

## Brisbane River Corridor Planning Scheme Policy

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### 1 Introduction

Development proposals within the Brisbane River Corridor must have regard to Council's preferred approach to managing the river and the adjacent corridor. In this respect, Council has identified five river precincts which have particular characteristics and values and for which Council has established desired outcomes for development. These precincts and desired outcomes are put forward in this policy.

Additional information may also be required with an application. This information is intended to assist decision makers to determine the impact of proposed development on the ecosystems and amenity of the landscape values of the Brisbane River. This policy details the information that may be required.

### 2 Why manage the Brisbane River Corridor

The Brisbane River creates a special space in the City, a corridor comprising the waterway itself and the waterfront land and structures along it. The unique shape of the corridor, the meanders which wind through the City, has become an image which distinguishes the identity of Brisbane.

The Brisbane River is important to the City in many ways as:

- an economic resource
- a transport corridor
- a recreational resource

- an important ecological resource
- a significant landscape element, and
- a significant cultural resource.

Development within the corridor and its associated impacts (e.g. visual, ecological) need to be appropriately considered and managed if these important values are to be maintained.

This policy puts forward development principles to assist in the design and assessment of development in the Brisbane River Corridor.

### 3 Additional information to accompany development applications

#### 3.1 General

To assist in the assessment of the impact of development within the Brisbane River Corridor, applicants are required to have regard to the provisions of this policy and where relevant, provide the information detailed below, as part of a development application.

#### 3.2 Landscape

##### 3.2.1 Slope analysis and topographic features

As slopes increase, the potential impact of development generally also increases. This is usually due to increased prominence and visibility of buildings, especially from and across the Brisbane River. In addition, where development occurs on steeper sites, this often includes re-shaping land with terraces, ramps and retaining walls to create flatter areas for buildings and outdoor spaces. These earthworks and retaining walls often result in the loss of riparian vegetation, increased erosion and visual impacts.

Development must respect the prevailing form and character of the topography and significant features of the site. Consequently, development proposals should incorporate:

- an analysis and consideration of topographic features of the site, particularly where development is proposed on land sloping toward the Brisbane River with an average gradient in excess of 1 in 4. This can be demonstrated by survey plan or spot levels. The preferred approach is to avoid disturbance of land with gradients in excess of 1 in 4
- consideration of the existing condition and character of the land and the immediate environs in the same way as streetscape analysis is necessary, particularly for development in character housing areas. Photomontages are an acceptable approach for presenting this information.

### 3.2.2 Site planning and landscaping

Landscaping proposals should conserve valued habitats and riparian vegetation wherever reasonably possible. To demonstrate achievement of this outcome a photograph of the site from the Brisbane River should be provided and a landscaping plan should be submitted with development applications that:

- identifies the location of high water mark (HWM)
- documents the existing conditions and character of the site and the surrounding area (all adjacent riverfront lots within 75m of the property boundaries) using photographs, maps and plans as viewed from the Brisbane River and showing views to the river
- documents existing habitats and species on the site (flora and fauna)
- documents vegetation (including mangroves) that is to be conserved and measures to protect it
- documents vegetation (including mangroves) to be removed and justification for removal
- illustrates proposals for revegetation and new landscape planting and other treatments
- identifies opportunities to improve habitat nodes and corridors.

The plan should also show the location and nature of the intended buildings/structures including:

- modifications to the existing landform (e.g. existing and proposed levels/contours and location and type of retaining walls)
- the location of, and proposed access to, any landings, moorings, boat launching/retrieval facilities and dry boat storage
- buildings and ancillary buildings
- vehicular access and parking proposals
- significant pedestrian paths (including steps and ramps)
- infrastructure services (where relevant)
- proposed outdoor lighting.

### 3.2.3 View analysis and preservation of view corridors

There are a number of public vantage/viewing points along the Brisbane River from where the visual impact of development should be considered in relation to the wider River Corridor character or specific precincts.

Development, other than for minor building work (e.g. residential, commercial or industrial), should have regard to the visual impact on the riverscape from the Brisbane River and any other relevant public vantage point.

The information accompanying the application should:

- identify if the site forms part of a view corridor from a public place
- identify the character and features of the corridor
- determine the impacts the proposed development will have on the view corridor
- identify the design measures that will be incorporated to mitigate these impacts.

Photomontages are an acceptable approach for presenting this information.

