



Bribie Gardens Waterways
ASSOCIATION - EST. 1984

WWW.BGWA.NET

Bribie Gardens Waterways Residents' Guide

Bribie Gardens Waterways
ASSOCIATION - EST. 1984



Bribie Gardens Waterways
Association
www.bgwa.net



Introduction to Bribie Waterways

Aquatic lifestyle

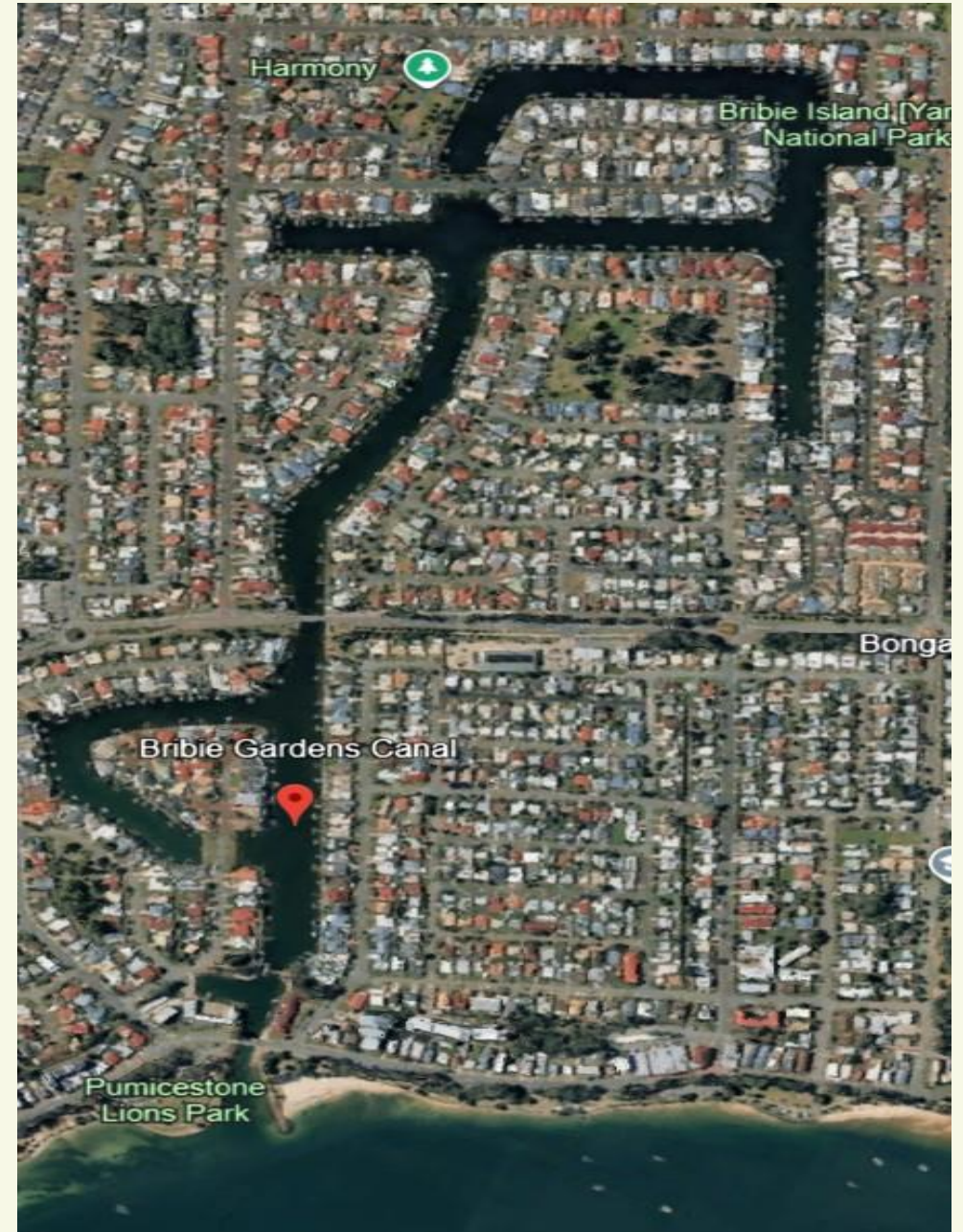
A vibrant coastal community connected to calm waterways, boating, kayaking, and fishing.

