

Stones Corner

Draft Suburban Renewal Precinct Plan Summary



Dedicated to a better Brisbane

OCTOBER 2024



A message from the Lord Mayor



Brisbane is a fast-growing city and we're unlocking opportunities for more housing while preserving the look and feel of Brisbane's suburbs.

Brisbane's Sustainable Growth Strategy outlined our plan to transform underutilised land to deliver more housing and employment opportunities across our city.

In the same way we are helping to transform Teneriffe, Howard Smith Wharves and West Village in West End, our Suburban Renewal Precinct Program will ensure suburbs throughout Brisbane get even better.

I'm excited to confirm Stones Corner is the first precinct to progress under our Suburban Renewal Precinct Program, enabling more people to live close to public transport and incredible destinations like Hanlon Park / Bur'uda.

This program is a win-win for suburbs right across Brisbane, and this document outlines our plan to support our city's growth with new homes while preserving Brisbane's character.

We're committed to striking a balance for the future of our growing city while ensuring Brisbane continues to be the best place in the world to live.

Adrian Schrinner
Lord Mayor of Brisbane



Contents

Part 1 - Strategic context	6	Part 4 - Implementing the plan	36
The Stones Corner precinct	6	Proposed changes to City Plan	36
The story of Stones Corner	8	Precincts and sub-precincts	38
Strategic drivers	10	Eastern corridor neighbourhood plan code	38
Brisbane is growing	10	Levels of assessment	38
Increasing housing supply and diversity	11	Zones and overlays	38
Advancing the knowledge and lifestyle corridors	12	Action plan	39
The opportunity	13	Next steps	40
		Have your say	40
Part 2 - The Stones Corner vision	14	Stay informed	40
		Contact Council	40
Precinct plan themes	15	Timeline	40
Part 3 - Bringing the plan to life	16		
Precinct plan on a page	16		
Housing choice	18		
Vibrant village	22		
Subtropical lifestyle	26		
Connecting people and places	30		
Infrastructure	32		
Existing infrastructure	33		
Featured project - Hanlon Park / Bur'uda rejuvenation	34		
Planned future projects	35		

Disclaimer

This Summary Document has been prepared for information purposes only and does not form part of the draft amendment. The Summary Document does not summarise all amendments proposed as part of the draft amendment and City Plan online should be referred to for a comprehensive overview of all amendments proposed.

The outcomes and policies summarised in this Summary Document are not final and are subject to further review including in response to the outcomes of public consultation. Council may make changes in the future to the outcomes and policies summarised in the document. This Summary Document is not to be considered Council's final planning intent for this area and should not be relied upon to support development outcomes.

Document purpose

Thriving suburbs are what makes Brisbane great.

Precinct plans outline the planning approach for suburban renewal areas to achieve desired community outcomes. They also seek to provide for much needed housing supply and diversity, as well as employment opportunities, and to help respond to targets set under the Queensland Government's *South East Queensland Regional Plan 2023* (ShapingSEQ 2023).

Suburban renewal precinct plans consider land use and zoning, infrastructure, design, sustainability, connectivity and help create vibrant spaces and places. For Stones Corner, these outcomes will primarily be achieved by amending the Eastern corridor neighbourhood plan and associated mapping changes in *Brisbane City Plan 2014* (City Plan).

This summary document explains the draft *Stones Corner Suburban Renewal Precinct Plan* amendment (the draft precinct plan) released for consultation in late 2024 in accordance with the *Planning Act 2016*.

The summary document captures the important elements of the draft precinct plan, showing how additional housing opportunities will benefit Stones Corner. This will lead to renewal opportunities and improved activation and amenities for both current and future residents. The draft precinct plan aims to protect and enhance the diverse retail and hospitality offerings while ensuring new development adds to the attractiveness of the streetscapes and prioritises a pedestrian-friendly public realm.

For more information on the draft precinct plan and public consultation visit brisbane.qld.gov.au and search 'Stones Corner Suburban Renewal Precinct'.

Precinct plan themes



Housing choice



Vibrant village



Subtropical lifestyle



Connecting people and places



Map 1 – Stones Corner precinct

LEGEND

- | | | |
|--------------------------|---------------------------------|--|
| Precinct boundary | 1 Logan Road high street | 6 Stones Corner busway station |
| Train line (and station) | 2 Stones Corner Village | 7 Buranda train station |
| Busway (and station) | 3 Stones Corner Library | 8 Buranda busway station |
| Veloway 1 (bikeway) | 4 Stones Corner Hotel | 9 Hanlon Park / Bur'uda |
| Parks | 5 Norman Creek | 10 Stones Corner Community Kindergarten |
| Waterways | | |

Strategic context

The Stones Corner precinct













Stones Corner is one of Brisbane's oldest, and fastest growing, suburbs.

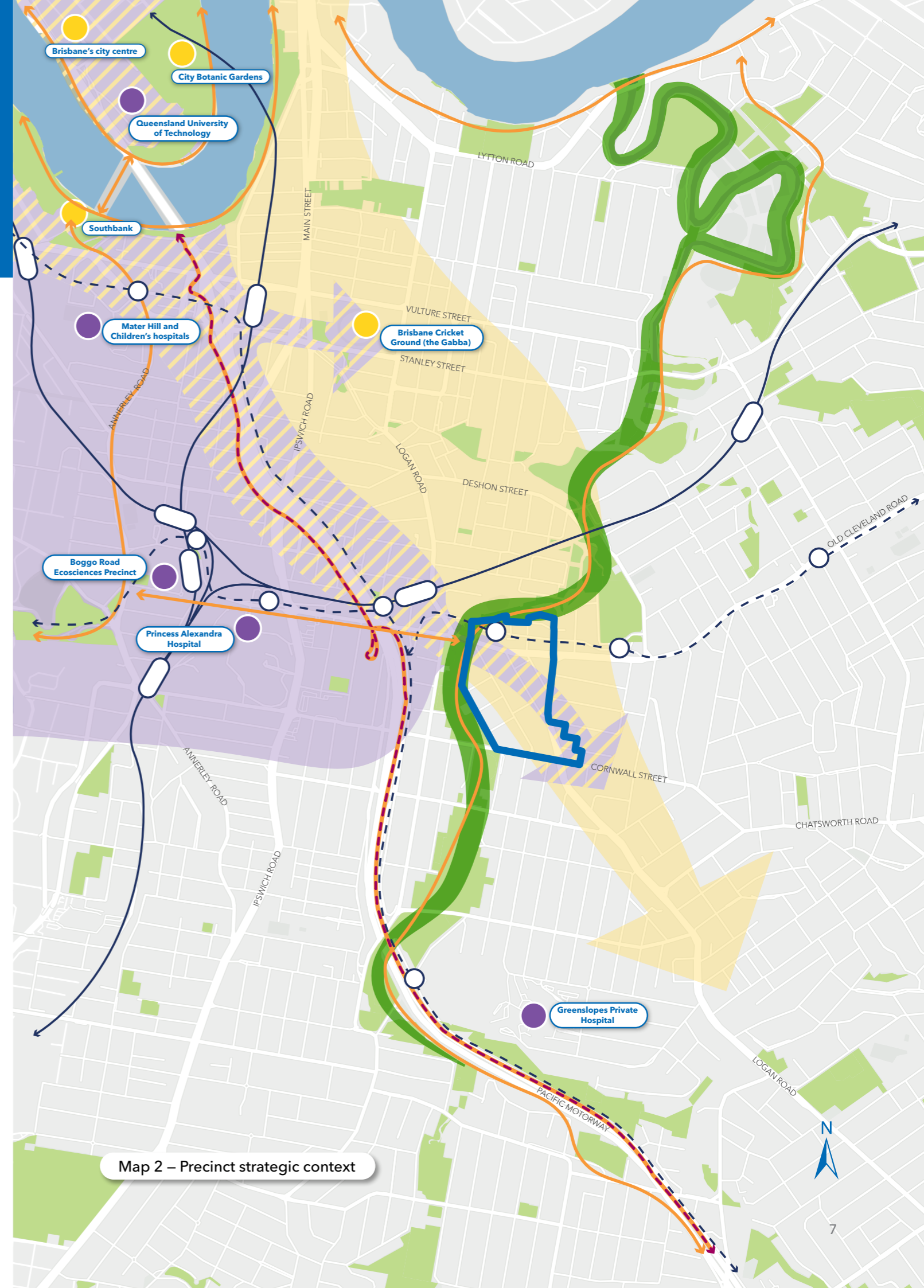
The precinct has experienced rapid population growth and benefits from easy connectivity to major employment hubs that form part of Brisbane's knowledge corridor, including health, research, education and recreation facilities including The Gabba. The area also offers a vibrant and pedestrian-friendly environment centred around its historic village centre, with well-known dining, lifestyle services and retail options. Surrounding recreational and environmental features, including the recently upgraded Hanlon Park / Bur'uda and Norman Creek, add to the overall attractiveness of the precinct (see Map 2).

