

Bulimba District Draft Neighbourhood Plan Strategy

for Balmoral, Bulimba, Hawthorne and Morningside



Dedicated to a better Brisbane



Overview of the Bulimba District Neighbourhood Plan Project

In 2008, the City of Brisbane commenced preparation of the Bulimba District Neighbourhood Plan.

Council has commenced this Neighbourhood Plan to manage future growth and change in the Bulimba district, and to preserve its distinctive riverside character and amenity into the future.

The most complex challenge for this plan and, indeed, the district is how to strike a balance between the district's urban amenity and local character qualities, while allowing the district to evolve over time and meet the changing needs of residents and businesses.

Objectives of the Bulimba District Neighbourhood Plan

The Bulimba District Neighbourhood Plan will guide future growth and change in the Bulimba district and establish a forward program of enhancement projects for the area over the next 10 years. The Plan does this by:

- identifying the key issues affecting the district
- developing solutions to address those issues
- providing direction and guidance for managing growth and change in the district over the next 10 years.

The Plan will outline a future shared vision for the district through both enhancement initiatives and an overall urban form to maintain and enhance the amenity and character of this key riverside precinct. The challenge is to preserve the district's distinctive riverside character and amenity, including the vitality and vibrancy of its places and spaces, whilst allowing the district to evolve over time and meet the changing needs of residents and businesses.

The key areas of investigation for the Bulimba District Neighbourhood Plan include:

- protection of character housing and streetscapes
- enhancing and maintaining the vitality of the Oxford Street precinct
- the economic development of retail/commercial centres
- growth impacts on infrastructure and the implications for road upgrades, sewer/water/drainage infrastructure and access to community facilities and parks that cater for the district's diverse population
- local needs such as play equipment in parks, footpaths, lighting, street landscaping and design
- car parking for commuters as well as workers and customers of Oxford Street businesses
- managing active transport (pedestrian and cycle) networks
- public transport services which provide good access to a range of destinations
- the role of existing industry in the district and its importance to the city's economy
- the future development of the Department of Defence and Bulimba Barracks site on Apollo Road.



Introduction to the Draft Neighbourhood Plan Strategy

The Bulimba district is characterised by character homes, tree-lined streets, pockets of industry and services, extensive river frontage with limited access points and a well known café precinct.

Growth in the Bulimba district will continue to be lower than other parts of Brisbane but there are a number of development opportunity sites identified in the area that, with careful planning and design, will add to the vibrancy of the district. Such sites include the Oxford Street precinct and ferry terminal, and the village centre proposed for Hawthorne Road and its collection of character buildings.

To manage future growth and change in the Bulimba district, Council has developed a Draft Neighbourhood Plan Strategy. This strategy establishes the broad planning intent for the area by depicting how growth and change will occur in the area in the future. It also aims to reflect the vision for the district and inform development of technical planning provisions to coordinate development over time.

The Bulimba district will continue to play an important role as a popular location for people to meet and enjoy leisure time with friends and family, and the strategy aims to do this by enhancing the active streetscapes, public realm and character elements of area while allowing for new development which is an integral part of an evolving city.

Community consultation

Extensive consultation has been undertaken with the community since 2008 and this strategy represents a culmination of that community engagement and technical studies, some of which are still underway.

The community's local knowledge is invaluable in assisting Council to shape the strategy to reflect the needs and objectives of the community. To this end, a range of consultation methods were employed throughout the preparation of the Draft Neighbourhood Plan Strategy including:

- newsletters delivered to all residents, landowners and businesses in the district providing regular updates on the progress and outcomes of the planning process. The first edition contained a reply-paid feedback form inviting the community to raise their particular issues
- 'Community Information Sessions' held at various locations throughout the plan area during May and June 2009. Staff spoke to people at the Hawthorne Ferry Terminal, Oxford Street (outside Woolworths supermarket) and in Memorial Park to field questions and ask community members to fill out a survey on things they liked or disliked about the area, and how they could be improved
- advertisements in the local newspaper and in adshells at local bus stops
- individual briefing sessions
- focused consultation with community groups such as sports clubs, special interest groups and other community organisations
- posters displayed at businesses throughout the area
- a community mailing list of individuals and groups who registered their interest in the project
- direct e-mail to the neighbourhood planning team.

