Draft Fortitude Valley Sustainable Growth Precinct Plan

BRISBANE CITY

Dedicated to a better Brisbane

Brisbane is growing, and we want to ensure it remains a great place to live, work and enjoy into the future. The city's growth, boosted by the infrastructure, venues and parks being delivered in connection with the Brisbane 2032 Olympic and Paralympic Games, creates a unique opportunity to invest in Fortitude Valley's future.

Fortitude Valley is an important part of Brisbane's identity. It's one of Brisbane's most distinctive inner-city neighbourhoods and a much-loved entertainment destination. The heritage streets, live music venues, local businesses and creative culture give Fortitude Valley a unique character people know and value.

The draft Fortitude Valley Sustainable Growth Precinct Plan aims to build on these strengths and leverage the opportunity of the 2032 Games to help the precinct meet the needs of a growing city. It supports better connections throughout the area and creates opportunities for more homes, jobs and entertainment, while protecting and celebrating the character that makes Fortitude Valley special.

We encourage residents, businesses, property owners and visitors to review the draft plan and share their feedback. Community consultation is open from 13 November to 18 December 2026.



The opportunity

Since the current Fortitude Valley Neighbourhood Plan was introduced in 2010, the Valley has continued to evolve into a vibrant destination that plays a significant role in the city's identity and economy. Looking ahead, there is an opportunity to support more homes, jobs, creative experiences and investment, while building on the character and culture people value.

Leverage Brisbane 2032 opportunities and beyond

Fortitude Valley is well placed to benefit from investment and activity associated with the Brisbane 2032 Olympic and Paralympic Games. Its location near major venues and infrastructure presents unique opportunities to attract more visitors, support local businesses and grow the economy of the city.

The draft plan aims to improve public spaces, access to transport and connections throughout the precinct to benefit visitors, local businesses and community life.

Facilitate housing choice and diversity

More homes are needed in locations close to jobs, public transport and services, and Fortitude Valley is well placed to help meet this need.

The draft plan supports a greater range of housing options through well-designed higher-density development, helping more people live close to where they work, study and spend their time.

Support vibrant streets, laneways and public spaces

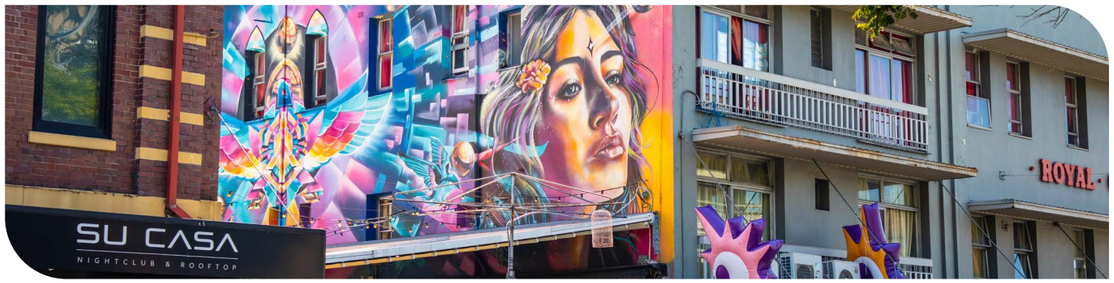
The Valley's character is shaped by its heritage streets, creative culture and network of laneways. These places are home to local businesses, public art, cafes, restaurants and entertainment venues that make the precinct unique.

The draft plan supports the retention of character buildings and improvements to streets, laneways and public spaces to create safe, welcoming and attractive places where people can meet, spend time and enjoy the Valley throughout the day and night.