### 3.3 Public access

The Brisbane River is a public resource and access to the river, generally through public parkland, enables the community to both passively and actively enjoy this resource. Development proposals should consider the need to provide public access to the river including consideration of:

- potential users
- potential conflicts
- suitability of the site (topography, location and other public access opportunities in the surrounding area)
- the most appropriate type of access (point or corridor access)
- the provision of infrastructure to facilitate access.

The **Brisbane RiverWalk Strategy** describes the Council's intentions in terms of the construction of continuous walkways along sections of the Brisbane River. Development that is intended in these sections of the Brisbane River should have regard to the **Brisbane RiverWalk Strategy** to ensure public access is provided and/or not compromised. In other areas Council's intent is outlined in Local Plans or will be determined by negotiation. The design of facilities to implement this strategy should be in accordance with the **Public Riverside Facilities Design and Maintenance Manual**.

The preferred tenure for RiverWalk facilities is Recreation Reserve.

A concept plan, cross section, elevations and other details for public riverside access or facilities should be submitted in accordance with the **Public Riverside Facilities Design and Maintenance Manual**.

### 3.4 Riverbank management

The treatment of riverbanks can impact on the Brisbane River in a number of ways. It can effect the preservation and growth of riparian and marine vegetation, impact on the Brisbane River's landscape values and riverine processes.

Where river edge treatment is proposed, the following information should be provided:

- the existing condition of the riverwall or banks
- treatment used on allotments sharing a common boundary or in the general vicinity
- the design of the riverwall treatment proposed including finished levels, materials and colours
- the extent of vegetation (including mangroves and other marine plants) and the level of disturbance proposed
- the need for river edge treatment.

### 3.5 Structures

Structures below and above high water mark can have significant impacts on the Brisbane River Corridor where not appropriately designed and sited.

Where buildings and structures are proposed, the following details should be provided:

- plans and elevations showing heights, setbacks, landscape coverage and hardstand area
- building materials including colours and finishes
- details of impacts on view to the river from adjacent sites
- details of building setbacks on adjacent sites
- details of impacts on the Brisbane River's landscape values when viewed from the river and any other public vantage point.

The **Public Riverside Facilities Design and Maintenance Manual** identifies relevant design guidelines and information that should be provided with an application.

### 3.6 Infrastructure

The installation or upgrading of infrastructure, such as water supply, sewerage, transport, electricity or other undertakings, has the potential to cause a range of impacts including visual scarring, erosion and loss of vegetation. The preferred approach to the installation of infrastructure is to minimise its impacts on the Brisbane River Corridor. Where a proposal includes the installation or the upgrading of infrastructure, the following details should be provided:

- types of infrastructure to be installed/upgraded
- details of any vegetation to be removed and measures to mitigate this impact
- extent of any earthworks
- method of installation

- the potential visual impacts of infrastructure
- justification for the need for infrastructure to intrude into the corridor.

## 4 Brisbane River Corridor Precincts and assessment guidelines

The Strategic Plan and Planning Scheme Map 2 of 3—Waterways and Wetlands, identifies five River Corridor Precincts for the Brisbane River Corridor. These are Precinct 1—Rural Fringe, Precinct 2—Residential Parkland, Precinct 3—City Focus, Precinct 4—Inner Eastern Residential and Precinct 5—Bulimba to the Bay. The desired outcomes and development principles for these precincts are described below.

The **Brisbane River Management Plan** has identified the following guiding principles for managing the whole corridor:

- include diverse community interests in decision making along the Brisbane River rather than focus on exclusive property rights
- balance development with protection and restoration of the Brisbane River
- respect the special place that the Brisbane River has in the hearts of Indigenous people in the region and recognise its sacredness to traditional Indigenous people, and the role it plays in the practice of their culture
- recognise the natural and cultural aspects of the Brisbane River through community education at every opportunity
- cooperate with State, Federal and Local Government agencies in all levels
- recognise and manage flooding risk through mitigation, planning and education
- enhance the Brisbane River ecosystem to ensure a healthy and diverse waterway, by improving water quality, protecting the riparian zone, and building partnerships for weed and litter control
- recognise that the Brisbane River and its bank are highly dynamic and unstable natural ecosystems affected by processes in the rest of the catchment, and where a cautious approach to development use is warranted
- ensure that development addresses the Brisbane River and provides public access to it where possible
- enhance the Brisbane River's landscape values, at near and distant viewpoints
- provide a rich diversity of experiences along the Brisbane River.

