281, 282, 283, 284, 285, 287, 288, 289, 290, 292, 294, 295, 296, 297, 298, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 333, 334, 335, 336, 337, 338, 339, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363,</p>	<p>population growth and the ShapingSEQ 2023 Regional Plan density requirements;</p> <ul style="list-style-type: none"> • directly contradicts the objectives outlined in the summary document including references to human-scale, local connection, local identity and village feel; • creation of wind tunnels and urban street canyons; • overshadowing/towers blocking solar panels; • excessive building scale; • loss of sea breezes, sightlines, views to the bay; • reliance on artificial cooling in apartments; • overlooking and privacy concerns; and • impacts on property prices. <p>Some of the submitters suggest alternatives of 2-4 storeys, 4-5 storeys, 6 storeys, 5–8 storeys, or 10-12 storeys, with appropriate height transitions.</p>	<p>Wynnum CBD northern frame sub-precinct (NPP-003a) and Wynnum central business district sub-precinct (NPP-003d);</p> <ul style="list-style-type: none"> • maximum building heights have been changed from 12 to 10 storeys in the street block bordered by Edith Street, Tingal Road and Clara Street, excluding the properties fronting Bay Terrace, within the Wynnum central business district sub-precinct (NPP-003d); and • maximum building heights have been changed from 8 to 5 storeys in the street block bordered by Berrima Street, Bay Terrace and Bride Street, within the Bay Terrace sub-precinct (NPP-003e). <p>Building heights outside of the precinct plan boundary will remain at 2 to 3 storeys to the east, 5 storeys to the south and 5 to 8 storeys to the west.</p> <p>This amendment seeks to encourage lot amalgamation and encourage more integrated site and precinct outcomes.</p> <p>In response to other feedback received:</p> <ul style="list-style-type: none"> • proposed heights in the plan reflect Wynnum’s designation as a Major Regional Activity Centre under the ShapingSEQ 2023 Regional Plan and Major centre under City Plan. The intent of these designations is to provide for significant population-serving activities and employment. The centre also has access to rail, bus, parks and services, making it well placed to deliver additional housing and employment close to public transport and everyday amenities. Regional targets in ShapingSEQ 2023 guide minimum dwelling supply over a broader location within the region and encourage higher densities in well-serviced centres. However it does not specify the exact built form or site-by-site dwelling densities as these are to be resolved through local planning; • the vision in the summary document is an aspirational statement outlining how the centre will evolve over the next ten years or more. Outcomes will be delivered over time 	

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Submission reference	Submission summary	Response	Change
<p>364, 365, 366, 368, 369, 370, 372, 373, 376, 377, 378, 379, 380, 382, 383, 384, 385, 388, 389, 390, 391, 392, 394, 395, 397, 398, 399, 400, 401, 402, 403, 404, 405, 408, 409, 410, 411, 412, 414, 416, 417, 418, 419, 420, 421, 422, 423, 429, 434, 435, 436, 437, 440, 441, 444, 445, 447, 448, 449, 450, 453, 455, 456, 457, 460, 461, 462, 464, 465, 466, 468, 471, 473, 474, 477, 478, 480, 481, 482, 483, 485, 488, 486, 489, 490, 491, 492, 495, 496, 498, 502, 504, 505</p>		<p>through implementation of City Plan requirements and future projects that Council will undertake through the Local Government Infrastructure Plan and capital works projects;</p> <ul style="list-style-type: none"> • the draft precinct plan includes requirements for building setbacks, tower separation, height transitions, site cover and reduce potential impacts such as wind tunnels, excessive scale and overshadowing. Views are not regulated through the draft precinct plan; • the draft precinct plan includes design requirements that focus on creating human scale design within lower level buildings such as 2 storey podiums in the centre zones; • the provisions in the draft precinct plan regarding slender tower forms (site cover and setbacks), as well as and landscaping and green plot ratio requirements seek to reduce the bulk and scale of buildings and provide for access to sunlight and breezes while minimising the need for artificial heating and cooling; and • overlooking and privacy concerns will continue to be assessed against provisions in City Plan, including those in the Multiple dwelling code. <p>Comments about the impacts of property prices are outside the scope of the draft precinct plan.</p>	
<p>076, 081, 086, 087, 113, 114, 124, 137, 138, 139, 140, 141, 162, 178, 223, 239, 267, 347, 468, 484, 493, 494</p>	<p>Submitters suggest a range of alternative building heights, including increases above 15 storeys for specific sites and locations, including:</p> <ul style="list-style-type: none"> • restricting the eastern side of Bay Terrace to a single storey and providing two storeys of shopping on the western side of Bay Terrace; • proposed heights along the western side of Bay Terrace proceed but retain current heights on the eastern side; • retain both sides of Bay Terrace as 5 storeys; 	<p>Proposed building heights in the draft precinct plan respond to the Major Regional Activity Centre designation under the ShapingSEQ 2023 Regional Plan and Major centre designation under City Plan, proximity to public transport, active transport, parkland, community facilities and services. As a growing area with increased employment opportunities, Wynnum is well placed to support additional higher density living.</p> <p>Built form provisions, including setbacks and site cover, have been included in the plan to mitigate the impact of taller buildings.</p>	<p>Change.</p>

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	<ul style="list-style-type: none"> • require a maximum building height of 15 storeys on Bride Street; • restrict the maximum building height of Waterloo Bay Hotel site to up to 2 storeys; • for the Waterloo Bay Hotel site, keeping taller buildings to the Berrima Street frontage which transition to three storeys towards site boundaries fronting the nearby residential streets; • increase building heights around the Wynnum Central railway station to 12 storeys and up to 15 storeys on the western side to maintain views; • the 12-storey height limit in the southern and eastern areas should be increased to 15 storeys for consistency across the precinct; • additional height for 150 Florence Street, Wynnum; • 15 storey building height for 63 Bay Terrace, Wynnum; • not stepping down the building height from 15 storeys in the core of the centre to 12 storeys along the western side of Bay Terrace; • 25 storeys for 89 Bay Terrace and 74 Charlotte Street, Wynnum; • 16 storeys for 68-70 Edith Street and 73 Clara Street, Wynnum; • use of sliding scale for building height based on site area such as 8 storeys for less than 1200m², 12 storeys where between 1200 to 2500m² and 15 storeys where greater than 2500m²; 	<p>In response to issues raised about building heights, Council proposes the following:</p> <ul style="list-style-type: none"> • maximum heights have been changed from a base 15 storeys to 12 storeys (for sites under 2,000m²) and 15 storeys for sites 2,000m² or greater) where located in the Wynnum CBD northern frame sub-precinct (NPP-003a) and Wynnum central business district sub-precinct (NPP-003d); • maximum building heights have been changed from 12 to 10 storeys in the street block bordered by Edith Street, Tingal Road and Clara Street, excluding the properties fronting Bay Terrace, within the Wynnum central business district sub-precinct (NPP-003d); and • maximum building heights have been changed from 8 to 5 storeys in the street block bordered by Berrima Street, Bay Terrace and Bride Street, within the Bay Terrace sub-precinct (NPP-003e). <p>Building heights are not proposed to be increased above that advertised in the draft precinct plan.</p> <p>Building heights outside of the precinct plan boundary will remain at 2 to 3 storeys to the east, 5 storeys to the south and 5 to 8 storeys to the west.</p>	

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	<ul style="list-style-type: none"> • remove existing City Plan building height transitions for sites which do not directly adjoin a lot in a lower order zone; • provide for building heights up to 20 storeys; • allow up to 20 storeys for sites over 1500m²; • retain the eastern side of Bay Terrace as 5 storeys; and • graduated height transitions with higher buildings near the Wynnum Central railway station and lower heights towards Bay Terrace. 		
151	<p>Submitter raises concerns about potential increases in building heights being extended to other streets after the draft precinct plan is approved.</p>	<p>Building heights in the draft precinct plan are mapped and limited to specific locations. There is no automatic extension of height allowances to other streets once the plan is adopted. Any development outside the precinct plan area would be assessed against the City Plan requirements that apply to that location. Changes to heights elsewhere would require a formal amendment to City Plan.</p>	No change.
267, 322	<p>Submitters raise concern that given the proposed building heights, only apartments will be delivered within the precinct. The heights do not facilitate a diversity of housing such a townhouses and multi-generational housing.</p>	<p>The draft precinct plan does not prescribe or regulate detailed dwelling mix outcomes, therefore enabling the specific composition of dwelling types (including the number of bedrooms) to be determined at the development application stage.</p> <p>Given the precinct’s excellent accessibility and proximity to services, it is appropriate to concentrate density in such areas. The areas surrounding the precinct continue to remain a mix of low density and low-medium density residential zones that assist in facilitating a diversity of housing choices for the local community.</p>	No change.
006, 007, 021, 024, 026, 031, 038, 040, 050, 066, 075, 101, 168, 348, 350, 399, 402, 442, 350, 454, 464, 497	<p>Submitters suggest focusing more on medium-density development that complements the existing streetscape.</p>	<p>Wynnum is designated as a Major Regional Activity Centre in the ShapingSEQ 2023 Regional Plan and Major centre under City Plan. These areas are to deliver high quality, high density urban form, while accommodating a range of major employment generating activities.</p>	No change.

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Submission reference	Submission summary	Response	Change
		<p>The Wynnum-Manly neighbourhood plan adopted in 2009 allowed for high density living and building heights up to 8 storeys. The draft precinct plan builds on the existing height provisions, while also introducing new provisions to guide development, and creating better design outcomes which address and complement the streetscape.</p>	
<p>006, 039, 075, 089, 111, 112, 127, 136, 155, 164, 178, 223, 252, 269, 270, 284, 297, 317, 347, 349, 371, 380, 389, 397, 408, 411, 427, 438, 439, 443, 461, 470, 472, 489, 490, 491, 500</p>	<p>Submitters request the retention of current building height limits.</p>	<p>Building heights in the draft precinct plan respond to the opportunity presented in the area, given the precinct's proximity to public transport, active transport, parkland, community facilities and services. As a growing area with increasing employment opportunities, Wynnum is well placed to support additional high density living and building heights.</p> <p>In response to issues raised with about building heights, Council proposes the following:</p> <ul style="list-style-type: none"> • maximum heights have been changed from a base 15 storeys to 12 storeys (for sites under 2,000m²) and 15 storeys (for sites 2,000m² or greater) where located in the Wynnum CBD northern frame sub-precinct (NPP-003a) and Wynnum central business district sub-precinct (NPP-003d); • maximum building heights have been changed from 12 to 10 storeys in the street block bordered by Edith Street, Tingal Road and Clara Street, excluding the properties fronting Bay Terrace, within the Wynnum central business district sub-precinct (NPP-003d); and • maximum building heights have been changed from 8 to 5 storeys in the street block bordered by Berrima Street, Bay Terrace and Bride Street, within the Bay Terrace sub-precinct (NPP-003e). <p>Building heights outside of the precinct plan boundary will remain at 2 to 3 storeys to the east, 5 storeys to the south and 5 to 8 storeys to the west.</p>	<p>Change.</p>
<p>493</p>	<p>Submitter requests increased building height to 15-20 storeys to align with other Major centres in Brisbane City</p>	<p>Planning provisions for Major centres are tailored to each centre's role and local context, aligning land use and built form</p>	<p>No change.</p>

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Submission reference	Submission summary	Response	Change
	and considers that greater density should occur along Bay Terrace as Wynnum’s main street, with impacts mitigated through high quality design provisions.	with the needs of the immediate catchment and the communities it serves.	
155	Submitter requests planning for housing to be balanced across the entire city to achieve housing supply while lessening impacts to Wynnum Centre. Submitter suggests increasing heights close to public transport, shops, schools and other infrastructure, and supporting development on large sites which propose greenspace and good design.	Wynnum Centre is part of Council’s citywide Suburban Renewal Precincts program, which focuses new homes in well-connected centres which have access to public transport, shops, schools and infrastructure. Alongside Wynnum, other precincts such Mt Gravatt Centre and Alderley Centre are also being reviewed to help deliver more housing, jobs and mixed-use development. More information on this citywide approach is available on Council’s Suburban Renewal and can be found at: https://www.brisbane.qld.gov.au/building-and-planning/planning-and-design/neighbourhood-planning-suburban-renewal	No change.
106	Submitter supports the application of building height solely in storeys.	Support noted.	No change.
157	Submitter questions market uptake and viability stating limited uptake has occurred with 8 storey building heights, high turnover of shopfronts, oversupply of commercial floor space and risk of overdevelopment.	The draft precinct plan proposes to remove prescriptive ground-floor mix requirements from the existing Neighbourhood plan and prioritises activation measures (active frontages and cross-block arcades), so any additional space is more suitable as a commercial tenancy and supported by increased pedestrian traffic.	No change.
290	Submitter notes that Wynnum is not suitable for a high-density precinct for transit oriented development and recommends considering the provision of medium-rise development within 800m walking distance of other railway stations at Wynnum, Wynnum North, Lindum, Hemmant, Manly and Lota.	Wynnum is designated as a Major Regional Activity Centre in the ShapingSEQ Regional Plan 2023 and is a Major centre under City Plan. These designations identify areas to deliver high quality, higher density urban form, whilst accommodating a range of major employment generating activities. The precinct plan area is serviced by Wynnum Central railway station which provides a reliable link into Brisbane City and other employment hubs.	No change.
411	Submitter raises concerns that density increases in Wynnum cannot be viewed in isolation. Other planning work being undertaken by Council, such as	Council aligns its planning with the ShapingSEQ Regional Plan and Strategic framework in City Plan. Wynnum is designated as a Major Regional Activity Centre in the ShapingSEQ 2023 Regional Plan and is a Major centre under City Plan. These	No change.