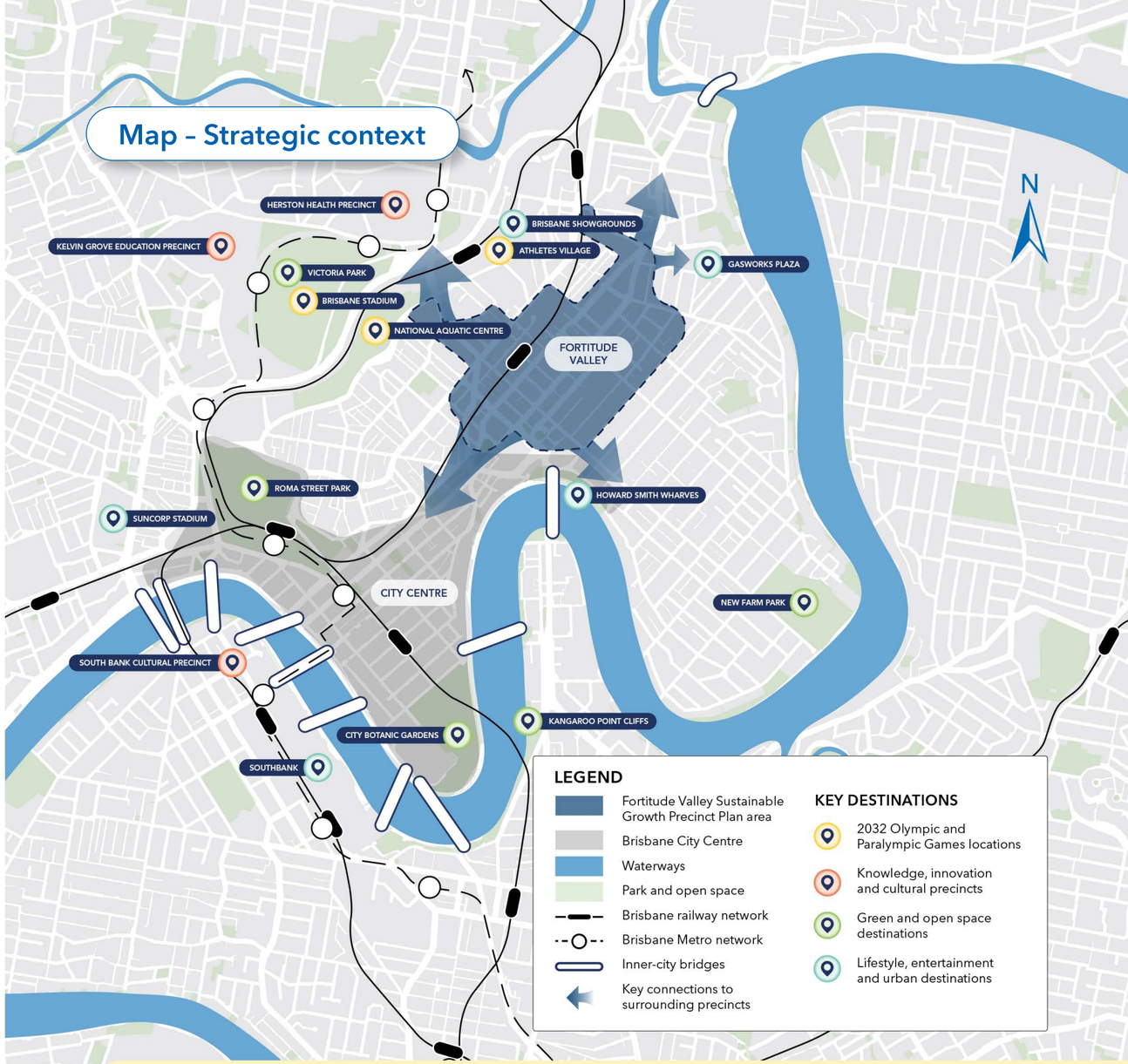
Boost the 24/7 economy

Fortitude Valley is Brisbane's leading entertainment precinct, known for its live music, nightlife, dining and cultural experiences.

The draft plan supports investment and activity that strengthens both the daytime and nighttime economy, helping local businesses thrive and ensuring the Valley remains a lively destination for residents, workers and visitors.



Map – Strategic context



Timeline

CURRENT PHASE

Dec 2025 to Feb 2026

Early community and stakeholder engagement

Nov to Dec 2026

Public consultation period and concurrent Queensland Government review

Early 2027

Review submissions, provide responses and incorporate changes

Early to mid-2027

Finalise plan to incorporate community and stakeholder feedback

Mid-2027

Plan adoption and relevant amendments made in *Brisbane City Plan 2014*

Planning for a growing community

As Fortitude Valley and Brisbane continue to evolve, it's important that infrastructure and services keep pace with the needs of residents, workers, businesses and visitors.

The precinct already benefits from a range of valued community facilities and recent investment, including Fortitude Valley State Secondary College, the Howard Smith Wharves ferry terminal, upgrades to Valley Metro, the Valley Pool and local parks.

Brisbane City Council will continue to invest in local infrastructure such as streets, stormwater, parks and community facilities to help support future growth and maintain a high quality of life in the Valley.

Planning for growth is a shared responsibility. While Council delivers local infrastructure, Urban Utilities plans and provides water and sewerage infrastructure, and the Queensland Government is responsible for major services such as schools, hospitals and emergency services. The draft precinct plan will help these organisations plan for future demand and coordinate investment across the area.

Council and the Queensland Government are planning a range of projects to support Fortitude Valley and surrounding precincts, including:

- new Cross River Rail Exhibition Station
- proposed new high-frequency Gold CityGlider
- investment in upgrades to Kemp Place Park
- transport improvements to better connect Fortitude Valley to Brisbane City, major event venues and key destinations.