Comments on this Draft Neighbourhood Plan Strategy will be used to develop the draft Neighbourhood Plan which will be exhibited for six-weeks and will detail the development requirements for the area which represent a change from existing planning and development regulations. The key objective of the Neighbourhood Plan will be to protect and enhance those elements valued by the community.

Feedback is sought especially on the proposal to develop a mix of houses and multi unit dwellings up to three storeys with public parkland dedicated along the riverfront of the Byron St/McConnell St precinct.



The Bulimba District's Valued Elements

Through background research and consultation, the following valued elements were identified by the Bulimba District community:

- the village feel, traditional building design and intimate human scale of Oxford Street
- the 'tin and timber' residential character of areas developed prior to 1946
- the strong sense of local community in the area
- the high quality landscapes of some streets, especially Riding Road
- city-wide significant facilities such as the cinemas and branch library
- two multi-screen cinemas
- numerous cafes and restaurants clustered around the Balmoral cinema in Oxford Street
- three ferry/CityCat terminals
- light and service industries including motor mechanics and panel beaters
- a grid street layout.

A vision for the Bulimba District

In writing a vision, the Community Planning Team was asked to identify their aspirations for a future Bulimba District. These aspirations have been incorporated into the following vision statement.

*The Bulimba district is valued by the local community for its **amenity and quality of life** and is one of Brisbane's **most desirable inner-city neighbourhoods**.*

*The district acknowledges its **rich Indigenous, maritime and working class background** and **celebrates this history**. The neighbourhood is **friendly and inclusive**, with **strong community networks** and **social and cultural diversity**. **Housing choice** promotes diversity in the neighbourhood and allows residents to **age in place**.*

*The **distinctive natural character** of the Bulimba district, related to its **geography, landscape features** and **connection to the Brisbane River**, is retained and enhanced. The district's **built form** contributes to its strong identity, with fine examples of **timber and tin housing** and **quality open and public spaces** located on **leafy streets**. Contemporary built forms **blend** with the traditional vernacular in a **sympathetic, respectful, and interpretative** manner using **best practice subtropical design** that **responds to climatic conditions** and **promotes the sustainable use of energy and water resources**.*

***Walking and cycling** take **priority** in the Bulimba district and present an **attractive travel alternative** to the motor vehicle. A network of **safe, well-designed shadeways** provide residents with **comfortable, efficient and equitable access** to local centres, public transport, open space and community facilities across the neighbourhood and beyond.*

*A network of distinct local centres serves local needs and act as **neighbourhood focal points of community life, social interaction and business activity**. At the heart of the neighbourhood lies the **Oxford Street precinct**, a **vibrant centre** that retains its **village feel** and which is valued as a place where people can **live, work and play**. It is in these centres that the neighbourhood promotes its **local food and cuisine**.*



Principles of the Strategy

To promote the neighbourhood vision further through the planning process and to set it within a physical context, a set of guiding principles have been developed. These principles translate the vision into set of design statements which elaborate upon the community's aspirations for the neighbourhood and thus strengthen its community identity. They also provide a structure to support the more detailed aspects of subsequent sections of the strategy.

Greening the neighbourhood

Build upon the district's leafy character represented by its parks, private gardens and street trees, and create quality green spaces and pathways with high amenity value.

Suburban precinct character

Maintain and enhance those distinctive qualities of each suburb that are representative of the district's character, and which provide aesthetic and cultural interest to the visitor.

Improving the quality of the public realm

Maintain and improve public spaces for people to use through the day and evening, particularly the street environment. The public realm should allow for universal access through better design and construction.

Connectivity, accessibility and legibility

Enhance the physical connection, legibility and utilisation of existing bus routes, bikeways and footpaths throughout the plan area and to surrounding neighbourhoods. Shadeways along key routes to help promote greater acceptance of active travel as an alternative mode of transport.

Village identity

Preserve and reinforce the district's distinctive village character through a linked network of neighbourhood and suburban centres which largely cater for the community's convenience needs. This approach is integral to the community's ongoing sense of identity. New development in these centres should respond to the local character and identity.

Quality built form

Ensure sub-tropical design is incorporated into all aspects of new building and landscaping within the district. Design new buildings and modify existing buildings and public spaces so as to create vibrant village centres.

What do the Strategy Principles mean?



Suburban Precinct Character

Context

The character of the Bulimba district is valued by many people and contributes to our feelings of belonging and sense of place. However, there is potential for new development to damage the valued elements of neighbourhood character, if not managed appropriately.