These principles, along with the desired outcomes and development principles for individual precincts should be taken into account in the design of proposals and will be used to assess development proposals.

#### 4.1 Precinct 1—Rural Fringe

##### Description, character and outcomes

Precinct 1 stretches from Kholo to Pinjarra Hills and includes approximately 54 km of river length. This precinct is largely undeveloped and contains significant areas of natural and rural landscape character. This character is to be maintained as part of any development. Existing development is mainly broad hectare residential and rural with limited infrastructure due to the low density of the area.

Development within the precinct must be balanced with the need to maintain or enhance the precinct's natural amenity and protect the Brisbane River's flora and fauna corridor. In general, the Brisbane River Corridor should remain in its current state—minimal development in a rural/natural landscape setting. Opportunities for recreational pursuits exist in the form of recreational boating that does not impact upon the Brisbane River bank's vegetation. Opportunities also exist to provide a diversity of activities not available in higher density suburbs in the form of large parklands able to cater for intensive visitor use and to promote river access from the land.

##### The key outcomes for Precinct 1 are:

- the protection and enhancement of a river flora and fauna corridor
- the promotion of nature based recreation
- the protection of scenic quality
- the maintenance of rural characteristics and landscapes.

Element	Development Principles
Landscape	<p>This precinct contains a number of signature landscapes of natural and rural landscape character which should be protected. These include the rural fringe landscapes of Kholo, Mt Crosby, Karana Downs, Moggill, Bellbowrie, Anstead, Wacol and Pinjarra Hills, which are sparsely developed and have extensive views of open pastures and remnant vegetation. The landscape character of this precinct is characterised by broad-hectare rural uses and natural areas. The Brisbane River Corridor is largely undeveloped and contains pockets of remnant riparian vegetation. The preferred landscape outcome for this area is to maintain the rural and natural landscape characteristics of the corridor. To achieve this, all development should not be located within the Brisbane River Corridor unless there is no other alternative location on the site.</p> <p>While the precinct contains some urbanised areas, the amenity of these areas can be maintained by ensuring minimal disturbance to the riverbank through appropriate setbacks and the retention and/or establishment of native riparian vegetation.</p>
Public access	<p>Linear access corridors along the Brisbane River are established in the urbanised areas of Bellbowrie and Karana Downs. Where further land is developed for urban purposes these corridors should be extended. Where single sites are involved, the establishment of point access may be required, where there is no possibility of extending the corridor and there is no other point access to the Brisbane River within 100m.</p> <p>For the broad-hectare parts of this precinct, public access is to be provided to major focus points along the Brisbane River. Where public access is provided, the design of facilities should fit into the rural/natural setting of the area. Where proposals for the broad-hectare subdivision of rural land are put forward, low key public access points to the Brisbane River should be provided.</p> <p>Public access corridors in the form of public parkland, of at least 100m in width, should be provided along the Brisbane River at Wacol and the University of Queensland veterinary research farm (Pinjarra Hills) should the use of these sites change in the future, or generally where urban development is envisaged.</p>