What is a precinct plan?

Sustainable Growth Precinct Plans help guide how Brisbane's inner-city areas grow and change over time. They support more homes, jobs and services while helping meet the Queensland Government's population and employment targets.

Precinct plans are informed by community and stakeholder feedback, background studies and collaboration with the Queensland Government. Once finalised, precinct plans inform updates to *Brisbane City Plan 2014*, which is used to guide and assess development. They also help plan and coordinate the infrastructure needed to support growing communities.

Vision

Community and stakeholder feedback helped shape the following vision.

Fortitude Valley is Brisbane's cultural heart: a dynamic mixed-use destination, celebrated for its culture, entertainment and creative spirit. As a thriving 24-hour precinct, it will continue to grow as a place for music, arts, business, hospitality and urban living, while embracing its heritage and unique identity.

Character, culture and the 24/7 economy

What are we aiming to achieve?

Fortitude Valley is Brisbane's premier entertainment, live music and cultural destination. The draft plan aims to strengthen this role while protecting the heritage, character and creativity that make the Valley unique.

The Valley Character sub-precinct contains one of Brisbane's most significant collections of heritage and commercial character buildings, which contributes to the precinct's unique identity.

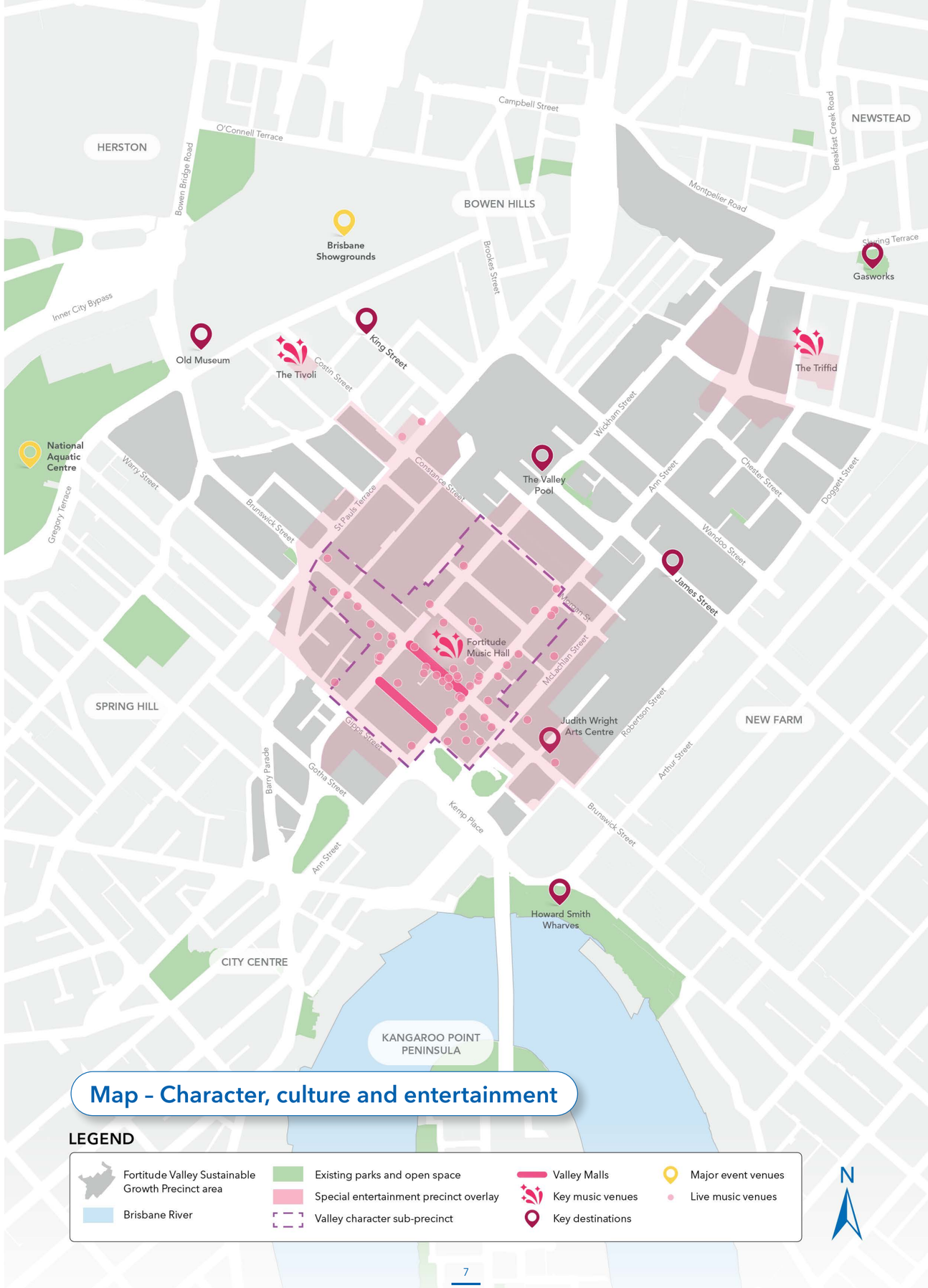
Revitalising Fortitude Valley will create more opportunities for diverse experiences, support a strong day and night economy, create welcoming public spaces where people can come together, and help keep the Valley a vibrant destination for residents, businesses and visitors.