Over the past 2 decades, significant infrastructure projects including the Eastern Busway, Buranda train station and Veloway 1 (bikeway) have improved connectivity and transformed Stones Corner into one of Brisbane's most sought-after areas to live. The precinct is especially popular with young people aged 20-34 years, and current residents are twice as likely as people in the rest of Brisbane to rely on walking, cycling or public transport. With the ongoing investment in Cross River Rail and Brisbane Metro, residents of Stones Corner can look forward to more convenient travel between their suburb and inner-city locations.

The draft *Stones Corner Suburban Renewal Precinct Plan* (the draft precinct plan) aims to build upon the existing features of the precinct. It creates new housing and employment opportunities while preserving the unique character and culture of Stones Corner.

LEGEND

-  Stones Corner suburban renewal precinct
-  Brisbane's lifestyle corridor and inner city growth areas are centred on the Brisbane River and include established and emerging lifestyle precincts
-  Brisbane's knowledge corridor runs north to south and represents Queensland's largest collection of knowledge-intensive industries
-  Overlap between knowledge and lifestyle corridors
-  Significant lifestyle destinations
-  Knowledge and technology hubs
-  Train line (and station)
-  Busway (and station) / future Metro
-  Veloway 1 (bikeway)
-  Major active transport routes
-  Parks
-  Urban waterway corridors



Map 2 – Precinct strategic context

The story of Stones Corner

Stones Corner has been a lively retail hub for over a century, with a high street rich in character and heritage.

60,000+ years ago

Aboriginal and Torres Strait Islander peoples' inhabitation in Australia



Caring for Country - Land, Water and Sky by Riki Salam (Mualgal, Kaurareg, Kuku, Yalanji), We are 27 Creative.



'Stones Corner residents', *The Telegraph* (Brisbane, 26 April 1938), p.10.



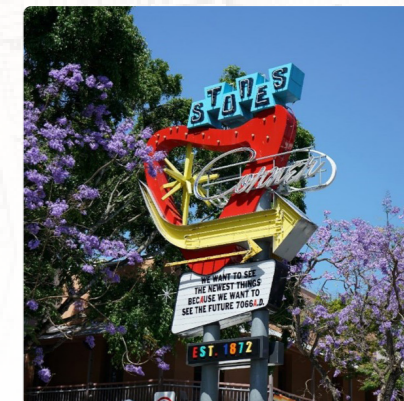
'Members of the Order of Foresters Lodge', State Library of Queensland (1903).



'Frontage of the Alhambra Theatre on Old Cleveland Road, Coorparoo', John Oxley Library, State Library of Queensland (c. 1929).



'Tram - Stones Corner - 1969', Brisbane City Council Libraries (1969).



Stones Corner (2023).

1870s - 1880s

James and Mary Ann Stone

Upon arrival, European colonists began using 2 pre-colonial era pathways, which they named Logan and Cleveland roads. By the 1870s, the intersection had become a busy hub for traders and travellers. James and Mary Ann Stone seized the business opportunity, establishing a small ginger beer stand at the corner. This led to the area being known as Stone's Corner, with small shops emerging along Logan Road. A horse-drawn omnibus service to the city spurred further rapid growth of the area.

1890s

Community organisations

By the 1890s, the local community had grown, allowing for the formation of dedicated community groups. The Coorparoo Progress Association advocated for better roads and street lighting, while a class of the Reserve Defence Brigade trained with clubs and swords at the local grocer. At what is now the Salvation Army Hall, lively evenings of music, dancing and card games were held for members of the Oddfellows and Ancient Order of Foresters. The Stone's Corner Hotel became the area's social hub where groups, like the local lodge of Druids, gathered regularly.

1920s

The high street

Rapid population growth after the First World War and an electric tram route (established in 1902) transformed the area into a popular shopping and entertainment destination. A diverse range of shops and boutiques sold all the amenities of modern suburban life including local and imported baked goods, wine, dresses, menswear, jewellery, children's toys, fruit, confectionery, perfumes, clocks, shoes, cosmetics and more, all within a 5-minute walk. Rows of timber Queenslanders were built between the high street and Norman Creek providing convenient access to the shopping area.

1960s - 1970s

Chain shops and apartments

By the 1960s, boutiques and small shops sat alongside large department stores and chain supermarkets. The high street became a mix of classical, gothic, functionalist and art deco designs, creating an eclectic mix of old and new. The 1960s signature brick '6-pack' apartments, and later more modern multi-storey apartment buildings, opened up new accessible housing opportunities, particularly for young singles and couples.

1990s - present

Recent decades

In the 1990s, Stones Corner became a popular factory outlet shopping destination, drawing visitors from all around Brisbane. The construction of the Eastern Busway in 2011 enhanced connectivity with Brisbane's major centres while retaining Stones Corner's signature crossroads character. The local community actively worked to revitalise the high street with regular markets and fairs. In 2017, they successfully petitioned to make Stones Corner its own suburb, separate from Greenslopes, acknowledging its unique history and identity.

