

Upper Mt Gravatt Centre

Draft Suburban Renewal Precinct Plan



Dedicated to a better Brisbane



We're committed to ensuring Brisbane remains a great place to live, work and play as our city continues to grow. As part of this commitment, we're working with you as the local community to plan the future of Upper Mt Gravatt Centre to unlock more homes and jobs, create vibrant spaces for everyone to enjoy, and support local businesses to give you more things to see and do in Brisbane.

Upper Mt Gravatt is already a great place to live, with easy access to public transport, shops, jobs, parks and more. The Upper Mt Gravatt Centre Suburban Renewal Precinct Plan aims to improve on these and make Upper Mt Gravatt an even better place to live, work and visit.

Consultation on the draft Upper Mt Gravatt Centre Suburban Renewal Precinct Plan (draft plan) is open from **21 August to 20 September 2026**.

What is a precinct plan?

A precinct plan sets out a long-term vision for how an area may grow and change. It guides where homes, businesses and community facilities can be located, as well as how public spaces, streets and connections may be improved. The draft plan has been shaped by community feedback, technical investigations and input from the Queensland Government.

Once finalised, precinct plans become part of *Brisbane City Plan 2014* (City Plan), the local planning scheme we use to guide and assess development.

To support community consultation, we have created this summary document to help explain the key themes and City Plan amendments proposed in the draft plan.

Vision

Community ideas and feedback shared with Council during our early engagement in 2026 have helped shape the following vision.

Upper Mt Gravatt Centre will continue to become a vibrant destination where people can live, work, shop, learn and connect. With a wider range of homes, local jobs, entertainment, services and community spaces, the centre will offer more opportunities for people at every stage of life. Safe and convenient walking connections will make it easier to move between homes, workplaces, shops and public transport, including the busway station.

New development will embrace Brisbane's subtropical lifestyle, with more shade, greenery and inviting outdoor spaces that create a comfortable, attractive and welcoming centre for residents, workers and visitors.

What are we trying to achieve?

We want Upper Mt Gravatt Centre to become an even more vibrant destination where people can work, shop, meet friends, enjoy local events and spend time in attractive public spaces.

The revitalisation of Upper Mt Gravatt Centre will reinforce its role as a major centre for living, working, playing and learning in Brisbane. We can also support the growing tourism industry and its benefits to our city's economy with additional hotel and visitor accommodation options.

By supporting new businesses, services and community spaces, Upper Mt Gravatt Centre can continue to grow while remaining a welcoming and vibrant place for residents and visitors.

How can we do it?

- Identify landmark sites where new developments can deliver distinctive architecture, attractive public spaces, public art, creative lighting, shade and quality landscaping that help create a strong sense of place.
- Create a new Upper Mt Gravatt Centre entertainment sub-precinct to provide for hotel and short-term accommodation uses.
- Encourage vibrant community spaces, including valuable 'third places' where people can meet, connect and spend time outside of home and work, through developments that combine shops, cafés, services, workplaces and homes in the one location.
- Set contemporary building height limits to encourage mixed-use developments that support more local jobs and business opportunities close to public transport and services.
- Create lively and welcoming streets by supporting local businesses such as cafés, restaurants, shops and services that encourage people to spend more time in the centre.
- Support attractive public plazas with shade, trees and subtropical landscaping, creating places for family and friends to gather, relax and enjoy Brisbane's outdoor lifestyle.
- Ensure comfortable levels of sunlight and air flow by encouraging developments to include publicly accessible arcades and pedestrian walkways (alleys), which will also provide safe and comfortable walking paths for the community.



Map - Vibrant village



LEGEND

- | | |
|---|---------------------------------|
| Precinct boundary | Garden City Library |
| Waterways | Veloway |
| Open space | Proposed alley |
| Community facilities | Proposed arcade |
| Educational facilities | Proposed active frontage |
| Special purpose (Utility services) zone | Proposed shaded plaza area |
| Indicative future local road | Proposed landmark building site |

Subtropical lifestyle

What are we trying to achieve?

We want Upper Mt Gravatt Centre to reflect Brisbane's subtropical lifestyle by creating leafy, cooler and more comfortable streets and public spaces. More shade from trees and landscaping can help make it easier for our community to enjoy the outdoors and move around the area year-round.