How can we do it?

- Strengthen Fortitude Valley's role as Brisbane's live music and nightlife destination by better protecting the Valley's 'Special Entertainment Precinct' designation.
- Encourage development to contribute to high-quality lighting, public art, streetscape improvements and attractive public spaces to support a safe, welcoming and inclusive precinct.
- Update the Commercial character buildings overlay to support the reuse of character buildings.
- Review and update the Fortitude Valley Heritage Trail.







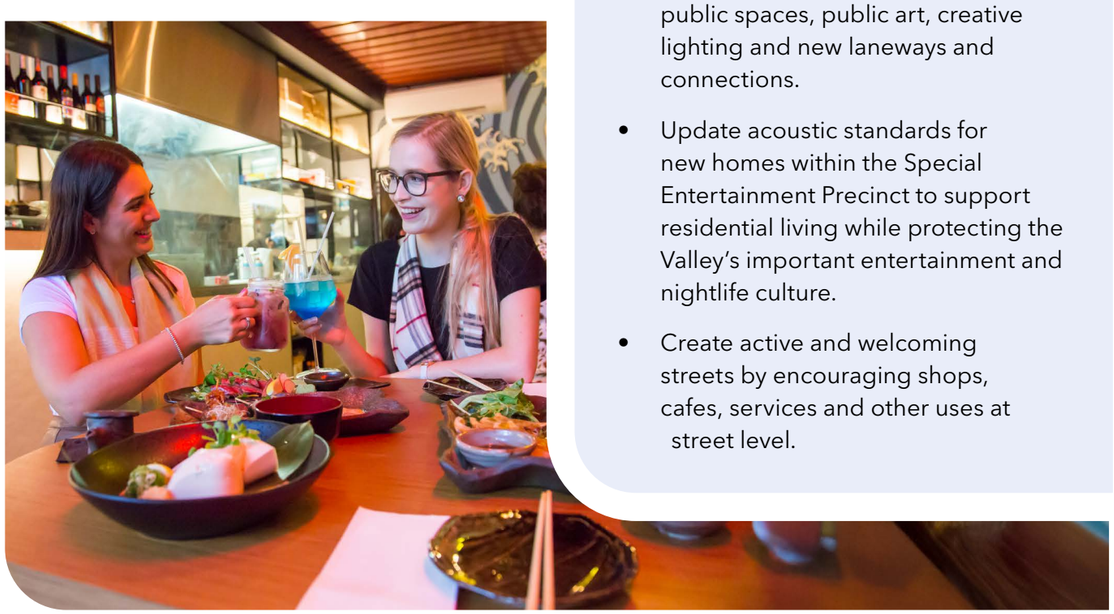
Creating vibrant, mixed-use neighbourhoods

What are we aiming to achieve?

As Brisbane grows, we need more homes in places that are close to jobs, services and public transport. Fortitude Valley is well placed to help meet this need.

