

Wynnum Centre

Draft Suburban Renewal Precinct Plan - Summary document



Dedicated to a better Brisbane



Brisbane is at the heart of one of the fastest growing regions in Australia. More people are looking for places to live that are close to workplaces, shops, transport, services and parks. Brisbane City Council is working with the community to create a Suburban Renewal Precinct Plan (precinct plan) for Wynnum Centre.

What is a precinct plan?

Precinct planning for Wynnum Centre represents an exciting opportunity to embrace the area's unique bayside character, allow more housing to be built and expand opportunities for the local economy.

Precinct plans address land use and zoning, infrastructure, design and connections. They are shaped by community feedback, technical studies and input from the Queensland Government. Once finalised, the precinct plan will be added to *Brisbane City Plan 2014* (City Plan) and 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 engagement in early 2025 has helped shape the following vision.

Wynnum Centre will be a vibrant and welcoming bayside village where people live, work and connect.

Located near public transport and the foreshore, it will offer homes, jobs, shops, restaurants, entertainment and community facilities.

Shaded streets and arcades will make walking and cycling easy, linking the train station and the bay.

New buildings will reflect the subtropical climate and add to the village character through public art, lighting and landscaping.

Housing choice

What are we trying to achieve?

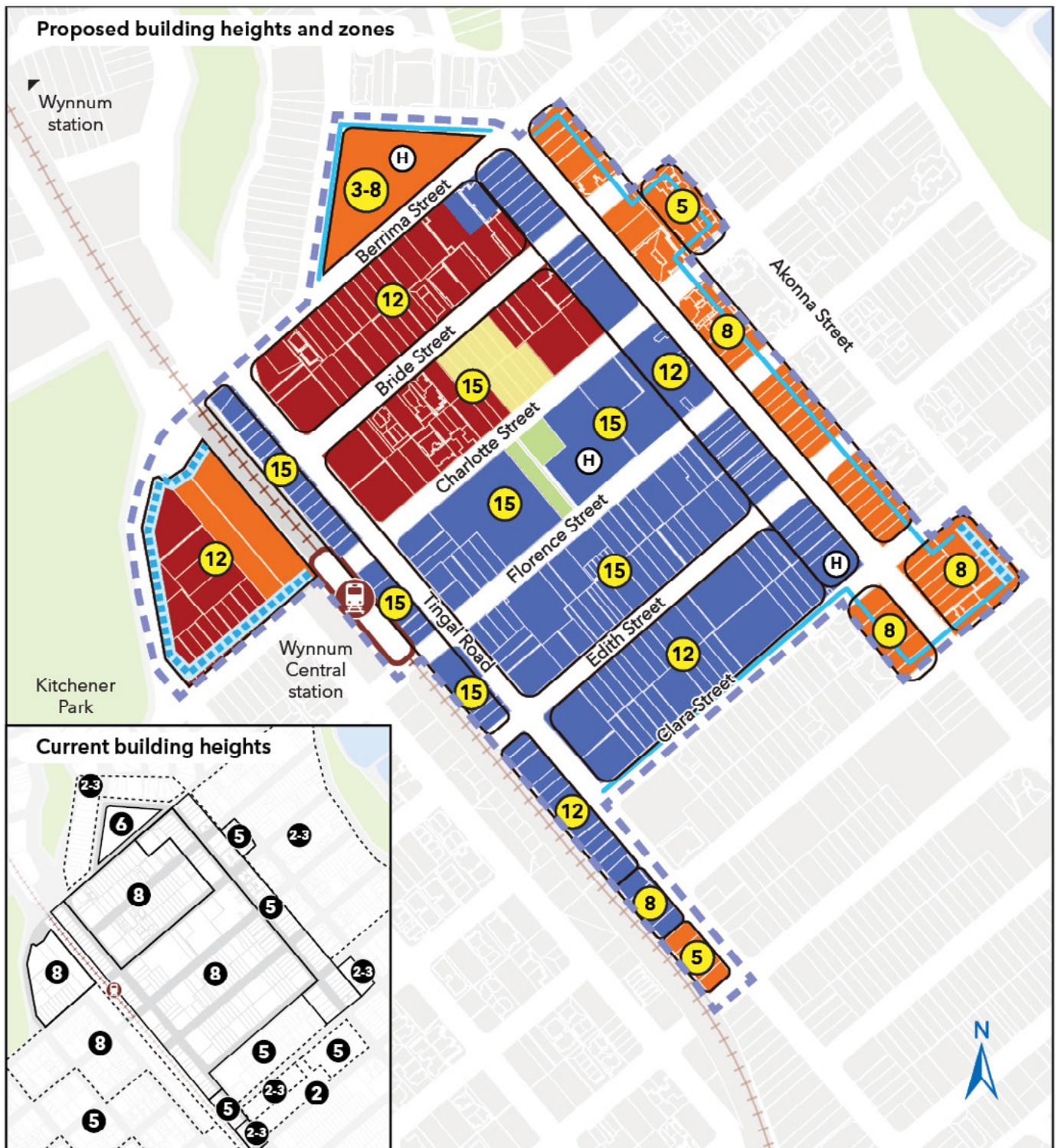
By 2046, Brisbane needs 210,800 new homes to support population growth and changing needs. In Wynnum Centre, the goal is to offer more housing options for people at all life stages. The plan focuses on well-designed homes that suit the local climate and make the most of the area's natural beauty, parks and services. Housing will be inclusive, catering to people of all abilities, incomes and household types.