Strategic drivers

Brisbane is growing

Brisbane is at the heart of one of the fastest growing regions in Australia.

Brisbane City Council is guiding the city's growth and making sure our city thrives as an inclusive, sustainable, prosperous and livable place for generations to come through citywide strategies.

The *South East Queensland Regional Plan 2023* (ShapingSEQ 2023) is the Queensland Government's long-term plan for shaping the future growth of South East Queensland. It highlights the need for additional housing supply and diversity to meet the needs of a growing population, demographic shifts and changing market conditions.

City-shaping infrastructure will support the supply of housing and development in the right places and deliver long-term community benefits, while preserving and enhancing local character, heritage places and the natural environment.



Citywide strategies

- *Brisbane's Sustainable Growth Strategy* (Council's housing and homelessness strategy)
- *Brisbane's Housing Supply Action Plan*
- *Brisbane: Our Productive City* (Council's industrial strategy)
- *Brisbane's Inner City Strategy*
- *Brisbane. Clean, Green, Sustainable.*

Brisbane's population projection:



Source: *ShapingSEQ 2023*, Queensland Government.

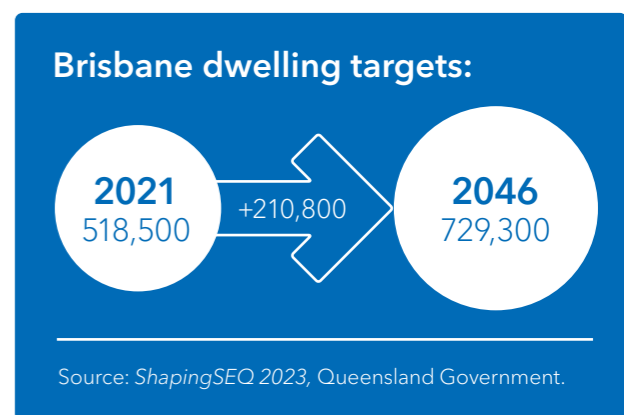
Increasing housing supply and diversity

Council is committed to meeting the needs of a growing and changing population with new homes and housing sizes in well-located areas with good access to public transport, such as Stones Corner, while also creating great spaces with cafes, shops, parks and art.

Through *Brisbane's Sustainable Growth Strategy* and supporting *Housing Supply Action Plan*, Council aims to increase jobs, housing supply and diversity, and to get more homes built sooner.

Facilitating improved diversity of housing will be crucial to meet the needs of our changing population. While the number of 1-2 person households in Brisbane is only set to grow, a range of housing types and sizes is required to ensure all residents have the option to live in a home and location that is well-suited to them, throughout all phases of life including providing for ageing in neighbourhood.

Managing this growth will require increased density, including high-density housing and mixed-use outcomes. Homes that are well-designed for our subtropical climate are also crucial. Council is facilitating sustainable subtropical design through the *Brisbane Green Buildings Incentive Policy*. It is also important that any new developments reflect the existing character and identity of the precinct while incorporating innovative design solutions to respond to changes in the local population.



Source: *ShapingSEQ 2023*, Queensland Government.

According to data from the Australia Bureau of Statistics, residents of Stones Corner are generally younger than the Brisbane average, possess higher levels of education, have higher personal incomes, and live in smaller or non-traditional households such as flats or apartments. Furthermore, Stones Corner residents are more likely to walk, cycle or use public transport for commuting compared to the Brisbane average.

Stones Corner - fast facts

<p>The median age in Stones Corner is 31 years, compared to the Brisbane median of 36 years.</p>	<p>63% of households are couples without children, much higher than the Brisbane average of 38.5%.</p>	<p>60% of dwellings are either flats or apartments, more than 2 times higher than the Brisbane average (25.6%).</p>
<p>62% of dwellings were rented compared to the Brisbane average of 38.3%.</p>	<p>In 2021, 15.3% of residents took public transport to work, compared to a Brisbane average of 8.6%, noting this data was taken during the coronavirus pandemic.</p>	<p>4.6% of residents walk to work, compared to a Brisbane average of approximately 3.2%.</p>

Sources: Australian Bureau of Statistics, *Census 2021* (Suburbs and Locality - addresses broader locality). *Queensland Government Population Projections*, 2023 edition / 18 August 2023.



Advancing the knowledge and lifestyle corridors

Close to knowledge-based businesses, universities, research institutes, and health facilities, Stones Corner is at the intersection of Brisbane's knowledge and lifestyle corridors (refer Map 2).

The knowledge corridor encompasses key areas such as the city centre, Boggo Road, and the Woolloongabba urban enterprise area. Renowned institutions within this corridor including Greenslopes Private Hospital, Princess Alexandra Hospital, Mater hospitals, Queensland Children's Hospital, Ecosciences Precinct (Dutton Park), Translational Research Institute, and the Pharmacy Australia Centre of Excellence, contribute to the region's recognition as a leading centre for health and research.

As these employment centres expand and undergo redevelopment, the potential for innovation and increased employment opportunities grows, offering an exciting outlook for Stones Corner. To attract and retain businesses, workers and residents, ongoing improvements to the urban environment are required. This involves creating public spaces and entertainment options including plazas, parks, recreational facilities, shops, entertainment venues, dining establishments, bars, cultural spaces, and diverse housing and lifestyle opportunities.

The top 5 employment industries for Stones Corner residents:

- 9%** Hospitals
- 4.1%** Cafes and restaurants
- 3.1%** Higher education
- 2.8%** Computer system design and related services
- 2.6%** Secondary education

Source: Australian Bureau of Statistics, *Census of Housing and Population 2021 - Stones Corner suburb.*

The opportunity

Council is dedicated to implementing best-practice planning and design that embraces Brisbane's subtropical lifestyle while preserving the unique character and prosperity of this precinct.

Precinct planning for Stones Corner presents an exciting opportunity to foster innovation and enrich the lifestyle offerings of the village. The draft precinct plan aims to improve the precinct for future generations, guided by the following objectives.

Revitalise the Stones Corner precinct as a vibrant mixed-use destination with a distinctive high street and wide range of shops, offices, education, community and healthcare services.

Increase utilisation of existing and planned infrastructure within, and in proximity to, the precinct (public transport and Hanlon Park / Bur'uda) through increased housing supply.

Unlock opportunities for additional housing, employment, education and community services.

Achieve excellent subtropical and sustainable design outcomes, with high quality architectural design complementing the precinct's existing character and identity, and providing a seamless transition to Hanlon Park / Bur'uda.

Improve connectivity within and outside the precinct, including connections to Hanlon Park / Bur'uda, Stones Corner and Buranda busway stations, and the Buranda train station.

Update car parking requirements for multiple dwellings to support active transport and reflect the precinct's access to high frequency public transport services.

The Stones Corner vision

Stones Corner is a vibrant urban village, with a high street culture, diverse housing options, and local jobs and services.