Community & stewardship

Active participation in protecting clean waterways and marine biodiversity.

Quality of life & tourism

Access to healthy waterways enhances daily life and supports local tourism growth.





Welcome and about us

Bribie Gardens Waterways Association (BGWA)

Who We Are

Volunteer-run association representing residents since 1984
Advocating for safe, clean, well-maintained waterways

What You'll Find in This Residents Guide

- What You'll Find in This Residents' Guide
- Key waterway rules: speed limits, wash awareness, tidal and bridge-clearance safety
- Lock operation: step-by-step instructions, swipe card and remote access
- Pontoon lease and insurance requirements
- Canal infrastructure responsibilities (revetment walls & LTMP)
- Marine Rescue procedures and emergency contacts
- Social Club activities and community events
- Guidance for holiday home owners and renters
- Reporting issues via Snap Send Solve
- How to contact BGWA and stay informed

About the Association

Purpose and Mission of the Association

Our Purpose

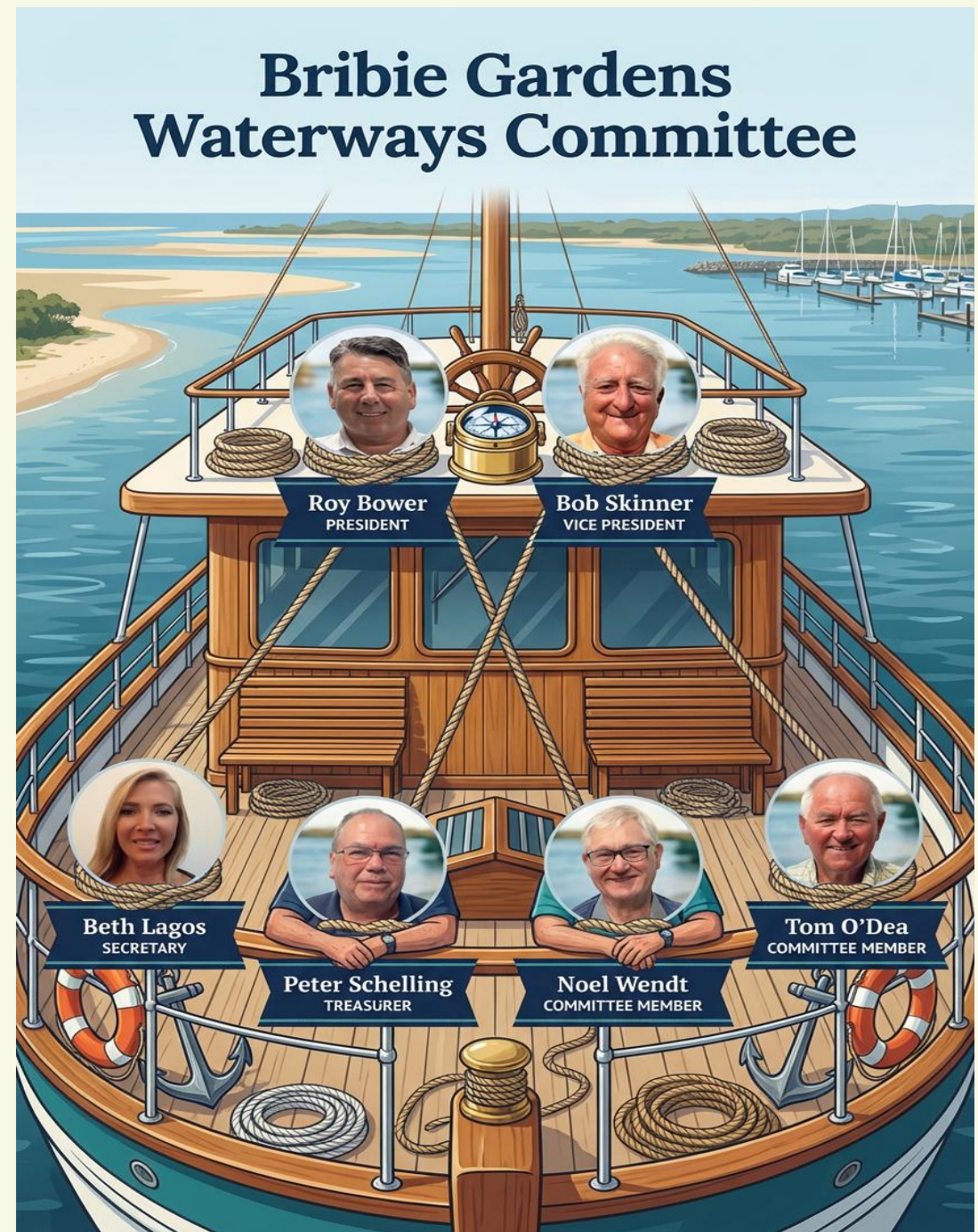
Foster strong community connection by caring for the waterways and the surrounding environment.

