

---

**BRISBANE CITY COUNCIL**  
**TEMPORARY LOCAL PLANNING INSTRUMENT 03/16**  
**REDEVELOPMENT OF BULIMBA BARRACKS**

---

**1. Short title**

This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 03/16 Redevelopment of Bulimba Barracks.

**2. Purpose**

2.1 The purpose of this TLPI is to:

- provide overall outcomes for the assessment of development on the Bulimba Barracks site at 25-39 Apollo Road, Bulimba;
- expedite the planning and redevelopment of the Bulimba Barracks site until *Brisbane City Plan 2014* is amended to include detailed planning provisions for the site;
- implement the overall outcomes for the Department of Defence site precinct (Bulimba district neighbourhood plan/NPP004) of the Bulimba district neighbourhood plan area in *Brisbane City Plan 2014* and Theme 2 Brisbane's outstanding lifestyle, Element 2.1 Brisbane's identity in the Strategic framework of *Brisbane City Plan 2014*.

2.2 This will be achieved through development that is consistent with the overall outcomes for the TLPI area.

**3. Application**

3.1 This TLPI applies to development on land identified in Figure A (the "TLPI area"), which includes the following precincts:

- Precinct 1 - Riverfront precinct;
- Precinct 2 - Community heart precinct;
- Precinct 3 - Residential interface precinct;
- Precinct 4 - Residential core precinct;
- Precinct 5 - Royal Australian Navy precinct.

3.2 This TLPI does not apply to prescribed exempt development as defined in Table 5.3.4.1 — Prescribed exempt development of *Brisbane City Plan 2014* and which is exempt development under Chapter 5 of the *Brisbane City Plan 2014*.

3.3 This TLPI suspends section 7.2.2.4.2(7) of *Brisbane City Plan 2014* and applies overall outcomes for the TLPI area, stated in section 6 of this TLPI, if the Australian Government Department of Defence reduce operations at the Bulimba Barracks to Precinct 5 of the TLPI area only.

**4. Duration**

This TLPI has effect for a period of one year from the date of commencement.

**5. Terms used in this TLPI**

Terms used in this TLPI have the same meaning as in the *Sustainable Planning Act 2009* or *Brisbane City Plan 2014*, unless otherwise defined in this TLPI.

**6. Effect of this TLPI**

Overall outcomes for the TLPI area are:

## REDEVELOPMENT OF BULIMBA BARRACKS OVERALL OUTCOMES

- (1) General overall outcomes for the TLPI area are:
- (a) Development occurs in an integrated and orderly manner, with public infrastructure, amenities and riverfront open space, provided in conjunction with residential and commercial activities, to ensure a vibrant and sustainable community is created from the outset.
  - (b) Development retains large trees and incorporates elements that reflect the historic use of the site as a defence base.
  - (c) Filling and shaping is undertaken to achieve appropriate overland flow and flood immunity levels, with number of storeys being calculated from the lawfully changed ground level necessary to achieve appropriate overland flow and flood immunity.
  - (d) A permeable street grid is created generally in accordance with [Figure A](#), that connects to the surrounding road network and provides increased connectivity to the Apollo Road ferry terminal from the fabrication workshop and residential areas within and surrounding the TLPI area.
  - (e) For the purposes of calculating car parking, the Apollo Road ferry terminal is not considered a major public transport interchange, and parking is provided in accordance with Table 14 of the Transport, access, parking and servicing planning scheme policy.
  - (f) Streets function as shared spaces for vehicular, cyclist and pedestrian activity and on both sides of the street include on-street parking and cycling, pedestrian paths and tree planting.
  - (g) Major external road connections are to Apollo Road and intersection upgrades are undertaken, including:
    - (i) signalised intersection at Lytton and Apollo road including pedestrian crossings;
    - (ii) left in/left out alterations to Baldwin Street at Lytton Road.
  - (h) Major infrastructure elements such as the two trunk sewer mains that traverse the site and overland flow paths are incorporated into the street network or parks for access, maintenance and upgrade purposes.
  - (i) Stormwater conveyance is facilitated through a natural drainage channel treatment as indicated on Figure A.
  - (j) The alignment of streets facilitates the movement of stormwater and allows long views to the river, including preserving extended views to the river along existing street alignments outside the TLPI area as indicated on Figure A.
  - (k) Required water infrastructure upgrades are undertaken.
  - (l) Building design incorporates:
    - (i) facades aligned parallel to and overlooking streets and public spaces;
    - (ii) elements for weather protection and sun shading;
    - (iii) visible and expressive roof forms;
    - (iv) outdoor/semi-outdoor living spaces and indoor to outdoor integration.
- (2) Precinct 1 - Riverfront precinct overall outcomes are:
- (a) Public open space is provided along the full length of the precinct's river frontage and incorporates:
    - (i) a continuous shared cycling and pedestrian link along the foreshore (Riverwalk);
    - (ii) shade structures, playground and BBQ areas.
  - (b) The fabrication workshop forecourt is reused as a flexible area for markets/events that links the community heart with the river front.
  - (c) The heritage boat ramp is retained and reused to facilitate river access for non-motorised watercraft.
  - (d) Preferred land uses in the sport and recreation component of the precinct identified on Figure A comprise Community use, Indoor sport and recreation and Outdoor sport and recreation uses. Land uses maintain a 250m buffer between sensitive uses and industry land to the east.
- (3) Precinct 2 - Community heart precinct overall outcomes are:
- (a) Building height is in accordance with [Figure A](#), with development according with the overall outcomes for the Neighbourhood centre zone.