Blending old charm with modern vitality, Stones Corner offers a seamless transition from day to night through an eclectic mix of shops, cafes and lifestyle services.

Connected to surrounding parklands and transport, the precinct's subtropical design, streets and laneways, provide endless opportunities to stroll, cycle and explore.

Precinct plan themes



Housing choice

Stones Corner will provide for greater housing supply and diversity of housing, offering more choice for residents at every stage of life. Providing well-designed housing in an area rich in transport, recreation and services is a key outcome for the precinct. New models of housing delivery will reinforce the area as being a place for people of all abilities, income levels and household types.



Vibrant village

Stones Corner will attract new investment and businesses to provide for economic growth and prosperity, and meet the future needs of the local community. Revitalised high streets will deliver retail, commercial and entertainment uses for residents and visitors to explore. The precinct will have its own civic and community heart with new services, activities, places, connections and destinations to further enrich its heritage and character and support a diverse resident and visitor population.



Subtropical lifestyle

Stones Corner will be known for its network of subtropical places and sustainable buildings designed to have a positive impact on the environment, economy and the health and wellbeing of the local community. New development will incorporate high quality design elements, materials and innovative landscaping that draws inspiration from the natural features of Hanlon Park / Bur'uda and Norman Creek to positively contribute to the lush, subtropical character, identity and resilience of the precinct.



Connecting people and places

Stones Corner's potential is unlocked through new strategic connections that link the precinct to citywide networks. Streets will be walkable and provide comfortable, leafy links between open spaces and key destinations while enhancing the quality of public areas. New connections will provide an opportunity for safe and comfortable routes to walk and cycle, and improve access to public transport and community spaces.

Bringing the plan to life



Housing supply and choice

Greater housing supply and diversity, including larger attached dwellings for families, in this well-served area to meet the needs of our growing population.

See page 18 for more details

Employment

Revitalisation of the Stones Corner precinct as a vibrant mixed-use destination with distinctive high streets and wide range of shops, offices, education facilities and healthcare services.

See page 22 for more details

Character

Protecting local features, scales of shopfronts and village lifestyle through design requirements that ensure development contributes to the local area's unique character, rather than reinventing it.

See page 22 for more details

Connected and accessible

Providing more convenient access to key destinations such as the busway station, Hanlon Park / Bur'uda, Logan Road high street and bus stops through pedestrian arcades and new links.

See page 30 for more details

Complete community

Balancing extra housing with access to a wider range of facilities and services including community, healthcare, education and transport, and activation of the precinct during the evenings and weekends.

See page 22 for more details

Precinct plan on a page

The draft precinct plan lays the foundation to build on Stones Corner's vibrant character, while allowing for greater housing supply and connectivity to capitalise on its transport-rich location with new arcades and shaded pedestrian links to access them. It provides guidance for developments to respond to subtropical requirements and the much-loved character of the area, as well as bringing Hanlon Park / Bur'uda into the precinct.

Design

Maintaining access to sunlight and breezes through slender tower forms, green buildings and subtropical design principles. Encouraging active use of lower storeys through use of podiums or terrace housing with high density towers above.

See page 30 for more details

See page 26 for more details

Sustainable transport

Maximising the precinct's prime public and active transport options by reducing car parking rates for new development, to decrease reliance on private vehicles.

Housing choice



Stones Corner is one of Brisbane’s fastest growing precincts.

The precinct’s convenient location and employment opportunities will continue to attract more residents, including essential workers, accommodated in higher-density developments. New buildings in the precinct will showcase Brisbane’s subtropical lifestyle by demonstrating design excellence.

Critical to the success of the precinct will be ensuring that Stones Corner’s growing population is supported by new and improved open spaces, shady streets, community facilities and attractive public areas.

Strategies and actions

H1	Stones Corner provides for greater housing supply while prioritising design excellence.
H1.1	Provide for higher-density housing with heights between 8 and 20 storeys depending on lot frontage and size (refer Map 3).
H1.2	Provide for a range of building types including: <ul style="list-style-type: none"> • buildings that contribute to a walkable neighbourhood with increased public spaces (e.g. arcades and active frontages) • innovative building forms for small and constrained sites • slender towers on well-designed podiums • residential street buildings or developments with walk-up apartments and other design features that contribute to street vitality (refer Figure 1).
H1.3	Ensure tower separations, setbacks and site cover provide access to sunlight and airflow for new and existing multiple dwellings.
H1.4	Encourage multiple dwellings to provide innovative car parking solutions through green mobility plans to support active transport.

H2	Stones Corner provides greater housing diversity.
H2.1	Multiple dwellings provide for different household types, including studio and one-bedroom, 2-bedroom and 3-or-more-bedroom apartments.
H2.2	A diverse mix of dwelling types in mixed-use and residential developments (refer Map 3) through: <ul style="list-style-type: none"> • reduced minimum lot size for development to unlock different types of infill housing • small office/home office (SOHO) style dwellings (refer Map 3) • residential street buildings (townhomes) on the lower floors of larger buildings (refer Map 3 and Figure 1).

H3	Stones Corner is a complete neighbourhood catering to a wide range of people, including essential workers, and supporting people to age in place.
H3.1	Support housing for essential workers and ageing in place by providing for greater housing supply in a walkable precinct with a wide variety of community facilities, shops, services and transport.



Map 3 – Housing choice

LEGEND

- Precinct boundary
- Potential for residential street building (townhomes) to the street
- Potential for small office/home office (SOHO) style small-scale non-residential uses to the street
- Major public transport hubs
- Key housing supply area (High density residential zone between 8 and 20 storeys)*
- Housing to be supplied through mixed-use development (District centre zone between 8 and 20 storeys)*
- Non-residential uses with some provision for housing (see map for building heights)*
- Predominantly non-residential uses anticipated

*Note: Building height requirements are summarised in Table D of the draft precinct plan and are based on lot sizes and frontages. Proposed building heights and forms may also be impacted by other considerations including mapped overlays, refer to [Brisbane City Plan 2014](#).

Figure 1 - An artist's impression illustrating how planning scheme changes can support greater housing supply and diversity along Cleveland Street, including residential street buildings and small office/home offices (SOHO), with residential towers above.



Vibrant village



Stones Corner will be a thriving neighbourhood with vibrant streets and well-designed buildings to live and work in.