Mission Pillars

Promote safety, lead environmental stewardship, and nurture social engagement across Bribie Gardens Waterways.

Representation

Ensure community interests and concerns are heard by local authorities and stakeholders.



Bribie Gardens Waterway Association (BGWA)

We rely on your annual Membership fee or any donation to enable us to represent your interests in our dealings with the Moreton Bay Regional Council.

Membership Form:

Can be sent to:

info@BGWA.NET

BANK DETAILS:

CBA BRIBIE

BSB 064 448

A/c 1031 7488

Our Subscription is a nominal \$10.00 Our Committee are all Volunteers

Stay Informed and Engaged

Members receive timely updates on key waterways issues, keeping them informed and actively engaged in important matters.

Influence Community Decisions

Membership provides a meaningful voice, allowing individuals to influence community decisions and participate in key initiatives.

Connect Through Events

Members enjoy opportunities to attend events and meetings, fostering connection and active involvement with others.

Meeting Minutes & Communication

Registered members will receive the meeting minutes or any updates

Essential Waterways Guidance

“Navigating the Waterways”

6 knots maximum
speed limit;

Respect your
neighbours, Reduces
erosion, protects
pontoons and canal
walls,

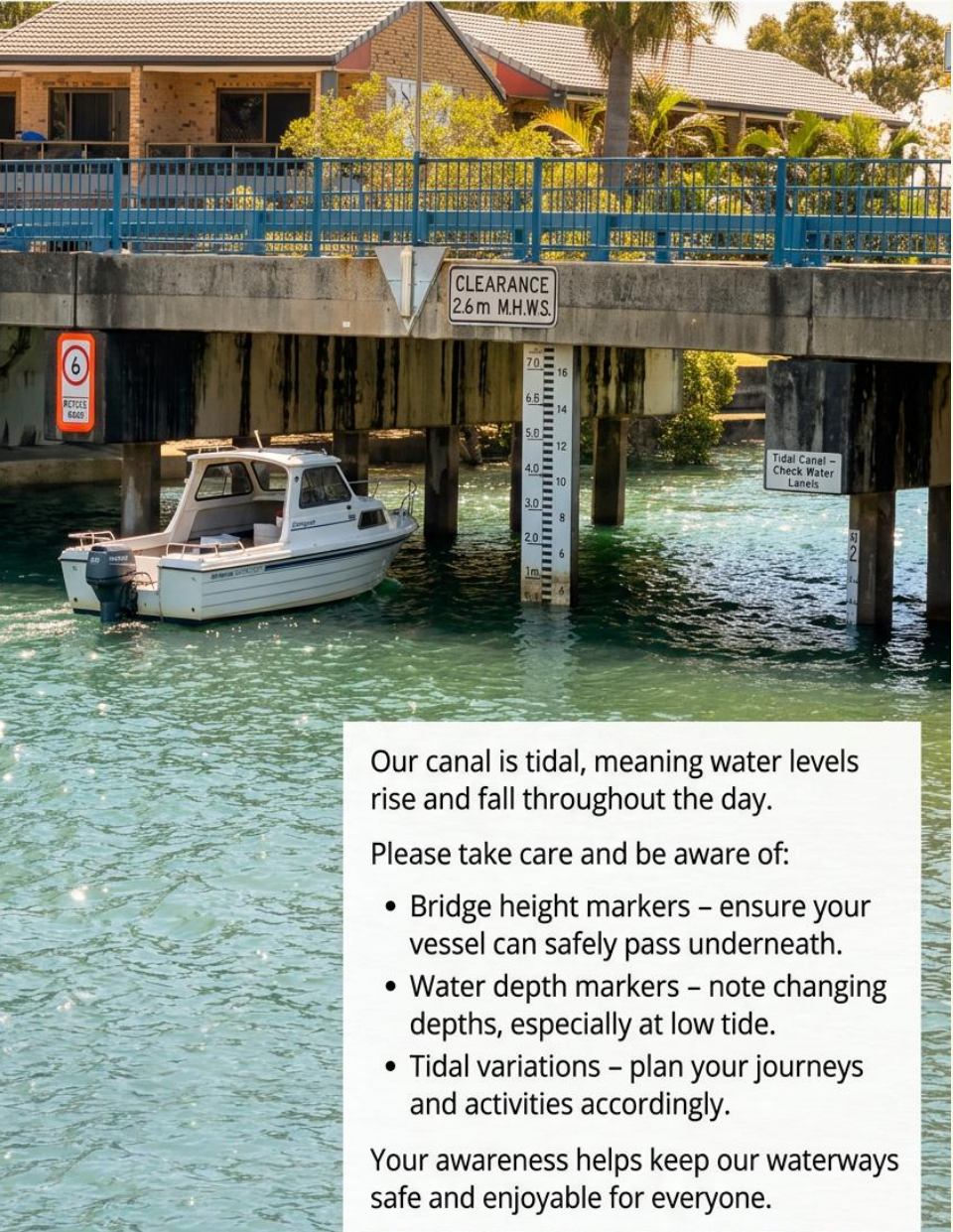
Supports our canal
ecosystems

Speed and Wash awareness

Different vessels may create a different
wash flow - please always check behind



Tidal Canal Safety Reminder



Our canal is tidal, meaning water levels rise and fall throughout the day.

Please take care and be aware of:

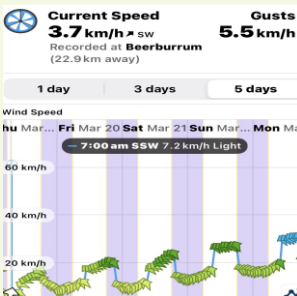
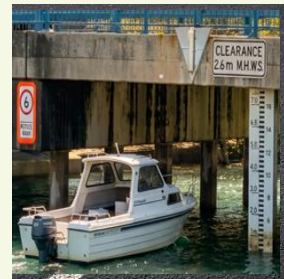
- Bridge height markers – ensure your vessel can safely pass underneath.
- Water depth markers – note changing depths, especially at low tide.
- Tidal variations – plan your journeys and activities accordingly.

Your awareness helps keep our waterways safe and enjoyable for everyone.

Our Canal is Tidal

Tidal Changes in the Canal

Water levels and flow direction change with the tidal cycles, impacting the canal environment and navigation.



Importance of Markers

Residents should always observe canal markers for safe boating and travel, as they indicate hazards and directions.

Checking Tidal Information

Always verify tidal information before boating, since tides can quickly alter currents and water depth.

Welsby Parade Bridge

Clearance Levels



MHWS – Mean High Water Springs

Represents the average of the higher high tides during spring tide cycles.
Occurs regularly and is the typical upper tide level experienced throughout the year.
Because MHWS is lower than HAT, the bridge clearance is greater (2.6 m).

HAT – Highest Astronomical Tide

The highest tide level that can occur under normal astronomical conditions.
Happens only a few times per year.
Because HAT is the highest possible tide, the bridge clearance is at its minimum (2.0 m).



Published Clearances

- **Bridge Sign:** 2.6 m clearance at **MHWS** (Mean High Water Springs)
- **Beacon-to-Beacon:** 2.0 m clearance at **HAT** (Highest Astronomical Tide)

Why the Two Figures Differ

The two clearance values are based on **different tidal reference levels**, which naturally produce different measurements.

