

# Mt Gravatt Centre

## Draft Suburban Renewal Precinct Plan – Summary



*Dedicated to a better Brisbane*



Brisbane is at the heart of one of Australia's fastest growing regions. Brisbane City Council is working with the community to create the Mt Gravatt Centre precinct plan (precinct plan), to support more people looking for homes that are close to workplaces, shops, transport, services and parks.

Consultation on the draft precinct plan is now open until **Sunday 14 December 2025**.

### What is a precinct plan?

Precinct planning for Mt Gravatt Centre represents an exciting opportunity to provide more homes and expand the local economy in a location well serviced by public transport.

The draft precinct plan builds on the area's strengths – its existing businesses and services, its subtropical character, outdoor lifestyle and proximity to Mt Gravatt Outlook Reserve and Mt Gravatt Showgrounds.

Precinct plans address land use and zoning, infrastructure, design and connections. They are shaped by community feedback, technical studies and Queensland Government input.

Once finalised, precinct plans are added to *Brisbane City Plan 2014* (City Plan), the local planning scheme that is used to guide and assess development.

This summary document explains the draft precinct plan released for public consultation in late 2025.

### Vision

Community feedback received during initial engagement in mid-2025 has helped shape the following vision.

Mt Gravatt Centre will evolve into a vibrant and distinctive urban village – a welcoming place to live, work and relax. A revitalised high street will offer diverse shopping experiences, while renewed commercial and retail precincts will introduce new housing and services, health, education, dining and entertainment opportunities.

New homes will be close to transport, shops, services and recreation. Shaded, safe and well-connected pathways will make it easier and more comfortable to walk or cycle between work, home and play.

New buildings will embrace Brisbane's subtropical outdoor lifestyle, featuring shaded outdoor spaces, lush greenery and innovative design elements, such as green roofs and terraces.

## Housing choice

### What are we trying to achieve?

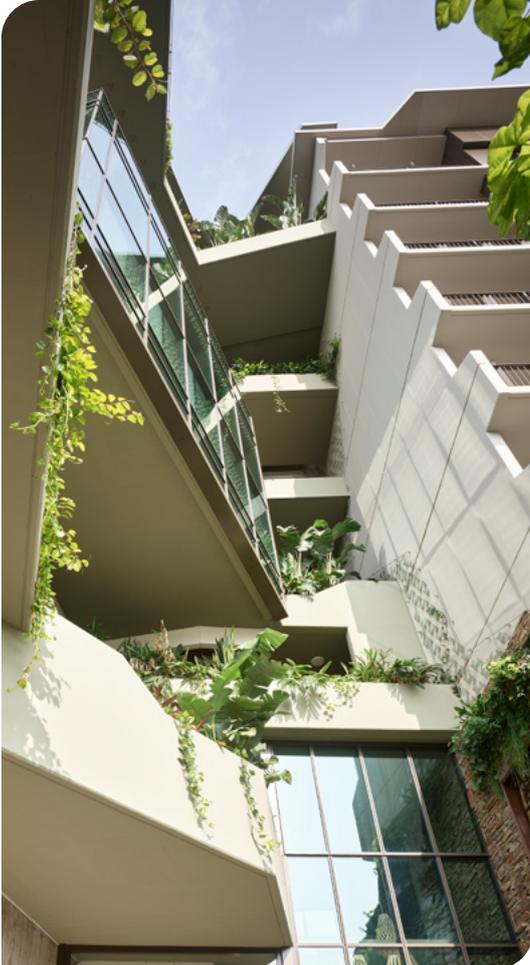
By 2046, Brisbane will need 210,800 new homes to meet population growth and changing community needs.\* In Mt Gravatt Centre, the goal is to support people at every stage of life by providing more housing choices close to amenities and public transport.

The precinct plan aims to encourage development of a range of well-designed homes that suit our subtropical climate.