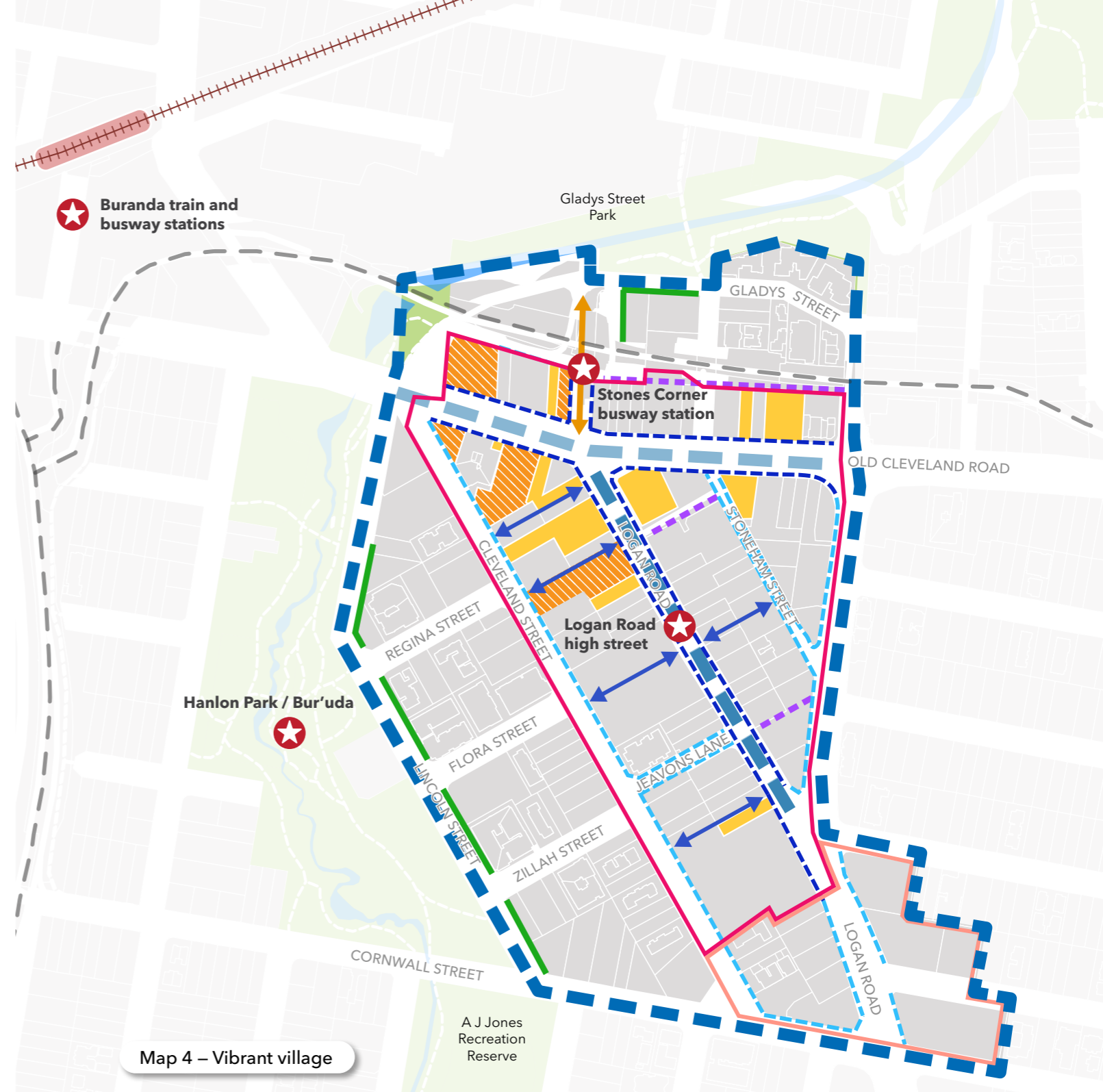
The area will become a focal point for local economic and cultural activity, where people can gather and interact. Activation across the precinct will see the village emerge as an 18-hour-a-day, 7-day-a-week activity centre. The precinct will feature buildings with high-quality design, placemaking, landscaping and wayfinding that reflects the area's unique landscape and history.

Strategies and actions

V1	Stones Corner will be a vibrant district centre that attracts new investment and economic growth.
V1.1	Strengthen the identity of Logan Road and Old Cleveland Road as dynamic high streets (refer Map 4) with high-density, mixed-use developments in the village core that support a wide range of centre activities, including retail, commercial, education, community and healthcare uses (refer Map 4).
V1.2	Ensure new development contributes to high-quality streetscapes and placemaking that enhance the identity and amenity of Stones Corner with arcades, alleys, significant corner sites, subtropical landscaping, lighting and art (refer Maps 4 and 6).
V1.3	Ground floor tenancies in the village core are designed to be fine-grained and have active frontages that contribute to a dynamic activity centre that operates 18 hours a day, 7 days a week.
V1.4	Provide a southern gateway into the precinct with commercial/office development incorporating non-residential uses on lower storeys fronting Logan Road and Cornwall Street with larger floor plates (refer Map 4).

V2	Stones Corner is a safe and lively place, with night-time activity and welcoming design.
V2.1	Improve activation and safety including casual surveillance around the busway station/entry plazas and along the frontages to Hanlon Park / Bur'uda and Gladys Street Park (refer Map 4).
V2.2	Provide for retail and commercial uses within podiums (up to 3 storeys) in the village core with towers above (refer Map 4) to bring activity to the street edge.
V2.3	Provide lighting within streetscapes and building facades.
V2.4	Investigate opportunities to provide new and upgraded public toilets.

V3	Developments are locally distinctive, retaining and reinterpreting local character and heritage elements, including materiality and form.
V3.1	Ensure that development reinforces the historic-architectural character of Stones Corner that distinguishes it from other parts of Brisbane, through innovative building design and materials such as the use of patterned red and brown brick.
V3.2	Building setbacks, materiality, articulation, roof forms and facade details reflect local identity. Development provides continuous awnings along active frontages.
V3.3	Retain Commercial character buildings and Heritage places (refer Map 4).
V3.4	Prepare a heritage trail for the precinct which identifies places of local heritage significance (refer Map 4) and tells the story of Stones Corner.



Map 4 – Vibrant village

LEGEND

Precinct boundary	Traditional high street	Casual surveillance
Village core	Restored high street	Heritage place
Southern gateway	Improve activation and safety	Commercial character building
Arcade *	Active frontage - primary	Key destinations
Alley *	Active frontage - secondary	

*For more information about arcades and alleys, refer to *Brisbane City Plan 2014*.

Figure 2 - An artist's impression illustrating how planning scheme changes can support a vibrant future for the Logan Road high street.



Subtropical lifestyle



As the population in Stones Corner continues to grow, it is crucial that subtropical design is reflected in residential, commercial and public areas to mitigate urban heat island impacts and improve the resilience and character of the area.

Stones Corner will showcase subtropical design through sustainable and energy-efficient buildings, lush subtropical landscaping at the ground plane, roof tops and along building facades.

Hanlon Park / Bur'uda will be celebrated by improving connections from the precinct to the

park through shaded streets that transform key routes into a network of cool, lush walkways. By featuring innovative, sustainable and resilient infrastructure, Stones Corner will lead the way in delivering solutions that are climate resilient and conserve resources.