MHWS – Mean High Water Springs

- Represents the **average** of the higher high tides during spring tide cycles.
- Occurs regularly and is the **typical upper tide level** experienced throughout the year.
- Because MHWS is lower than HAT, the **bridge clearance is greater** (2.6 m).

HAT – Highest Astronomical Tide

- The **highest tide level** that can occur under normal astronomical conditions.
- Happens only a few times per year.
- Because HAT is the highest possible tide, the **bridge clearance is at its minimum** (2.0 m).

What This Means for Waterway Users

- The **2.6 m** figure reflects the clearance at a **typical** high tide.
- The **2.0 m** figure reflects the **minimum clearance** during the highest tides of the year.
- Vessel owners with higher superstructures (flybridges, hardtops, radar arches, biminis) should plan around the **HAT clearance** to ensure safe passage at all times.

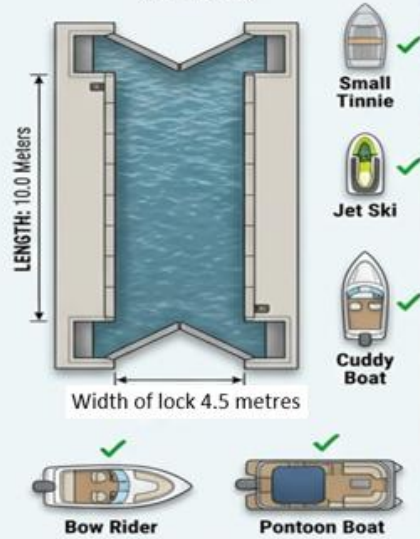
Practical Guidance

- Clearance will be **greater than 2.6 m** on mid-tides and low tides.
- Clearance will be **between 2.0 m and 2.6 m** on most high tides.
- Clearance will be **2.0 m or slightly above** only during the few HAT events each year.

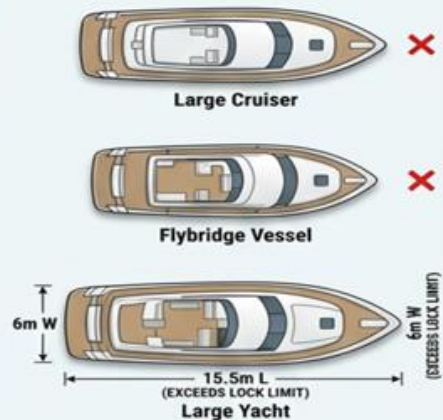


CANAL LOCK SCALE GUIDE for Residents

✓ SUITABLE VESSELS (Fits Lock)



✗ UNSUITABLE VESSELS (Does Not Fit)



Vessel Information Guidelines

- Bribie Gardens Lock - Vessel Guidance.
- City of Moreton Bay does not publish specific maximum vessel dimensions (length, beam, draft or air-draft) for the Bribie Gardens lock or internal canal bridges.
- Vessel suitability depends on tide levels, water conditions, vessel design and operating circumstances at the time of passage.
- If you are unsure whether your vessel can safely use the lock, contact City of Moreton Bay on (07) 3205 0555 before attempting passage.



Bribie Gardens Boat Ramp

RESIDENT BOAT RAMP ACCESS -Corner Allamanda Drive / Phoenix Avenue

Convenient Access for Residents

Bribie Gardens residents have access to a public boat ramp that provides a practical way to launch or retrieve vessels for maintenance, servicing, or storage.

Trailer Access for Maintenance

The ramp allows residents to safely remove their boats onto trailers without needing to navigate the lock system. This is especially useful for mechanical work, cleaning, or transporting vessels off-site.

No Lock Use Required

Vessels using this access point do not need to pass through the lock, offering a simple and efficient alternative for trailerable boats.

Parking & Usage Notes

While the ramp does not include dedicated parking, it is primarily used by:

- Local residents

- Visiting vessels

- Short-term launch and retrieval activities

We encourage considerate use of the space to ensure smooth access for everyone.

“Using
the Bribie Gardens Lock”

How to Use the Lock: Step-by-Step

01

Approach

Slowly approach the lock, ensuring vessel alignment and readiness for entry.

02

Signaling

Announce your arrival via Swipe Card or Wireless remote.