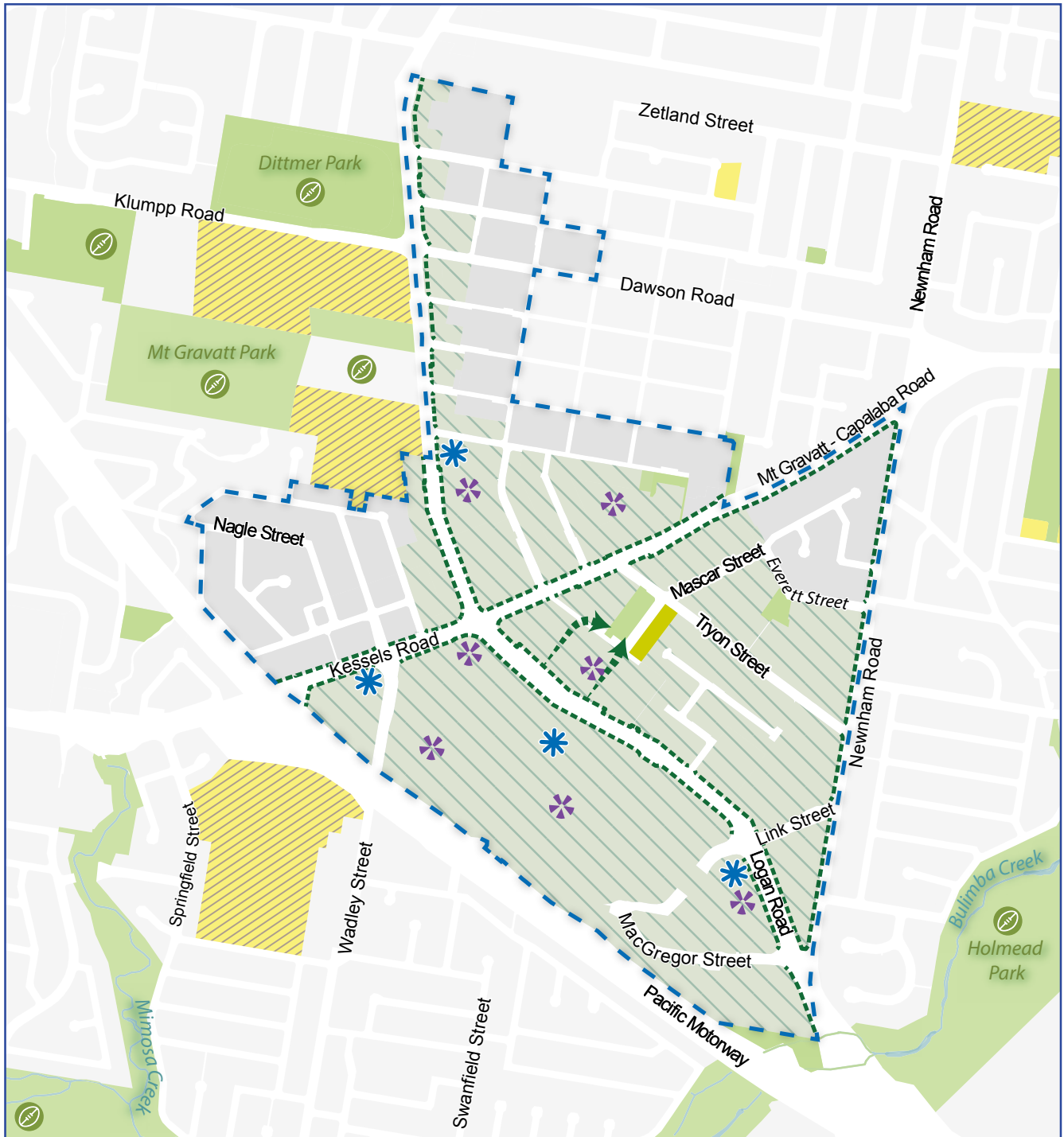
New shaded routes for walking or riding will make it easier to move in and around Upper Mt Gravatt Centre while creating opportunities for more natural light and spaces.

How can we do it?

- Encourage new developments to include more layers of trees, gardens and landscaping, helping create greener, more attractive and welcoming places for people to live, work and visit.
- Require a minimum 25% green plot ratio in new developments, encouraging features such as green roofs, shaded outdoor areas, and landscaped building facades.
- Transform key arterial roads, such as Logan Road and Kessels Road, into leafy, shaded, subtropical boulevards.
- Improve connections for people walking or riding with open-air arcades and pathways that enhance access, comfort and convenience while enabling more natural light and airflow around the area.
- Require key development sites to create shaded plazas with lush landscaping, shade and places to sit, helping people enjoy Brisbane's subtropical lifestyle and connect with their community.