For these reasons, it is important to ensure that plans for future growth and change are consistent with the neighbourhood's intrinsic character. These plans can then be used as the basis for detailed rules to regulate development, and the reinforcement of local identity through enhancement projects, so that growth and its effects can be effectively managed.

Strategic Objectives

- Reinforce the locally distinctive patterns of development and landscape through the protection of those special features and qualities that contribute to the area's sense of identity and history.
- Encourage the retention of traditional character buildings, particularly those of exceptional character value and encourage sensitive infill development in character areas.
- Preserve the district's heritage through the protection of significant heritage places.



Village identity

Context

The Bulimba district's 'village feel' was rated highly amongst many community members who provided feedback to Council through the various consultation activities held as part of the Neighbourhood Planning project. However, people's perception of what constitutes the 'village feel' in a Bulimba district context, varied widely. Some people believed the café and restaurant activities in Oxford Street contributed significantly to the area's village feel. Conversely, some residents believe the increasing number of cafes and restaurants and the loss of doctors and pharmacists, for example, detract from the village feel of Oxford Street. Others believed the 'village feel' of the area would be further enhanced by redeveloping the local industry precinct west of Goodwin Avenue for mixed use development.

Essentially, in an urban village, people seek out the best of both worlds – the choice, diversity and modernity of the city as well as the intimacy and familiarity of the village. The challenge for Council is how best to translate this phrase into a physical form that responds to the vision for the district.

The Oxford Street centre precinct is unofficially recognised as the 'heart' of the Bulimba district community and plays an important role in facilitating a strong sense of community and identity. In order to further enhance the village feel or character of the Bulimba district it is important to build upon those special qualities of the Oxford Street centre without compromising its uniqueness. Moreover, an opportunity exists in Hawthorne to create a local village centre around the Hawthorne cinema and build upon the loose cluster of retail

Strategic objectives

- Enhance and embellish upon the local village qualities of the Oxford Street centre precinct by:
 - diversifying the land use mix along Oxford Street, making it a more active and multifunctional place
 - promoting high quality and distinctive built form outcomes along Oxford Street
 - promoting an active public realm that provides interest, and that is comfortable and safe

- o recognising the contribution of key features to the character of the precinct and allow for dynamic changes in use of such structures over time
 - o promoting street tree plantings along key pedestrian and cycling paths, using species which both flourish in a sub-tropical environment and are resilient to variable climatic events
 - o making use of shade trees along key pedestrian and cycling paths
 - o promoting the gateways and focal points throughout the centre
 - o ensuring future development is appropriate to the limitations of infrastructure and vehicular traffic movement (including parking)
 - o protecting and promoting the industrial and commercial activities between Godwin and Love Streets
 - o promoting business activity in the café/shopping precinct during the week.
- Enhance the village centre qualities in Hawthorne by:
 - o consolidating non-residential uses at the corner of Lindsay Street and Hawthorne Road to create a new neighbourhood centre
 - o promoting an active public realm that provides interest and is comfortable and safe
 - o promoting the adaptive re-use of heritage buildings and character housing for commercial uses
 - o encouraging the retention of other older buildings which contribute to the overall character of the centre, where they are in good condition and where this is a practical design solution
 - o promoting street tree plantings along key pedestrian and cycling paths, using species which both flourish in a sub-tropical environment and are resilient to variable climatic events
 - o encouraging uses that cater for the health and well being of the community to locate within the centre
 - o linking the centre to the surrounding pedestrian and cycle path network.



Accessibility and mobility

Context

How the Bulimba district community rates its accessibility or mobility is a key measure of their quality of life. People must be able to access their places of work, leisure, learning, shopping and recreation, as well as goods and services. Fundamental to this premise is a safe, efficient and attractive transport network that is well connected, offers high amenity and optimises integration with the land use pattern.

An efficient and attractive transport network is one that not only works for vehicles and public transport provision, but specifically aims to attract a high level of pedestrians and cyclists. That is why walking, cycling and public transport and the 'greening' of streets through shade-way plantings will be prioritised in the Bulimba district. This will help reduce the overall need for numerous and frequent journeys by car to destinations both internal and external to the plan area.

Council also recognises that effective and sustainable management of vehicular traffic is an essential part of enhancing the amenity of the Bulimba district. Council is already actively pursuing solutions to manage congestion through orderly and coordinated traffic planning and road works. To this end, the functionality of key intersections will be investigated, including Lytton and Apollo Roads, Pashen and Riding Roads and Lindsay and Hawthorne Roads.