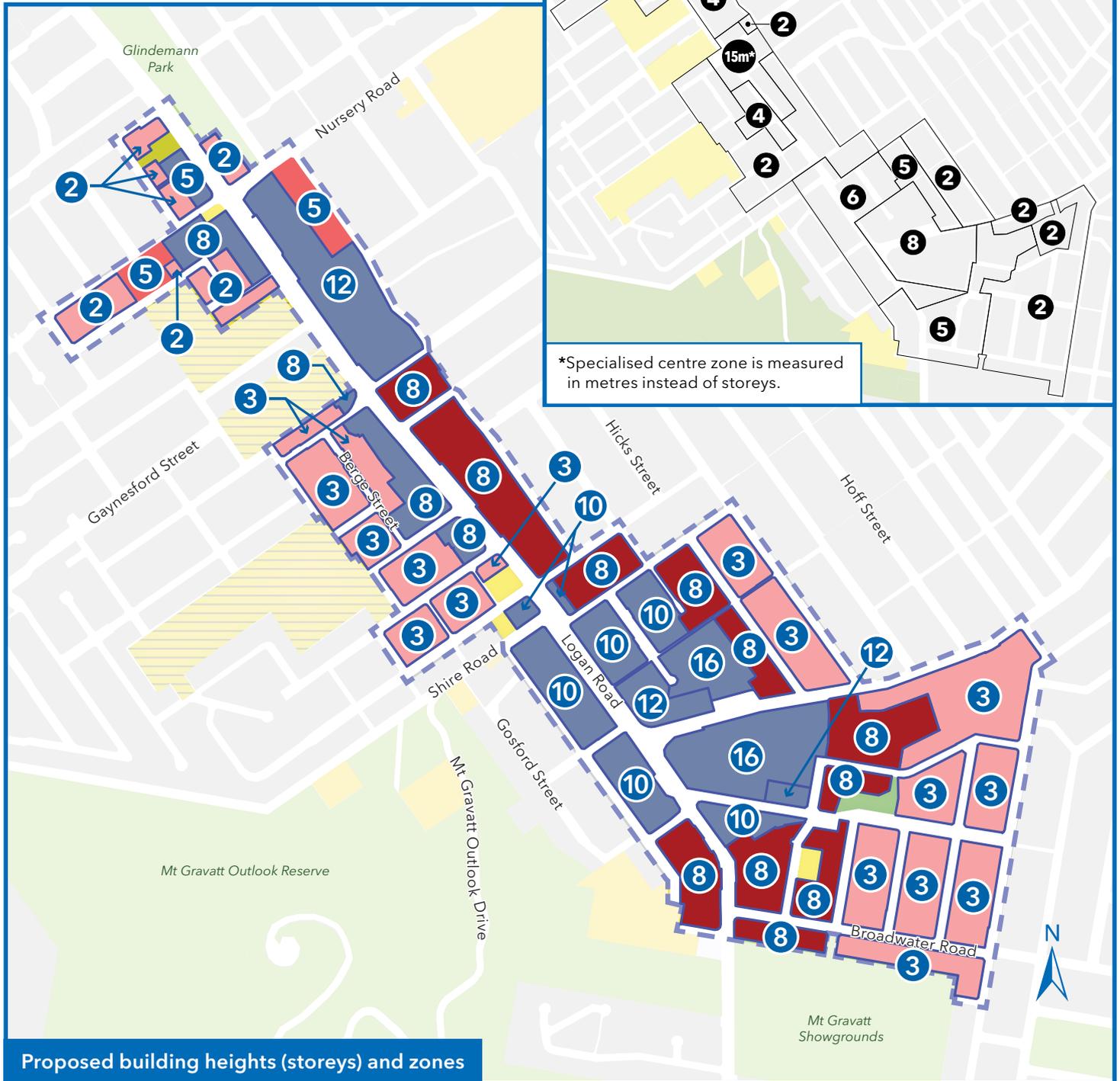
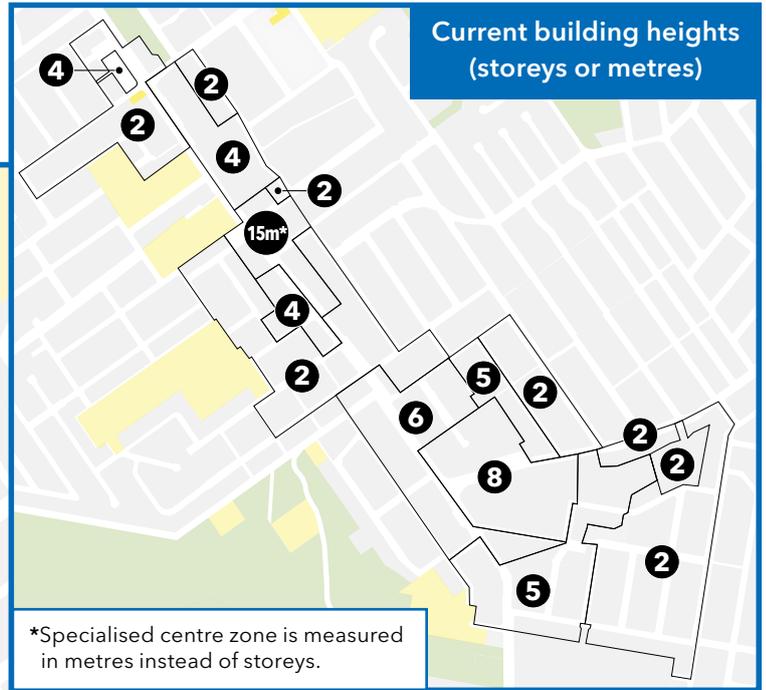
### How can we do it?