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	potential changes to the Low-medium density residential zone at Manly should also be considered.	areas are to deliver high quality, higher density urban form, whilst accommodating a range of major employment generating activities. Manly is not identified as a similar order centre in ShapingSEQ 2023 Regional Plan or in City Plan.	
344, 389	Submitters raise concern that development feasibility is not a consideration relevant for planning matters under the <i>Planning Act 2016</i> and therefore should not be used to justify height increases.	As part of the precinct planning process, background research and technical studies were undertaken, including development feasibility testing, to help inform the draft outcomes and determine viable development options. A range of planning matters were considered in determining proposed building heights.	No change.
178	Submitter states the rationale for change at the Colina Street sub-precinct near Kitchener Park is conflicting. It states the plan is to accommodate more people there but the proposal removes high density living next to this area.	The draft precinct plan introduces the Colina Street sub-precinct which amends zoning of properties in this area from High density residential (HDR1) to High density residential (HDR2) and Mixed use (MU2 Centre frame). This will allow for high density residential living with building heights increasing from 8 storeys to 12 storeys.	No change.
124, 140, 141, 142, 163, 491, 493, 494	Submitters request a provision be included for site amalgamation, linked to building height. Some submitters request that additional heights (three storeys) be allowed on large, amalgamated and landmark sites to cover costs for delivering additional requirements.	Proposed building heights have been reviewed to provide for site amalgamation. In response to issues raised about building heights, Council proposes the following: <ul style="list-style-type: none"> • maximum heights have been changed from a base 15 storeys to 12 storeys (for sites under 2,000m²) and 15 storeys (for sites 2,000m² or greater) where located in the Wynnum CBD northern frame sub-precinct (NPP-003a) and Wynnum central business district sub-precinct (NPP-003d) • maximum building heights have been changed from 12 to 10 storeys in the street block bordered by Edith Street, Tingal Road and Clara Street, excluding the properties fronting Bay Terrace, within the Wynnum central business district sub-precinct (NPP-003d); and • maximum building heights have been changed from 8 to 5 storeys in the street block bordered by Berrima Street, Bay Terrace and Bride Street, within the Bay Terrace sub-precinct (NPP-003e). 	Change.
013, 019, 026, 031, 035, 037, 063, 064, 071, 077, 093, 095, 099, 107, 111, 127, 144, 148,	Submitters express concerns there are no affordable housing provisions included as part of the plan. Some	The draft precinct plan supports greater housing supply and diversity by enabling more homes in a well-located centre close to shops, public transport and services. This aligns with	No change.

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171, 172, 174, 181, 187, 194, 199, 205, 210, 212, 235, 241, 243, 245, 246, 254, 255, 257, 259, 262, 263, 267, 268, 272, 273, 274, 278, 279, 281, 288, 289, 293, 294, 295, 297, 298, 300, 301, 302, 303, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 318, 319, 320, 324, 325, 326, 327, 330, 331, 334, 337, 338, 341, 342, 343, 344, 345, 351, 352, 353, 359, 360, 361, 365, 366, 373, 376, 382, 384, 385, 388, 390, 392, 394, 395, 400, 403, 404, 406, 407, 409, 412, 425, 438, 459, 465, 472, 479, 482, 483, 491, 501, 502	submitters mention concerns with market conditions such as negative gearing and capital gains tax.	<p>Council’s citywide suburban renewal approach which aims to increase housing opportunities in areas supported by existing infrastructure.</p> <p>Public housing is delivered by the Queensland Government’s Department of Housing and Public Works.</p> <p>Matters such as negative gearing and capital gains tax are determined by the Commonwealth Government and are out of scope of the plan.</p>	
062, 064, 071, 077, 102, 125, 164, 174, 178, 194, 207, 231, 241, 245, 246, 254, 255, 257, 258, 259, 262, 265, 268, 272, 273, 274, 278, 279, 281, 283, 288, 289, 290, 293, 294, 295, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 316, 318, 319, 320, 322, 324, 327, 330, 331, 334, 337, 338, 341, 343, 345, 352, 353, 359, 360, 362, 365, 369, 373, 376, 382, 384, 385, 388, 390, 392, 394, 395, 400, 403, 404, 406, 407, 408, 409, 417, 440, 446, 447, 467, 471, 482, 483, 486, 487, 490, 491, 492, 495, 500, 502	<p>Submitters express concern that new developments will not be affordable nor address the housing crisis.</p> <p>Many submitters request affordable or social housing to be a requirement or be incentivised in new residential developments.</p>	<p>Council is addressing housing diversity, affordability and choice through a range of initiatives including:</p> <ul style="list-style-type: none"> • facilitating suburban renewal precinct plans to increase housing supply; • supporting community housing providers to deliver affordable housing developments in the city; • supporting multigenerational family households by enabling secondary dwellings (e.g. granny flats) to be constructed within residential areas; • facilitating a wide range of homelessness support initiatives; • offering 100% reduction in infrastructure charges for social and affordable housing multiple dwelling developments through the Brisbane Housing Supply Incentive Policy. 	No change.
066, 069	Submitter suggests alternative dwelling types should be considered and also identifies that Body Corporate levies are	Zoning within the draft precinct plan area supports opportunities for varied residential forms through mixed-use and higher-density provisions, allowing flexibility for different	No change.

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	driving up prices and that there should be government regulation.	<p>housing types in appropriate locations. Matters relating to body corporate levies and their regulation fall outside the scope of the draft precinct plan and are managed under state legislation by the Office of the Commissioner for Body Corporate and Community Management within the Queensland Department of Justice and Attorney-General.</p> <p>Residents may seek further guidance by visiting their website at: https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/bccm</p>	
322, 380, 407	Submitters raise concerns about increased rates (caused by the value uplift if a building height limit of 15 storeys is approved) for homeowners who wish to stay in their properties for the long term.	Comments about rate increases are outside the scope of the draft precinct plan. Details about how Council calculates the general rates for properties can be found on Council's website: https://www.brisbane.qld.gov.au/about-council/rates-and-payments/how-rates-are-calculated	No change.
399, 402, 431	Submitters raise that an increased number of apartments will provide greater housing diversity and downsizing opportunities within Wynnum.	Comments raised in the submission are noted.	No change.
303, 342, 361, 407, 422	Submitters call for increased aged care and assisted living developments within Wynnum.	Establishment of Residential care facilities and retirement facilities is supported by City Plan in the precinct.	No change.
258	Submitter requests the inclusion of age-friendly and universally designed housing so that older residents can remain in the Wynnum area.	While universal design building standards are set by the Queensland Government's building legislation, Council supports a range of housing types in residential areas to enable ageing in place.	No change.

3.3 Built Form and Urban Design

Submission reference	Submission summary	Response	Change
009, 011, 029, 087, 100, 122, 138, 166, 170, 182, 190, 225, 238, 322, 329	Submitters support arcades and laneways in the area, provided they have adequate lighting and are safe.	Support noted. A review of arcades has been undertaken and changes are proposed to rationalise the number of these across the centre.	Change.
028, 045, 046, 052, 070, 124, 137, 142, 163	<p>Submitters raise concerns with some of the mapped arcades including:</p> <ul style="list-style-type: none"> arcades are designated through current driveways and remove current on-site parking; concerns about losing the existing uses such as the supermarket and library if the arcade was to be delivered through that site; being underutilized and not being centrally located within the precinct plan area; interference with existing buildings and gardens; impacts on development feasibility; and impacts on specific locations at 145 Florence Street, 136/150 Florence Street, and 74 Charlotte Street/89 Bay Terrace. 	<p>Arcades enhance the vitality and connectivity of the centre by establishing direct pedestrian links to key destinations. Arcades will be delivered through the redevelopment of sites, which in turn will deliver site layouts that alter driveways and car parking.</p> <p>The draft precinct plan improves the performance of arcades by identifying new arcade locations and introducing strengthened design requirements. Future arcades must incorporate subtropical landscaping, include lighting, and maintain active frontages to improve safety, visibility and pedestrian comfort.</p> <p>A review of designated arcades has resulted in a rationalisation of the number required across Wynnum Centre. The arcades located on the following sites are to be removed:</p> <ul style="list-style-type: none"> 145 Florence Street and 135/139 Tingal Road; 136 Florence Street and 123 Edith Street; 108/110 Edith Street and 97 Clara Street; 89 Bay Terrace and 74 Charlotte Street; 120/122 Bay Terrace; 131/135/139 Bay Terrace; 150 Bay Terrace. 	Change.
052	Submitter expresses concerns about an arcade mapped on their site between Charlotte Street and Bride Street with potential impacts on current uses.	The arcade is proposed to be retained in this location as it provides a key centralised cross block link between Charlotte Street and Bride Street. An arcade will only be required to be provided when the site redevelops and is to be incorporated into the building design as part of a future development application. It is not Council's intention to require the arcade to be provided as part of the current use of the site.	No change.
045, 087, 116, 267, 290, 405	Submitters note there is no design and scale for new arcades and raise concerns about how arcades are to	The draft precinct plan requires arcades to provide access to natural daylight and incorporate subtropical landscaping. The Subtropical building design planning scheme policy provides	No change.

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	deliver natural daylight and openness when surrounded by 12 and 15 storey buildings. Some submitters suggest that AO3 and PO3 should be combined to ensure that arcades are provided as open-air cross block connections with subtropical landscaping.	further information on arcade design including details of how provision for natural daylight, subtropical landscaping and activation can be incorporated. The design of arcades will be considered on a case by case basis for individual sites and in conjunction with the other design elements set out in City Plan codes.	
366	Submitter requests retention of existing laneways.	The laneway connecting Berrima Street to Bride Street has been designated as an arcade in the plan, with this requirement to be retained.	No change.
405	Submitter supports village high streets including Bay Terrace, Edith Street and Florence Street.	Support noted.	No change.
081, 088, 100, 138	Submitters support the activation of street frontages through the active frontage overlay.	Support noted.	No change.
258, 405	Submitters request the creation of more active frontages. One submitter specifies extending active frontages along Bay Terrace to ensure shopfronts are retained through redevelopment and to link to Berrima Street.	The identification of active frontages was considered during the background research and investigation phase of the project. It has been determined that the most appropriate locations for active frontages are within the core areas of Florence Street, Edith Street, Bay Terrace and Tingal Road.	No change.
290	Submitter requests to include Edith Street as an Active frontage – primary, not a secondary one, as it is the key high street of Wynnum.	Edith Street is to be retained as an active frontage—secondary to work in conjunction with the primary active frontages identified on Florence Street and Bay Terrace.	No change.
164	Submitter is concerned that the implementation of an active frontage will result in loss of on-street car parking.	Active frontages will mostly accommodate individual tenancies such as shops, cafes and offices. Any implications for on-street parking will be assessed at the development application stage in accordance with City Plan requirements.	No change.
124	Submitter requests active frontages only where viable.	The draft precinct plan proposes active frontages in specific locations to ensure Wynnum Centre's high streets are retained. On reviewing the extent of active frontages, it is proposed that the active frontage – secondary be consolidated and removed from part of Tingal Road from Clara Street to Chestnut Street.	Change.
137	Submitter opposes 7m maximum tenancy width for active frontage—primary due to impacts on economic	In response to concerns, the requirement for a 7m maximum tenancy width for active frontages has been removed. The provisions of the Centre or mixed use code will still apply which	Change.

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	feasibility such as oversupply and restrictions for delivering anchor tenants.	require at least one pedestrian entry and exit for every 10m of building frontage.	
087	Submitter indicates that shadow and sunlight modelling should be required to protect public amenity.	Current provisions under the Multiple dwelling code address overshadowing and sunlight considerations.	No change.
066, 170, 177, 303, 340, 422, 468, 487	Submitters support setback, site cover and tower separation provisions, noting these provisions should be enforced.	Support noted.	No change.
124, 137, 142, 162, 163, 493, 494	Submitters support increasing tower site cover from 50% to 60 or 70% in order to enable future developments to be commercially viable.	A site cover of 50% for the tower components ensures slender building forms are provided in order to provide access to daylight and breezes. Increasing site cover would be inconsistent with this approach. The intent of the draft precinct plan is to also ensure there are adequate separation distances between buildings on the same and adjoining sites.	No change.
405	Submitter states AO8 does not define the percentage of open space required for development sites.	Acceptable outcome AO8 identifies the maximum site cover for the tower component of a development. The provision for open space on a site are identified through other codes such as the Centre or mixed use code or the Multiple dwelling code depending upon the nature of the proposed development.	No change.
177, 303, 422, 491	Submitter recommends increasing setbacks to enable the planting of trees and vegetation in order to improve the amenity for both new and existing residents.	Built form provisions within the draft precinct plan include requirements for landscaping, sub-tropical building design, streetscape improvements and development that enhances local amenity. Setbacks help support planting opportunities, provide shade, and establish a greener streetscape. These provisions aim to balance built form with improved environmental and amenity outcomes for the community.	No change.
031, 214	Submitters raise concerns with building quality in high rise towers.	The National Construction Code and Queensland Development Code set out standards for building quality and materials, which is then enforced by the <i>Queensland Building Construction Commission Act</i> and <i>Building Act 1975</i> . The draft plan strengthens design standards for high-rise towers through tower requirements, setbacks and subtropical design standards to ensure high quality built form outcomes.	No change.
494	Submitter recommends that minimum site area and frontage widths be removed as these are prohibitive for development where site amalgamation is not possible.	Provisions for minimum site area and frontage widths are included in the Neighbourhood plan code to ensure that sites are of a suitable size and configuration to facilitate an efficient development of the site. As these provisions are acceptable outcomes, alternative solutions may be considered on a case-	No change.