Strategic Objectives

- Provide a coherent and well connected network of pedestrian paths throughout the district with links to adjoining neighbourhoods, focussing on east-west routes.
- Provide interesting, pleasant, safe and attractive walking and cycling routes to and through the district.
- Improve the amenity and efficiency of cycle routes within the district.
- Provide quality bicycle storage and other cyclist facilities at key neighbourhood foci in the district.
- Enhance the amenity and access to major public transport stops in the district.
- Improve pedestrian and cyclist safety at key crossings along Riding and Hawthorne Roads and Oxford Street.
- Create a pedestrian-friendly environment along Oxford Street and within the new Hawthorne centre through the design of buildings and spaces to:
 - encourage activity at the street level which is integral to the district's village character
 - ensure high amenity and safety
 - improve access for non-motorists.
- Investigate the potential for a 'shared zone' space along a section of Oxford Street, as a way of further reducing vehicle speeds and improving pedestrian safety.
- Ensure the provision of car parking and associated facilities meet a balance of resident, business and visitor needs.



Greening the neighbourhood

Context

In a growing city, it is critical to maintain an adequate balance between built form and open space, not only to maintain recreational amenity for residents but to also allow for natural air flow which is essential for cities with a humid climate. Importantly, open space comprises not just public open space, but also includes semi public and private open spaces that are linked and interact with one another at a range of scales.

One element of the public open space system is the park and reserve network. Parks and reserves are vital for supporting an 'active' community through informal and structured sport, walking and cycling. The Bulimba district is well served by these spaces, ranging from pocket parks to district-level sporting facilities, like Hawthorne Park. These spaces are strategically important to their flexibility of use, form, location and users.

A strong community needs places for communal enjoyment and informal recreation, such as the local park. In the Bulimba district, these spaces are well utilised and valued by the local community who have expressed a strong desire for existing parks and sports fields to include embellishments that support social recreation and interaction such as picnicking and informal play.

As well as shaping people's sense of place, tree plantings are essential for the healthy ecology of the district, and indeed the whole city. Street trees, in particular, are a vital element of the area's amenity and landscape as they provide microclimatic relief through shading, support urban wildlife and flora, and increase the legibility of travel routes.

There is a very strong community desire for additional street tree planting throughout the district, starting with a network of 'shadeways'.

Strategic objectives

- Provide and enhance a linked network of open spaces to meet the neighbourhood's needs.
- Encourage increased participation in active recreation through expanded opportunities in a variety of recreation pursuits.
- Explore opportunities to broaden the appeal and utility of existing parks and reserves for cultural events and celebrations (eg Hawthorne Park).
- Ensure street trees become the dominant landscape character element of the district through the development of a network of shadeways.
- Ensure landscaping themes are applied along streets appropriate to their role in the road/street hierarchy.



Improved public realm

Context

The public realm comprises public spaces that are held in both public and private ownership, and encourage public use. Examples generally include streets, footpaths, parks and infrastructure like ferry terminals and railway stations.

Public spaces should be enticing, animated and comfortable, and attract people from all walks of life. Street spaces in centres, in particular, should be designed to accommodate a range of users, create visual interest and amenity and encourage social interaction. Such spaces are also far busier and take on a different character than pedestrian paths in residential or industrial areas. In village centres, pedestrians regularly swap and change direction, stand around and talk to one another, and sit on street furniture or at café tables. For these reasons, busy street environments need clear and generous spaces for these activities to occur.

Places within the public realm also need to be easy to get to, and integrated physically and visually with the surroundings. This means that access design needs to respond to these requirements if the public realm is to be used effectively.

Strategic objectives

- Ensure public space elements are engaging, convenient and encourage use.
- Create additional outdoor spaces, where possible, and improve the walkable access to established public spaces.
- Ensure the design of public spaces provides social equity and promotes youth development.
- Expand and improve the quality of the public realm in the Oxford Street centre precinct, and around the Hawthorne cinema.
- Enhance paving quality in targeted areas of the public realm to support a perception of a high quality built environment.
- Define streetscapes with planting themes and public realm treatments that reflect the desired urban character of each precinct in the district.
- Ensure that Oxford Street retains the characteristics of a 'village' centre with a high priority on pedestrian access and amenity along the street.