- The Mt Gravatt corridor is being planned to support a greater variety of housing types. Residential apartments are proposed close to public transport and shops in the core sub-precincts, while lower-scale apartments, townhouses and houses are proposed in Low-to-medium density residential zones.
- Mixed-use developments with shops or offices on the 2 lower levels and homes in the levels above are proposed.
- Setbacks, site coverage and separation distances will ensure towers are slender and address privacy, sunlight access, deep planting and amenity.
- Larger sites are encouraged as they can improve design outcomes.
- Structure plans will guide how housing integrates with roads, parks and services.
- Development on landmark sites deliver housing by transforming underutilised commercial areas into vibrant mixed-use developments.

\*Source: *ShapingSEQ 2023*, Queensland Government.



# Map - Housing choice



## LEGEND

- Precinct boundary
- Open space
- Community facility
- Education facility
- Special purpose (Transport infrastructure) zone
- 3 Proposed maximum building height (storeys) - subject to site area.
- Housing provided through mixed-use development (proposed District centre zone)
- Housing provided through high-density development (proposed High density residential zone)
- Housing provided through medium-density development (proposed Medium density residential zone)
- Housing provided through low-medium-density development (proposed Low-medium density residential zone)

## Vibrant village

### What are we trying to achieve?

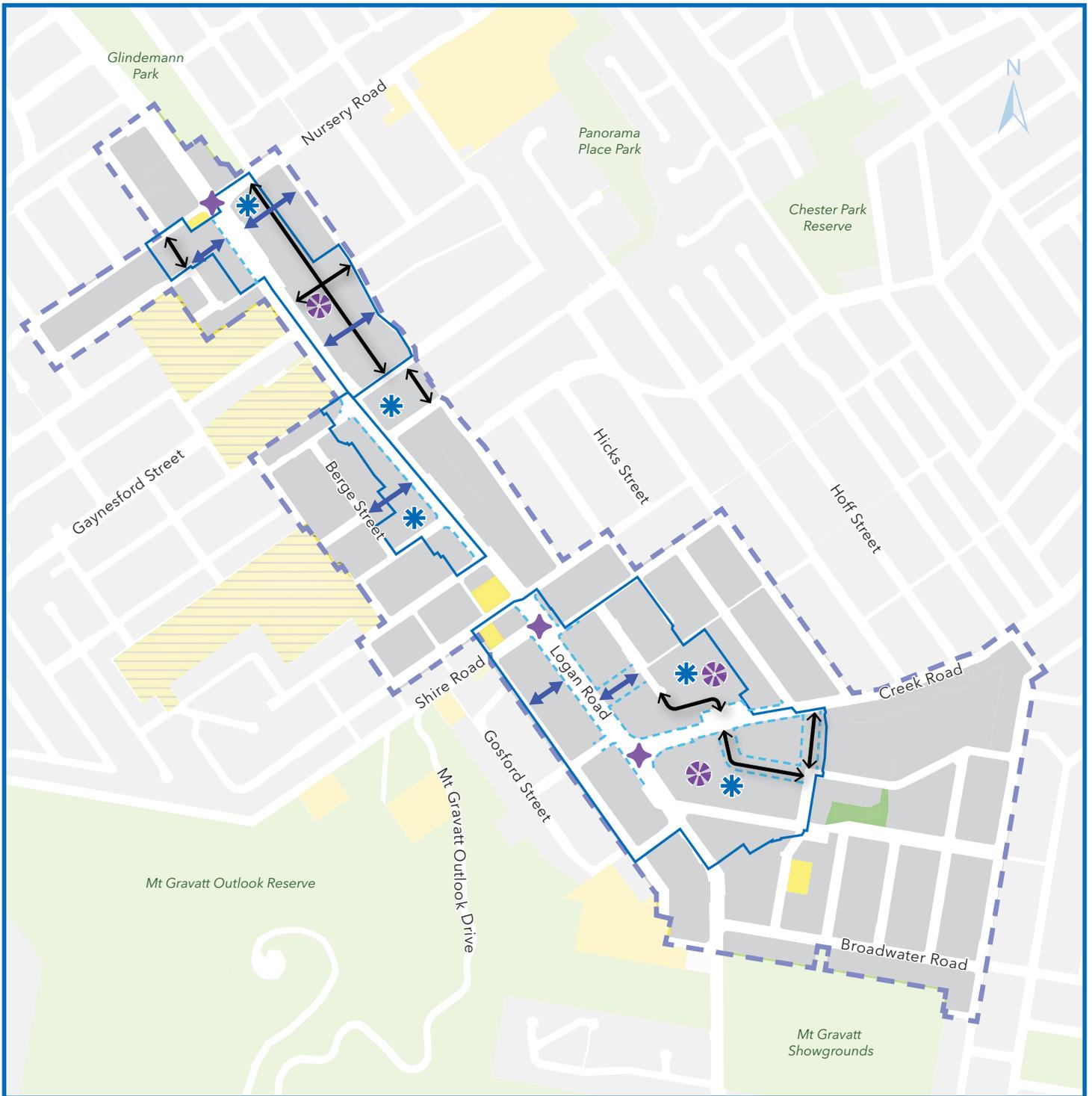
Mt Gravatt Centre will grow into a vibrant and distinctive urban village with a revitalised high street and renewed office, shopping and entertainment areas along Logan Road and Creek Road. This transformation will strengthen the local economy by supporting services, businesses, and new places to eat, shop and socialise.

### How can we do it?

- Mt Gravatt central and Mt Gravatt East are planned as mixed-use centres with shops, cafes, restaurants, bars, offices, health care, entertainment and community services with apartments above.
- Arcades and active frontages along Logan Road and Creek Road will promote street life and safety. Continuation of awnings over footpaths will reflect a traditional commercial streetscape.
- Buildings with lower levels of cafes, restaurants and offices and slender towers above that are set back from the street are provided to maintain a pedestrian-friendly environment and allow for deep planting.
- Development on landmark sites includes 10% public space, creative lighting, art and inspiring architecture to encourage activity and provide places to gather.



# Map - Vibrant village



## LEGEND

- Precinct boundary
- Open space
- Community facility
- Education facility
- Proposed arcade
- Proposed active frontage
- Proposed indicative village core and frame area
- Proposed gateway investigation area
- Proposed landmark site
- Proposed shaded plaza
- Proposed indicative local road connection