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		by-case basis where amalgamation with adjoining sites is problematic.	
141, 494	Submitters recommend that podium heights be increased from 2 to 3 storeys in order to be consistent with other neighbourhood plan areas.	The comments seeking an increase in podium heights are noted. For Wynnum, it has been decided to retain podium heights at 2 storeys to be in keeping with the existing bayside character and the levels of recently established buildings such as those on Bay Terrace.	No change.
137, 142, 162, 163, 290, 493, 494	Submitters request clarification about the tower separation distance acceptable outcome as it may be interpreted to be a 10m setback from the property rather than between towers.	Acceptable Outcome AO8 has been amended to clarify that setbacks are between towers on the same and adjoining sites, and not to the property boundary.	Change.
405	Submitter is concerned the 10m minimum tower separation is too close resulting in impacts such as loss of light, wind tunnelling and privacy issues.	City Plan includes building design provisions in the Multiple dwelling code that address privacy and residential amenity, including access to natural light, sunlight and breezes. The intention of the 10m tower separation is to provide improved residential amenity through access to natural light, sunlight and breezes.	No change.
124, 142, 162, 163, 493, 494	Submitters recommend a reduction in setbacks including front boundary setbacks for towers to achieve viable floor plates and encourage engagement with the street, with some suggesting a setback of 3m.	The minimum front setback requirements for towers has been reviewed and is proposed to be reduced from 8m (to the building line) to 6m (to the building line). The setbacks are not proposed to be further reduced as these provisions seek to reduce the bulk and scale of buildings and provide for access to sunlight and breezes for residents, workers and visitors.	Change.
007, 081, 122, 182, 209, 290, 405, 461	Submitters notes that landmark sites provide an opportunity to facilitate meaningful open space in the centre but some raise concerns that: <ul style="list-style-type: none"> the 10% public open space is insufficient and should be increased; the provision must not be a substitute for a large central useable public open space; the drafting to the Acceptable outcome requiring the provision of 10% for publicly accessible open space should also be a Performance outcome. 	In response to submissions, Council has removed the requirement for landmark sites to provide 10% public open space. Amended provisions will seek the provision of a publicly accessible area, which will enhance the public realm and pedestrian experience. Additionally, the plan map has been revised to identify a potential future green link on Florence Street, connecting Wynnum Central railway station to the foreshore. Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan.	Change.

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Submission reference	Submission summary	Response	Change
124, 137	Submitters oppose 10% public open space requirement for landmark sites due to impacts on development feasibility.	<p>Landmark sites are designated due to their significance as an entrance to the precinct or as a notable location within the precinct. In response to submissions, Council has removed the requirement for landmark sites to provide 10% public open space. Amended provisions will seek the provision of a publicly accessible area, which will enhance the public realm and pedestrian experience.</p> <p>Additionally, the plan map has been revised to identify a potential future green link on Florence Street, connecting Wynnum Central railway station to the foreshore. Council will also investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan.</p>	Change.
290	Submitter requests not to amend AO18 and PO18 with respect to the built form provisions (podiums/slender tower forms) as the current development is appropriate.	The provision seeks to ensure that development delivers design excellence through podiums and slender tower forms. Amendments to AO18 enable flexibility for construction and incentivise delivery of housing supply. The front boundary setback for towers is proposed to change from 8m to 6m. No other changes are proposed to this provision.	Change.
081, 152, 177, 189	Submitters support heritage retention in the precinct.	Support noted.	No change.
071	Submitter requests the retention of shopfront character and integrate heritage brick/façades within laneways and public realm. Green space should not be compromised.	The draft precinct plan encourages high-quality façade treatments, while also incorporating subtropical landscaping.	No change.
405	Submitter recommends preparation of section views to illustrate materiality, colours, forms, articulation, streetscape response.	The comments are noted and will be taken into consideration for the preparation of future consultation documents.	No change.
070, 152, 316, 405	Submitters encourage the restoration of existing heritage buildings and places in the draft precinct plan area. Specifically, the following have been requested for inclusion in the heritage register:	Comments raised are noted but are outside the scope of the draft precinct plan. Suggestions have been recorded and will be considered through Council's separate heritage assessment processes and any future planning scheme updates.	No change.

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	<ul style="list-style-type: none"> the old stables currently called The Shed at Cultivate Lane behind the shops at 116 Bay Terrace; St Peter's Anglican Church in Florence Street; and the Birchley building on the corner of Florence Street and Bay Terrace. 		
024, 028, 031, 070, 099, 437, 469	Submitters request that character and heritage buildings within the draft precinct plan area are protected and integrated.	Local heritage places are protected through the Heritage overlay in City Plan.	No change.
088	Submitter recommends utilising unlisted heritage buildings such as those on Tingal Road and Florence Street to preserve their appearance.	There are opportunities for existing buildings, which are of architectural merit, to retain existing facades and other building elements. City Plan contains supporting development codes and planning scheme policies that address building design.	No change.
040, 075, 101	Submitters support the provision of improved design standards for the draft precinct plan area, including heritage design and architectural guidelines.	Support noted.	No change.
231, 232, 235, 463, 487	Submitters support street art and tree enhancements to improve precinct.	Support noted.	No change.
004, 006, 008, 009, 011, 019, 023, 024, 025, 030, 052, 056, 066, 067, 068, 071, 072, 076, 087, 088, 090, 091, 095, 099, 101, 104, 107, 111, 115, 122, 127, 129, 136, 150, 155, 170, 172, 180, 196, 205, 217, 242, 248, 269, 270, 271, 282, 297, 324, 339, 349, 354, 380, 401, 407, 410, 437, 446, 451, 453, 454, 457, 468, 469, 470, 489, 491, 492, 504	Submitters request that development should retain the bayside village feel, including elements of streetscape, heritage buildings and bayside breezes currently afforded. This could include the provision of a design code to ensure new development is in keeping with the bayside character.	The draft precinct plan includes design requirements that new development must address in responding to the elements identified by the submitters, including integrating landscaping and slender tower forms. City Plan also has other development codes and provisions such as those contained in the Subtropical building design planning scheme policy which require development to incorporate subtropical building design features.	No change.
129, 195, 225, 479	Submitter calls for the inclusion, acknowledgement and recognition of First Nation aspects via co-design approaches and collaboration.	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	No change.

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		<p>(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>	
072	<p>The submitter considers that Performance outcome PO20 and its corresponding Acceptable outcome AO20 should be deleted and questions the need for specific heritage provisions relating to the Waterloo Bay Hotel.</p>	<p>The Waterloo Bay Hotel is included in the Queensland Heritage Register. The description of the significance of the Heritage place and the reasons for its inclusion can be found on the Queensland Government website: https://www.qld.gov.au/environment/land/heritage/register.</p> <p>Provisions have been updated to ensure development on other parts of the site (outside the Heritage place curtilage) are complementary and have appropriate height transitions.</p>	Change.
064, 194, 241, 245, 246, 254, 255, 259, 257, 262, 265, 268, 272, 273, 274, 278, 279, 281, 283, 288, 289, 294, 295, 296, 298, 300, 301, 302, 304, 306, 307, 308, 309, 310, 311, 314, 318, 319, 320, 323, 327, 330, 331, 334, 335, 337, 338, 341, 343, 344, 345, 352, 353, 355, 357, 358, 359, 360, 363, 364, 365, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 397, 400, 403, 404, 409, 410, 412, 465, 466, 482, 483, 498, 502, 504	<p>Submitters suggest introducing a Traditional building character overlay (or similar) to safeguard Wynnum’s historic seaside architecture and streetscape.</p>	<p>Comments around Wynnum’s historic seaside architecture are noted. Changes to the Traditional building character overlay are not included as part of the draft precinct plan.</p>	No change.
035, 064, 087, 088, 090, 091, 095, 099, 101, 104, 107, 111, 115, 122, 127, 129, 136, 147, 150, 155, 156, 191, 194, 208, 241, 245, 246, 251, 254, 255, 257, 259, 262, 265, 268, 269,	<p>Submitters express concerns with a loss of character and identity in the precinct and some would like to see character assessments and a visual impact study prepared. Some also suggest creating a Wynnum Centre-Wide Design</p>	<p>The draft precinct plan sets out an overall outcome for development in the precinct to achieve excellence in design and sustainability, including green roofs and podiums, and innovative and subtropical design. Taller buildings should include a building base or podium and slender tower forms that</p>	No change.

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270, 271, 272, 273, 274, 278, 279, 281, 282, 283, 288, 289, 294, 295, 297, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 317, 318, 319, 320, 327, 330, 331, 334, 337, 338, 341, 343, 344, 345, 348, 349, 350, 352, 353, 359, 360, 361, 363, 364, 365, 368, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 397, 400, 403, 404, 409, 410, 411, 412, 434, 435, 440, 441, 447, 465, 466, 482, 483, 488, 489, 492, 502, 503	Framework, or Wynnum Style Guide, to ensure a cohesive built form that respects and enhances the precinct's unique character and identity.	exhibit design excellence and make a significant contribution to the public realm and residential amenity.	
064, 065, 170, 194, 225, 241, 245, 246, 254, 255, 257, 259, 268, 269, 272, 273, 278, 279, 281, 283, 289, 294, 295, 296, 298, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 318, 319, 320, 327, 330, 331, 334, 337, 338, 341, 342, 343, 344, 345, 349, 352, 353, 359, 360, 361, 363, 364, 365, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 397, 400, 403, 404, 409, 412, 465, 466, 482, 483, 489, 498 502, 504	Submitters identify the need to integrate more sustainable design standards within the draft precinct plan, including measures for solar integration, sustainable urban drainage systems, and water reuse.	City Plan's Subtropical building design planning scheme policy supports climate-responsive development, and the draft precinct plan strengthens this with measures such as a green roofs and deep planting to enhance sustainable building outcomes.	No change.
405	Submitter states that the words 'visual amenity' need to be reinstated in overall outcome 6.a. to retain an important element as part of any future planning vision for Wynnum.	Overall outcome 6.a. has been amended to include the reference to visual amenity.	Change.
031	Submitter raises concerns with the Wynnum Community Centre and the possibility it will be overshadowed by taller buildings.	The former Wynnum Central state school, now occupied by the Wynnum Community Centre, is listed as a Local heritage place in City Plan. Future developments on adjoining sites will be required to ensure that landscape and building elements do not	No change.

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		impair the views of the heritage place. These matters will be assessed at the time a development application is lodged on an adjoining site.	
290	Submitter requests to include the (former) Wynnum Central State School as a landmark site in order to meet the high standard of contribution to the public realm it would provide if it was redeveloped.	The (former) Wynnum Central State School, currently operating as the Wynnum Community Centre, is not required to be designated as a landmark site.	No change.
493	Submitter requests 63 Bay Terrace, Wynnum be considered a landmark site due to site area and location on the corner of Bay Terrace and Charlotte Street.	City Plan defines such a location as a site identified to accommodate buildings or development that attain citywide prominence through a combination of notable architectural excellence, siting and location. It is not considered that the subject site achieves these criteria. On that basis, inclusion as a landmark site is not supported.	No change.
405	Submitter questions how landmark sites were chosen.	<p>City Plan defines a landmark site as a location identified to accommodate buildings or development that attain citywide prominence through a combination of notable architectural excellence, siting and location.</p> <p>Sites in Wynnum centre were selected based on their proximity to existing features such as the railway station, Florence Street green link connection and parks. Sites were also identified which form a gateway to the centre or contain existing iconic features such as the Waterloo Bay Hotel. Other considerations included size of existing land holdings which provide the best opportunity for redevelopment.</p>	No change.
405	Submitter is not supportive of the south-east landmark site on the corner of Bay Terrace and Akonna Street due it to being in an unsuitable location.	The site is identified as a landmark site in the draft provisions. City Plan defines such a location as a site identified to accommodate buildings or development that attain citywide prominence through a combination of notable architectural excellence, siting and location. It is considered that the opportunity exists for future development on the site to achieve these criteria and therefore be established as a key destination in Wynnum Centre.	No change.
493	Submitter proposes the use of significant corner sites rather than landmark sites to deliver prominent	In preparing the draft precinct plan, it was determined that for consistency and in order to achieve the outcomes being	No change.

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Submission reference	Submission summary	Response	Change
	visual reference points in the precinct and to support additional building height.	sought, landmark sites was the most appropriate provision of City Plan to utilise in preference to significant corner sites.	
141	Submitter is concerned with how shade to the street will be provided along front boundaries.	Residential street buildings require the provision of deep planting as a means for achieving shade and integration with the residential streetscape.	No change.
133	Submitter requests an increase to the proportion of three-bedroom units for families and to exclude studio apartments.	<p>The draft precinct plan does not prescribe or regulate detailed dwelling mix outcomes. Under City Plan, the specific composition of dwelling types (including the number of bedrooms) is determined at the development application stage in response to a range of local conditions.</p> <p>While the draft precinct plan guides overall built form, land use and housing capacity, it does not mandate the inclusion or exclusion of particular unit types. Any proposed development within the precinct will be assessed against the relevant provisions of City Plan.</p>	No change.
405	Submitter supports residential street buildings.	Support noted.	No change.
087, 238	Submitters request to designate blocks for mixed use or residential.	The draft precinct plan identifies sites for a range of uses through the proposed combination of zones provided in Wynnum centre.	No change.
140	Submitter questions how residential street buildings typologies proposed for the frontages along Colina Street (for future high density residential development) and West Avenue (for centre activities) are compatible with the overall intent of the Colina Street sub-precinct and the broader objectives of the draft precinct plan.	The intention in the Colina Street sub-precinct is to provide a residential interface along the West Avenue frontage due to its proximity to other high density residential zoned land to the south.	No change.
141	Submitter opposes residential street buildings on the Akonna Street frontage.	Provision of residential street buildings along the frontage of Akonna Street form part of the transition to the low-medium density residential area between Wynnum Centre and the Esplanade.	No change.
493	Submitter suggests AO11.1 be amended to allow for residential street buildings on a site not in a primary active frontage.	AO11.1 provides for a residential street building to be established in the Northern frame sub-precinct, fronting Akonna Street in the Bay Terrace sub-precinct, fronting Byrneside Terrace and Bay Terrace in the Waterloo Bay Hotel	No change.