Map - Subtropical lifestyle



LEGEND

Precinct boundary

Waterways

Open space

Community facilities

Educational facilities

Special purpose (Utility services) zone

Proposed landmark site

Proposed shaded plaza area

Proposed subtropical boulevard

Sporting & recreational facilities

Enhanced connection to recreation opportunities

Proposed green plot ratio to improve shade and cooling

Connecting people and places

We want people to be able to move around Upper Mt Gravatt and destinations across Brisbane more easily, safely and comfortably.

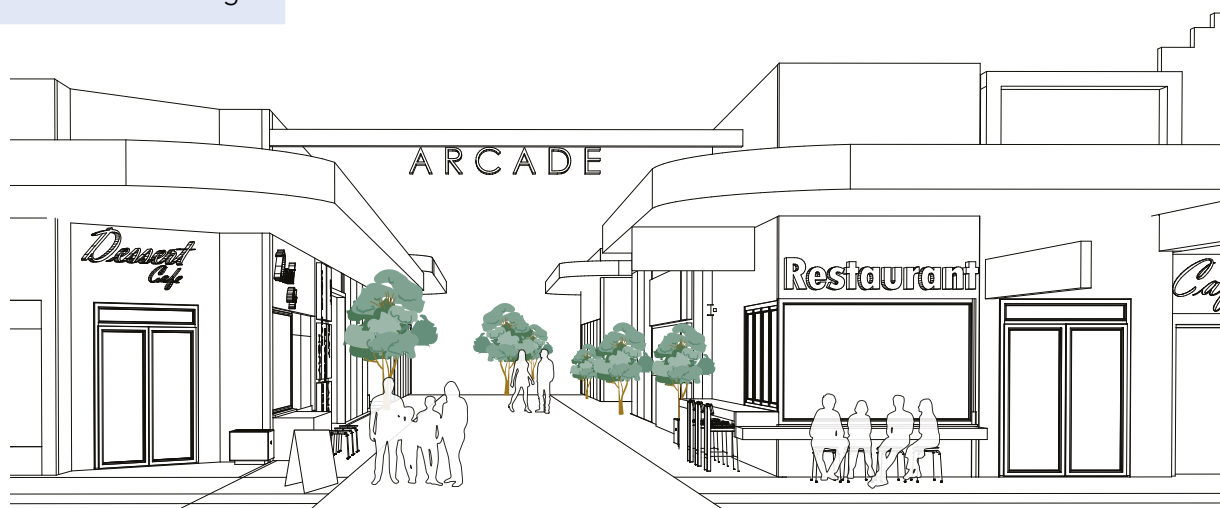
Upper Mt Gravatt Centre has strong public and active transport connections to Brisbane's CBD and other key destinations from the busway, Brisbane Metro and Veloway 1. We want to create more transport options to connect people to the places they want to go, making it more convenient to walk, ride or catch the bus around Upper Mt Gravatt Centre.

How can we do it?