- (b) Development results in the creation of a local neighbourhood centre that directly supports the immediate community. Preferred land uses comprise a mix of small-scale commercial and convenience retail uses with maximum individual tenancies of 1,500m<sup>2</sup> gross floor area, and Community facilities - community purposes activity group uses.
  - (c) [Food and drink outlet](#), [office](#), [shop](#) and [shopping centre](#) uses have a maximum cumulative gross floor area of 3,300m<sup>2</sup>.
  - (d) The fabrication workshop is retained and reused in any redevelopment, with any modifications undertaken in accordance with a heritage impact assessment report.
- (4) Precinct 3 - Residential interface precinct overall outcomes are:
- (a) Land uses comprise a choice in dwelling houses at low density including conventional and small lot housing that meet the needs of a diverse population and align with the overall outcomes for the Low density residential zone.
  - (b) Building height is in accordance with [Figure A](#), is compatible with residential development adjoining the TLPI area and creates an appropriate transition to the taller residential dwellings in the Residential core precinct.
  - (c) Public open space is provided adjoining Tugulawa Park to facilitate pedestrian access to the TLPI area and to retain existing high tension electricity transmission lines in green space.
- (5) Precinct 4 - Residential core precinct overall outcomes are:
- (a) Land uses comprise residential dwellings in semi-detached and terrace housing and apartment formats that cater for a range of households.
  - (b) On sites with frontage to the Riverfront precinct and identified as having an active frontage on Figure A, very small-scale business and commercial uses that are compatible with residential development and in accordance with the [Active frontages in residential zones overlay](#) may be accommodated in order to further activate the riverfront park.
  - (c) Building height is in accordance with [Figure A](#), with building heights stepped to allow for views to the river and an appropriate interface with adjoining lower density residential areas and open space. Taller buildings are commensurate with the height of the fabrication workshop and limited to specific pockets identified as 5 storeys on [Figure A](#), that are located to take advantage of the topography, amenity of the river and to identify the community heart.
  - (d) Development in locations indicated as 3 storeys on [Figure A](#) is in accordance with the overall outcomes for the [Low-medium density residential zone](#) - Up to 3 storeys zone precinct and development in locations identified as 5 storeys on [Figure A](#) is in accordance with the overall outcomes for the [Medium density residential zone](#).
  - (e) If feasible to retain the existing large fig tree, a [plaza](#) is provided to accommodate the tree as indicated on [Figure A](#).
- (6) Precinct 5 - Royal Australian Navy precinct overall outcomes are:
- (a) This precinct contains Department of Defence operations including Naval Headquarters and Naval Cadets facility.

**Figure A**