Submission reference	Submission summary	Response	Change
		sub-precinct and fronting West Avenue in the Colina Street sub-precinct. No change proposed.	
366	Submitter concerned about demand for future commercial and retail space at podium levels which may be subject to vandalism while unoccupied.	Construction of new developments containing commercial and retail space are subject to market demand. Once constructed, implementation of preventative security measures for tenancies is the responsibility of private landholders.	No change.

3.4 Transport and Parking

Submission reference	Submission summary	Response	Change
084, 106, 113, 124, 126, 231, 232, 233, 234, 463, 493, 494	Submitters support the reduced car parking requirements.	Support noted.	No change.
122	Submitter supports the proposed pedestrian crossings.	Support noted.	No change.
001, 005, 006, 007, 008, 009, 010, 011, 012, 013, 016, 017, 018, 019, 020, 021, 023, 024, 026, 028, 029, 030, 031, 032, 033, 034, 035, 037, 038, 039, 040, 042, 043, 044, 046, 048, 049, 050, 051, 053, 055, 058, 059, 060, 061, 063, 064, 065, 066, 067, 068, 069, 070, 071, 047, 049, 051, 053, 058, 060, 061, 063, 064, 065, 067, 069, 071, 074, 075, 077, 080, 091, 101, 102, 104, 105, 112, 114, 115, 116, 125, 128, 130, 131, 132, 134, 136, 138, 146, 148, 150, 155, 156, 157, 164, 165, 166, 169, 170, 171, 172, 175, 176, 177, 181, 182, 185, 187, 188, 190, 191, 194, 200, 202, 204, 205, 206, 209, 210, 212, 213, 214, 215, 216, 217, 220, 222, 224, 225, 227, 240, 241, 243, 245, 246, 249, 251, 252, 253, 254, 255, 256, 257, 259, 262, 265, 267, 268, 269, 271,	<p>Submitters raise concerns with traffic including:</p> <ul style="list-style-type: none"> • congestion across the precinct; • level crossing safety and efficiency; • vehicles hitting low clearance bridges; • pedestrian safety at zebra crossings and throughout the precinct; • poor street lighting near Wynnum Central railway station; • vehicle speeds on streets; • addressing black spots; • intersection safety; • suggested extension of yellow lines near the Waterloo Bay Hotel; and • smarter signalisation and kerb management. 	<p>Council continually monitors road usage and the network, while projects to support future capacity of the road network are included in the Local Government Infrastructure Plan and Long Term Infrastructure Plan.</p> <p>Level crossings are the responsibility of the Queensland Department of Transport and Main Roads. For further information, please visit the <i>DTMR SEQ Level Crossing Program</i> page: https://www.tmr.qld.gov.au/about-us/corporate-information/publications/seq-level-crossing-program.</p> <p>Council is committed to encouraging and making public and active transport the mode of choice, aiming to alleviate congestion and reduce dependency on car usage.</p> <p>Existing speed limits are not proposed to change as a part of the draft precinct plan. Residents may submit requests to Council on 3403 8888, or online at: https://www.brisbane.qld.gov.au/about-council/contact#mail for the reduction of speed limits on local roads. Council will consider such requests with reference to the Queensland Department of Transport and Main Roads' <i>Queensland Road Safety Technical User Volumes: Guide to Speed Management</i>.</p>	No change.

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Submission reference	Submission summary	Response	Change
272, 273, 274, 275, 276, 278, 279, 281, 282, 283, 288, 289, 290, 292, 294, 295, 296, 298, 299, 300, 301, 302, 304, 305, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 318, 319, 320, 322, 323, 324, 325, 326, 327, 328, 330, 331, 332, 334, 335, 336, 337, 338, 341, 342, 343, 344, 345, 347, 348, 349, 350, 351, 352, 353, 354, 355, 357, 358, 359, 360, 365, 368, 370, 372, 373, 375, 376, 377. 382, 384, 385, 387, 388, 390, 392, 394, 395, 397, 398, 399, 400, 401, 402, 403, 404, 407, 408, 409, 411, 412, 416, 434, 435, 437, 440, 346, 447, 457, 462, 464, 465, 466, 467, 469, 470, 471, 472, 473, 474, 477, 478, 480, 482, 483, 484, 485, 490, 491, 498, 500, 502, 505			
001, 005, 008, 011, 018, 019, 021, 022, 023, 024, 025, 026, 028, 029, 030, 031, 033, 034, 035, 036, 037, 038, 039, 040, 043, 044, 045, 046, 047, 049, 050, 051, 053, 055, 058, 059, 060, 061, 063, 064, 065, 066, 067, 069, 070, 071, 073, 074, 075, 076, 077, 078, 079, 080, 085, 101, 111, 115, 116, 117, 125, 127, 128, 130, 131, 132, 133, 144, 146, 148, 150, 151, 153, 156, 157, 164, 165, 166, 167, 169, 171, 172, 176, 177, 180, 181, 182, 186, 187, 191, 194, 197, 201, 203, 204, 205,	Submitters express concerns about parking in the precinct, including: <ul style="list-style-type: none"> • concern with proposed reduced minimum car-park ratios, flagging that visitor and resident parking overflow is already impacting street parking; • the safety of pedestrians and other vehicles, with overflow of car parking onto streets; • request an increase in visitor parking rates; • provision for electric vehicle parking and the impact on new developments; 	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 draft precinct plan proposes reduced car parking rates for new multiple dwellings to match the City frame rates set out in the TAPS planning scheme policy. As a location with access to several modes of public transport and supplemental active travel routes, Council considers reduced parking rates are appropriate. Council is committed to encouraging and making public and active transport the mode of choice, aiming to alleviate congestion and reduce dependency on car usage. The draft precinct plan area, with sites proposed for higher residential densities, or increased commercial activity, is strategically	No change.

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Submission reference	Submission summary	Response	Change
<p>210, 212, 214, 215, 216, 217, 222, 223, 224, 227, 228, 235, 236, 237, 239, 241, 243, 245, 246, 251, 252, 253, 254, 255, 257, 259, 262, 263, 264, 265, 267, 268, 271, 272, 273, 274, 275, 278, 279, 280, 281, 282, 283, 288, 289, 290, 294, 295, 297, 298, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 318, 319, 320, 323, 324, 325, 326, 327, 329, 330, 331, 332, 334, 335, 337, 338, 339, 341, 343, 344, 345, 348, 349, 350, 351, 352, 353, 354, 355, 357, 358, 359, 360, 363, 364, 365, 366, 369, 370, 372, 373, 376, 377, 382, 384, 385, 388, 390, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 407, 408, 409, 410, 412, 418, 419, 422, 424, 428, 430, 440, 441, 442, 446, 447, 452, 454, 456, 457, 462, 464, 465, 466, 471, 477, 482, 483, 490, 491, 495, 496, 498, 502, 503, 504, 505</p>	<ul style="list-style-type: none"> inadequate car parking for the Wynnum Central railway station; and increased car parking rates for share and multigenerational housing. 	<p>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> <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, vehicle access and potential impacts to traffic operations. Council must be satisfied the identified impacts can be mitigated by proposed development/s for approval to be granted.</p> <p>Visitor car parking rates have not changed as part of the draft precinct plan and remain at 0.25 spaces per dwelling.</p> <p>In October 2023 the National Construction Code introduced new requirements for mandatory electric vehicle charging infrastructure in new building developments for a percentage of spaces, depending on building type. The draft precinct plan does not include any requirements for electric vehicle parking in new developments.</p> <p>Queensland Rail and the Queensland State Department of Transport and Main Roads (Translink) hold jurisdiction over the Park 'n' Ride facility at Wynnum Central railway station. Council is not aware of any current plans to upgrade this site. Please contact Queensland Rail on 13 16 17 or visit their website and submit a customer feedback and enquiry form (https://www.queenslandrail.com.au/aboutus/contact) for further information on railway station parking.</p>	
<p>086, 124, 231, 459, 475, 487</p>	<p>Submitters propose reduced car parking rates which include the following alternatives:</p>	<p>The draft precinct plan proposes reduced car parking rates for new multiple dwellings to match the City frame rates (except for visitor car parking which is 0.25 spaces per dwelling), set</p>	<p>No change.</p>

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Submission reference	Submission summary	Response	Change
	<ul style="list-style-type: none"> no car parking space per 1 bedroom dwelling and 1 car parking space per dwellings with 2 or more bedrooms; 1 car park per 1 bedroom dwelling; 1 car park per 2 bedroom dwelling; 2 car parking spaces per 3 bedroom dwelling; and expansion of reduced car parking rates to areas within 500m of the centre and Wynnum Central railway station. 	out in the Transport, access, parking and servicing planning scheme policy, and seeks to balance a range of community expectations and need. No further change is recommended.	
124, 141	Submitters propose podium parking in lieu of basement parking due to impacts on development feasibility and as an alternative to when basement parking is unfeasible.	The Multiple dwelling code and Centre or mixed use code in City Plan provide provisions for basement car parking.	No change.
240	Submitter requests more parking but introduce time limits for parking in the Wynnum CBD.	1-hour and 2-hour parking restrictions currently exist on Edith Street, Florence Street and Bay Terrace. Council may review kerbside parking allocation on a case-by-case basis when there is evidence of majority community support for the proposed changes.	No change.
046, 151, 170, 240, 430	Submitters support the inclusion of one-way streets in the plan. Some suggest Edith Street and adjacent streets, as well as including more parking on one way streets.	Support is noted.	No change.
178, 211, 321, 425, 503	Submitters oppose one-way streets and angled parking, including concerns regarding impacts on local businesses.	Opposition to one way streets is noted. One way streets in the precinct are currently under investigation as a separate project to the precinct plan.	No change.
009, 012, 251	Submitters raise concerns with pedestrian crossings in the area with regards to: <ul style="list-style-type: none"> inhibiting the flow of traffic; the location of crossings; and there are not enough crossings and request more. 	The summary document identified potential future pedestrian crossings in the precinct, which are being investigated by Council's Transport Assets and Operations Branch. Residents can contact Transport Assets and Operations Branch for further discussions about pedestrian crossings on 3403 8888, or online at: https://www.brisbane.qld.gov.au/about-council/contact#mail for information.	No change.

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Submission reference	Submission summary	Response	Change
479	Submitter calls for embedded design features that improves accessibility while assisting in delivering age and dementia friendly design.	Council's <i>A City for Everyone: Inclusive Brisbane Plan</i> outlines five pillars to guide planning for accessibility and inclusion in Brisbane. The National Construction Code also includes accessibility provisions based on the Livable Housing Design Guidelines silver standards.	No change.
324, 335, 340	Submitters note the lack of parking leads to a decline in the use of local businesses.	The draft precinct plan does not propose removal of any on-street parking in the precinct. Parking rates for Centre activities in the draft precinct plan are proposed to be a maximum 5 spaces per 100m ² gross floor area on all levels accessible at grade from a public street or an on-site car parking area, plus a maximum of 2 spaces per 100m ² gross floor area on other levels.	No change.
086, 124, 479	Submitters call for the consideration of share vehicles and in some instances in place of additional parking.	Council allows for Car-share operators to apply for Car-share Permit schemes for on street parking. Additionally, parking rates for Multiple dwellings and Short term accommodation aim to encourage the use of car share services in new development by not including these spaces in the calculations for minimum car parking spaces.	No change.
124, 142, 162, 163, 231, 459, 475, 493	Submitters do not support the retention of existing visitor car parking rate and suggest alignment with the 0.15 visitor car space per dwelling City Frame rate.	Wynnum is a popular destination for visitation and attraction to local businesses and residents. Visitor car parking rates for multiple dwellings have been increased from standard City Frame Rates of 0.15 to 0.25 visitor car spaces per dwelling to provide for increased visitation rates.	No change.
029, 040, 101, 122, 138, 143, 166, 174, 190, 240, 348, 350	Submitters support more connections and improvements to active and public transport.	Support noted.	No change.
002, 005, 006, 014, 023, 025, 026, 028, 035, 039, 044, 046, 047, 048, 063, 064, 066, 075, 076, 081, 088, 096, 107, 109, 111, 117, 136, 144, 145, 155, 156, 165, 166, 169, 172, 173, 177, 181, 182, 184, 191, 193, 194, 196, 201, 204, 205, 206, 208, 210, 211, 212, 219, 222, 225, 227, 241, 245, 246, 251, 253, 254, 255, 257, 259, 262, 263, 265, 267, 268, 269, 270,	Submitters raise concerns with the current public transportation capacity, lack of infrastructure investment and how Council will encourage public transport usage via connections to the foreshore and Wynnum Central railway station. Some request improvements to bus and train frequency and Wynnum Central railway station upgrades, including the rail crossings.	Council introduced a new bus network in mid-2025 to integrate with the Brisbane Metro system. This marked the initial phase of a broader program, establishing the basis for future upgrades to bus services in the northern, western, and eastern corridors. Queensland Rail and the Queensland Department of Transport and Main Roads are responsible for the South East Queensland rail network and have jurisdiction over increased services and station upgrades. Council is not aware of any plans to increase services or upgrade Wynnum Central railway station. For further enquiries, contact Queensland Rail on 13	No change.