How can we do it?

- Provide for housing as part of mixed-use developments, with retail and commercial spaces.
- Create more homes by changing building heights and zones to provide for renewal and make better use of available land.
- Ensure new developments have subtropical landscaping and design features.
- Make new developments more viable by allowing flexible car parking requirements.
- Support terrace-style housing at street level in areas of the precinct near existing low-rise dwellings.
- Ensure tower separations, setbacks and site cover provide access to sunlight and airflow for new and existing multiple dwellings.
- Increase housing availability near Kitchener Park, Wynnum Central Station and within Wynnum Centre.



Map - Housing choice



LEGEND

- Precinct boundary
- Potential for residential street buildings (town houses and terraces)
- Green space
- Community and associated uses

Mixed-use development indicates buildings with a mix of residential, retail and commercial spaces.

- Key housing supply area (High density residential zone up to 15 storeys)
- Housing to be supplied through mixed-use development (Mixed use zone between 3 and 12 storeys)
- Housing to be supplied through centre mixed-use development (Major centre zone between 8 and 15 storeys)

- Building height transition
- 1 Proposed maximum building heights (in storeys)
- H Heritage building to be retained

Vibrant village

What are we trying to achieve?

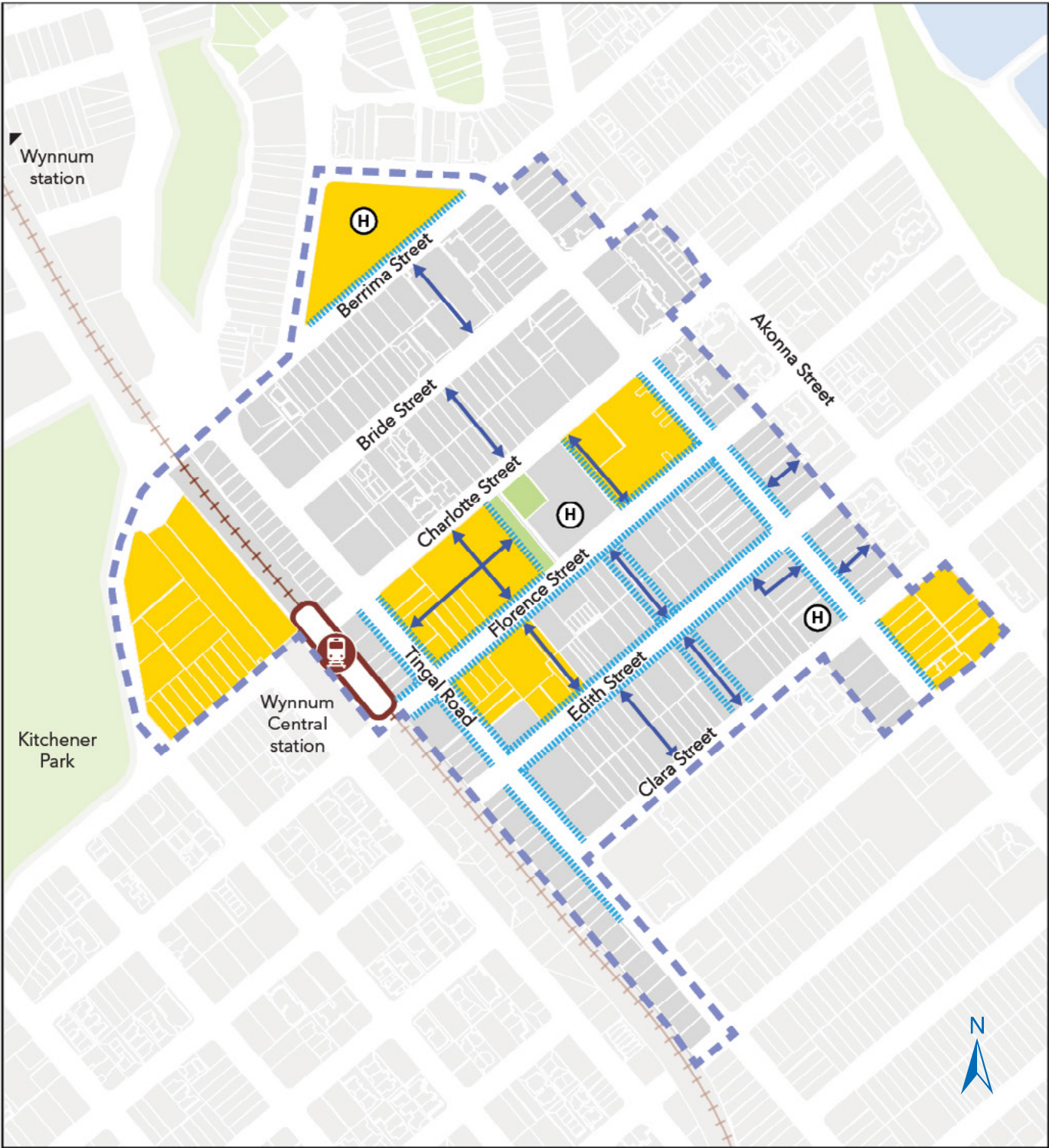
The precinct is part of a major regional activity centre and serves as a hub for businesses, cultural and entertainment facilities, and retailers. The goal is to grow Wynnum Centre's economy with quality community services, local businesses, and places to eat, play and shop – while maintaining its charming bayside village character.