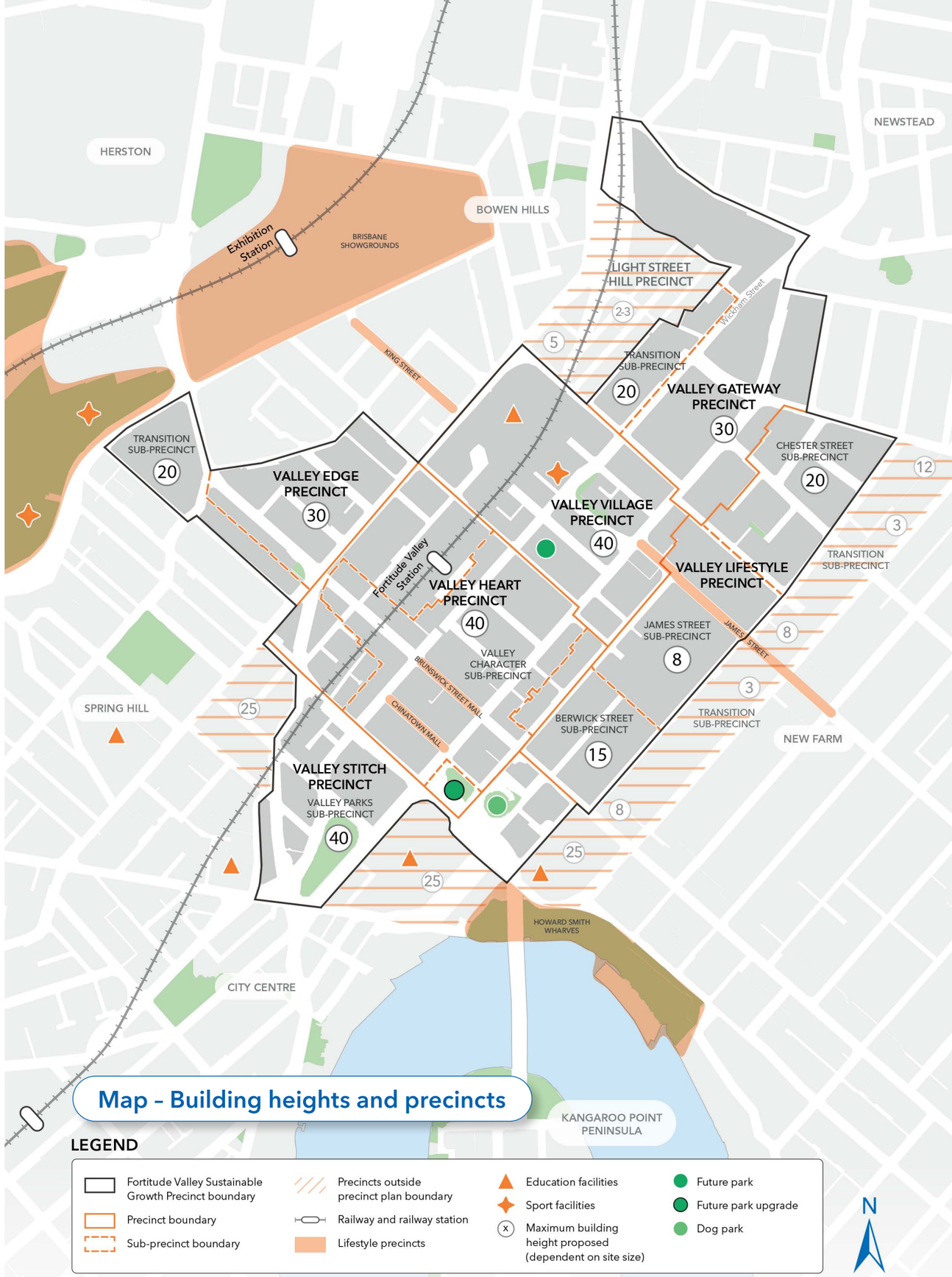
We know people value the Valley for its distinctive character, creative culture and mix of activities. The draft plan aims to support growth while protecting the qualities that make the precinct unique.

Our vision is for a collection of neighbourhoods where people can live, work, study, shop and enjoy entertainment in one place. By supporting a mix of housing, businesses and activities, we can help ensure Fortitude Valley remains lively and welcoming.



How can we do it?

- Support more housing close to public transport, jobs and services through higher maximum building heights.
- Encourage developments that include a mix of homes, workplaces, shops, dining and entertainment.
- Provide a diverse range of housing and accommodation options, including apartments, student housing and short-term accommodation.
- Improve building design to create comfortable and attractive living environments with good access to sunlight, airflow and privacy.
- Require larger developments to deliver community benefits such as public spaces, public art, creative lighting and new laneways and connections.
- Update acoustic standards for new homes within the Special Entertainment Precinct to support residential living while protecting the Valley's important entertainment and nightlife culture.
- Create active and welcoming streets by encouraging shops, cafes, services and other uses at street level.