03

Locking Process

Enter the lock, secure the vessel, and follow operator instructions as water levels adjust.

04

Exit Procedures

Once water levels stabilise, exit the lock safely and resume navigation.



Lock Gate Operating Instructions

ENTERING LOCK USING SWIPE CARD ONLY

1. Swipe your card on the card reader whether the lock gate is open or closed
2. When light is green enter the lock
3. Swipe card on the centre card reader. The Light will flash yellow
4. When gate opens leave the lock

ENTERING LOCK WITH REMOTE

1. When 20 to 30 metres from the lock press (BUTTON 1 if approaching from the passage side). (BUTTON 2 if approaching from the canal side)
2. When the light turns green enter the lock
3. Once in the lock use your swipe card on the centre card reader. The light will flash yellow
4. When gate opens leave the lock.



WHAT TO EXPECT WHEN USING THE LOCK

When entering the lock you have approximately 2 minutes before your swipe times out.

ONLY ENTER IF THE LIGHT IS GREEN

After entering the lock and swiping the internal card reader the gate will close.

After the gate closes the gate in front of you will crack open and the lock will fill or empty depending on the tide height.

After approximately 90 seconds of the gate being cracked the gate will open fully

You may now exit the lock

Council Lock Notifications

Council has implemented a notification service for users of the Bribie Gardens lock gate. The service will notify subscribers of any lock gate closures or shutdowns. Notifications will cover a range of situations, including:

- ✓ closure of the lock gate due to faults
- ✓ re-opening of the lock gate after repairs
- ✓ planned maintenance works
- ✓ minor disruptions to the use of the lock gates because of canal projects such as dredging works.
- ✓ The service will send notifications to subscribers via SMS or email. Users can nominate their preferred mobile number or email address.

Subscription to the messaging service is free and is not compulsory. Users may unsubscribe at any time by contacting Council.

To subscribe to the notification service, complete the online form

[Subscribe to the notification service](#)



Timely Lock Updates

Registration provides boaters with real-time notifications about canal lock openings, closures, and ongoing maintenance.

Simple Registration Process - Click the link and you'll be taken to the registration process

Efficient Journey Planning

Notifications help boaters avoid unexpected delays by allowing Bribie Gardens lock gate notifications

Remote Control Lock Access

Bribie Gardens lock gate remote control

Remote access allows canal residents to open and close the lock gate via a remote control. The remote control is also known as a key fob.

The remote-control system will operate from approximately 20 to 25 metres when approaching the lock gates from either side.

For operational and safety reasons, the existing swipe cards are still required.

How does this affect you?

The new key fobs are available as an access *option* to canal residents. There is no obligation to buy or use the remote control system.

The existing swipe card access system will continue to function as usual.

Residents who buy one will need to keep their swipe cards to operate the existing card reader inside the lock bay.

Purchasing a key fob

Bribie Gardens canal residents can purchase a key fob at the Caboolture Customer Service Centre, 2 Hasking Street, Caboolture (access from Town Square), between 8:30 AM and 5:00 PM, Monday to Friday.

“Pontoon Leases & Property Requirements”

Pontoon Lease & Insurance Requirements (For properties with a private pontoon only)

Properties located within the Bribie Gardens Waterway that include a pontoon are subject to council requirements and considerations. There are specific lease and insurance obligations due to Council regulations. The following information applies only to properties with a pontoon.

- Renewing Your 30-Year Lease
- Lease renewals are managed directly by Moreton Bay City Council (MBCC).
- The renewal fee is approximately \$1,300 (Council-set fee and subject to change).
- You can request renewal paperwork through the MBCC website.

Insurance Requirements

Owners with a pontoon must hold Public Liability insurance that specifically covers the leased water area, including the Lot and Plan number of the lease.



**Trustee leases over Bribie Gardens Estate (Bongaree)
Bribie Island
Fact Sheet**

**Council provides a fact sheet with
the current requirements:**

[Trustee Leases over Bribie Island
Gardens Estate Bongaree Bribie
Island Fact Sheet](#)



Keep it Smooth Sailing When Selling or Buying a Property with a Pontoon

When selling a property within the Bribie Gardens Waterway (Bongaree Gardens) that includes a pontoon, there are additional considerations due to council requirements. These guidelines apply only to properties with a pontoon.