How can we do it?

- Concentrate retail, offices, community facilities and high-density residential buildings in Wynnum Centre and near Wynnum Central Station.
- Identify landmark sites – important and eye-catching locations – and ensure new buildings feature 10% public space, creative lighting, art, landscaping and inspiring architecture to improve the precinct.
- Improve the pedestrian experience through cross-block connections such as arcades which provide creative lighting, artwork and landscaping.
- Enhance village high streets including Bay Terrace, Edith Street and Florence Street.
- Improve public areas by encouraging new development to include landscaping, lighting and art.
- Encourage the establishment of rooftop gardens and bars in the commercial core (Major centre zone).
- Make the streets welcoming for pedestrians through lighting and design.
- Support small shops and cafes on the ground floor by identifying key active street frontages in the precinct which provide for narrow shop fronts, continuous awnings and pedestrian activity.



Map - Vibrant village



LEGEND

- Precinct boundary
- Arcade
- Heritage building
- Active frontage (streets and arcades designed for pedestrians with restaurants, cafes etc.)
- Proposed landmark sites

Subtropical lifestyle

What are we trying to achieve?

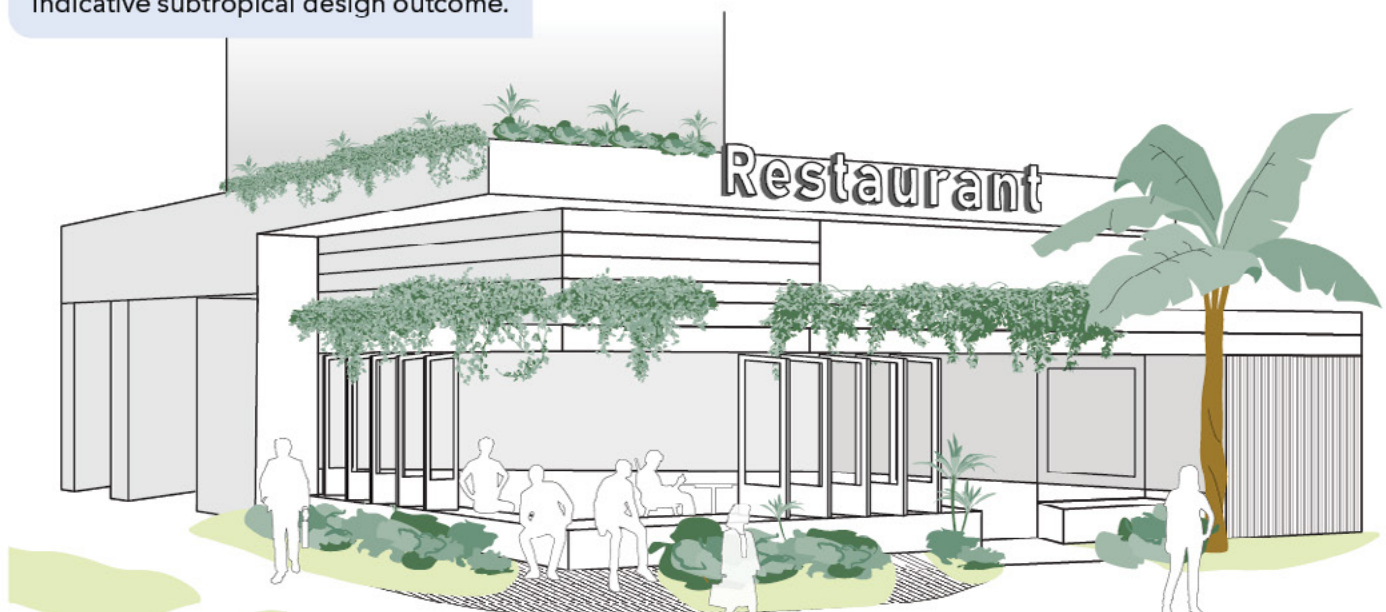
Celebrate Wynnum Centre's proximity to the internationally significant Moreton Bay by ensuring future development features lush landscaping and shade, as well as sustainable and climate appropriate design.

How can we do it?

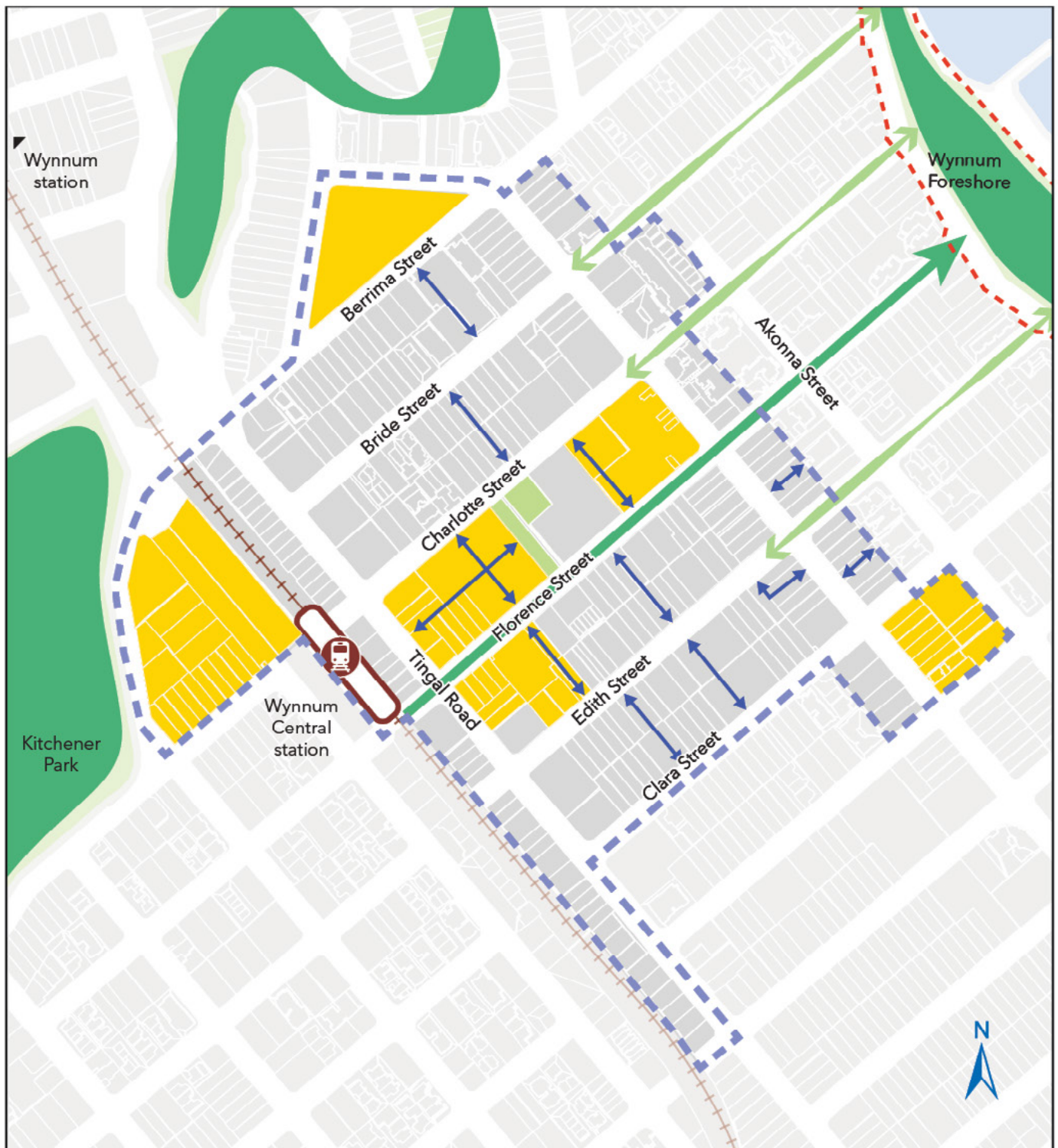
- Ensure new landmark site developments deliver at least 10% public space and feature subtropical building design and extensive landscaping.
- Ensure new developments feature deep planting at street level and landscaping on rooftops and facades.
- Maximise the use of subtropical design features, such as green roofs and podium gardens, in residential, commercial and public spaces.
- Create an inviting plant-filled boulevard along Florence Street that connects Wynnum Centre to the foreshore.
- Identify new pathways, arcades and cross-block links that include subtropical landscaping to improve walkability and greenery.