Quality built form

Context

Buildings, whether private or public, need to be carefully designed to ensure they reflect the significance they have to the broader community.

In centres, buildings must address the street and public space carefully to promote vitality, vibrancy, and should reflect the human scale environments of these places. Use or activity will have an important influence on building design, particularly with regard to the streetscape and setbacks.

New buildings throughout the district need to demonstrate respect for the local area by sensitively reflecting the district's traditional built character and have regard to sub-tropical design principles.

Along Oxford Street, the charm and character of the built form is a key strength of the centre and is central to its ongoing success as a 'lifestyle' precinct and recognisable 'village' attributes.

Strategic Objectives

- To continue to protect the district's character housing stock which forms an integral part of the district's built form.
- Ensure that new development achieves a range of sustainable design outcomes through the application of sub-tropical design principles.
- Ensure that new residential development along streets with significant local character is designed in a way that is sympathetic to, and reflects, the traditional built form character of pre-1946 housing in the district.
- To ensure new development, including public realm treatments, builds upon the diverse built form character, as defined by setbacks, heights, building rhythm and materials of individual precincts.
- To encourage new development to creatively reinterpret existing architectural themes.
- To ensure that façade designs of larger or amalgamated sites along Oxford Street reflect the predominant scale of the wider streetscape.
- To maintain the characteristic hard edged alignment of built form to the street frontage along Oxford Street.
- To protect and/or encourage the adaptive reuse of commercial character buildings which help to define the image and identity of the district.
- To ensure development along Oxford Street is of a pedestrian scale, and vertical articulation to building forms.
- To encourage all buildings to have active and transparent shopfronts at ground level to allow for natural surveillance of the street.

The Strategy

This section of the Draft Neighbourhood Plan Strategy sets out the policy directions which apply to the district as a whole. These are grouped under the following key elements:

- land use activities
- built form/scale
- the public realm
- access and movement.

Each of these elements is described below and depicted in the key strategy map in **Figure One**. These policy directions underlie the precinct intents for those key areas flagged for change in the Bulimba district.



Land Use Activities

The key policy directions relating to land use activities are:

- strengthen Oxford Street's role as a vibrant suburban village by providing future opportunities for additional retail, commercial and café/dining activities
- diversify business and employment opportunities in existing industrial areas between Love and Godwin Streets
- promote a new convenience centre, which is anchored by the Hawthorne Cinema, at the intersection of Hawthorne and Lindsay Roads. Existing retail and commercial activities will be consolidated through the adaptive reuse of commercial and residential character buildings
- further diversify multi-unit housing stock in the district through the redevelopment of light industrial sites in Byron and McConnell Streets and Bulimba/Banya/Johnston Streets
- promote future public access to the Brisbane River through the gradual redevelopment of those light industrial sites fronting the river
- protect and diversify industrial employment opportunities in the Taylor Street light industrial precinct
- conserve and enhance buildings and other elements of character value and protect from demolition as they reinforce local identity.

The future of the Bulimba Barracks site

The Bulimba Barracks site is currently owned by the Australian Government (Department of Defence) and as such, Council has no jurisdiction over how the land should be used whilst it remains in their ownership.

Despite the Council having no legal jurisdiction over the future use of the land and should any of the Department of Defence's activities cease, a set of development principles have been drafted to represent the Council's preferred future use of the site. These principles build on those principles which currently exist in the Bulimba District Local Area Plan.

Should the Commonwealth Department of Defence cease any of its operations at the Bulimba Barracks, the subsequent redevelopment of the site will:

- identify and conserve significant heritage and character buildings and features of intrinsic historic value that reflect the previous use of the site as a defence base
- plan for an appropriate mix of uses, housing types and densities, including affordable housing, that sensitively integrate with the adjoining established residential areas
- improve access to essential facilities and community services
- provide appropriate new infrastructure that meets the needs of the community with infrastructure contributions determined in accordance with the *Priority Infrastructure Plan*
- provide a generous public park along the entire Brisbane River frontage of the site, including a safe and attractive pedestrian and bikeway network that integrates with the wider district
- incorporate a transit plaza and community meeting space adjacent to the Apollo Road Ferry Terminal
- deliver a connected street network, including universally designed footpaths, that reflects the grid pattern of surrounding established residential areas and maximises access to and use of public transport
- manage flooding constraints, including overland flow/river flooding and sea level rise and adopt integrated water cycle management practices.