#### 4.1 Precinct 1—Rural Fringe

Vegetation management	The banks of the Brisbane River in this precinct are to be left in a natural state. Riparian vegetation should be retained as part of any development proposal to protect landscape values. Where banks are degraded, all proposals should include measures for rehabilitation of the banks including supplementary vegetation plantings. Mangroves established in this precinct should also be retained due to their landscape, ecological and stabilising values.
Riverbank management	The natural form of the riverbanks in this area is to be maintained. Riverwalls are not appropriate in this area as there is sufficient land available to allow development to be set back from the Brisbane River and hence be protected from erosion. In this precinct riverwalls also detract from the natural appearance of the Brisbane River and result in the destruction of vegetation.
Structures	<p>The development of structures within this precinct is to be kept at a minimum in order to maintain landscape values. Materials used for buildings and structures should complement surrounding buildings, the visual character of the area and the character of the precinct.</p> <p><b>Landings</b>—Landings which involve substantial alteration of the riverbank and the installation of substantial structures are not considered appropriate. Landings in this area constructed for private use should be limited to facilities which allow the launching of small private boats. Landings considered appropriate for this area include a ramp or riverside platform. Jetties and pontoons are not considered appropriate for this precinct due to the impacts they will have on the rural/natural amenity of the area and are unlikely to be approved. Marinas in this precinct are not considered appropriate due to the detrimental impacts on landscape and amenity that this type of development would have. They are also unsuitable due to characteristics of the Brisbane River (i.e. shallow water).</p> <p><b>Buildings</b>—Because of the desire to maintain the rural/natural character of the area, buildings will be required to be well set back from the Brisbane River. With the exception of a house (and ancillary buildings) all buildings should be located outside of the corridor. A house should normally comply with the setback requirements of the House Code (40m). Variations of this setback will only be considered when the house or ancillary structures are obscured from views from the Brisbane River by topography or vegetation.</p> <p>Where infill development occurs in the urbanised areas, the existing building setback from the Brisbane River should be maintained. Buildings should not exceed 8.5m height. The location of other minor buildings and structures in the corridor will only be considered where there is no other alternative site on the lot. If a building or structure is approved in the corridor it should be designed to be unobtrusive and take into account the surrounding landscape. Boat sheds are considered inappropriate due to potential impacts on the rural/natural landscape characteristics of the area. Development design should ensure that vegetation and natural landforms are a dominant feature.</p> <p>Building design, location and materials should ensure that the building is not a dominant landscape feature. Acceptable building materials include building with natural or earth tones and minimised use of highly reflective materials.</p> <p>Fencing erected between the building line and the Brisbane River should be visually transparent in nature to ensure that the landscape values of the Brisbane River Corridor are not obstructed.</p>
Infrastructure	Infrastructure, such as water, sewer, telecommunications or electricity undertakings should generally be set back 100m from the Brisbane River. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.

## 4.2 Precinct 2—Residential Parkland

### Description, character and outcomes

Precinct 2 stretches from the Centenary suburbs to Toowong. It is approximately 23 km in length. The key characteristics of this precinct are the open riverside parkland and the quiet residential areas. Some developments have detracted from Brisbane River amenity and visual and physical access by encroaching within the Brisbane River Corridor and through poor design outcomes.

The precinct is characterised by patches of significant remnant vegetation, steep riverbanks, well developed mangrove habitats and numerous elevated areas adjoining the Brisbane River. Environmental priorities are to control weed infestations, retain existing vegetation, retain value of creek corridors and mangrove stands and to stabilise Brisbane Riverbanks with native vegetation.

Land use in the precinct is predominantly low to medium density residential. CityCats and the Dutton Park Ferry operate in part of the precinct. Current recreational uses of the Brisbane River within the precinct consist of a mix of high-speed and low-speed boating activities, including sailing, rowing, canoeing, chartered boat tours and water skiing. Public access to the Brisbane River is limited in some areas due to topography and land tenure.

#### The key outcomes for Precinct 2 are:

- the improvement of community recreational use in a semi natural setting
- the conservation of major remnant habitat
- maintenance of the quiet residential amenity of the precinct.

Element	Development Principles
Landscape	<p>The landscape of this precinct has considerable variation. It includes many nodes of significant vegetation along steep riverbanks which should be retained and connected by riparian corridors wherever possible. Significant landscape features such as the vegetated open character of Fig Tree Pocket and the heavily treed steep banks such as those adjacent to the approaches of the Centenary Bridge and at Highgate Hill should be preserved. The existing landscape values of the vegetated Brisbane River Corridor viewed from the Centenary and Walter Taylor bridges, Dutton Park Cemetery and other riverside parks should also be maintained.</p> <p>In other residential areas the location of buildings amongst trees softens the impact of the buildings when viewed from the Brisbane River. The maintenance of riverside vegetation in this precinct is therefore a preferred feature of the landscape, such that the built form of buildings is softened by mature vegetation and buildings are not a dominant landscape feature.</p> <p>The desired landscape outcome is to ensure that buildings are partly obscured by mature vegetation when viewed from the Brisbane River rather than the building form dominating the Brisbane River Corridor. Where mature vegetation does not exist, native vegetation is to be replanted in the riparian zone to achieve the desired landscape setting.</p> <p>Other significant features such as the park like settings of Indooroopilly Golf Course and the University of Queensland also provide diversity to the precinct landscapes.</p>
Public access	<p>In the lower reaches of this precinct the provision of continuous public access corridors along the Brisbane River in this precinct is not achievable in the short to medium term given the existing pattern of development. However the connection of nodes and corridors featuring the Brisbane River via streets is able to be achieved as outlined in the <b>Brisbane RiverWalk Strategy</b> for part of the precinct. Some major development sites will provide future opportunities for the establishment of new nodes and corridors, such as the Tennyson Power Station site and the ABC site in Toowong. The Fig Tree Pocket area also represents an opportunity to provide more extensive riverine access corridors for public use.</p> <p>A number of large isolated sites along this precinct may also be developed in the future. In these areas, open space provision should focus on access to the Brisbane River and provision of public parkland along the Brisbane River. The provision of public access will not be pursued on small infill sites within this precinct unless they are targeted through</p>