Indicative subtropical design outcome.



Map - Subtropical lifestyle



LEGEND

- - - Precinct boundary
- ↔ Arcades to provide subtropical landscaping
- Green corridors
- Bringing greenery and natural elements of the foreshore to the precinct
- Landmark sites to provide 10% public open space with subtropical landscaping
- Boulevard with street trees along Florence Street connecting to the foreshore
- - - Wynnnum, Manly and Lota Foreshores Master Plan project area

Connecting people and places

What are we trying to achieve?

Make Wynnum Centre a safe and welcoming area to walk and cycle, and encourage public transport usage via connections to the foreshore and Wynnum Central Station.

How can we do it?

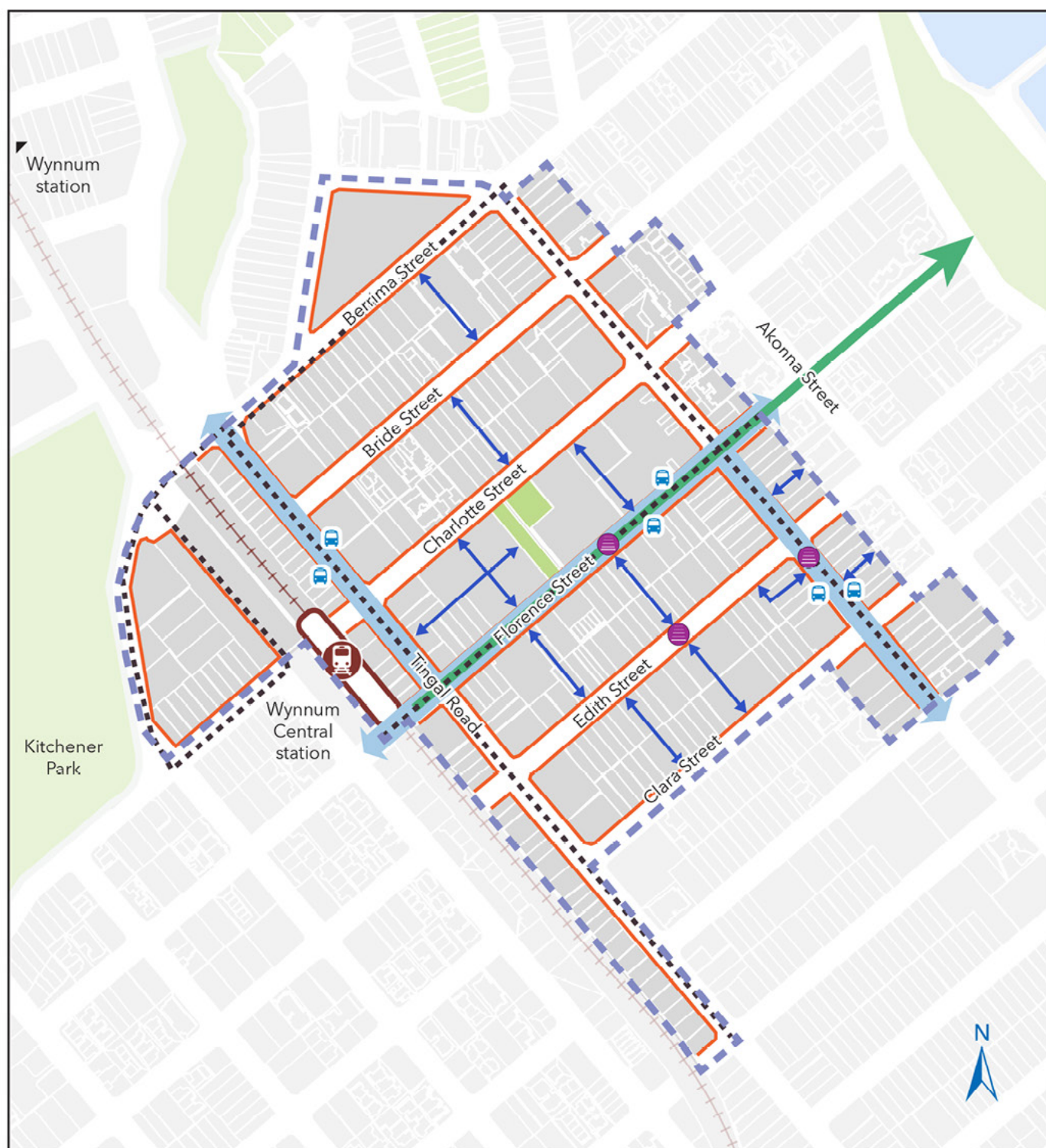
- Ensure new developments include more street trees and wide footpaths along key routes to create a safer, more enjoyable experience for pedestrians and cyclists.
- Introduce arcades to improve access across the precinct and make it easier to reach Wynnum Central Station and foreshore.
- Adjust car parking requirements to better balance the needs of residents, commuters and visitors. Investigate traffic circulation to support smooth traffic flow.
- Require landmark sites and arcades to include creative lighting and artwork.
- Keep Florence Street and Bay Terrace pedestrian-friendly by making sure vehicle and service access comes from side streets (via active frontage designations).