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Submission reference	Submission summary	Response	Change
272, 273, 274, 275, 277, 278, 279, 281, 283, 286, 288, 289, 294, 295, 296, 298, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 317, 318, 319, 320, 322, 323, 327, 330, 331, 332, 334, 335, 337, 338, 339, 341, 342, 343, 344, 345, 349, 351, 352, 353, 355, 357, 358, 359, 360, 361, 365, 368, 370, 373, 376, 382, 383, 384, 385, 387, 388, 389, 390, 392, 394, 395, 396, 397, 399, 400, 402, 403, 404, 405, 407, 409, 411, 412, 416, 418, 419, 422, 452, 456, 462, 465, 470, 479, 482, 483, 486, 502, 504		16 17 or visit their website and submit a customer feedback and enquiry form: https://www.queenslandrail.com.au/aboutus/contact .	
024, 030, 035, 044, 058, 064, 073, 075, 087, 156, 165, 170, 177, 181, 184, 189, 194, 204, 205, 208, 222, 240, 241, 245, 246, 254, 255, 257, 258, 259, 262, 263, 265, 268, 272, 273, 274, 278, 279, 281, 283, 288, 289, 290, 294, 295, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 316, 318, 319, 320, 322, 327, 330, 331, 334, 337, 338, 341, 342, 343, 345, 352, 353, 359, 360, 365, 368, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 397, 400, 403, 404, 406, 411, 412, 409, 435, 465, 482, 483, 502	<p>Submitters raise concerns with the active transport network in the area and the missing link to public transport connections.</p> <p>Some submitters request more emphasis on better cycling connections, bicycle lanes, bicycle parking and storage. Some submitters request a separated bike only path from Wynnum North to Lota.</p>	<p>The Brisbane Active Transport Strategy details the Brisbane City vision for active transport. This document sets out aims for bicycle transport, including for bicycle parking.</p> <p>Bikeways are shown in the Bicycle network overlay in City Plan and implementation is considered as part of Council's ongoing bikeway infrastructure investigations. Florence Street, Bay Terrace, Tingal Road, Berrima Street, West Avenue, and Colina Street are all current cycle routes under the overlay. Council is continuously looking for improvement for the active transport network and will take this suggestion under consideration.</p> <p>Council takes suggestions for new bike rack locations, which can be made online via the link provided at the following page on Council's website: https://www.brisbane.qld.gov.au/transport-and-parking/bikeways-inbrisbane/bicycle-parking-and-facilities</p>	No change.
003, 043, 073, 133, 139, 170, 174, 312, 454	Submitters suggest restricting vehicle access and some request pedestrian	Closing streets is not proposed in the draft precinct plan. Instead, the draft precinct plan seeks to enhance the	No change.

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Submission reference	Submission summary	Response	Change
	only zones on Bay Terrace, Clara Street, Edith Street and Florence Street.	pedestrian experience through improved streetscape and pedestrian-friendly design measures. Broader street or footpath upgrades fall outside the draft precinct plan and are addressed through Council's ongoing citywide maintenance program. Any requests for specific repairs can be referred to Council's Contact Centre on 3403 8888 or lodged online at: https://www.brisbane.qld.gov.au/about-council/contact#mail	
001, 003	Submitters raise a mixture of concerns about various infrastructure in the precinct including: <ul style="list-style-type: none"> • footpath upgrades; and • closing off streets at night to create a mall-like area. 	Footpath and street maintenance and upgrades are outside the scope of the draft 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: https://www.brisbane.qld.gov.au/about-council/contact#mail	No change.
087	Submitter recommends Crime Prevention Through Environmental Design principles be implemented and also provide shared spaces on Edith Street and Florence Street.	Crime Prevention Through Environmental Design principles are already addressed in the draft plan which requires development to address the Crime prevention through environmental design planning scheme policy to support safe, well-lit and visible spaces. While the plan does not propose shared-space treatments for Edith Street or Florence Street, it does encourage improved pedestrian experiences, lighting and landscaping along key centre streets.	No change.
147, 165, 225, 240	Submitters suggest pedestrian improvements including pathways with lighting, landscaping, sculptures, and street furniture which provide shading.	The draft precinct plan proposed several new arcades and landmark sites, which include provisions to provide for creative lighting, artwork and items of visual interest to enliven the public realm. A new provision has been included in the amendment requiring certain types of development fronting Florence Street to support the delivery of a continuous green connection linking Wynnum Central railway station to the foreshore. The connection provides large canopy trees and wayfinding treatments to create a legible and high amenity connection.	Change.
157	Submitter states there is no need to provide public transport between Wynnum Centre and the foreshore.	The plan does not include any proposal for increased public transport between the Wynnum Centre and foreshore.	No change.

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Submission reference	Submission summary	Response	Change
193	Submitter suggests including Wynnum Central railway station in the express train services.	Responsibility for rail services and infrastructure sits with Queensland Rail and the Queensland Department of Transport and Main Roads. For enquiries, contact Queensland Rail on 13 16 17 or lodge a query via their website: https://www.queenslandrail.com.au/aboutus/contact	No change.
154, 218	Submitters request that reduced car parking rates, similar to those being introduced for properties on the eastern side of the railway line, should apply to the Parkside residential sub-precinct 3b (which includes the site at 60-66 Andrew Street, Wynnum). The subject site is located closer to the Wynnum Central railway station than other sites in the draft precinct plan area.	No change to parking rates for areas outside of the draft precinct plan is proposed.	No change.
124	Submitter proposes integration of bicycle or micro mobility parking with car parking spaces.	Integrating residential bicycle parking with individual unit car parking spaces is not supported and does not meet Australian Standards or City Plan requirements.	No change.
351	Submitter raises concerns with delays to Lindum precinct renewal and impacts of future population on the safety of this rail crossing.	The Lindum rail crossing and any associated renewal works sit outside the draft precinct plan area and are the responsibility of Queensland Government Department of Transport and Main Roads.	No change.
366	Submitter proposes multi-storey car parking to service Wynnum Central railway station to accommodate future demand.	The draft precinct plan focuses on improving walkability and access to Wynnum Central railway station through enhanced pedestrian connections, active frontages and a safer, more inviting centre environment. The plan does not propose large commuter-parking facilities.	No change.
366	Submitter requests traffic lights at the corner of Tingal Road and Berrima Street and improved warning devices for the railway bridge crossings and underpasses.	The suggested comments are noted but are outside the scope of the draft precinct plan.	No change.

3.5 Infrastructure and Services

Submission reference	Submission summary	Response	Change
015, 019, 020, 021, 025, 027, 030, 031, 032, 035, 036, 040, 042, 044, 045, 046, 049, 051, 055, 058, 060, 061, 063, 064, 067, 069, 077, 080, 081, 082, 083, 095, 099, 101, 109, 111, 112, 120, 125, 128, 131, 155, 156, 157, 164, 165, 169, 171, 172, 174, 178, 182, 191, 194, 200, 204, 208, 209, 210, 213, 214, 222, 227, 241, 245, 246, 251, 254, 255, 257, 259, 262, 265, 267, 268, 272, 273, 274, 275, 278, 279, 281, 283, 288, 289, 292, 294, 295, 296, 300, 301, 302, 304, 306, 307, 308, 309, 310, 311, 314, 315, 316, 318, 319, 320, 323, 327, 330, 331, 334, 335, 337, 338, 341, 342, 343, 345, 347, 348, 349, 351, 352, 353, 354, 355, 357, 358, 359, 360, 361, 363, 364, 365, 368, 369, 370, 373, 376, 377, 381, 382, 384, 385, 386, 388, 390, 392, 393, 394, 395, 396, 397, 400, 403, 404, 405, 409, 410, 411, 412, 436, 444, 458, 465, 467, 468, 471, 482, 483, 490, 491, 492, 498, 502, 504	Submitters express concern with the lack of overall infrastructure improvements and many request an infrastructure review before proceeding with the plan.	<p>Council continually works to monitor and improve infrastructure in growing communities. Council’s Local Government Infrastructure Plan (LGIP) identifies trunk infrastructure, including future trunk stormwater infrastructure, transport infrastructure, parks and land for community facilities, which are required to support projected growth identified in the draft precinct plan. Stormwater and park upgrades in and surrounding the draft precinct plan area are included in the current LGIP, noting that Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan.</p> <p>As part of the precinct planning process Council works with the Queensland Government on projected population and employment growth, along with future infrastructure needs.</p>	No change.
006, 064, 069, 070, 071, 111, 194, 241, 245, 246, 254, 255, 257, 259, 262, 265, 268, 272, 273, 274, 278, 279, 281, 283, 288, 289, 294, 295, 296, 298, 300, 301, 302, 304, 306, 307, 308, 309, 310, 311, 314, 315,	Submitters raise concerns with emergency access in an already constrained electricity grid.	Emergency access as a result of grid constraints is out of scope of the draft precinct plan. The draft precinct plan has been referred to the Queensland Government who has forwarded the provisions onto these electricity network providers for their review and to take into consideration for future upgrades to their networks.	No change.

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Submission reference	Submission summary	Response	Change
<p>318, 319, 320, 323, 327, 330, 331, 334, 335, 337, 338, 341, 343, 344, 345, 352, 353, 355, 357, 358, 359, 360, 363, 364, 365, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 397, 400, 403, 404, 409, 412, 457, 465, 466, 469, 482, 483, 498, 502, 504</p>			
<p>008, 018, 020, 030, 031, 035, 040, 044, 050, 053, 057, 058, 063, 064, 067, 074, 075, 079, 080, 091, 096, 097, 101, 104, 111, 115, 117, 125, 130, 132, 136, 144, 155, 157, 164, 169, 171, 172, 174, 178, 188, 191, 194, 201, 202, 204, 208, 210, 212, 214, 222, 224, 226, 233, 241, 245, 246, 251, 254, 255, 257, 259, 262, 263, 265, 268, 269, 272, 273, 274, 278, 279, 281, 283, 288, 289, 292, 294, 295, 298, 299, 300, 301, 302, 303, 306, 307, 308, 309, 310, 311, 314, 315, 318, 319, 320, 324, 325, 326, 327, 328, 330, 331, 334, 337, 338, 341, 342, 343, 344, 345, 348, 349, 350, 351, 352, 353, 358, 359, 360, 361, 365, 368, 373, 376, 378, 381, 382, 384, 385, 386, 388, 390, 392, 394, 395, 396, 397, 400, 403, 404, 407, 409, 410, 411, 412, 417, 422, 423, 436, 440, 444, 447, 454, 456, 457, 465, 480, 482, 483, 486, 491, 492, 495, 502</p>	<p>Submitters express concern there are no new community facilities including schools, healthcare facilities, childcare centres, hospitals, police stations or sporting facilities in the plan.</p> <p>They also raise there are no plans to mitigate congestion that will impact foreshore amenity and enjoyment.</p>	<p>The draft precinct plan was referred to the Queensland Government for their review and consideration in future infrastructure planning for its various agencies including Department of Education and Department of Health. The Queensland Government administers the Queensland Police Service.</p>	<p>No change.</p>

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Submission reference	Submission summary	Response	Change
008, 020, 021, 022, 028, 029, 030, 031, 040, 045, 046, 049, 055, 064, 067, 077, 085, 095, 096, 101, 111, 112, 128, 134, 136, 157, 164, 174, 176, 177, 191, 194, 204, 208, 210, 214, 215, 222, 225, 241, 245, 246, 251, 253, 254, 255, 256, 257, 259, 262, 265, 267, 268, 269, 272, 273, 274, 278, 279, 281, 283, 288, 289, 294, 295, 296, 298, 300, 301, 302, 303, 304, 306, 307, 308, 309, 310, 311, 314, 315, 316, 318, 319, 320, 323, 324, 327, 330, 331, 332, 334, 335, 337, 338, 341, 342, 343, 344, 345, 348, 349, 351, 352, 353, 355, 357, 358, 359, 360, 361, 363, 364, 365, 366, 373, 376, 381, 382, 384, 385, 388, 390, 391, 392, 394, 395, 397, 400, 403, 404, 409, 411, 412, 417, 429, 436, 465, 466, 482, 483, 489, 491, 492, 495, 502, 503, 504, 505	Submitters raise concerns with the lack of upgrades for essential services such as sewerage, water, and stormwater systems.	Planning for future trunk stormwater infrastructure forms part of Council's Local Government Infrastructure Plan (LGIP). Council will review the stormwater network requirements for the draft precinct plan area in future updates to the LGIP. Urban Utilities is responsible for the delivery and maintenance of Brisbane's water and sewerage networks. The draft precinct plan was referred to Urban Utilities for their review and consideration and Council will continue to work with them on the amendment.	No change.
491	Submitter raises the need for accountability mechanisms to ensure proponents of development, not residents or ratepayers, contribute to infrastructure upgrades.	Council levies infrastructure charges upon new developments which are required to contribute towards the delivery and upgrade of trunk infrastructure identified in the Local Government Infrastructure Plan. For further information regarding infrastructure charges, please view the <i>Brisbane Infrastructure Charges Resolution (No. 14) 2025</i> .	No change.
050, 058, 069, 080, 115, 125, 130, 132	Submitters request to apply a binding Infrastructure Agreement guaranteeing concurrent investment in infrastructure and services.	Infrastructure Agreements are an option available to Council and developers and provide clarity about obligations for the provision of trunk infrastructure. These can be negotiated through the development assessment process and are outside the scope of the draft precinct plan.	No change.