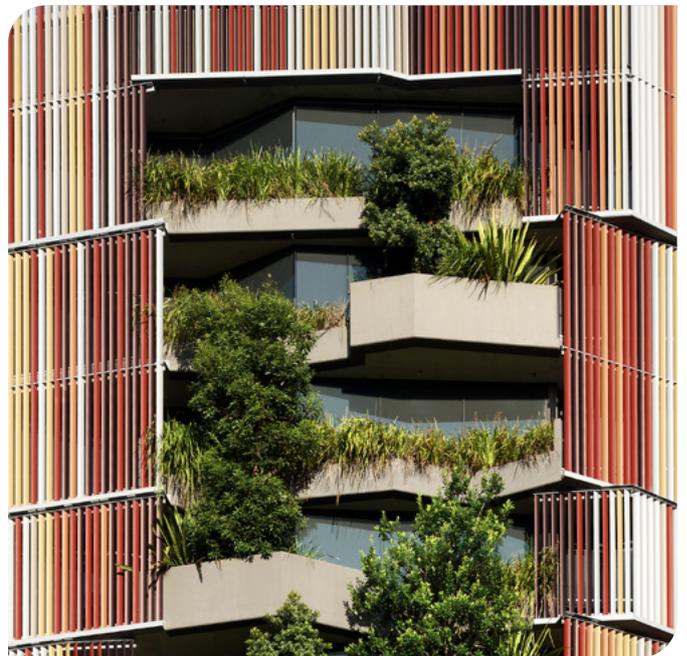
## Subtropical lifestyle

### What are we trying to achieve?

Mt Gravatt Centre will showcase subtropical character and outdoor lifestyle through shaded pathways. These green links will improve access to Mt Gravatt Outlook Reserve, Glindemann Park and the Mt Gravatt Showgrounds. New buildings will complement this setting with lush landscaping, generous shade and climate-appropriate design.

### How can we do it?

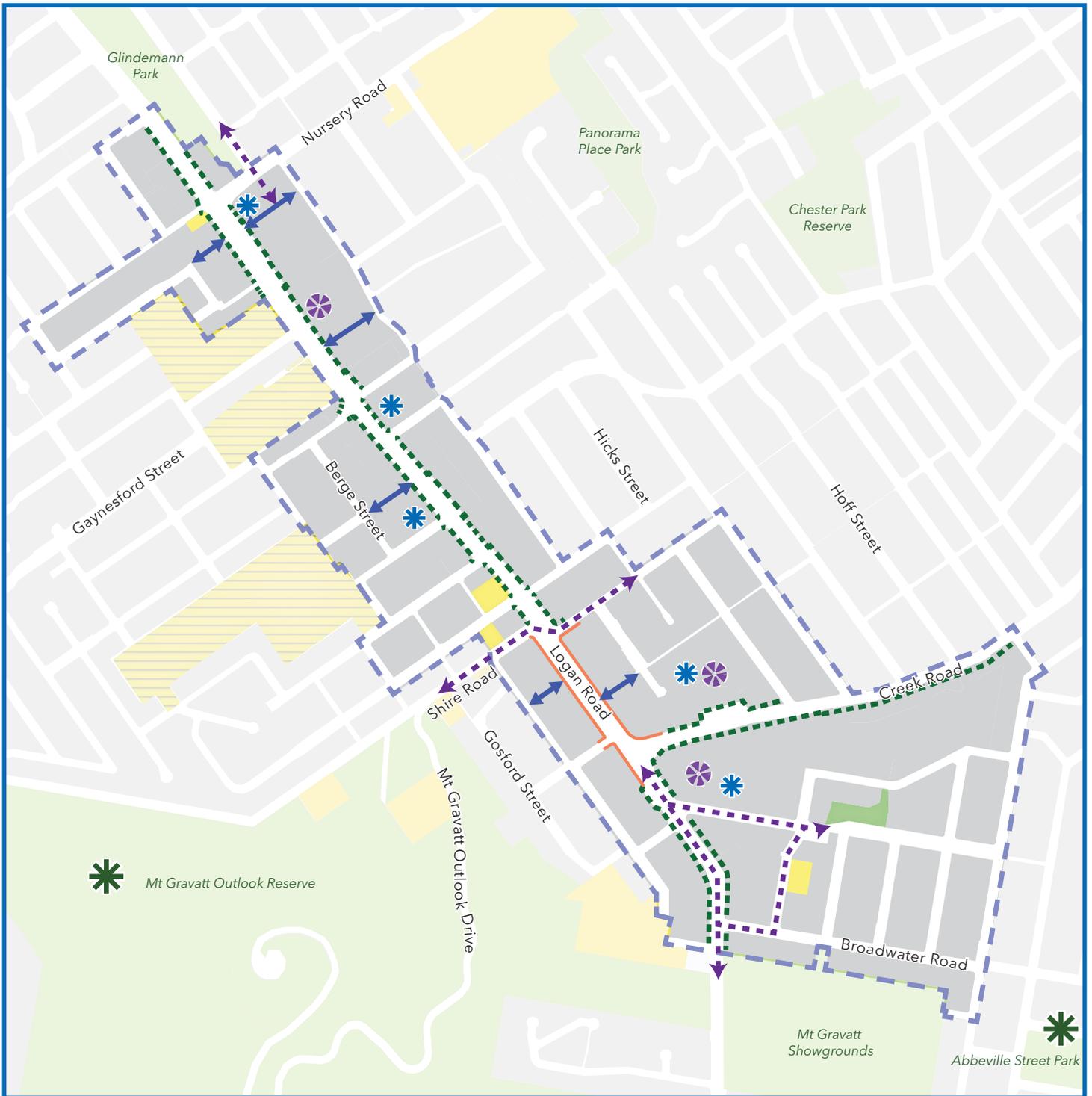
- Create attractive, welcoming places by ensuring new development on landmark sites includes shaded open spaces (10% public space), subtropical building design and layered landscaping.
- Ensure new developments feature deep planting at street level and landscaping on rooftops and walls.
- Create arcades and shaded subtropical boulevards to provide safer and cooler walking conditions along major roads.
- Create more shaded areas to relax and connect by ensuring new developments integrate subtropical, publicly accessible plazas on key sites for local employees, residents and visitors.
- Upgrade parks in surrounding areas where identified in the Local Government Infrastructure Plan.