Indicative arcade design.



Map - Connecting people and places



LEGEND

- | | | |
|-------------------------------|---|----------------|
| Precinct boundary | Footpath and street tree upgrades delivered through development | Rail line |
| Arcade | Boulevard with street trees connecting to the foreshore | Cycle route |
| Potential pedestrian crossing | | Bus stops |
| | | Key bus routes |

Read the draft plan

1. **Scan the QR code** or visit brisbane.qld.gov.au and search 'Wynnum Precinct Plan' to view the draft plan.
2. **Read the draft plan**, which includes changes to the following parts of City Plan.
 - **Tables of assessment** – changes to level of assessment to better reflect intended land uses and development outcomes.
 - **Zones** – changes to some zones to guide the type of development permitted on sites.
 - **Precincts and sub-precincts** – changes to boundaries to provide guidance on built form and land uses. Introduce new sub-precinct for Colina Street.
 - **Code provisions, including:**
 - Heights – proposed new building heights and setbacks.
 - Design – residential and street buildings, landmark sites, podiums and towers, subtropical design, enhance local identity, landscaping, art and lighting.
 - Car and bicycle parking – amended rates for multiple dwellings, short-term accommodation and centre activities.
 - Activation – providing for active and vibrant uses on key streets, new streets designated as active frontages.
 - Vehicle access to sites – changes to make access to sites more efficient.
 - Walkability – new locations proposed for arcades.
 - Subtropical landscaping – additional greenery for new buildings.
 - **Overlays** – minor updates to streetscape hierarchy, active frontages in residential zones and dwelling house character.
 - **Planning scheme policies (PSP)** – minor changes to the Infrastructure design PSP.

This summary document provides an overview of the draft precinct plan (changes Council is proposing to make to City Plan). This summary document has been prepared for information purposes only and does not form part of the draft amendment.

Have your say

The draft plan is open for public consultation until 11:59pm Sunday 23 November 2025. After reading the plan, submit your feedback by:

- email;
neighbourhood.planning@brisbane.qld.gov.au
- through **City Plan online**
- write to:
Neighbourhood Planning – Wynnum Centre
Suburban Renewal 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 in to a Talk to a Planner event you can:



- **Scan the QR code** or visit brisbane.qld.gov.au and search 'Wynnum Precinct Plan'.
- Phone Council on 3403 8888.

Timeline

- **October – November 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 *Brisbane City Plan 2014*.

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

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