Submission reference	Submission summary	Response	Change
		Council can also levy infrastructure charges upon new developments to contribute towards the delivery and upgrade of trunk infrastructure identified in the Local Government Infrastructure Plan. For further information regarding infrastructure charges, please view the <i>Brisbane Infrastructure Charges Resolution (No. 14) 2025</i> .	
157	Submitter raises concerns about who will pay for enhanced lighting and activation in the precinct.	Lighting and activation opportunities located on public land including parks, libraries and the verge is typically the responsibility of Council. Lighting and activation opportunities occurring on private land are the responsibility of the property owner or applicable lessee of a commercial building.	No change.

3.6 Environment, Open Space and Sustainability

Submission reference	Submission summary	Response	Change
014, 024, 166, 138, 313, 322, 329, 462, 473	Submitters support subtropical building design provisions.	Support noted.	No change.
007, 011, 014, 021, 023, 024, 028, 030, 031, 033, 035, 037, 039, 040, 042, 049, 053, 055, 056, 057, 060, 061, 064, 065, 066, 067, 071, 073, 074, 077, 081, 091, 095, 097, 099, 101, 104, 107, 111, 117, 119, 120, 123, 128, 129, 133, 138, 144, 148, 155, 156, 164, 165, 167, 171, 172, 174, 177, 180, 182, 191, 194, 196, 197, 201, 204, 208, 210, 213, 214, 215, 219, 225, 226, 240, 241, 245, 246, 251, 252, 253, 254, 255, 257, 259, 262, 263, 265, 267, 268, 272, 273, 274, 277, 278, 279, 281, 283, 288, 289, 290, 294, 295, 297, 298, 300, 301, 302, 303, 304, 306, 307, 308, 309, 310, 311, 314, 315, 318, 319, 320, 323, 324, 325, 326, 327,	Submitters raise the need for more public green space, shade trees, deep planting, permeable surfaces, green corridors, aquifers and more measures to mitigate microclimate impacts.	<p>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 draft precinct plan expands on these further by including a green plot ratio and supporting high quality subtropical landscape design.</p> <p>The precinct area is well serviced by parks and open space, with Wynnum Central Park, Kitchener Park, Wynnum Foreshore, Wynnum Municipal Reserve, and Coreen Street Park all within proximity to Wynnum Centre.</p> <p>The precinct plan has been updated in response to feedback and Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan.</p>	Change.

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Submission reference	Submission summary	Response	Change
330, 331, 334, 335, 337, 338, 339, 341, 343, 344, 345, 348, 349, 352, 353, 355, 357, 359, 360, 363, 364, 365, 373, 376, 381, 382, 384, 385, 388, 390, 392, 393, 394, 395, 397, 398, 399, 400, 402, 403, 404, 409, 410, 411, 412, 423, 442, 447, 457, 465, 466, 474, 475, 482, 483, 485, 489, 490, 498, 502, 504			
064, 099, 182, 194, 241, 245, 246, 254, 255, 257, 259, 262, 265, 268, 272, 273, 274, 278, 279, 281, 283, 286, 288, 289, 294, 295, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 318, 319, 320, 327, 330, 331, 332, 334, 337, 338, 341, 343, 344, 345, 352, 353, 359, 360, 363, 364, 365, 373, 376, 381, 382, 384, 385, 386, 388, 390, 392, 394, 395, 397, 400, 403, 404, 409, 412, 465, 482, 477, 483, 486, 489, 502	Submitters are concerned that there has been no investigation on what an increased population, vehicle usage, and/or sewerage loads would have on the Wynnum Foreshore and Moreton Bay.	<p>Brisbane City Council's Total Water Cycle Management Plan provides a 20-year framework that guides flood resilience, recognises water's role in Brisbane's liveability, and safeguards the health of the river and bay. Council is also preparing the Wynnum, Manly and Lota Foreshores Master Plan, which will consider the area's values, flora, fauna and constraints to shape staged improvements and protection.</p> <p>Council's Local Government Infrastructure Plan ensures infrastructure is planned and provided in an efficient and orderly manner, while trunk water supply and sewerage networks are specifically planned and delivered by Urban Utilities via its Water Netserv Plan, ensuring capacity upgrades are phased as development proceeds. To protect Moreton Bay and the Wynnum foreshore, City Plan applies the Stormwater code (water sensitive urban design requirements and runoff quality/quantity) and key overlays including the Waterway corridors, Coastal hazard, and Biodiversity areas to manage water quality, erosion and inundation risks, and maintain ecological values along the bay edge.</p>	No change.
007, 064, 178, 194, 241, 245, 246, 254, 255, 257, 259, 262, 265, 267, 268, 272, 273, 274, 278, 279, 281, 283, 288, 289, 294, 295, 298, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 318, 319, 320, 327,	Submitters raise concern with the Wynnum Centre connection to the foreshore and do not support the green boulevard ideas due to concerns with limited or no tree maintenance, blocking of views, trees bringing more pests, leaf litter and dust.	Street trees provide many benefits to residents including improving air quality, reducing stormwater runoff, and creating shaded pathways which encourage healthy outdoor lifestyles. Future projects, including the green corridor along Florence Street, will identify the appropriate footpath treatment along the boulevard connections.	No change.

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Submission reference	Submission summary	Response	Change
330, 331, 334, 337, 338, 341, 343, 345, 352, 353, 359, 360, 365, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 400, 403, 404, 409, 412, 465, 479, 482, 483, 489, 502			
405	Submitter states there is a need to have sufficient building setbacks and streetscape design to allow for root volumes for large street trees.	Future street trees will be installed in accordance with the Infrastructure design planning scheme planning policy. The inclusion of provisions for deep planting within the Neighbourhood plan code provides for large trees to be established as part of the green plot ratio requirements.	No change.
405	Submitter supports the boulevard connection between the Wynnum central business district and foreshore and recommends wide footpaths and shady trees to provide adequate walking space and shade. Submitter recommends Edith Street rather than Florence Street as the location for the boulevard.	Future projects involving the planning and design for the public realm in the centre, including along key streets to the foreshore, will identify the appropriate footpath treatment along the boulevard connections.	No change.
405	Submitter states subtropical lifestyle map shows green corridors which are misleading as they have varying degrees of useability and accessibility. There could also be confusion about what certain elements on the Subtropical lifestyle map relate to e.g., bringing greenery and natural elements of the foreshore to the precinct.	The plan map has been revised to identify a potential future green link on Florence Street, connecting Wynnum Central railway station to the foreshore. Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan. Future projects involving the planning and design for the public realm areas in the centre and along the streets to the foreshore will identify how the measures in this map can be planned in further detail and delivered.	No change.
007, 023, 024, 028, 089, 030, 031, 032, 442, 457, 477	Submitters request more pocket parks, shade trees, wider footpaths and plazas to be able to host local events like Fringe and Up Late.	Future projects for the centre will involve the planning and design for public areas such as pocket parks and associated facilities. The amendment has been updated to reference that Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan.	Change.
023, 067, 175, 177, 202, 266, 303, 479, 503	Submitters raise concern with flooding and increased stormwater runoff risks.	City Plan includes the Flood overlay code and Stormwater code to ensure development manages flooding and stormwater	No change.

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	Some request that every development should prove it will not have any flood impact.	runoff appropriately. This includes ensuring new developments discharge stormwater to a legal point of discharge, convey stormwater flows safely and do not result in an increase in flood levels or flood hazard on upstream, downstream or adjacent premises.	
056	Submitter raises concern about the lack of maintenance for gardens and planting on private sites.	Maintenance of gardens on private property is the responsibility of landowners.	No change.
079	Submitter raises concerns with increased development and its impacts on wildlife in the area, notably possum and bird deaths on the road.	The Biodiversity areas overlay in City Plan identifies and protects habitat within the suburban living areas of Brisbane. Council also works with the RSPCA to manage sick or injured wildlife. You can report deceased animals on local roads in Brisbane to Council's 24-hour Contact Centre on 07 3403 8888. To support local wildlife, Council encourages residents to plant native trees in gardens, install wildlife friendly fencing, and be a responsible pet owner.	No change.
095	Submitter notes noise reflection and minimal sound absorption as a result of limited vegetation on Bride Street and Berrima Street.	Residential dwellings in centres will experience higher levels of noise than that expected in suburban or semi-rural living areas. The plan includes provisions for multiple dwellings fronting Berrima Street to mitigate noise impacts from surrounding developments such as the Waterloo Bay Hotel site. The plan also includes subtropical building design outcomes to encourage green planting and landscaping in new developments.	No change.
138	Submitter requests the introduction of a developer contribution mechanism to create a fund enabling Council to purchase land from existing owners for more green space.	The Local Government Infrastructure Plan in City Plan identifies proposed future trunk infrastructure, including parks, needed to service existing and projected growth up until June 2036.	No change.
316	Submitter requests green space retention between Charlotte Street and Florence Street.	Wynnum Central Park is being retained as the principal green space/community area in the heart of the draft precinct plan.	No change.
170, 462	Submitters support greening of public spaces, creation of arcades and enhancement of pedestrian areas.	Support noted.	No change.
431, 209	Submitters call for green rooftops to be mandatory to reduce runoff and urban heat island effect.	Measures to support the inclusion of rooftop gardens into building design are already included in City Plan to support the subtropical lifestyle and character of the city.	No change.

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Submission reference	Submission summary	Response	Change
405	<p>Submitter is concerned with the deletion of street trees from the Infrastructure design planning scheme policy. Submitter is also concerned with not including a street tree planting strategy as part of the draft precinct plan. Submitter wants to ensure street trees are consistent with existing mature trees and boulevards, are of sufficient size to reflect street hierarchy, achieve suitable root space, and provide sufficient shade.</p>	<p>The Streetscape hierarchy overlay map is being amended as part of the draft precinct plan to exclude parts of Berrima Street, Bride Street and Charlotte Street from the Locality street sub-category. They will now be included in the Centre street minor and Neighbourhood street major sub-categories. On that basis, the streets have been removed from the Street tree advice table in the Infrastructure design planning scheme policy.</p> <p>Future projects which involve the planning and design of streetscape improvements for the Wynnum Centre will identify appropriate tree species for street planting in the centre.</p>	No change.
230	<p>Submitter is concerned about the increase in the growth of mangroves that has occurred over the past 19 years and how it has impacted on the ability to enjoy the waterfront. This will deter people from moving to Wynnum.</p>	<p>While concerns about mangroves are noted, the management of the Wynnum foreshore is outside the scope of the draft precinct plan.</p>	No change.
178, 494	<p>Submitters support the green plot ratio, especially with the reference to the provision of living plants.</p>	<p>Support noted.</p>	No change.
124, 137	<p>Submitters oppose green plot ratio due to impacts on development feasibility.</p>	<p>The concern is noted. The draft precinct plan includes landscaping and greenery provisions to enhance amenity, shade and environmental outcomes within the centre. Green plot ratio requirements form part of broader citywide design policies which aim to support a greener urban environment while maintaining an appropriate balance between development intensity and public realm benefits.</p>	No change.
405	<p>Submitter is concerned about substituting green infrastructure such as green walls and roofs for deep planting due to cost and practicality requirements of sustaining green infrastructure such as irrigation systems and water storage, as well as durability during weather events.</p>	<p>The Centre or mixed use code requires the provision of deep planting on a development site. The green plot ratio which has been introduced in the draft plan, includes deep planting in addition to other elements such as green walls, green facades, roof top gardens and planting at podium levels.</p>	No change.
290, 405	<p>Submitters are concerned whether the formula and percentages proposed for</p>	<p>Green plot ratio provisions have been included to provide a subtropical landscape setting to soften the bulk, scale and form</p>	No change.

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Submission reference	Submission summary	Response	Change
	green plot ratio will be successful to achieve the outcome being sought.	of built elements and improve streetscape amenity. The formula and percentages proposed have been informed through background research into existing development outcomes, adopted precinct plans and other planning and landscape design approaches in Australia.	
137	Submitter proposes reinforcing Wynnum Central Park as the precinct's primary public space instead of the 10% public space requirement on landmark sites.	Wynnum Central Park is recognised as the principal public space within the precinct. In response to submissions, Council has removed the requirement for landmark sites to provide 10% publicly accessible open space. Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan. Additionally, the plan map has been revised to identify a potential future green link on Florence Street, connecting Wynnum Central railway station to the foreshore.	Change.
405	Submitter is concerned no open space is proposed as part of the plan and notes the railway line acts as barrier to Kitchener Park to the west and the foreshore is located several hundred metres to the esplanade.	The identification of landmark sites in Wynnum Centre will include providing accessible connections through the sites and public realm enhancements such as public lighting and artwork. A major outcome for the plan is to have individual developments provide these embellishments as an integrated component of the site.	No change.
405	Submitter states Wynnum Central Park is unusable and cannot be reasonably embellished due to location above Woolworths car park.	The comments are noted. Council will investigate the need for additional public open space as part of a future amendment to the Local Government Infrastructure Plan.	Change.
405	Submitter recommends delivery of passive watering systems for street trees in all new kerb and channel and streetscape solutions for new developments.	Footpath and street tree installations are outside the scope of the draft precinct plan.	No change.
124	Submitter proposes removal of deep planting requirements due to community research showing no preference for deep planting over podium or container planting.	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 as part of a development. Deep planting is provided in association with other forms of landscaping such as green walls, green facades, podium planting, green roofs and other artificial growing environments. These all contribute to the subtropical landscape setting of the precinct.	No change.

Submission reference	Submission summary	Response	Change
446	Submitter is concerned with the development of contaminated sites within the precinct.	The process regarding the remediation of contaminated land is managed by the Queensland Government under the <i>Environmental Protection Act 1994</i> .	No change.