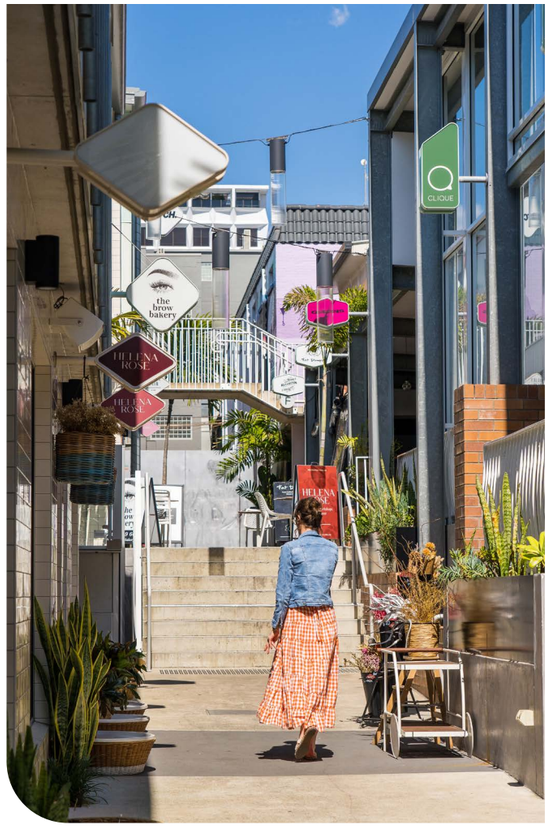
Map – Building heights and precincts

Connecting people and places

What are we aiming to achieve?

We want Fortitude Valley to be a connected, walkable and accessible inner-city precinct where it's easy to move around and access nearby destinations.

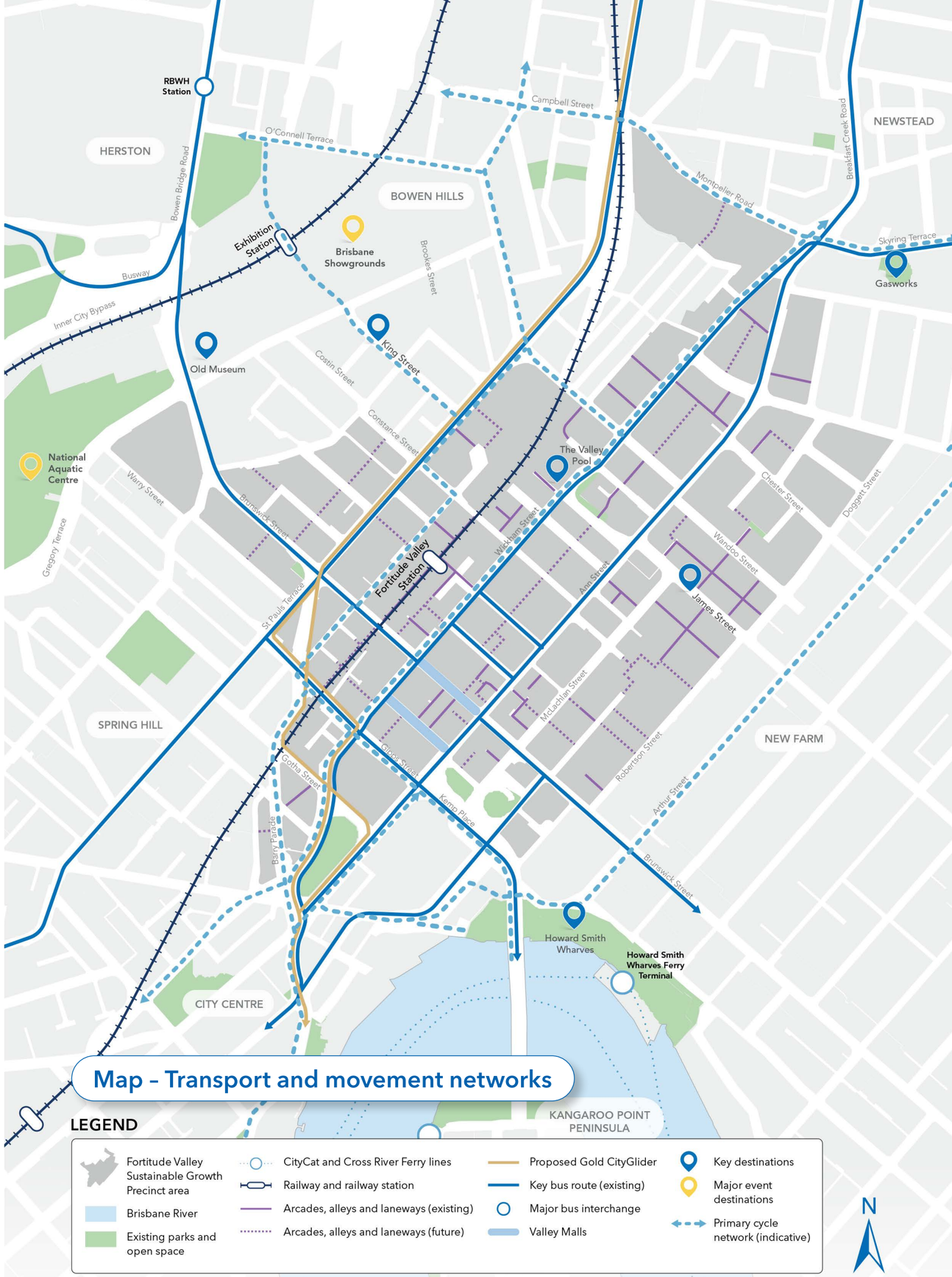
The draft plan aims to improve streets, public spaces and transport connections so people can travel safely and conveniently throughout the Valley and connect to the rest of Brisbane.