#### 4.2 Precinct 2—Residential Parkland

	<p>the <b>Brisbane RiverWalk Strategy</b>. Where a site is within the proposed <b>Brisbane RiverWalk Strategy</b> area, provision should be made to accommodate the Brisbane RiverWalk structures. Provision should be made for the location of the structures preferably through surrender of land to the Crown. Boardwalks and other facilities identified in the <b>Brisbane RiverWalk Strategy</b> are to be provided in accordance with the <b>Public Riverside Facilities Design and Maintenance Manual</b>.</p> <p>Linear access corridors along the Brisbane River are established in many of the urbanised parts in the upper reaches of this precinct. Where further land is developed for urban purposes these corridors should be extended.</p>
Vegetation management	<p>Within 20m of the high water mark of the Brisbane River, native vegetation should be retained as part of development proposals. Opportunities exist to connect existing bushland nodes by vegetated corridors particularly on the northern bank of the Brisbane River upstream of the University of Queensland. The retention of mangroves should be included as part of any development proposal. Where mature vegetation does not exist, native vegetation is to be replanted in the riparian zone as part of any development approval.</p>
Riverbank management	<p>Earthworks in this precinct should be minimised in the Brisbane River Corridor. Some minor earthworks may be considered for sites where the extent of cut or fill is less than 1m in depth and the natural shape of the landform is generally maintained. Extensive terracing of land between retaining walls is not appropriate, nor is terracing on lands with gradients in excess of 1 in 4. A minimum of 50% site cover of the Brisbane River Corridor between the buildings and the Brisbane River is to be retained as soft landscaping areas. Landscaping should include mature trees that will reach, at least, the height of the proposed buildings.</p> <p>Riverwalls are only appropriate where there is a threat to property from extensive erosion. In these circumstances, riverwall construction should generally be designed to support the establishment of mangroves. Reclamation is considered inappropriate.</p>
Structures	<p><b>Buildings</b>—Materials used for buildings and structures should complement surrounding buildings, the visual character of the area and the character of the precinct. Where structures are proposed, their design should ensure that they accommodate river access as proposed in the <b>Brisbane RiverWalk Strategy</b>. Buildings should generally be of low landscape impact being limited in height to less than 2 storeys or 8.5m. Buildings should also be designed and located to be visually recessive such that vegetation and natural landforms are a dominant feature.</p> <p><b>Landings</b>—The separation distance of private jetties and pontoons on lots within Precinct 2 is to be a minimum of 20 metres. Other types of landings may be allowed within 20m metres of other approved landing.</p> <p>Private jetties and pontoons are to be designed and constructed to be capable of integration with RiverWalk paths along the water’s edge so to not impede or obstruct public access. The separation distance of private jetties and pontoons on lots within Precinct 2 is to be a minimum of 20 metres so to minimise conflict points along the paths.</p> <p>Marinas are considered inappropriate in this precinct as they would detract from the landscape values of this precinct.</p>
Infrastructure	<p>Infrastructure, such as water, sewer, telecommunications or electricity undertakings should generally be set back a minimum of 20m from the Brisbane River. Where the precinct includes broad–hectare land the minimum setback should be 100m. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.</p>

### 4.3 Precinct 3—City Focus

#### Description, character and outcomes

Precinct 3 stretches from Toowong to New Farm. The precinct corridor is approximately 9 km long. This precinct is a City-wide and regional focus for river recreation and celebration and has particular historical and cultural significance. The key characteristics of this precinct are the intensity of the commercial development along the Brisbane River, the significant festive and recreation spaces, the five bridges and the virtually continuous hard edges of the Brisbane River. Very little habitat or riparian vegetation remains in this precinct although mangroves occur on some exposed banks and contribute to stabilisation.

Public access along the Brisbane River is almost continuous but links are missing and the **Brisbane RiverWalk Strategy** proposes improved public access. The Brisbane River in this precinct has a high level of usage for private and public recreational and commuter use.

