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ESTABLISHMENT AND COORDINATION COMMITTEE REPORT

MEETING HELD ON MONDAY 2 NOVEMBER 2026
TO BE PRESENTED TO COUNCIL ON TUESDAY 10 NOVEMBER 2026

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ESTABLISHMENT AND COORDINATION COMMITTEE REPORT

MEETING HELD ON MONDAY 2 NOVEMBER 2026
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ATTENDANCE:

The Right Honourable, the Lord Mayor (Councillor Adrian Schrinner) (Chair); Deputy Mayor (Councillor Fiona Cunningham) (Deputy Chair); and Councillors Adam Allan, Tracy Davis, Vicki Howard, Sarah Hutton, Ryan Murphy and Andrew Wines.

A AMENDMENTS TO *BRISBANE CITY PLAN 2014* – FORTITUDE VALLEY SUSTAINABLE GROWTH PRECINCT
152/160/1218/649

1. The Group Executive, City Planning and Economic Development Services, provided the information below.

2. On 2 December 2025, Council resolved pursuant to section 18 of the *Planning Act 2016* (the Act), to amend *Brisbane City Plan 2014* (the planning scheme) to include precinct planning for the Fortitude Valley Sustainable Growth Precinct. It also resolved to make supporting and consequential amendments, including changes to the Fortitude Valley neighbourhood plan and its mapped extent, any associated changes with the proposed amendment to the Spring Hill neighbourhood plan and Newstead and Teneriffe waterfront neighbourhood plan (the proposed amendment), and planning scheme policies as required (the proposed planning scheme policy amendment). Council also resolved to request a tailored amendment process from the Chief Executive of the Department of State Development, Infrastructure and Planning (the Department) pursuant to section 18(2) of the Act.

3. A notice for a tailored amendment, pursuant to section 18(3)(a) of the Act, was received from the Chief Executive of the Department on 14 January 2026 (the Notice). The proposed amendment has now been prepared, as set out in Attachments B to E (submitted on file), and is to be provided to the Chief Executive of the Department for State interest review.

4. Public consultation on the proposed amendment and the proposed planning scheme policy amendment will be undertaken pursuant to the Notice and in accordance with the Act and the *Minister's Guidelines and Rules*.

5. During the process of preparing the proposed amendment, it has been determined to extend the boundary of the Fortitude Valley Sustainable Growth Precinct plan area. The precinct plan boundary will be extended to include properties to the north-west of the precinct plan area, as set out in Attachment F (submitted on file).

6. The proposed amendment and the proposed planning scheme policy amendment seek to revitalise the precinct through:
   - increased building heights and updates to sub-precinct boundaries to facilitate additional housing supply, short-term accommodation and mixed-use development in suitable locations
   - supporting local jobs and economic growth by providing increased opportunities for retail, commercial, health, education, entertainment and community service uses, and encouraging investment in the precinct

- promoting high-quality subtropical design and opportunities for including additional publicly accessible private open space and improved public spaces
- leveraging existing and planned infrastructure investment including the new Cross River Rail Exhibition station, Brisbane Stadium, National Aquatic Centre and the new Gold CityGlider
- updates to the Special Entertainment Area, Fortitude Valley's live music precinct, to clarify and modernise requirements to support the economic benefits that entertainment precincts provide the city
- updates to the heritage and commercial character provisions and mapping.

7. The Group Executive provided the following recommendation and the Committee agreed.

8. **RECOMMENDATION:**

THAT COUNCIL RESOLVE AS PER THE DRAFT RESOLUTION SET OUT IN ATTACHMENT A, hereunder.

Attachment A
Draft Resolution

DRAFT RESOLUTION TO PROGRESS AMENDMENTS TO *BRISBANE CITY PLAN 2014* – FORTITUDE VALLEY NEIGHBOURHOOD PLAN AND SPRING HILL NEIGHBOURHOOD PLAN

As Council:

(i) decided at its meeting on 2 December 2025:

(a) pursuant to section 18 of the *Planning Act 2016* (the Act), to amend *Brisbane City Plan 2014* (the planning scheme) to amend the Fortitude Valley and Spring Hill neighbourhood plans and make supporting and consequential amendments (the proposed amendment)

(b) pursuant to section 22 of the Act and section 2.1 of Part 1 of Chapter 3 *Minister's Guidelines and Rules* (the Guidelines), to amend planning scheme policies associated with the proposed amendment (the proposed planning scheme policy amendment)

(ii) has, pursuant to section 18(2) of the Act, given the relevant notice of the proposed amendment to the Chief Executive of the Department of State Development, Infrastructure and Planning (the Chief Executive)