3.7 Economic and Small Business

Submission reference	Submission summary	Response	Change
007, 010, 013, 015, 020, 024, 026, 031, 035, 036, 048, 050, 058, 062, 066, 069, 080, 093, 115, 125, 130, 132, 145, 148, 157, 201, 225, 274, 292, 301, 316, 407, 458	Submitters are concerned about the risk of tenancy displacement and higher rents. They ask for regulations around rent increases and protection for independent retailers.	<p>Council acknowledges the success of small businesses in the Wynnum Central area. The draft 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 draft precinct plan.</p> <p>Council does not regulate rental agreements, contracts, or leases. The Residential Tenancies Authority (RTA) is the Queensland Government agency responsible for administering residential tenancy laws in Queensland. Submitters are encouraged to contact the Queensland Government and the RTA for further guidance on options to support different long-term rental arrangements for tenants.</p>	No change.
031	Submitter raises concern that the provision of retail spaces is not strategically planned across the precinct. Submitter notes that without coordinated planning, retail spaces may be left to individual developments, resulting in poor distribution of shops.	Concerns are noted. The draft precinct plan encourages small-scale retail through zoning and active frontage provisions to help support a diverse local business mix. Council does not regulate commercial rents but provides business support programs for local operators. More information can be found at: https://www.brisbane.qld.gov.au/business/business-support	No change.
070, 405, 461	Submitters request provisions for publicly accessible rooftop bars and gardens in the precinct and/or making both commercial / garden rooftops mandatory.	City Plan supports the establishment of rooftop bars, gardens and amenities within the Major centre zone to enhance activation and create vibrant, usable spaces in the commercial core.	No change.
050, 058, 080, 115, 130, 132	Submitters request implementation of a Local Business Protection Strategy to safeguard existing small businesses during and after redevelopment, ensuring affordable	Council is dedicated to supporting the growth of the small business sector in Brisbane through economic development initiatives. The submitter is encouraged to contact Council's Contact Centre on 3403 8888 or via:	No change.

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	commercial spaces remain available for local operators.	https://www.brisbane.qld.gov.au/about-council/contact#mail to discuss programs and support for small business within the city.	
303	<p>Submitter raises concerns that businesses in the current light industrial commercial area will be forced out of the Tingal Road area. Residents will then need to drive out of the centre to access these services.</p> <p>Submitter also requests to locate offices and commercial spaces near the railway line so employees can catch public transport.</p>	City Plan currently provides for Low impact industry zoned land further to north outside of the Wynnum Centre precinct, where service industries have established. The draft precinct plan also provides for a mix of residential, commercial and community focused uses in key locations, including areas within walking distance of Wynnum Central railway station. Mixed use and centre zoning provide opportunities for office and commercial activities to be co-located with higher density housing, retail, hospitality and services.	No change.
464	Submitter highlights that increasing density does not deliver vibrancy and successful businesses.	The amendment seeks to target housing growth around Wynnum Central and key high streets with public-realm upgrades, new arcades/walkways and design provisions to revitalise shopping and local employment, and to strengthen connections to the station and foreshore. Growing the resident base within a comfortable walking catchment alongside improved place quality is expected to lift footfall and dwell time, a precondition for viable main-street businesses.	No change.
405	Submitter states economic benefits would be achieved by having high quality open space in the centre to attract patronage.	The centre has the Wynnum Central Park as the major public open space facility. Future projects which involve the planning and design for public realm areas in the centre, such as the park, will identify appropriate embellishments.	No change.
189, 225, 313, 374, 399, 402, 424, 431	Submitters support the draft precinct plan due to increase in temporary construction jobs and ongoing retail and services employment due to revitalised offerings, with some submissions referencing Indigenous-led tourism in the region.	Support is noted. Tourism strategies and implementation plans are outside of the scope of the draft precinct plan.	No change.
087, 430	Submitters suggest that Council arranges public events to raise the profile of Wynnum Centre.	Council regularly hosts local events and classes in the Wynnum Centre area, both at the Wynnum Community Centre and other locations. Council also supports other events in the area, including the successful Wynnum Halloween Parade.	No change.

3.8 Site-specific Zoning, Mapping and Code Provisions

Submission reference	Submission summary	Response	Change
013, 036, 150, 351, 366	<p>Submitters do not support the expansion of the precinct boundary with some submitters querying the extent of the boundary with regards to:</p> <ul style="list-style-type: none"> • the western side of Tingal Road from Clara Street to Pine Street; • Akonna Street between Chestnut Street and Clara Street; and • the new Colina Street sub-precinct. 	<p>The amendment focuses growth in and immediately around the existing Wynnum Centre and Wynnum Central railway station to support increased housing supply and employment opportunities close to services and public transport. The locations identified in the submissions are to be retained within the draft precinct plan as they offer redevelopment and renewal opportunities in Wynnum Centre.</p>	No change.
154, 192, 218	<p>Submitters request extensions to the precinct plan boundary and changes to zones for the following:</p> <ul style="list-style-type: none"> • boundary extension to include the properties at 55, 59, 61 and 63 Tingal Road, Wynnum and a request to rezone properties to the Mixed use zone (Centre frame zone precinct) due to proximity to services and the location of Mixed use zoned land opposite on Tingal Road; and • extension of the precinct boundary to include a broader area south of the railway line (including the properties at 60-66 Andrew Street, Wynnum). Subsequent rezoning of the area should be made to allow for an increase of building heights to 15 storeys. 	<p>The subject properties on Tingal Road are currently zoned in City Plan as follows:</p> <ul style="list-style-type: none"> • 55 – Character residential (Character zone precinct); • 59, 61 and 63 – Low medium density residential (2 or 3 storey mix zone precinct). <p>The subject properties at 60-66 Andrew Street are currently within the High density residential (up to 8 storeys) zone and outside the precinct plan area.</p> <p>The intent of the draft precinct plan is to support the redevelopment of sites within the Wynnum Centre primarily zoned for commercial and mixed use purposes as well as any high density residential zoned land in proximity to these commercial zones. With the exception of the proposed Colina Street sub-precinct, the focus for the draft precinct plan is east of the railway line. No changes to the draft precinct plan boundary or to the zones for properties outside of the draft precinct plan are proposed.</p>	No change.
106, 158, 247, 329	<p>Submitters request the inclusion of the following properties and broader areas within the draft precinct plan boundary:</p>	<p>The subject properties and broader areas described in the submissions are within either the High density residential zone (Up to 8 storeys zone precinct) or Medium density residential zone. The draft precinct plan seeks to retain these zones for the properties and broader area.</p>	No change.

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	<ul style="list-style-type: none"> • the Department of Housing units in the broader area between Drayton Terrace and the Wynnum Juniors Football Club on West Avenue; • 45 and 49 Ronald Street, Wynnum; • west of Wynnum Central railway station and railway line and increase the building heights to a mix of 10 and 12 storeys; and • south-eastern side of Wynnum Central railway station. 	<p>The intent of the draft precinct plan is to support the redevelopment of sites within the Wynnum Centre primarily zoned for commercial and mixed use purposes as well as any high density residential zoned land in proximity to these commercial zones. No change to the draft precinct plan boundary or to the zones for properties outside of the draft precinct plan are proposed.</p>	
161	<p>Submitter requests 86-90 Berrima Street, Wynnum to be included entirely in the Major centre zone and the Wynnum central business district sub-precinct.</p>	<p>The subject property is currently zoned a combination of Major centre and High density residential (Up to 8 storeys zone precinct). It contains the local cinema, ground floor retail/commercial and multiple dwelling units. To maintain consistency with the current zone pattern for the centre, the current proposed zones will be retained. Including the residential component with the Major centre zone creates the potential for non-residential uses to be established which may impact upon the current amenity of residents living there. It should be noted the High density residential (up to 8 storeys) component is now to be included within the High density residential (up to 15 storeys) zone. The proposed zones for this site are considered appropriate.</p>	No change.
003	<p>Submitter requests the properties on the western side of Akonna Street between Charlotte Street and Clara Street be included within the Mixed use (Centre frame zone precinct) to maximise the number of residential homes to support the Wynnum Centre and potential evening precinct.</p>	<p>The properties on the western side of Akonna Street between Charlotte Street and Clara Street are zoned Low-medium density residential (2 or 3 storey mix zone precinct). The draft precinct plan focuses additional height and mixed-use outcomes within the centre core and around Wynnum Central Station, with deliberate transitions to surrounding residential streets. The properties will be retained in the current zone.</p>	No change.
126	<p>Submitter requests rezoning of property at 87 Charlotte Street to a Centre or Mixed use zone with a</p>	<p>The subject property is currently zoned High density residential (Up to 8 storeys zone precinct). The draft precinct plan proposes to include the site within the High density residential (Up to 15</p>	No change.

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	maximum building height of 15 storeys due to its proximity to commercial and community uses in Wynnum centre as well as public transport such as Wynnum Central railway station.	storeys zone precinct), noting changes regarding maximum building heights as described earlier. Changing the zone to a Centre or Mixed use zone would create an isolated parcel of commercial zoned land on the northern side of Charlotte Street with a diverse range of uses which would not be supported in this location.	
046, 178	Submitters raise concerns regarding the zone and precinct boundaries between Bay Terrace and Akonna Street where some sites such as the Bay Terrace Apartments are split across precincts/ sub-precincts with differing rules. Submitters seek zone and precinct boundaries to be extended to Akonna Street for consistency.	For the area between Bay Terrace and Akonna Street, including the site occupied by the Bay Terrace Apartments, the zones in the draft precinct plan reflect the current Mixed use zone and Low medium density residential (2 or 3 storey mix zone precinct). Given the area has already been developed with commercial development fronting Bay Terrace and residential apartments fronting Akonna Street, any change to the zones and sub-precinct boundaries is not supported.	No change.
152, 501	Submitters are supportive of the vacant land in the Colina Street sub-precinct being developed for higher density apartments. Future development should include a town square.	Support noted. The sub-precinct is a designated Landmark site and as such includes a number of design requirements, including improvements to the public realm at the ground plane.	No change.
028, 256, 261	Submitters raise concerns about the proposed development on the site at 14 Colina Street, specifically regarding: <ul style="list-style-type: none"> • proposed heights; • impacts on stormwater, sewage and water network capacities; • flood risk; • traffic (parking and access) impacts; • noise generated from the site; • loss of the village feel; and • site contamination. 	The intent of the draft precinct plan is to facilitate redevelopment of the plan area to provide more housing options for people at all life stages and provide more employment opportunities close to the Wynnum Central railway station. To support this intent, the draft precinct plan introduces the Colina Street sub-precinct which amends the zones for the site to High density residential and Mixed use. This will allow for high density living with building heights of up to 12 storeys. <p>Impacts on water, sewage, stormwater, flooding and traffic will be assessed as part of any development application over the site in accordance with City Plan, noting that two development applications were lodged over the site in June 2025. The process regarding the remediation of contaminated land is managed by the Queensland Government under the <i>Environmental Protection Act 1994</i>.</p>	No change.

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137	Submitter opposes allowing up to 1,500m ² gross floor area of retail space in the Colina Street sub-precinct, outside of the Major centre zone, without undertaking an economic assessment.	The draft precinct plan proposes to rezone part of the site to the Mixed use (Centre frame zone precinct). This is to enable the site to capitalise on its location adjacent to the Wynnum Central railway station, while ensuring development is of a scale that complements the retail and entertainment functions of the Major centre zoned land.	No change.
140	Submitter requests entire the Colina Street sub-precinct be rezoned Mixed use zone (Centre frame zone precinct) to achieve consistency rather than split zoning.	No change proposed. Purpose is to achieve housing supply and not detract from the purpose of the Major centre in the Wynnum central business district sub-precinct.	No change.
159, 160	Submitters support proposed changes in the draft precinct plan which seek to increase building heights (and also reduce car parking rates) for the properties at: <ul style="list-style-type: none"> • 52 and 56 Bay Terrace, Wynnum; and • 154, 156 and 158 Bay Terrace, Wynnum. 	The subject properties are currently zoned Mixed use (Centre frame zone precinct) of City Plan. The draft precinct plan seeks to retain this zone but will increase the building heights and reduce the car parking rates as noted in the submission.	No change.
001, 076, 366, 370, 405, 418	Submitters raise concern with the potential expansion of the Waterloo Bay Hotel, including: <ul style="list-style-type: none"> • impact on neighbours with noise and lighting issues associated with a multi-level development; and • impact on the heritage building in terms of the number of storeys proposed and limiting the ability for the heritage fig replacement tree to grow to full size. 	<p>Overall outcomes for the Waterloo Bay Hotel sub-precinct include provisions which require development to mitigate impacts on sensitive uses. Although current provisions in the Neighbourhood plan code recognise that residential uses will not experience the same level of peace and quiet due to the nature of activities associated with the hotel.</p> <p>Other provisions of City Plan such as the Centre or mixed use code require that, for new or additions to an existing hotel, noise or light emissions do not exceed the criteria set out in the code for nearby sensitive uses such as dwelling houses and multiple dwellings. An application to Council for the redevelopment of the hotel site would require the submission of a noise impact assessment report to demonstrate how the adverse effects of noise will be mitigated.</p> <p>From a heritage perspective, any future developments for the site will be assessed by the Queensland Government as it is listed as</p>	No change.