Access and Mobility

The key policy directions relating to access and mobility are:

- place priority on pedestrian and cycle movements and public transport accessibility through the plan area in preference to cars
- create convenient, attractive and safe pedestrian and cycle paths along roads and in open spaces throughout the plan area
- provide safe and convenient pedestrian and cycle links between village centres and surrounding residential areas
- investigate the potential for a pedestrian/bicycle bridge to connect the Bulimba district with Newstead
- reinforce an easily identifiable road pattern throughout the plan area with connections to the adjoining arterial road network
- investigate the upgrading of key intersections to provide improved connectivity and safety for pedestrians, cyclists and motorists
- investigate improvements to public transport services to increase the level of accessibility to key destinations in the city.

Public realm and landscape character

The key policy directions relating to landscape character and the public realm are:

- development contributes to the public and private realm that is scaled for pedestrians (key features are at human height), attractive and flexible to adapt to future changes
- develop a network of shadeways throughout the district to provide shade along key thoroughfares and to encourage nature back into the city
- the district's parks continue to be purposeful, well designed spaces which are capable of adapting to the changing needs of the local community
- activate street edges within centre precincts to add interest and vitality to the pedestrian environment
- riverfront access is enhanced through the redevelopment of key industrial sites for residential use and the dedication of riverside parkland.

Built form and scale

The key policy directions relating to the built form and scale of the district are:

- the built form shall enhance the overall appearance and amenity of the district
- the built form in centres shall contribute to street life and activity in centres
- buildings are designed at an appropriate scale and form to the streetscape context and with well considered architectural detail
- incorporate subtropical design elements in the design of new development or alterations to existing buildings.

FIGURE 1





Precinct Intent Statements

This section of the Draft Neighbourhood Plan Strategy draws upon the overall strategic principles for the strategy, as well as the community's vision for the district.

These guidelines set out in detail how the guiding principles can be reflected in new development and the design of the public realm, by describing the desired future character of each precinct, having regard to its surrounding context through:

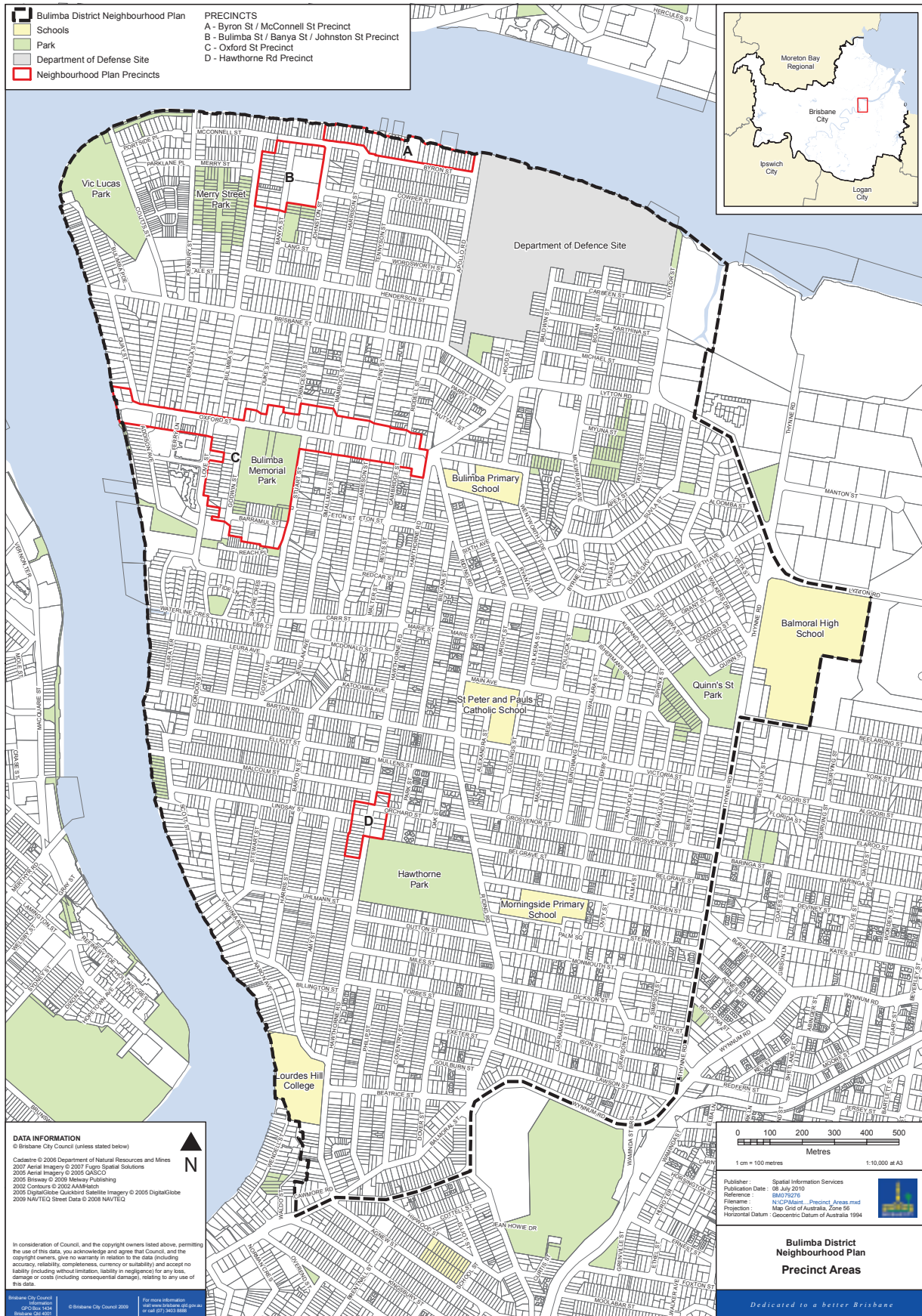
- a statement of future intent
- the preferred uses
- development and design principles
- maximum allowable building heights and
- access and movement principles.