Strategies and actions

S1	Stones Corner is a lush subtropical precinct that provides shaded places and draws elements of surrounding parks into the precinct through building design.
S1.1	Ensure development provides for deep planting and additional landscaping at the ground plane, on roof tops and building facades through the introduction of a green plot ratio* (refer Map 5).
S1.2	Developments display <i>New World City Design Guide - Buildings that Breathe</i> principles and utilise sustainable technology and passive design principles.
S1.3	The library forecourt plaza and key public spaces are shaded by large trees (refer Map 5).
S1.4	Significant corner sites are designed to deliver additional public land and significant landscaping (refer Map 5).

S2	Developments are designed to be flexible and adaptable to allow evolution in uses, increasing the lifespan of buildings.
S2.1	Provide consistent streetscape with podiums up to 3 storeys, and encourage internal floor plate design for the buildings above that can be adapted for different uses and respond to changing floor-to-ceiling height requirements.

S3	Developments are disaster resilient and employ active and passive strategies to minimise risk and disruption from extreme weather and climate events.
S3.1	Ensure flood resilient design where lots are affected by river, creek or overland flow flood paths.

S4	Developments are good neighbours, protecting and improving liveability and amenity for the whole precinct and community.
S4.1	Setbacks and site cover requirements enable adequate tower separations.
S4.2	Encourage tall and slender towers that provide for breezes, solar access and natural light.

* A metric to measure the portion of a site, expressed as a percentage for green infrastructure areas.



Map 5 – Subtropical lifestyle

LEGEND

Precinct boundary	Significant corner sites
Plaza	Increased subtropical landscaping through green plot ratio in developments
Shaded public spaces	Bringing the greenery of Hanlon Park / Bur'uda and Norman Creek into the precinct
Traditional high street	
Restored high street	

Figure 3 - An artist's impression illustrating ways subtropical landscaping can be used to soften and enhance building edges and public spaces.



Connecting people and places



Significant investment in public transport, including the future Eastern Metro, cycleways and pedestrian-friendly streets and boulevards will transform Stones Corner into one of the most accessible and connected precincts in Brisbane.

A pedestrian-first approach to planning Stones Corner will prioritise walkability as a critical element of improving peoples' experience, building social networks, revitalising local commerce, creating street activation and supporting cycling and public transport use.

Strategies and actions

C1	Stones Corner encourages public transport use by residents, workers and visitors, supporting car-free living.
C1.1	Provide for increased residential and employment opportunities in proximity to public transport such as the Stones Corner and Buranda busway stations, and Buranda train station (refer Map 6).
C1.2	Provide for reduced car parking rates for new residential multiple dwellings, where developments provide a green mobility plan and support residents using active transport
C1.3	Investigate on-street car parking controls to manage parking from new developments.

C2	Stones Corner prioritises pedestrian and cyclist safety and comfort.
C2.1	Ensure development delivers additional street trees and generous footpaths along key pedestrian routes through the streetscape hierarchy to create a pedestrian and cyclist friendly environment (refer Map 6).
C2.2	Ensure developments locate functional spaces such as utility and servicing areas, ventilation outlets and car parking away from streetscapes, arcades and pedestrian places, protecting valuable ground floor space for pedestrians and cyclists.
C2.3	Undertake a Local Area Traffic Management project for Cleveland and Montague Streets and review potential improvements for the broader plan area including intersection upgrades (refer Map 6), pedestrian crossings, kerb build outs and speed reductions.

C3	Stones Corner is a walkable precinct.
C3.1	Establish arcades and alleys to improve pedestrian connectivity to Logan Road and Old Cleveland Road, Stones Corner busway station and Hanlon Park / Bur'uda (refer Map 6).
C3.2	Encourage new buildings and public areas to be orientated and designed to establish clear sightlines to key destinations (refer Map 6).
C3.3	Ensure significant corner sites (refer Map 6) define and celebrate the points of entry to the precinct.
C3.4	Investigate new signage and wayfinding opportunities for pedestrians and cyclists.
C3.5	Investigate opportunities for painted pavement treatments and artwork that provide for a fun, creative and engaging pedestrian experience.



Map 6 – Connecting people and places

LEGEND	
	Precinct boundary
	Arcade
	Alley
	Footpath and street tree upgrades delivered through development
	Improve activation and safety
	Key destinations
	Significant corner sites
	Intersection upgrades
	Pedestrian crossings
	Norman Creek Bikeway
	Veloway 1 (bikeway)
	Busway / future Metro

Infrastructure

Each year, Council invests significantly in supporting new and upgraded infrastructure across Brisbane.

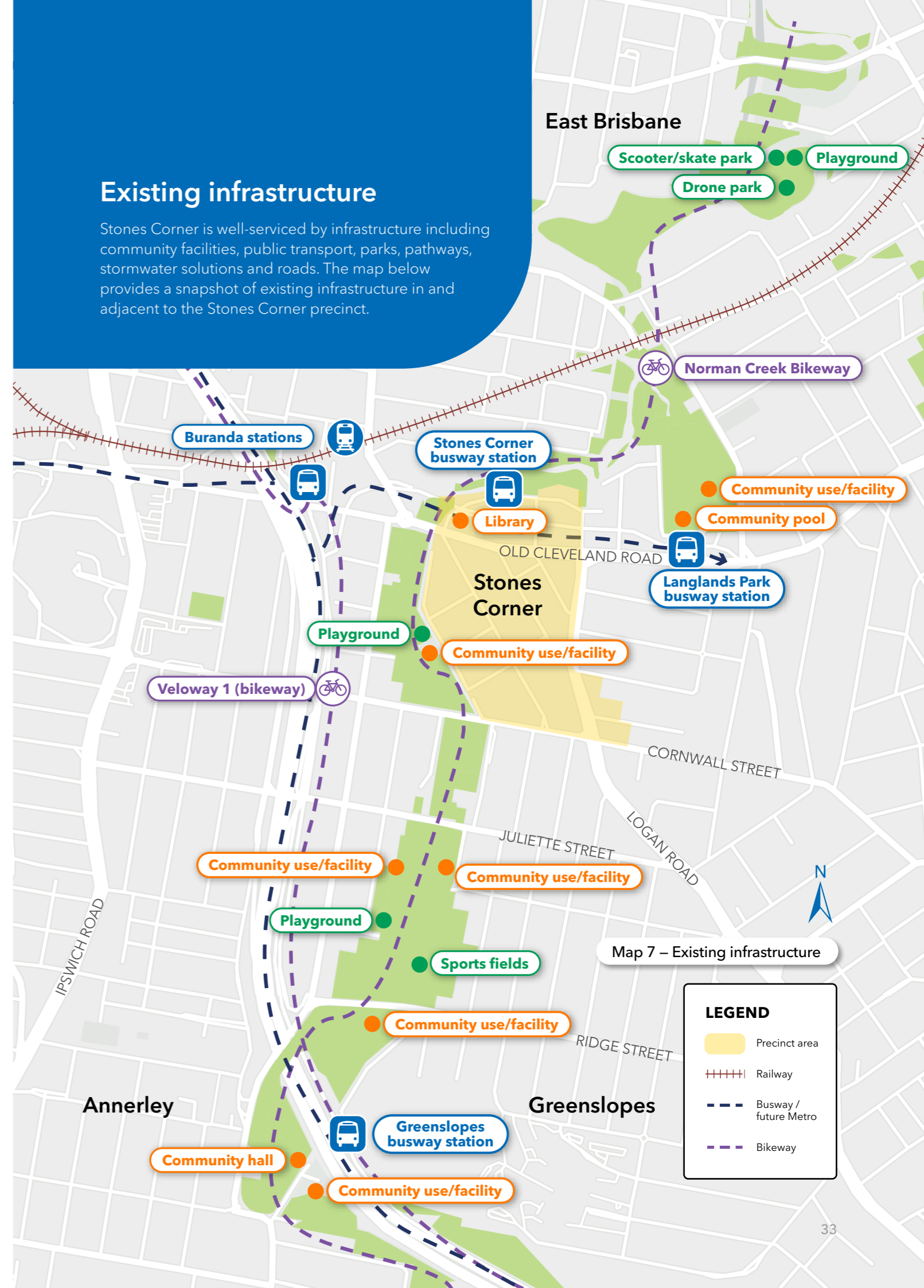
From transport networks to help get you home quicker and safer, to more and improved parks, libraries and stormwater solutions, we're planning and delivering on our long-term vision for the future.