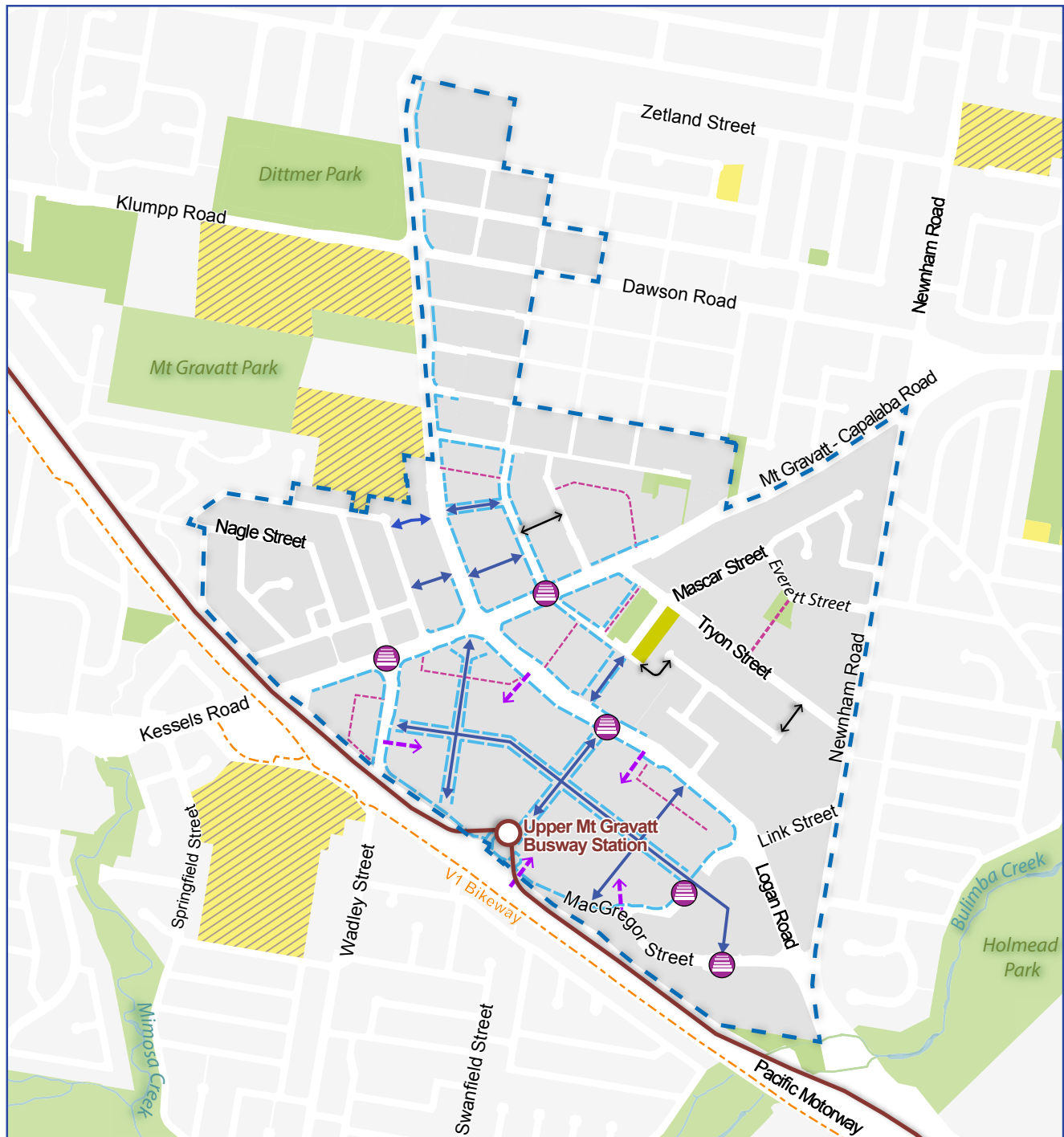
- Make it easier to walk between the Upper Mt Gravatt busway station, Westfield Mt Gravatt shopping centre, parks and other popular places by creating new pedestrian pathways, arcades and laneways.
- Encourage welcoming arcades that are accessible day and night, offering safe and comfortable walking paths with natural light, fresh air and high-quality subtropical landscaping by requiring at least 50% of the space to be open-air.
- Ensure new developments include upgraded pathways along key routes so walking and riding is a safer, more enjoyable experience for everyone.
- Encourage new development to create safer and more attractive streets by reducing the number of driveways where possible, allowing for better walking connections, improved landscaping and more active street frontages.



Indicative arcade design



Map - Connecting people and places



LEGEND

- | | | | |
|--|---|--|--|
| | Precinct boundary | | Proposed arcade |
| | Waterways | | Proposed alley |
| | Open space | | Proposed vehicle access points |
| | Community facilities | | Proposed active frontage |
| | Educational facilities | | Proposed improved pedestrian crossings |
| | Special purpose (Utility services) zone | | Indicative local road connection |
| | Veloway | | Busway / busway station |

Housing choice

What are we trying to achieve?

We want to enable more homes sooner, and in the right places so more people have the opportunity to live close to a range of shops, services and public transport options.

Upper Mt Gravatt Centre can support a wider range of housing options to suit the different needs of our diverse community's lifestyles and life stages.

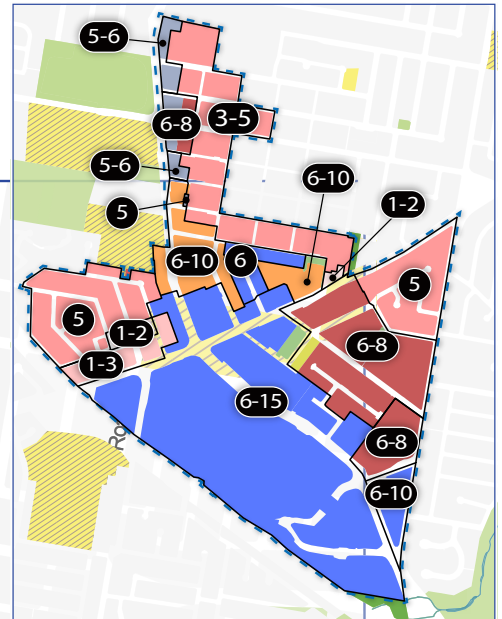
How can we do it?