The planning intents and guidelines of the Draft Neighbourhood Plan Strategy are contained within four precincts:

- Oxford Street Centre Precinct
- Hawthorne Precinct
- Banya Street/Bulimba Street/Johnston Street Precinct
- Byron Street/McConnell Street Precinct.

The Precinct Areas are shown in **Figure 2**.

FIGURE 2





Oxford Street Centre Precinct

Intent

The Oxford Street precinct is arguably the most important of all the precincts, as the principal focus of community life in the Bulimba district.

To build upon Oxford Street's status as a key leisure, retail and entertainment destination, it is proposed to extend the commercial and retail component of Oxford Street towards the Bulimba ferry terminal. This will improve the connectivity of the street and help create an 'entry statement' from the Bulimba ferry terminal.

A high quality streetscape environment along Oxford Street will be ensured by regulating the design of any new commercial and retail development in the precinct. Planning provisions in the Bulimba District Neighbourhood Plan will limit new development to have two storeys at the pedestrian frontage, with any third storey to be stepped back further into the lot. This will protect the 'small town feel' of the district, encouraging an active pedestrian realm.

The existing light industry to the west of Bulimba Memorial Park is to remain to provide a base for local services and employment in the district. The retention of some light industry is important to retain business activity along Oxford Street, especially during the working week. It is envisaged that the light industry area along Godwin Street will include a greater mix of business and industry over time to improve the diversity of services on offer.

Pedestrian and bicycle links to surrounding areas will be improved and extended.

Guidelines

- Extend the Oxford Street precinct, west of Bulimba Memorial Park, along the street's southern frontage to strengthen the pedestrian experience and retail offer between the Bulimba ferry terminal and the existing dining/entertainment precinct.
- Formalise the gateway point at the Bulimba ferry terminal with an activated street frontage and mixed use development on land between the terminal building and Quay Street, including a public plaza (or similar) space.
- Enhance the public realm of Oxford Street with footpath and shade improvements to coincide with new development along the southern side of Oxford Street.
- Reinforce the industrial/commercial land use mix between Love and Godwin Streets, to support the service needs of the resident community and the daytime economy of the retail/dining precinct.
- Reinforce the existing built form character of Oxford Street in new development.
- Investigate the designation of a 'shared zone' along a section of Oxford Street.
- Support the conversion of light industrial premises along Barramul Street, to medium density residential development.
- Activate the space between the Bulimba ferry terminal and Quay Street with café/retail uses as part of a mixed use development.
- Retain and protect the heritage and character buildings along the northern frontage of Oxford Street and east of Quay Street.



Hawthorne Precinct

Intent

This precinct is anchored by the Hawthorne Cinema, a landmark building in the district, and incorporates a limited number of retail and commercial premises. These premises are primarily clustered around the intersection of Lindsay and Hawthorne Roads, and occupy a number of commercial character buildings.