#### The key outcomes for Precinct 3 are:

- **creation of continuous public access along the river’s edge**
- **highlighting of significant cultural features**
- **establishment of a vibrant mix of community, recreational, business, residential and passenger transport use in a built environment setting the maintenance and enhancement of “Islands” of nature (including mangroves).**

Element	Development Principles
Landscape	The landscape of the Brisbane River exhibited by this precinct represents a typical view of the Brisbane River seen by residents and visitors to the City. It contains a number of focal points that provide visual access to the Brisbane River, such as bridges, walkways and lookouts. It contains many of the Brisbane signature landscapes such as the Story Bridge, Kangaroo Point Cliffs and the South East Freeway. Many other City-significant landscapes such as the City Centre and those of Mt Coot-tha and the surrounding ranges are also prominent in this precinct. Because of the high level of disturbance of the natural landscape, a high degree of modification of the Brisbane River Corridor is considered acceptable where this provides increased public access to the Brisbane River and does not interfere with view corridors along the Brisbane River and to other significant landscape features. The Brisbane River’s landscape values, such as those viewed from public vantage points such as bridges, must be maintained or enhanced.
Public access	<p>This precinct represents an opportunity to provide almost continuous pedestrian and cycle access along both sides of the Brisbane River Corridor as part of the <b>Brisbane RiverWalk Strategy</b>. Opportunities to increase the safety of use of these corridors by increased passive surveillance or the introduction of complementary activities to the area will be promoted.</p> <p>Where a site is within the proposed <b>Brisbane RiverWalk Strategy</b> area, provision must be made to accommodate the Brisbane RiverWalk structures. Provision must be made for the location of the structures preferably through surrender of land to the Crown. Walkways and other facilities identified in the <b>Brisbane RiverWalk Strategy</b> are to be provided in accordance with the <b>Public Riverside Facilities Design and Maintenance Manual</b>. Public access must be located above the high water mark.</p>
Vegetation management	Because of the highly developed nature of this precinct very little vegetation remains. Wherever possible remaining vegetation should be retained as part of any development proposal. Mangroves should be retained in most locations but should be managed where necessary by selective removal to retain significant views and to enhance public safety.
Riverbank management	A high degree of modification of the riverbanks will be accepted provided this is offset by the provision of high quality public access along and to the river frontage of the site. It is anticipated that riverwalls will be required for most redevelopment sites in this precinct. Riverwalls are appropriate for this precinct due to the high degree of modification.
Structures	<b>Buildings</b> —A high standard of building design and construction materials will be required for buildings and structures in this precinct. In the City Centre, new buildings should maintain the existing building line setback from the Brisbane River to ensure that impacts

#### 4.3 Precinct 3—City Focus

	<p>on the Brisbane River’s landscape values are minimised. Building design must ensure that unrestricted public riverfront access is provided in this precinct consistent with the <b>Brisbane RiverWalk Strategy</b>.</p> <p>In the residential areas of this precinct, buildings should be set back a minimum of 20m from high water mark. Variation of this setback may be allowed where buildings on lots sharing a common boundary are located closer to the Brisbane River and the new proposal will match this alignment. This variation is only appropriate where the bulk and height of the building is similar to buildings on lots sharing a common boundary. Restriction on ancillary structures between the main building and the Brisbane River may be required where such a variation is allowed to ensure that impacts on the Brisbane River’s landscape values are minimised.</p> <p>Boat sheds will be considered on their merits where they are for public boating/recreational facilities—e.g. rowing clubs. Where private boat sheds are proposed they should meet the requirements set out in the Waterway Code.</p> <p><b>Landings</b>—The establishment of marinas in this precinct is considered appropriate in certain locations given the high degree of development of this area. Opportunities exist for marinas integrated into the sites as part of redevelopment. Marinas should not interfere with public access along the riverfront or navigation.</p> <p>Private jetties and pontoons are to be designed and constructed to be capable of integration with RiverWalk paths along the water’s edge so to not impede or obstruct public access. The separation distance of private jetties and pontoons on lots with RiverWalk paths along the water’s edge is to be a minimum of 20 metres so to minimise conflict points along the paths.</p> <p>Other types of landings may be allowed within 20m metres of other approved landing.</p>
Infrastructure	<p>All infrastructure in this area must be located landward of the building line and must be undergrounded. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.</p>

#### 4.4 Precinct 4—Inner Eastern Residential

##### Description, character and outcomes

Precinct 4 stretches from New Farm to Hawthorne. This precinct is approximately 4 km in length. The key characteristic of the precinct is its historic value and high density residential development. This precinct has a strong maritime historical character which should be conserved and incorporated into redevelopment. High density urban renewal in this precinct leads to high demand for quality public space and access to the riverfront for residents and visitors/tourists. There are numerous opportunities in this precinct to establish almost continuous riverside parks and pathways esplanades.