It is important to make sure that as our city grows we maintain our high standard of infrastructure, delivered where and when it is needed and for the best value for money. To make this happen, *Brisbane City Plan 2014* includes the Local Government Infrastructure Plan (LGIP). The LGIP anticipates more than 1,000 projects worth more than \$2 billion for stormwater infrastructure, transport, parks and land for community facilities.



Existing infrastructure

Stones Corner is well-served by infrastructure including community facilities, public transport, parks, pathways, stormwater solutions and roads. The map below provides a snapshot of existing infrastructure in and adjacent to the Stones Corner precinct.





Featured project – Hanlon Park / Bur’uda rejuvenation

The award-winning Hanlon Park / Bur’uda, located within the urbanised area of the Norman Creek catchment, has been transformed through the *Norman Creek 2012-2031 Master Plan*.

The project aimed to bring nature back into urban areas, re-establish natural processes, and reconnect communities with their waterways. Through comprehensive community engagement and construction completed in June 2022, the rejuvenation of Hanlon Park / Bur’uda has created a large-scale public space that improved water quality, enhanced ecosystem health, managed flooding and drainage, promoted placemaking and adaptation to climate change. The project has greatly improved recreational space for the local community and provided a new aquatic environment for wildlife.

Nearby residents, workers and visitors benefit from the inviting open spaces and improved connection to existing walking and cycling networks.



Planned future projects

Council has already identified and planned future infrastructure projects for the Stones Corner area.

In addition to the LGIP and Long term infrastructure plan (LTIP) in City Plan, future infrastructure plans are also outlined in other Council plans and strategies including:

- *Transport Plan for Brisbane – Strategic Directions*
- proposed metro extension to Capalaba
- local stormwater management plans
- draft *Kingfisher Creek Corridor Concept Plan*
- *Norman Creek 2012-2031 Master Plan*
- park master plans.

Figure 4 – Future infrastructure projects



Implementing the plan

Proposed changes to City Plan

Council has prepared proposed changes or amendments to *Brisbane City Plan 2014* (City Plan) for community review and feedback.

Stones Corner is currently within the Eastern corridor neighbourhood plan (neighbourhood plan), and the draft precinct plan proposes changes to this neighbourhood plan and associated provisions within City Plan.

These proposed statutory amendments to City Plan include text, diagrams and maps, and are located in the following parts of City Plan:

1. Precincts and sub-precincts
2. Eastern corridor neighbourhood plan code
 - a. Overall outcomes
 - b. Performance outcomes and acceptable outcomes (including changes that also apply to adjoining suburbs)
 - c. Tables
 - d. Figures
 - e. Maps
3. Levels of assessment
4. Zone maps
5. Overlay maps
6. Planning scheme policies - minor changes to the Infrastructure design planning scheme policy.

City Plan is Brisbane City Council's plan for the future development of Brisbane.

City Plan guides how land in Brisbane is used and developed.

Amendments are updates made in City Plan to enable new planning policy to be delivered (which are reviewed and approved by the Queensland Government).

The complete City Plan amendment package for Stones Corner (the draft precinct plan), is accessible through the project webpage.

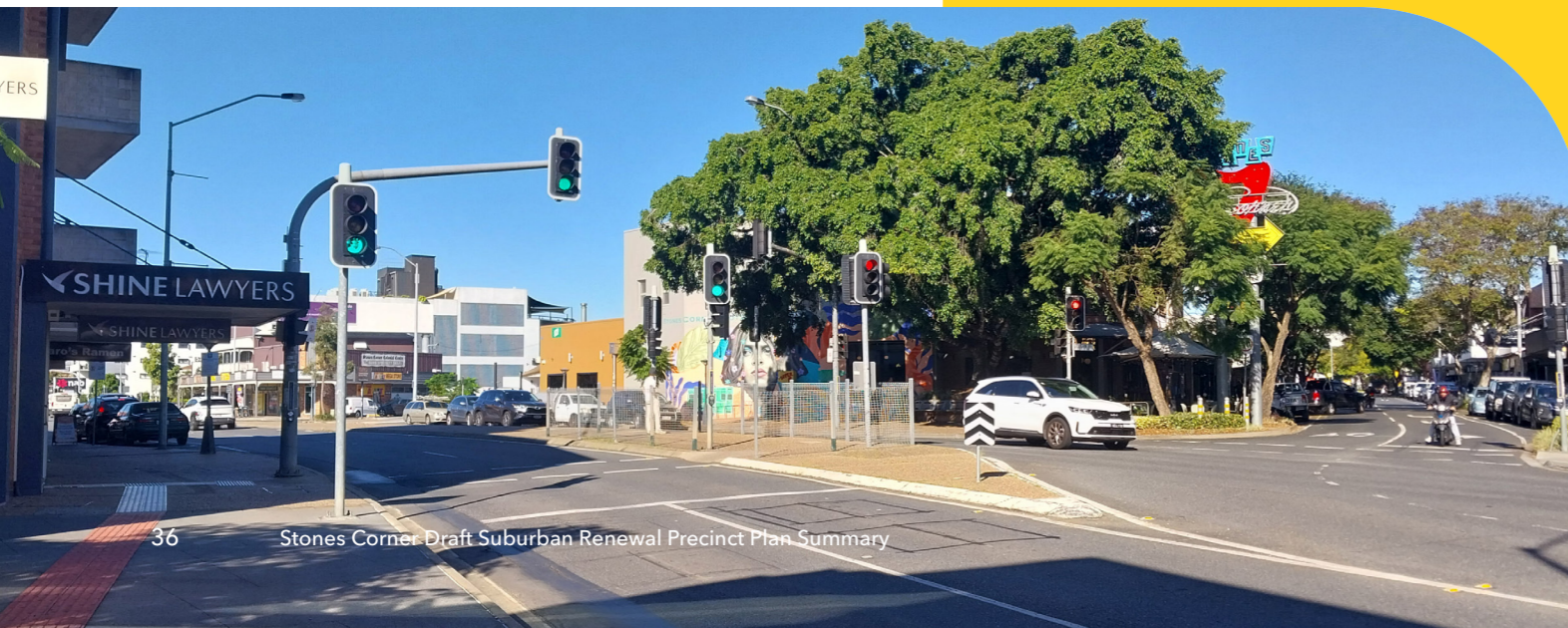
To find out more visit brisbane.qld.gov.au and search 'City Plan'.