(iii) has, pursuant to section 18(3)(a) of the Act, received a notice dated 14 January 2026 from the Chief Executive (the Notice)

(iv) has, pursuant to step e of part C of the Notice and section 2.2 of part 1 of Chapter 3 of the Guidelines, prepared the proposed amendment and the proposed planning scheme policy amendment, as set out in Attachments B to F (submitted on file),

then Council:

(i) directs, pursuant to step e of part C of the Notice, that the proposed amendment be provided to the Chief Executive for the purposes of considering the proposed amendment and undertaking a State interest review

(ii) directs, pursuant to step 3 of part C of the Notice and section 3.1 of Part 1 of Chapter 3 of the Guidelines, that public consultation on the proposed amendment and the proposed planning scheme policy amendment be undertaken.

B AMENDMENTS TO *BRISBANE CITY PLAN 2014* – INDOOROOPILLY, CARINDALE AND NUNDAH MAJOR CENTRES
152/160/1218/650

9. The Group Executive, City Planning and Economic Development Services, provided the information below.

10. At its meeting of 4 November 2025, Council resolved to amend *Brisbane City Plan 2014* (the planning scheme) to make changes that support increased residential dwelling capacity in and around key major centres, including changes to the Indooroopilly centre, Carindale centre, and Toombul—Nundah neighbourhood plans (the proposed amendment). At that meeting, Council also resolved to request a tailored amendment process from the Chief Executive of the Department of State Development, Infrastructure and Planning (the Department) pursuant to section 18(2) of the *Planning Act 2016* (the Act).

11. A notice for a tailored amendment process pursuant to section 18(3)(a) of the Act was received from the Chief Executive of the Department (the Notice) on 10 February 2026.

12. At its meeting of 3 March 2026, Council resolved to proceed to State interest review and public consultation on the proposed amendment.

13. By letter dated 28 May 2026, the Minister for State Development, Infrastructure and Planning (the Minister) confirmed that the proposed amendment appropriately integrates the relevant State interests.

14. Public consultation on the proposed amendment was undertaken from 24 April to 25 May 2026 pursuant to the Notice, the Act and the *Minister's Guidelines and Rules*.

15. At its meeting of 15 September 2026, Council resolved to modify the proposed amendment in response to submissions received during public consultation and to request approval from the Minister to adopt the proposed amendments.

16. By letter dated 20 October 2026 (refer Attachment B, submitted on file), the Minister granted approval for the proposed amendment, as set out in Attachments C and D (submitted on file), to be adopted into the planning scheme without conditions.

17. It is recommended that Council resolve to adopt the proposed amendment to include in the planning scheme. It is planned that the proposed amendment would take effect from 11 December 2026.

18. The Group Executive provided the following recommendation and the Committee agreed.

19. **RECOMMENDATION:**

THAT COUNCIL RESOLVE AS PER THE DRAFT RESOLUTION SET OUT IN ATTACHMENT A, hereunder.

Attachment A
Draft Resolution

DRAFT RESOLUTION DECIDE TO PROGRESS AMENDMENTS TO *BRISBANE CITY PLAN 2014* – INDOOROOPILLY, CARINDALE AND NUNDAH MAJOR CENTRES

As Council:

(i) decided at its meeting on 4 November 2025, pursuant to section 18(1) of the *Planning Act 2016* (the Act) and section 16.1 of Part 4 of Chapter 2 of the *Minister's Guidelines and Rules* (the Guidelines) to amend *Brisbane City Plan 2014* (the planning scheme), to make changes that support increased residential dwelling capacity in and around key Major centres, including changes to the Indooroopilly centre, Carindale centre, and Toombul—Nundah neighbourhood plans (the proposed amendment)

(ii) has, pursuant to part C, step 4 of the notice given under section 18(3) of the Act (the Notice), given notice to the Minister for State Development, Infrastructure and Planning (the Minister) to request approval to adopt the proposed amendment

(iii) was, pursuant to part C, step 5 of the Notice, advised by letter dated 20 October 2026 from the Minister (refer Attachment B, submitted on file) that it may adopt the proposed amendment without conditions,

then Council:

(i) decides, pursuant to part C, step 6 of the Notice, to adopt the proposed amendment as set out in (refer Attachments C and D, submitted on file) to the planning scheme

(ii) directs, pursuant to part C, step 7 of the Notice, that a public notice be published in accordance with the Act and the requirements prescribed in Schedule 5 of the Guidelines

(iii) directs, pursuant to part C, step 8 of the Notice, that a copy of the public notice and a certified copy of the proposed amendment be given to the Chief Executive.

End.