How can we do it?

- Improve connections between transport hubs, community facilities, popular destinations and event venues.
- Encourage new laneways, arcades and alleys through development.
- Ensure new developments deliver upgraded footpaths and streetscapes that enhance the pedestrian experience with more trees, shade and landscaping.
- Improve access to high-frequency public transport and strengthen connections between different transport modes.
- Encourage new developments to be more sustainable by increasing bicycle parking and supporting greater use of the existing public transport.





Map – Transport and movement networks

Celebrating Brisbane's subtropical lifestyle

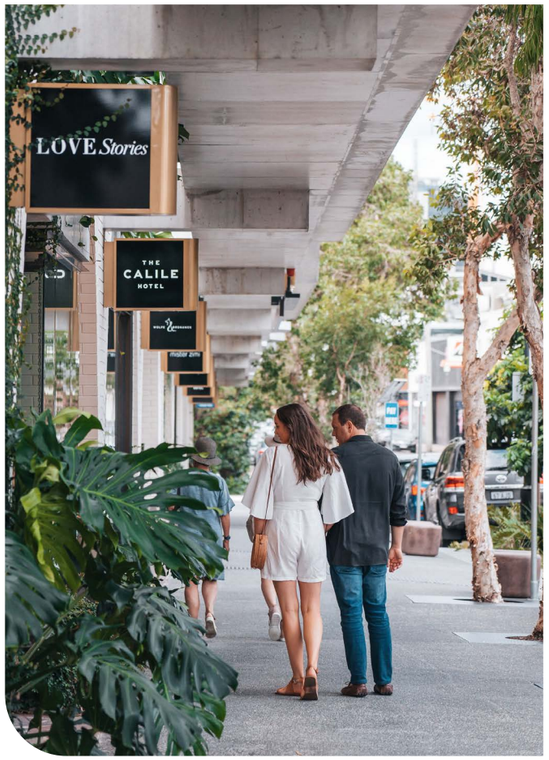
What are we aiming to achieve?

We want Fortitude Valley to embrace Brisbane's subtropical lifestyle through greener streets, shaded public spaces and development that supports outdoor living.

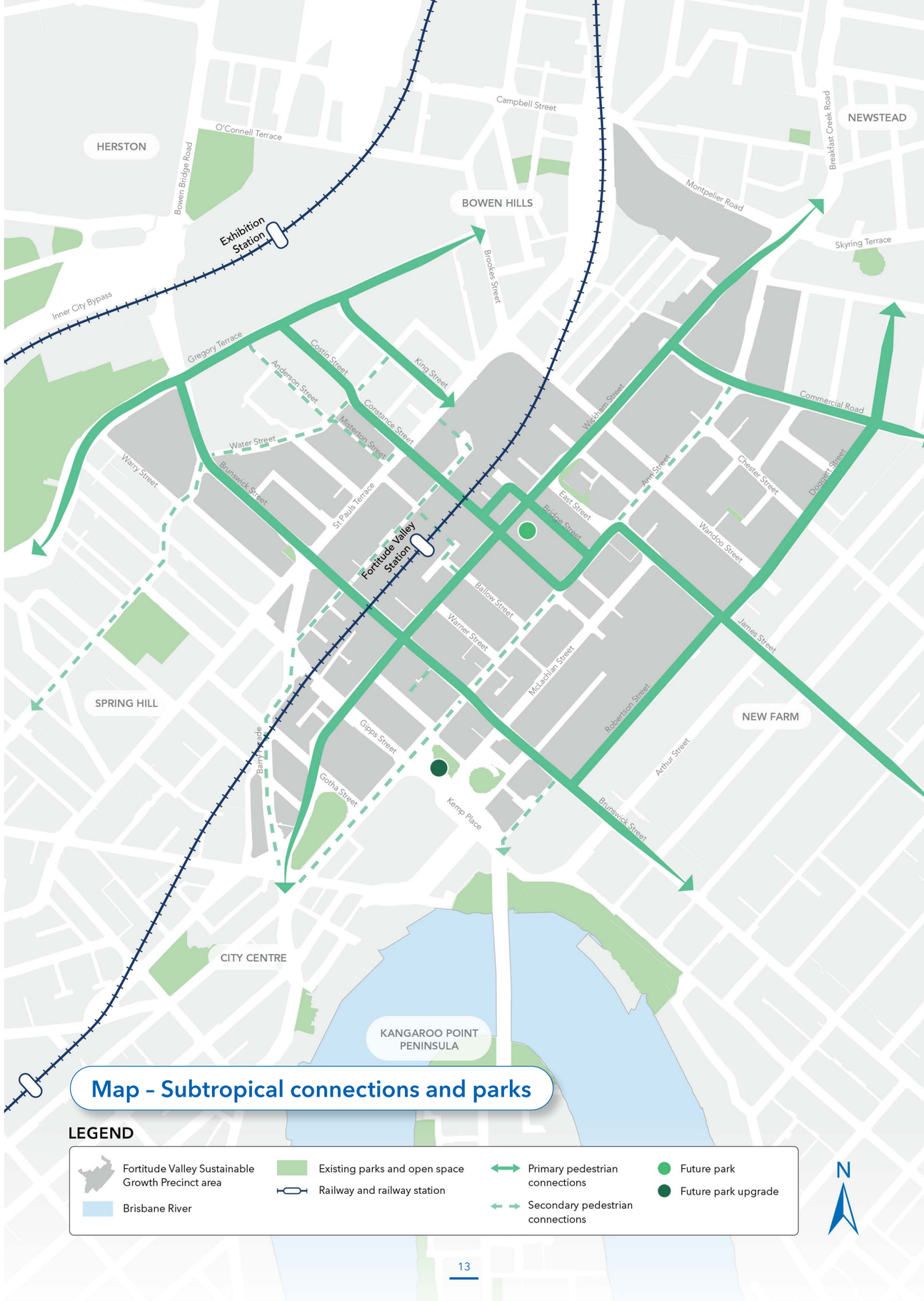
More trees, landscaping and comfortable outdoor spaces will help create a cooler and more welcoming precinct. Improved walking and cycling connections will also make it easier and more enjoyable to get around throughout the year.