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		a Queensland Heritage Place. This will include the requirement to prepare a heritage impact assessment to address how the heritage values of the hotel and its surrounds are to be protected.	
405	Submitter does not consider the Waterloo Bay Hotel to be a key destination in the precinct but considers the cinema a key destination which is not referenced.	The Hotel is identified as a landmark site in the draft provisions. City Plan defines such a location as a site identified to accommodate buildings or development that attain citywide prominence through a combination of notable architectural excellence, siting and location. It is considered that the opportunity exists for future development on the site to achieve this criteria and therefore be established as a key destination in Wynnum Centre.	No change.
137	Submitter proposes retention of existing references to Wynnum as a Major centre rather than a 'designated major centre' to achieve consistency with ShapingSEQ 2023 Regional Plan and existing City Plan terminology.	Comments are noted. Overall outcomes 6.a. and 6.b. will be amended to reference Wynnum as a Major centre.	Change.
405	Submitter requests that Overall outcome 6.k. should refer to medium to high density rather than solely high density development.	The heights and zones within the Wynnum Centre support high density residential development. The current wording which only references high density should be retained.	No change.
405	Submitter states there is a need to encourage flexible office sizes to enable small office spaces between 20m ² and 50m ² in the Wynnum CBD.	The provisions of City Plan through the various zone and use codes support the establishment of office spaces for all sizes. The sizes of office space are determined on a case-by-case basis having regard to the needs of commercial tenants.	No change.
028, 045, 405	Submitters request that the provisions be retained which allow for service stations to be established.	<p>In preparing the draft precinct plan, it was considered that service stations are not a use which is consistent with the vision now proposed for the Wynnum Centre. Precinct plans are to be the focus of new housing, which is supported by improvements to elements relating to lifestyle, character, amenity and building design.</p> <p>The impacts of a service station such as vehicle access and movement, noise, lighting and odours are not compatible with areas such as Wynnum Centre which will undergo a transformation to a high amenity and residential living area. The amendments to City Plan are not retrospective, and the service</p>	No change.

Submission reference	Submission summary	Response	Change
		station is expected to continue until a higher and better use more compatible with future surrounding uses, is proposed for the site.	
493	Submitter supports removal of the category of assessment and development triggers for non-residential uses at ground level.	Support noted.	No change.
494	Submitter supports removal of existing land use mix provisions.	Support noted.	No change.
290	Submitter requests: <ul style="list-style-type: none"> changing acceptable outcomes to performance outcomes for consideration in code-assessable applications; changing performance outcomes to overall outcomes for consideration in impact-assessable applications; and including provisions relating to gross floor area and plot ratio in the table of assessment. 	Provisions contained within the draft precinct plan and tables of assessment are consistent with the drafting style used for other codes contained within City Plan.	No change.

3.9 Processes and Other Matters Raised

Submission reference	Submission summary	Response	Change
013, 015, 019, 022, 027, 028, 031, 035, 036, 040, 044, 046, 048, 049, 051, 055, 060, 061, 064, 074, 075, 101, 111, 128, 138, 155, 172, 175, 178, 181, 191, 194, 196, 201, 210, 213, 227, 241, 245, 246, 251, 254, 255, 257, 259, 262, 263, 265, 267, 268, 272, 273, 274, 275, 278, 279, 281, 283, 286, 288, 289, 294, 295, 296, 298, 300, 301, 302, 304, 306, 307, 308,	Submitters raise concerns with the lack of transparency in the planning process, and request for background reports, including feasibility, character and visual impact, traffic modelling, and environmental studies to be released.	<p>Community consultation on the draft precinct plan was undertaken in accordance with the requirements of the <i>Planning Act 2016</i> and the <i>Minister's Guidelines and Rules</i>. These instruments prescribe the statutory processes for public notification and consultation when preparing or amending planning instruments, including minimum timeframes and notification requirements.</p> <p>Council exceeded the 20 business days of notification required under the <i>Planning Act 2016</i> where the consultation period was undertaken for a total of 34 business days, from 7 October 2025 to 23 November 2025. This ensured the community had clear opportunities to participate and provide feedback.</p>	No change.

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Submission reference	Submission summary	Response	Change
309, 310, 311, 316, 314, 315, 318, 319, 320, 323, 327, 330, 331, 334, 335, 337, 338, 341, 342, 343, 344, 345, 348, 350, 351, 352, 353, 355, 357, 359, 360, 361, 363, 364, 365, 370, 372, 373, 376, 378, 381, 382, 384, 385, 386, 388, 390, 392, 393, 394, 395, 397, 400, 403, 404, 409, 410, 411, 412, 418, 422, 425, 438, 439, 443, 444, 461, 465, 466, 477, 478, 482, 483, 489, 491, 498, 502, 504, 505		<p>Certain supporting document, including feasibility reports, contain commercial-in-confidence material and intellectual property and therefore have not been publicly released.</p> <p>Council also released an initial survey and drop-a-pin map to gain initial community feedback on the precinct. This survey ran from 7 April 2025 to 18 May 2025. Feedback on the map and survey helped inform the draft precinct plan.</p>	
028, 064, 077, 111, 173, 194, 241, 245, 246, 254, 255, 257, 259, 262, 265, 267, 268, 272, 273, 274, 275, 278, 279, 281, 283, 288, 289, 292, 294, 295, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314, 315, 318, 319, 320, 327, 330, 331, 332, 334, 335, 336, 337, 338, 339, 341, 343, 345, 349, 352, 353, 356, 359, 360, 365, 370, 372, 373, 376, 382, 384, 385, 387, 388, 389, 390, 392, 394, 395, 397, 400, 401, 403, 404, 405, 407, 409, 411, 412, 416, 425, 470, 482, 483, 491, 502, 504	Submitters request that impact assessment be retained for material change of use development applications to provide for public submissions and third party appeal rights.	The draft precinct plan aims to facilitate development outcomes consistent with the strategic intent for the Wynnum Centre area. The current tables of assessment in City Plan for the various zones, along with proposed changes in the Wynnum—Manly neighbourhood plan (Table 5.9.72.A), will determine what uses require impact assessable.	No change.
013, 019, 022, 027, 031, 035, 040, 044, 064, 074, 075, 101, 150, 155, 169, 194, 241, 245, 246, 254, 255, 257, 259, 262, 265, 268, 272, 273, 278, 279, 281, 283, 286, 288, 289, 294, 295, 296, 300, 301, 302, 306, 307, 308, 309, 310, 311, 314,	<p>Submitters raise concerns that:</p> <ul style="list-style-type: none"> • there was no consultation, or not enough consultation, prior to the draft precinct plan being prepared; • lack of community trust with Council regarding consultation due to previous development 	Community consultation on the draft precinct plan was undertaken in accordance with the requirements of the <i>Planning Act 2016</i> and the <i>Minister's Guidelines and Rules</i> . These instruments prescribe the statutory processes for public notification and consultation when preparing or amending planning instruments, including minimum timeframes and notification requirements.	No change.

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Submission reference	Submission summary	Response	Change
315, 318, 319, 320, 324, 327, 330, 334, 337, 338, 341, 343, 344, 345, 348, 352, 353, 358, 359, 360, 365, 372, 373, 376, 381, 382, 384, 385, 388, 390, 392, 394, 395, 397, 400, 403, 404, 405, 409, 410, 422, 425, 443, 444, 465, 466, 482, 483, 486, 488, 489, 491, 498, 502, 503	<p>applications being approved where community members have not supported proposals.</p> <p>Submitters request further consultation by Council with the community, with some referencing work undertaken in 2006 for Wynnum and the IA2P engagement framework.</p>	<p>Council exceeded the 20 business days of notification required under the <i>Planning Act 2016</i> where the consultation period was undertaken for a total of 34 business days, from 7 October 2025 to 23 November 2025. This ensured the community had clear opportunities to provide feedback.</p> <p>Prior to formal consultation, Council conducted a survey gathering information about what residents wished to see in the area. This survey ran from 7 April 2025 to 18 May 2025.</p>	
380	Submitter raises concerns the proposed changes undermine the 2009 Wynnum–Manly neighbourhood plan.	The draft precinct plan updates key provisions in the Wynnum–Manly neighbourhood plan to ensure that it reflects contemporary planning objectives, including the need to provide for additional housing supply and choice.	No change.
411	Submitter raises concerns regarding the ShapingSEQ 2023 Regional Plan designation of Wynnum as a Major Regional Activity Centre, partly due to distance from the CBD, larger centres, high frequency public transport and employment.	Wynnum Centre was originally identified as a Major Regional Activity Centre by the Queensland Government in the South East Queensland Regional Plan 2005. The designation signifies a strategic intent for Wynnum Central to be a sub-regional focal point containing major concentrations of business, services, cultural and entertainment facilities, and retail uses to meet future needs.	No change.
057	Submitter requests an upgrade to the car parking at Seagulls Junior Football Club.	The Wynnum—Manly Seagulls Junior Football Club is located at Kitchener Park under a community lease. Your request has been forwarded to Council’s Community Facilities branch for their consideration.	No change.
087	Submitter requests the establishment of a priority renewal area with streamlined approval processes and preferred-use overlays to incentivise development.	To ensure appropriate assessment of development applications, Council will follow the Development Assessment Rules legislated under the <i>Planning Act 2016</i> .	No change.
090	Submitter requests cessation of industrial uses in proximity to Wynnum such as at the Port of Brisbane and Brisbane Airport which produce hazardous emissions, noise and light pollution.	These industrial areas are outside the scope of the draft precinct plan.	No change.

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Submission reference	Submission summary	Response	Change
045	Submitter requests that Council redevelop the Wynnum Hospital precinct to service the influx of new people.	The Wynnum Hospital precinct is outside the scope of the draft precinct plan. Upgrades to hospital facilities are the responsibility of the Queensland Government.	No change.
056, 087, 178, 285	Submitters raise concerns that high density living and public areas such as malls engender antisocial behaviours.	The draft precinct plan focuses on creating safe, activated public spaces through improved frontage design, active uses at street level, lighting and increased pedestrian activity. The plan also aligns with the Crime prevention through environmental design planning scheme policy in City Plan, to enhance visibility, promote passive surveillance and reduce opportunities for antisocial behaviour.	No change.
097	Submitter requests to include a town square with umbrellas, green space, and seating.	The request for a town square with shade, green space, seating and opportunities for activation is noted.	No change.
135, 139	Submitters request upgraded landscaping, fencing and beach sand to the Pandanus beach area and to provide future plans for a swimming enclosure at Wynnum foreshore.	The request for an upgrade to Wynnum foreshore is noted. The area is included within the <i>Wynnum, Manly and Lota Foreshores Master Plan</i> . Details are available on Council's website: https://www.brisbane.qld.gov.au/about-council/council-projects/wynnum-manly-and-lota-foreshores-master-plan-project	No change.
139	Submitter provides feedback on public art in the Brisbane city centre and Story Bridge.	Feedback on public art in the Brisbane city centre and Story Bridge is noted. This is out of scope of the draft precinct plan and has been referred to the public art team.	No change.
405	Submitter states the need for a coordinated artwork strategy and funding across the precinct and connected to the foreshore masterplan to avoid locating artwork in poor locations. Further clarification to better define the budget and type of artwork expected to be delivered should be provided.	Future projects which involve the planning and design for public realm areas in the centre, which include the provision of artwork, will identify appropriate embellishments and the coordination of design ideas and locations.	No change.
258	Submitter suggests streamlined assessment approval for applications that meet the intent of the draft precinct plan.	City Plan sets out the levels of assessment required for different types of development while the draft precinct plan sets out the assessment levels for Wynnum Centre. The advertised proposed levels of assessment will be retained.	No change.

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Submission reference	Submission summary	Response	Change
267	Submitter notes that no provision for dog parks is included.	An off-leash dog park is located close to the Wynnum precinct, at the Stannard Road Park. New dog parks are out of scope of this plan.	No change.
107, 300, 313, 316, 347, 366, 454	Submitters call for additional public toilets to be provided within the plan area.	The suggested comments are noted but are outside the scope of the draft precinct plan.	No change.
004, 018, 019, 026, 035, 037, 038, 044, 046, 063, 074, 075, 088, 089, 114, 144, 164, 165, 177, 182, 195, 199, 200, 207, 220, 286, 288, 298, 301, 302, 309, 323, 324, 326, 331, 341, 342, 354, 355, 357, 361, 363, 364, 366, 370, 372, 378, 385, 386, 400, 405, 407, 410, 422, 437, 440, 443, 444, 447, 457, 458, 462, 471, 481, 489, 491, 492, 495,	Submitters believe the draft plan prioritises visitors' and developers' benefits over community benefits for existing and potential residents.	The draft precinct plan seeks to balance the community's priorities regarding safeguarding local character and identity, with the requirement to deliver additional housing and employment within a designated Major regional activity centre and Major centre.	No change.
366	Submitter requests 24/7 CCTV monitoring of laneways and seeks clarification of who will be responsible for monitoring the CCTV.	The suggested comments are noted but are outside the scope of the draft precinct plan.	No change.
108	Submitter raises concern regarding the spending of money on the Wynnum Central State School (former) which is an underutilised facility.	Funding and management of the Wynnum Community Centre is outside the scope of the draft precinct plan.	No change.
178	Submitter states maintenance of parks needs to be improved, the wading pool is no longer accessible all year round and the public toilets and showers are not maintained.	Comments raised are noted but are outside the scope of the draft precinct plan. For further enquires please refer Council's Contact Centre on 3403 8888, or online at: https://www.brisbane.qld.gov.au/about-council/contact#mail .	No change.
124	Submitter encourages Council to draw on the findings from <i>Project Street View</i> for the draft precinct plan processes to gain further insights	Comments noted. Council will consider this resource in preparing future precinct plans.	No change.

Submission reference	Submission summary	Response	Change
	about community and industry perspectives and perceptions.		

4 Conclusion

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

The amendment includes specific provisions relating to development provisions and figures contained in the Wynnum-Manly neighbourhood plan and is now subject to review by the Queensland Government.