Pontoon Lease Requirements

Properties with pontoons in this waterway are subject to a leased area arrangement with the local council. This lease is separate from the residential property and has its own lot and plan description.

Insurance Requirements

- The leased pontoon area requires its own insurance policy, separate from the residential property insurance.
- Not all insurers offer cover for these leased areas; however, there are a limited number of providers commonly used by local residents.
- The seller must have current insurance in place for the leased area prior to transfer.
- The buyer will also be required to arrange insurance for the leased area before the lease can be transferred into their name.

Lease Transfer Process

- The transfer of the pontoon lease is typically facilitated by your conveyancer or solicitor, who will liaise with the local council.
- Council approval is required, and the process may take additional time depending on documentation and processing requirements.

Helpful Tips for Sellers

- Ensure that your pontoon lease insurance is current and compliant before listing your property.
- Once a buyer becomes unconditional on the residential contract, it is advisable to request that they arrange their insurance for the leased pontoon area promptly.
- Early preparation by both parties can assist in avoiding delays and help streamline the lease transfer process through council & help not to have delays with settlement.

Please note: information is intended as general guidance only and does not constitute legal advice. You should seek independent advice from your solicitor or conveyancer regarding your specific circumstances.

Guidelines for Selling a Property with a Pontoon

Bribie Gardens Waterway |
Bongaree Gardens

-  Lease requirements
-  Insurance required
-  Council approval
-  Conveyancer/solicitor transfer
- Settlement preparation

General guidance only – seek independent legal advice.
Pontoon lease, insurance, and transfer requirements may apply.

Bribie Gardens Lock and Canal Infrastructure Buyer Information

Bribie Gardens Lock - Vessel Guidance.

City of Moreton Bay does not publish specific maximum vessel dimensions (length, beam, draft or air-draft) for the Bribie Gardens lock or internal canal bridges.

Vessel suitability depends on tide levels, water conditions, vessel design and operating circumstances at the time of passage.

If you are unsure whether your vessel can safely use the lock, contact City of Moreton Bay on (07) 3205 0555 before attempting passage.

Long-Term Maintenance Plan (LTMP)

City of Moreton Bay has prepared a Long-Term Maintenance Plan for the Bribie Gardens canal estate to guide the ongoing management of shared waterway assets, including the canal system, entrance channel and lock infrastructure.

The plan outlines Council's approach to inspections, monitoring, maintenance and renewal of Council-owned assets over time and recognises that revetment walls in front of private properties remain the responsibility of individual property owners.

Canal Revetment (Retaining) Walls

Canal revetment walls located in front of private properties are the responsibility of the property owner, including ongoing maintenance and ultimate replacement.

Revetment walls prevent erosion and land subsidence and are subject to tidal movement and boat wash.

Prospective buyers / owners should consider the condition, age and maintenance history of the revetment wall when purchasing a canal-front property.

For wall design records or approvals, contact City of Moreton Bay - Development Services.



Marine Rescue Bribie Island

A Unit of Marine Rescue Queensland



Logging On with Marine Rescue Bribie Island (MRBI)

Logging on is an important safety practice for all mariners. It ensures MRBI knows your **destination, vessel details, and estimated return time.**

If you become overdue and cannot be contacted, rescue activation begins automatically.

How to Contact MRBI

- ✓ VHF: Channel 73 (Preferred)
- ✓ 27MHz: Channel 90 (Being Phased Out)
- ✓ Phone (Radio Room): 07 3408 7596
- ✓ Also monitoring: VHF 16, 21, 63, 67, 81
- ✓ Also monitoring: 27MHz 86, 88

Information Required When Logging On

- ✓ Call sign (MRBI member number or vessel name/rego)
- ✓ Departure point
- ✓ Destination
- ✓ Number of people on board
- ✓ Estimated time of return
- ✓ *For "First Timers": also need vessel details + contact phone*

Important Notes

- ✓ Operator will repeat your details – **wait for confirmation** before signing off.
- ✓ Keep your radio **on and monitored** at your destination.
- ✓ Advise MRBI if your voyage or return time changes.
- ✓ On returning safely, **log off** so they can close your trip.