- Provide opportunities for a mix of housing types through zoning changes to meet the needs of different households, including singles, families, students, downsizers, and supported living and aged care residents.
 - Encourage new housing above shops and businesses as part of mixed-use developments,
- with slender towers set above lower podium levels. Towers must be at least 10 m apart and occupy no more than 50% of a site, helping to maintain access to sunlight, breezes and a comfortable pedestrian environment.
 - Encourage more housing by setting contemporary building height limits transitioning from the centre's core at Mt Gravatt shopping centre (up to 30 storeys) to commercial areas fronting identified arterial roads (up to 20 storeys), and towards the northern areas along Logan Road (up to 15 storeys).
 - Transform underutilised commercial land on identified key development sites into vibrant mixed-use spaces, enabling more new homes where they are needed.

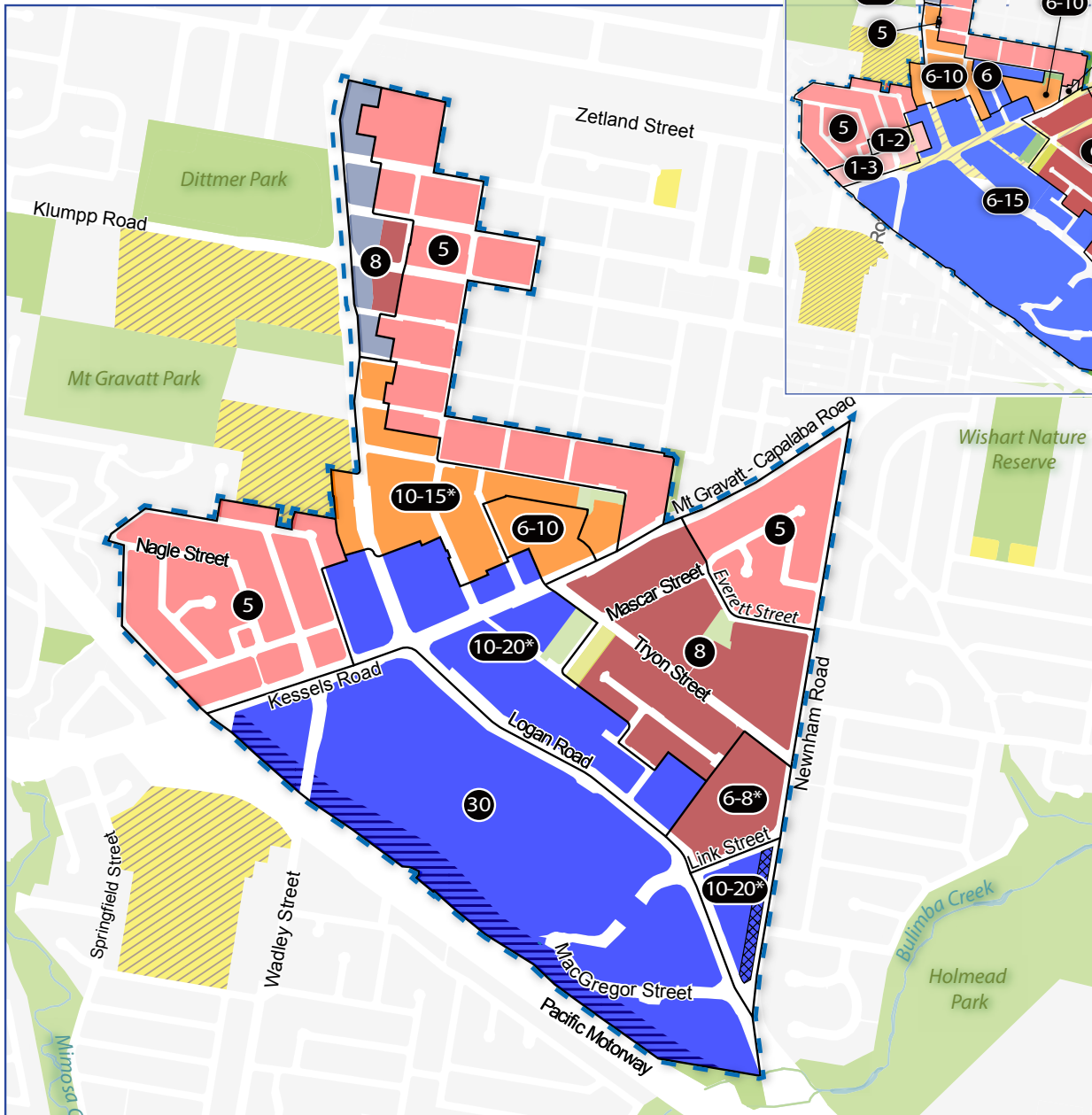


Map - Housing choice

Current building heights and zones



Proposed building heights and zones



LEGEND

- Precinct boundary
- Waterways
- Open space
- Community facilities
- Educational facilities
- Special purpose (Utility services) zone
- Proposed maximum building height (in storeys)
- Low density residential
- Medium density residential
- High density residential
- Mixed use
- Principal centre
- Open space
- District centre
- Building height transition area - 10 storeys where less than 50m from the boundary of the busway corridor
- Building height transition area - 10-15 storeys where fronting Newnham Road

*A maximum building height of 6 storeys allowed for unspecified sites less than minimum site size (800 sqm) and frontage width (20m)

Infrastructure

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

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

Upper Mt Gravatt's existing infrastructure

Upper Mt Gravatt is already well supported by high-quality infrastructure, such as Brisbane Metro, the Veloway 1, a range of parks and the Hibiscus Sports Complex. Local parks and facilities are within easy walking distance, while larger parks, sporting facilities and community destinations can be easily reached by riding, public transport or car. The map below highlights the wide range of parks, services and facilities available in and around the area, helping everyone find something to enjoy.



Upper Mt Gravatt's planned infrastructure

Council plans for infrastructure by anticipating the higher order infrastructure that will be needed to support Brisbane's growth over the long term.

Council's current Local government infrastructure plan includes more than 1,000 items such as transport, stormwater, parks and community facilities. City Plan also includes the Long term infrastructure plans, which identify and protect Council's ability to deliver long-term infrastructure needs. If the precinct plan is adopted, these plans will be reviewed and amended as necessary to reflect updated assumptions about growth in this part of the city.