Indicative subtropical design outcome.



# Map - Subtropical lifestyle



## LEGEND

- Precinct boundary
- Open space
- Community facility
- Education facility
- Proposed arcade
- Proposed high street
- Proposed subtropical boulevard
- Enhanced connection to recreation opportunities
- Future park upgrade
- Proposed landmark site
- Proposed shaded plaza

## Connecting people and places

### What are we trying to achieve?

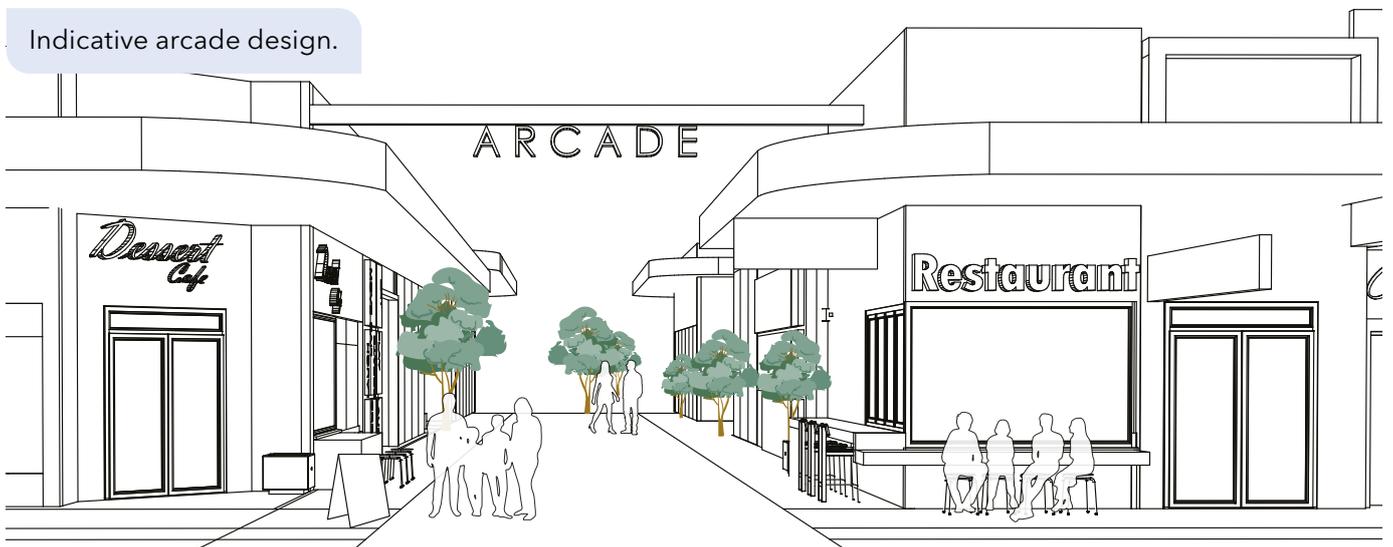
Urban villages in the precinct will be well connected by public transport and feature comfortable, shaded pathways that encourage walking and cycling. Pedestrian-friendly alleys, arcades and streets will provide convenient links from Logan Road to surrounding neighbourhoods.