Medium to high density residential use predominates on the northern side of the river, with many historical homes. A number of shady, leafy parks fringe the Brisbane River and traditional water-based activities such as rowing and sailing are undertaken. Land use management options for this precinct include linking riverside residential development with cultural and recreational opportunities with an increasingly maritime influence and continuing to incorporate the linear pedestrian system according to the **Brisbane Riverwalk Strategy** on both sides of the Brisbane River.

##### The key outcomes for Precinct 4 are:

- **foster attractive riverside communities with a mix of housing, cultural and recreation opportunities**
- **creation of a continuous public access along the Brisbane River’s northern bank and point access along the southern bank**

#### 4.4 Precinct 4—Inner Eastern Residential

- **highlighting of significant cultural features**
- **creation of a high quality built environment which focuses on the Brisbane River.**

Element	Development Principles
Landscape	This precinct is highly urbanised with the predominant view of the riverbanks dominated by various forms of housing. The signature landscapes of Humbug Corner include the large riverside parks, the entrance of Norman Creek and the steep rise to Galloways Hill and New Farm Park. Newstead House and its surrounds are also an important signature landscape. The riverside parks in the Precinct provide visual relief to the urban form of the area. Sections of the Brisbane River in this precinct are wide, dominated by cliffs and ridges and offer expansive views.
Public access	<p>Because of the high degree of redevelopment being undertaken on properties fronting the northern bank of the Brisbane River in this precinct the opportunity to provide almost continuous riverfront access throughout the precinct can be realised. Opportunities for access on the southern riverbank are limited to larger redevelopment sites in the Bulimba area and consequently the majority of access must focus on already existing public access points.</p> <p>Where a site is within the proposed <b>Brisbane RiverWalk Strategy</b> area, provision must be made to accommodate the Brisbane RiverWalk structures. Provision must be made for the location of the structures preferably through surrender of land to the Crown. Walkways and other facilities identified in the <b>Brisbane RiverWalk Strategy</b> are to be provided in accordance the <b>Public Riverside Facilities Design and Maintenance Manual</b>. Public access must be located above the high water mark.</p>
Vegetation management	There is very little natural vegetation remaining in this precinct. Any mature vegetation remaining in this precinct should be retained as part of redevelopment proposals. Mangroves should be managed to allow recreational access to the Brisbane River and to maintain views to the Brisbane River in prominent locations.
Riverbank management	A high degree of modification of the riverbanks will be accepted provided this is offset by the provision of high quality public access along and to the Brisbane River frontage of the site. It is anticipated that riverwalls will be required for most redevelopment sites in this precinct. Riverwalls are appropriate for this precinct due to the high degree of modification.
Structures	<p><b>Buildings</b>—A high standard of building design and construction materials will be required for buildings and structures in this precinct.</p> <p><b>Landings</b>—Marinas may be appropriate adjacent to the urban renewal area or in association with existing maritime facilities in the Bulimba area. Opportunities exist for marinas integrated into urban renewal redevelopment sites as part of an overall concept. Marinas should not pose a navigation hazard or interfere with public access along the riverfront.</p> <p>Private jetties and pontoons are to be designed and constructed to be capable of integration with RiverWalk paths along the water's edge so to not impede or obstruct public access. The separation distance of private jetties and pontoons on lots with RiverWalk paths along the water's edge is to be a minimum of 20 metres so to minimise conflict points along the paths.</p> <p>Other landing types may be allowed within 20m of other approved landings.</p>
Infrastructure	All infrastructure in this area must be located landward of the building line and must be undergrounded. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.