Within these plans, we have identified a range of potential projects in and around Upper Mt Gravatt to improve local transport, drainage, parks and community spaces. This includes planned improvements to Everett Street Park and a future extension to the Hibiscus Sports Complex, both of which will help create more opportunities for recreation, sport and community use. The infrastructure items in City Plan help guide investment, and their delivery is subject to available budget.

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



Read the draft plan

1. **Scan the QR code** or visit brisbane.qld.gov.au and search 'Upper 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.
 - **Neighbourhood plans** - changes to the Mt Gravatt corridor neighbourhood plan, including changes to the Upper Mt Gravatt Centre and Logan Road precincts.
 - **Tables of assessment** - changes to the Tables of Assessment to make Hotel uses code assessable where existing within the new Upper Mt Gravatt Centre entertainment sub-precinct (NPP-001g).
 - **Zones** - changes to some zones to guide the type of development permitted on sites.
 - **Precincts and sub-precincts** - boundary changes to provide guidance on built form and land uses.
 - **Code provisions, including:**
 - Heights - proposed new building heights.
 - Design - landmark sites, podiums and towers, subtropical design, landscaping, art and lighting.
 - Key development sites - structure planning for logical development of larger sites.
 - Activation - provisions for active and vibrant uses on key streets designated as active frontages.
 - Subtropical landscaping - additional greenery in new buildings.
 - Walkability - new locations proposed for pedestrian connections.
 - Vehicle access - changes to make site access more efficient and connected.
 - **Overlays** - changes to the Dwelling house character, Streetscape hierarchy and Transport corridor air quality overlays.
 - **Planning scheme policies (PSP)** - minor updates to reflect references to the Infrastructure design PSP and Structure planning PSP.

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

Have your say

Community consultation on the draft plan is open from Friday 21 August to Sunday 20 September 2026. After reading the plan, submit your feedback in writing by:

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

For more information

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



- **scan the QR code** or visit brisbane.qld.gov.au and search 'Upper Mt Gravatt Centre Precinct Plan'
- Phone Council on 3403 8888.

Timeline

- **21 August - 20 September 2026**
Public consultation and Queensland Government review.
- **Late 2026**
Review submissions and respond to submitters.
- **Early 2027**
Finalise plan to incorporate community and stakeholder feedback.
- **Early to mid-2027**
Adopt precinct plan into City Plan.

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

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