### How can we do it?

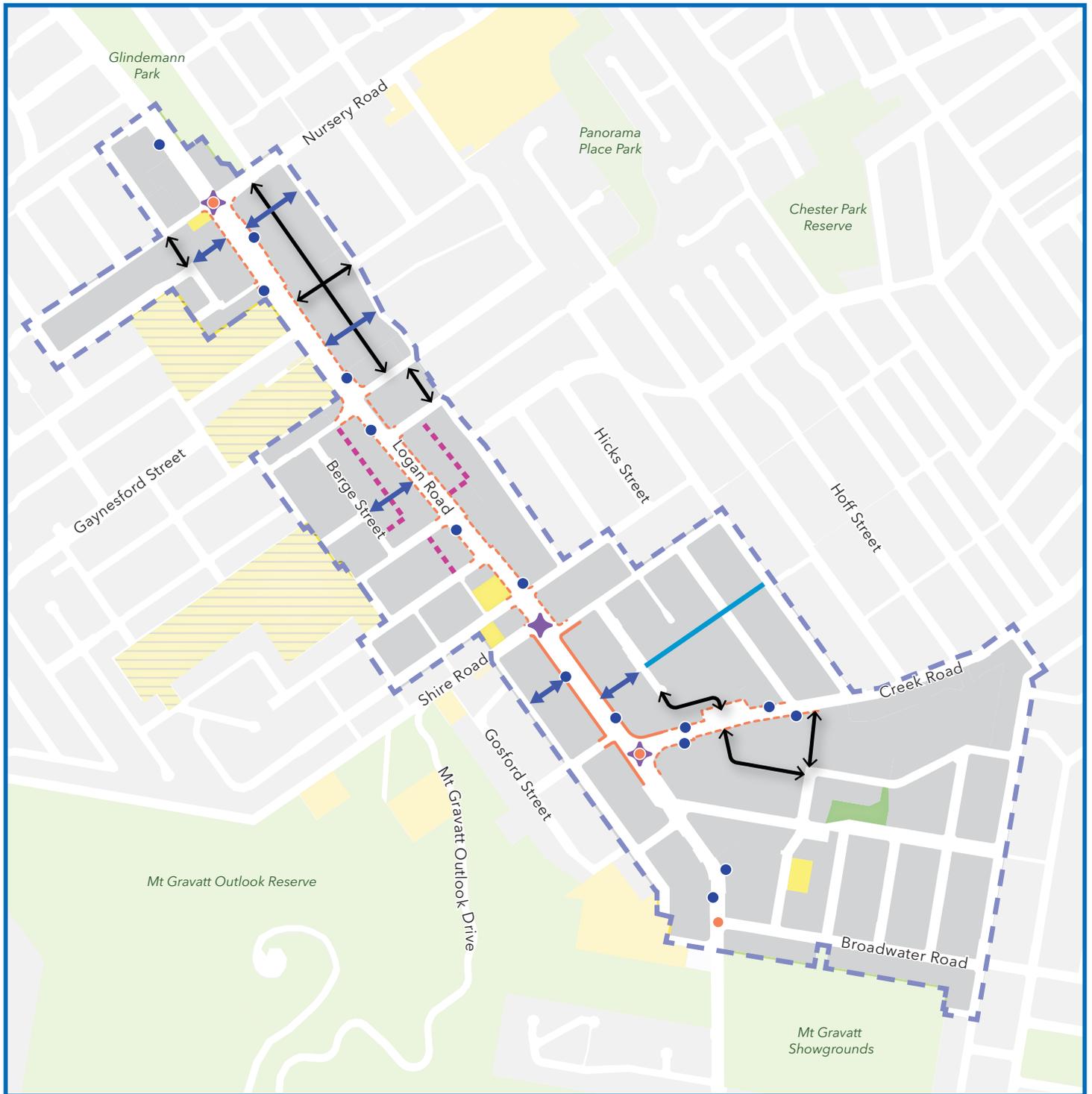
- Create a safer, more enjoyable experience for pedestrians and cyclists by ensuring new developments include more street trees and wide footpaths along key routes.
- Support cooler connected pedestrian travel along Logan Road through the creation of a subtropical boulevard.
- New pedestrian arcades and alleys are proposed to improve east-west connectivity, especially in Mt Gravatt central and Mt Gravatt East.
- Larger development sites (potential development areas) are required to prepare structure plans to integrate road, pedestrian and cyclist networks with surrounding areas.
- Encourage activation of Bothwell Street Arcade.
- Support a more connected street network by introducing new local road connections.
- Higher density development is concentrated near bus stops to encourage walking and public transport use.