Development in the precinct should consolidate the scattered pattern of retail and commercial activities around the intersections of Orchard Street and Lindsay Road with Hawthorne Road, and focus on meeting the convenience needs of the surrounding area.

Character buildings within this precinct, including residential and commercial character buildings, will be protected through adaptive reuse for either retail, commercial or health-related purposes (eg. fitness centres, personal training, massage etc.). New buildings (where appropriate) will be designed to reflect the traditional built form character of the area.

Better footpaths and cycle routes provide convenient and attractive connections to and through the precinct.

Guidelines

- Retain and protect the Hawthorne Cinema complex.
- Retain and protect existing commercial character and residential character buildings by encouraging their adaptive reuse for retail and commercial uses.
- Investigate the potential for signalisation of the Lindsay and Hawthorne Road intersection to improve pedestrian and cyclist safety.
- Improve the quality of the pedestrian and cycle experience through the centre.
- Undertake streetscape improvements to Hawthorne Road, Lindsay Road and Orchard Street to encourage more residents to either walk or cycle to the centre.
- Street tree plantings along Hawthorne Road should be sufficiently dense to provide shade coverage and an amenity that complements its district-road function.
- Provide street tree plantings along Lindsay Street and Orchard Street to encourage pedestrian connectivity to the Hawthorne ferry terminal and the wider district.

Byron Street/McConnell Street Precinct

Intent

Located on a north facing bank of the Brisbane River, the Byron/McConnell Street precinct will contain a mix of high quality residential apartment buildings and detached housing which embody the principles of sub-tropical design. Redevelopment occurs in sections with each section sufficiently spaced to provide views from the street to the Brisbane River. Redevelopment of this precinct also takes advantage of its proximity to key public transport services (ie. CityCat and buses)

Light industrial activities are gradually phased out with land being converted to residential use in a logical sequence to provide both an acceptable level of amenity for new residents and avoid compromising the continued operation of remaining industrial uses. Such residential transition must commence at either the western or eastern end of the precinct, and proceed in either a westward or eastward direction, depending on where redevelopment occurs first.



To promote public access to the river, a narrow strip of land will be dedicated to Council for park purposes, immediately adjoining the river's edge.

Character buildings north of Byron/McConnell Streets will continue to be protected.

Guidelines

- Residential character buildings along the riverfront continue to be protected from demolition.
- Light industrial land is redeveloped for residential purposes with redevelopment commencing at either extremity of the precinct. At whichever end development commences, subsequent development must occur in either an eastward or westward direction.
- Any development of land fronting the river must dedicate a strip of parkland (minimum width of 10m) along the river's edge.
- Redevelopment of this precinct occurs in sections so that where residential development is proposed to adjoin an existing light industrial use, a minimum 6 metre wide separation distance will be required. Such separation will preserve the amenity of both the residential and industrial activities whilst preserving view corridors to the Brisbane River.
- Improve the quality of the pedestrian and cycle experience through the precinct.
- Undertake street tree planting throughout the precinct to encourage more walking and cycling, provide shade, encourage nature into the area, and improve the area's overall amenity.

Bulimba/Banya/Johnston Street Precinct

Intent

Situated between Bulimba and Johnston Streets, this precinct will contain quality designed residential apartments which respond appropriately to the surrounding built form and embody the principles of sub-tropical design. The precinct also contains some remnant detached housing, including character housing which will be preserved by demolition control protection.

Part of the precinct will be redeveloped for residential apartments of variable heights. Townhouses will face Bulimba, Banya and Johnston Streets with buildings up to three storeys located behind. Particular attention should be given to the design and orientation of units overlooking the Lang Street Park.

Guidelines

- Residential character buildings covered by demolition control protections will be preserved.
- Building heights of multi unit dwellings will vary across the precinct. Residential buildings of a maximum of two storeys will address Bulimba, Banya and Johnston Streets and shall embody a design philosophy which responds to the traditional built form character of the area. Residential buildings of a maximum of three storeys shall be setback sleeved behind development along the street front.
- New residential development adjoining the northern boundary of the Lang Street Park shall be oriented towards and address this important park space.
- Improve the quality of the pedestrian and cycle experience through the precinct.
- Undertake street tree planting throughout the precinct to encourage more walking and cycling, provide shade, encourage nature into the area and improve the area's overall amenity.



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