#### 4.5 Precinct 5—Bulimba to the Bay

##### Description, character and outcomes

Precinct 5 stretches from Breakfast Creek to the mouth of the Brisbane River. It includes significant uses such as the Port of Brisbane and the large industrial activities. It is approximately 15km in length. The key characteristics of this precinct are its maritime nature and concentration of industry. The Australia TradeCoast Local Plan guides development in the precinct including the protection of greenspace elements, including the Royal Queensland Golf Course. Significant riparian vegetation remains in this precinct including substantial mangroves habitats and tidal flats. This precinct is the transition from the urban development of the City to the industrial and transport uses of the Port of Brisbane. Some opportunity for recreational use of the Brisbane River by motorised boats is possible but issues with respect to conflict between craft of different sizes needs to be managed by the Harbour Master. Aside from the Hamilton and Balmoral areas and the Royal Queensland Golf Course, the precinct is dominated by industrial and port development. The two key local land use planning instruments guiding development in the area are the Australia TradeCoast Local Plan and the Bulimba District Local Plan.

##### The key outcomes for Precinct 5 are:

- to improve the gateway image of the Brisbane River by requiring development to maintain a high level of amenity and urban design of major structures
- to support port related activities through implementation of the Australia Trade Coast Local Plan
- to maintain or enhance existing public access points where appropriate, having regard to the location, adjoining land uses and utility of the access
- to ensure that future development in the area enhances riparian amenity.

Element	Development Principles
Landscape	The majority of this precinct, with the exception of Hamilton, Balmoral and Luggage Point, is characterised by industrial and maritime landscapes, which are more reflective of functionality rather than any particular design style. Signature landscapes include the Gateway Bridge, the industrial architecture of the refineries and other industry, the maritime form of the Port of Brisbane and Fort Lytton, the mangrove forests and mudflats of Luggage Point and the riverfront holes of the Royal Queensland Golf Course. This precinct is the first impression that users of the Brisbane River experience when entering the Brisbane River from Moreton Bay. While the functionality of the uses in this area is important there are also opportunities to present well designed and sited facilities in this area which contribute positively to the riverscape.
Public access	Public access along Port of Brisbane waterfront is generally very restricted and there are limited opportunities to upgrade this access due to the potential conflicts between industry/port uses and recreational access. Where major sites are developed opportunities for increased public access should be pursued where the conflict between public access and industrial/maritime uses can be managed. Access to the Brisbane River in this precinct will focus on existing parkland facilities and the extension of point access. Colmslie Beach, Port of Brisbane visitor centre and Fort Lytton represent the most significant target locations for public access in this precinct.
Vegetation management	The design and assessment of development in this precinct must recognise the need to provide for the functionality of port/maritime uses. Consequently the retention of riverside vegetation may not always be compatible with the functional use of sites. Existing native vegetation and stands of mangroves should be retained wherever possible as part of any redevelopment proposal. Fringing mangroves are also a common feature and should be retained wherever possible. Limited control of mangroves will be undertaken where necessary to maintain views and safety at major access and vantage points.
Riverbank management	It is recognised that some maritime/industrial facilities may require significant alteration to riverbanks. The preferred outcomes for bank management is to minimise disturbance to the natural landform wherever possible. It is acknowledged that in most cases hard edge treatment of riverwalls will be required. Where extensive sites do not require hard edge riverwall treatment, river edge treatment should allow the maintenance of fringing mangroves.

**4.5 Precinct 5—Bulimba to the Bay**

Structures	<p><b>Buildings—Industrial/Commercial</b>—Extensive development of the Brisbane River Corridor is likely in order to maintain the functionality of sites. Many maritime and associated uses will require close proximity of buildings and structures to the Brisbane River. A high level of design and amenity should be achieved for new industrial buildings/facilities that front the Brisbane River in this precinct. For industrial and commercial riverfront sites fencing within the river setback should be designed to minimise the impacts on the Brisbane River’s landscape values.</p> <p>Where site usage and function permits, high amenity landscaped areas should be established in the river setback area commensurate with the gateway function the riverfront performs in this precinct.</p> <p>For non-industrial sites, a high standard of building design and construction materials will be required for buildings and structures in this precinct.</p> <p><b>Landings</b> (including, pontoons, ramps, jetties and riverside platforms)—The full range of landing structures is considered appropriate for this precinct. Wherever possible the proliferation of these facilities should be minimised and rationalised to limit the amount of development on the waterfront.</p> <p>For residential and commercial sites within this precinct it is recognised that there is a high level of association with the Brisbane River and consequently a full range of landing structures will be considered.</p> <p>This precinct is considered appropriate for the location of marinas. Assessment should ensure that conflicts between industrial and recreational users are minimised and that structures do not obstruct navigation.</p>
Infrastructure	<p>Unless necessary for the functioning of maritime activities on the site, infrastructure should not be located within the river setback.</p>