Map 8 – Precinct elements and proposed zone changes

LEGEND

Precinct boundary	Significant corner sites
Sub-precinct boundary	Casual surveillance
Active frontage - primary (a)	Plaza
Active frontage - primary (b)	Alley
Active frontage - secondary	Arcade
No zone change proposed	



Precincts and sub-precincts

The changes proposed in the draft precinct plan area relate to general provisions in the Eastern corridor neighbourhood plan, as well as the Stones Corner precinct (NPP-003) of the neighbourhood plan.

This includes changes to the boundaries of the existing precinct to pick up additional properties, and changes to the sub-precincts to provide further guidance on the intended building heights, built form and land uses throughout the precinct (refer Map 8).

- Core sub-precinct (NPP-003a):**
 The iconic centre of activity in the precinct. Street-orientated tenancies mix old and new with complementary styles. Commercial uses and residences rise above street level, set back over second floor verandahs and deep awnings.
- Corridor sub-precinct (NPP-003b):**
 Home to a range of businesses including those needing larger floor plates. The sub-precinct provides the southern gateway into the precinct.
- Residential sub-precinct (NPP-003c):**
 The primary location for residential density in the precinct. Buildings orientate to and embrace Hanlon Park / Bur'uda, incorporating subtropical design with deep planting and floor plates that maintain solar access.

Eastern corridor neighbourhood plan code

The draft precinct plan proposes changes to the overall outcomes, performance outcomes and acceptable outcomes in the neighbourhood plan that also apply to adjoining suburbs.

These provisions outline specific design requirements that development applications must address. When a development application is made within the precinct it will be assessed against the relevant provisions, including the code's acceptable outcomes, performance outcomes and overall outcomes.

Levels of assessment

Under the *Planning Act 2016*, development can be assessed differently.

A code assessable development application is assessed against the requirements of City Plan (e.g. use codes, prescribed secondary codes, overlay codes and neighbourhood plan codes). This type of application can usually be assessed relatively quickly and does not require public notification, because it is consistent with the expected outcomes. More complex development applications are termed impact assessable and must be assessed against all identified codes and City Plan as a whole. This is to ensure that identified development impacts are understood and addressed. These applications must be publicly notified to take into account the community's views.

The draft precinct plan proposes changes to the levels of assessment within the Stones Corner precinct of the neighbourhood plan, to provide clear guidance on the types of development Council expects in the area.

Zones and overlays

The draft precinct plan proposes changing the zoning and overlays in some areas within the precinct.

Map 8 provides a summary of these changes. To view PDF maps or a full, detailed listing of these changes, read the schedule of mapping amendments found on the Stones Corner Suburban Renewal Precinct Plan project page at brisbane.qld.gov.au



Action plan

● Changes to requirements in City Plan
▲ Zoning changes
◈ Overlay changes

Strategy	Action	Draft plan	Other
Theme 1 - Housing choice			
H1	H1.1	● ▲	
	H1.2	●	
	H1.3	●	<i>New World City Design Guide - Buildings that Breathe</i>
	H1.4	●	
H2	H2.1	●	<i>Brisbane Build-to-Rent Incentive Policy</i> <i>Brisbane Housing Supply Incentive Policy</i>
	H2.2	●	
H3	H3.1	● ▲	

Strategy	Action	Draft plan	Other
Theme 2 - Vibrant village			
V1	V1.1	●	Brisbane's knowledge corridor
	V1.2	● ▲	
	V1.3	●	
	V1.4	●	
V2	V2.1	●	
	V2.2	●	
	V2.3	●	
	V2.4		Potential future Council project*
V3	V3.1	●	
	V3.2	●	
	V3.3	● ◈	
	V3.4		Heritage trail*

Strategy	Action	Draft plan	Other
Theme 3 - Subtropical lifestyle			
S1	S1.1	●	<i>Brisbane. Clean, Green, Sustainable</i> <i>Brisbane Green Buildings Incentive Policy</i>
	S1.2	●	<i>New World City Design Guide - Buildings that Breathe</i> <i>Brisbane Green Factor Tool</i>
	S1.3	●	<i>Brisbane. Clean, Green, Sustainable</i>
	S1.4	●	
S2	S2.1	●	
S3	S3.1	●	<i>Brisbane. Clean, Green, Sustainable</i>
S4	S4.1	●	
	S4.2	●	

Strategy	Action	Draft plan	Other
Theme 4 - Connecting people and places			
C1	C1.1	● ▲	Transport plan for Brisbane
	C1.2	●	
	C1.3		Potential future Council project*
C2	C2.1	● ◈	<i>Brisbane. Clean, Green, Sustainable</i>
	C2.2	●	Transport plan for Brisbane
	C2.3		Potential future Council project*
C3	C3.1	●	
	C3.2	●	
	C3.3	●	
	C3.4		Transport plan for Brisbane Potential future Council project*
	C3.5		Potential future Council project*

Next steps

Have your say

Council is seeking feedback on the draft *Stones Corner Suburban Renewal Precinct Plan* amendment by 19 November 2024.

This Summary Document has been prepared for information purposes only and does not form part of the draft amendment. Visit brisbane.qld.gov.au and search 'Stones Corner Suburban Renewal Precinct' to view the proposed amendments in City Plan online and find out how to have your say on the draft precinct plan.

Following the consultation period, Council will review all community responses and submissions. Feedback will inform statutory amendments to City Plan.

Stay informed

You can register for email updates about:

- [planning and building in Brisbane](#)
- [feedback opportunities](#) across Council more broadly

Visit brisbane.qld.gov.au and search 'Stones Corner Suburban Renewal Precinct' to register.

Contact Council

To speak with Council about the draft precinct plan and what it means for you, you can:

- call Council on 07 3403 8888 and ask to speak to a member of the Neighbourhood Planning team
- email neighbourhood.planning@brisbane.qld.gov.au
- write to:
Neighbourhood Planning
(Stones Corner Suburban Renewal Precinct)
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Timeline








Dedicated to a better Brisbane

Brisbane City Council
GPO Box 1434, Brisbane Qld 4001

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

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