Indicative arcade design.



# Map - Connecting people and places



## LEGEND

- Precinct boundary
- Open space
- Community facility
- Education facility
- Proposed arcade
- Proposed indicative local road connection
- Proposed alley
- Proposed high street
- Proposed corridor improvement
- Gateway investigation area
- Proposed improved activation and safety
- Proposed intersection upgrade
- Public transport service (bus stop)

## Read the draft plan

This document provides an overview of Council's draft precinct plan (proposed changes to City Plan). It is provided for information purposes only and does not form part of the draft amendment.

- 1. Scan the QR code** or visit [brisbane.qld.gov.au](https://brisbane.qld.gov.au) and search 'Mt Gravatt Centre Precinct Plan' to view the draft plan.
- 2. Read the draft plan**, which includes changes to the following parts of City Plan.
  - **Strategic framework map** - mapping updates.
  - **Zones** - zone changes to guide the type of development permitted on some sites.
  - **Precincts and sub-precincts** - boundary, precinct and sub-precinct changes to Holland Park–Tarragindi district and Mt Gravatt corridor neighbourhood plans.
  - **Code provisions, including:**
    - Heights - proposed new building heights and setbacks.
    - Design - landmark sites, podiums and towers, subtropical design, enhanced local identity, landscaping, art and lighting.
    - Potential development areas - structure planning for logical development of larger sites.
    - Activation - provisions for active and vibrant uses on key streets with streets designated as active frontages.
    - Subtropical landscaping - additional greenery in new buildings.
    - Walkability - new locations proposed for arcades and alleys.
    - Vehicle access - changes to make site access more efficient and connected.
- 3. Overlays** - changes to Streetscape hierarchy, Transport air quality corridor, Dwelling house character and Traditional building character overlays.
- 4. Planning scheme policies (PSP)** - minor updates to the Infrastructure design PSP and Structure planning PSP.

## Have your say

Public consultation on the draft plan is open until **11.59pm Sunday 14 December 2025**. After reading the plan, submit your feedback in writing in one of the following ways.

- Email: [neighbourhood.planning@brisbane.qld.gov.au](mailto:neighbourhood.planning@brisbane.qld.gov.au)  
If you can add a subject line, please make it: **Mt Gravatt Centre Suburban Renewal Precinct Plan**
- Through [City Plan online](https://cityplan.brisbane.qld.gov.au) ([cityplan.brisbane.qld.gov.au](https://cityplan.brisbane.qld.gov.au))
- Write to:  
Neighbourhood Planning - Mt Gravatt Centre precinct plan  
Brisbane City Council  
GPO Box 1434, Brisbane Qld 4001.

## For more information

To find information, learn about making a properly made submission, or book into a Talk to a Planner session, you can:



- **scan the QR code** or visit [brisbane.qld.gov.au](https://brisbane.qld.gov.au) and search 'Mt Gravatt Centre Precinct Plan'
- phone Council on 3403 8888.

## Timeline

- **November - December 2025**  
Public consultation and Queensland Government review.
- **Late 2025 - early 2026**  
Review submissions and incorporate changes.
- **Early - mid-2026**  
Finalise plan to incorporate community and stakeholder feedback.
- **Mid-2026**  
Adopt precinct plan into City Plan.

Brisbane City Council  
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Brisbane Qld 4001

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