How can we do it?

- Ensure new development includes subtropical landscaping such as gardens, deep planting, vertical greenery and rooftop gardens.
- Improve connections for people walking and riding with shaded routes and pathways.
- Require new development on sites over 3,000 m² to deliver 10% of the site area as publicly accessible space with landscaping, shade, seating and outdoor gathering areas.
- Invest in upgrades to Kemp Place Park to support recreation, relaxation and community activity.







Placemaking opportunities

Brunswick Street

Investigate improvements to Brunswick Street to create a safer, more attractive and welcoming connection to Fortitude Valley Station.

Kemp Place Park

Deliver upgrades to Kemp Place Park and investigate temporary activations that create more opportunities for recreation, relaxation and community activity.

Valley-to-city-centre connection

Work with stakeholders to improve connections between the CBD and Fortitude Valley through better pedestrian amenity and wayfinding.

Reimagine Marshall Street

Investigate a temporary shared-street trial on Marshall Street to explore how road space could better support outdoor dining, improved pedestrian connections and flexible public use while maintaining access for deliveries, servicing and passenger pick-up.



Artist impression of Marshall Street

Read the draft plan

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

1. **Scan the QR code** below or visit **brisbane.qld.gov.au** and search 'Fortitude Valley 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 Fortitude Valley neighbourhood plan and consequential changes to the Spring Hill neighbourhood plan, and Newstead and Teneriffe waterfront neighbourhood plan.
   - **Tables of assessment** – changes to the level of assessment to ensure better design outcomes for high-density development and improve legibility of the special entertainment precinct provisions.
   - **Zoning** – change of zoning for the Valley Pool to reflect its use for sport and recreation. Extending the Principal centre zone to align with the Valley heart precinct boundary.
   - **Precinct and sub-precincts** – changes to boundaries to provide guidance on built form and development outcomes. New sub-precincts to ensure appropriate transitions in building heights to established lower-density areas.
   - **Code provisions**, including:
     - built form – proposed new building heights, tower site cover and setbacks
     - design – street buildings, podium and towers, subtropical design, enhance local identity, landscaping, art and lighting
     - open space – improved open space provision to be delivered through privately owned, publicly accessible space
     - laneways and arcades – a network that improves and enhances connectivity and walkability, and unique laneway experiences.
   - **Overlays**, including:
     - a new Special entertainment precinct overlay to enhance the existing provisions within the neighbourhood plan
     - updates to the Commercial character building and Heritage overlays to support the Valley's rich history.

Have your say

Public consultation on the draft precinct plan is open from Friday 13 November to Friday 18 December 2026. After reading the plan, submit your feedback in writing by:

- email to **urban.renewal@brisbane.qld.gov.au**
- City Plan online
- post to:
  Urban Renewal – Fortitude Valley Sustainable Growth 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 'Fortitude Valley precinct plan'
- phone us on **3403 8888**.

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