Remember! No matter how long or short your voyage, please log on with MRBI to help ensure YOUR safety on the water.

For On-water assistance call MRBI on radio channels above from 5am-6pm, or phone on the number above 24/7

“Community ,Visitors & Local Support”



BRIBIE ISLAND, QUEENSLAND · SINCE 1984

Bribie Gardens Waterways

A volunteer-run association supporting our canals, connecting our community, and ensuring every resident has a voice.

[Waterways Guide](#) →

[Join for \\$10](#) →

SCROLL TO EXPLORE

Visit our Website: WWW.BGWA.NET



Bribie Gardens Waterways Association (BGWA)



please get in touch...
info@BGWA.NET

We Want to Hear From You

Encouraging Community Feedback

Resident input is valued and essential for building a stronger, unified community. Open communication creates positive change.

Multiple Ways to Connect

Residents can connect via email

info@BGWA.NET or our Facebook social media page, making it easy to share thoughts and stay informed.

Annual Community Meetings

Regular meetings, including the AGM, welcome all residents to participate and contribute to community decisions.



Bribie Gardens Waterways Social Club

Join Our Social Club
Fun, Friendship & Outdoor Adventures

Water-Based Adventures

Boating and Jet ski outings on our beautiful waterways

Relaxing Fishing Experiences

Peaceful fishing opportunities to connect

Social Gatherings

BBQ gatherings fun, camaraderie, and building friendships amongst our community.

Christmas Lolly Drop

A favourite every year. A huge thanks to resident Steve Kirk (runs the Santa Pontoon Boat with Santa and Bribie MRQ's elf...Bribie 3)

Bribie Gardens Waterways Social Club

Your community hub for connection, friendship, and fun along the waterways

What We Offer

Social events, craft mornings, morning teas, and planned gatherings throughout the year. A great way to meet your neighbours and enjoy the waterways lifestyle.

How to Join

All Bribie Gardens Waterways residents are welcome. Get in touch via email info@BGWA.NET or connect through our Facebook page.

Community Meetings

Regular meetings and the AGM welcome all residents to participate, share ideas, and help shape the future of our Social Club.

Bribie Waterways Residents

Attention Holiday Home Owners – Please Provide Renters with the Bribie Waterways Booklet!

If you rent your property through Airbnb, Stayz, or Booking.com, please ensure your guests receive the Waterways Information Booklet.

It includes important details about canal and lock rules, boating etiquette, and community guidelines.



Together we keep our waterways safe and enjoyable for everyone.

Share the Bribie Waterways Guide

Essential Lock Instructions

The Bribie Waterways Booklet contains vital lock instructions to ensure safe and easy access for guests.

Promoting Considerate Behaviour

The guide encourages guests to respect neighbours and create a friendly holiday environment for everyone.

Canal etiquette

Be mindful that sound travels across water and that spotlights should not shine into neighbouring properties.

Visible Booklet Placement

Display or provide the booklet prominently in your holiday home so all visitors can access it easily.

Increase in issues resolved since Snap and Send



Snap Send Solve

A quick and easy way to notify Council of issues around our waterways, parks and neighbourhood.



- Keeping Bribie Gardens clean, safe and enjoyable for everyone
- Protecting Our Canals
- Rubbish, garden waste and building materials must never be dumped into the canal.
- Even small items—plastic, leaves, soil, paint—can pollute the waterway, harm marine life and block the lock or pumps.
- Please secure loose items on pontoons and decks to prevent them blowing into the water.
- [If It's Not Right... Report It](#)
- We all play a part in keeping our waterways safe. If you see something that doesn't look right - Report it

Supporting our Waterways residents

Our Local Councillor



Cr Brooke Savige is the Councillor for Division 1 in the City of Moreton Bay, representing Bribie Island and the surrounding coastal communities. Since first being elected in 2016, Brooke has built a strong reputation for being accessible, responsive, and deeply committed to the people she serves.

Brooke takes a hands-on, community-focused approach to her role. She maintains regular contact with Bribie Gardens Waterways residents, attends our meetings, and consistently follows up on enquiries raised with her. Her willingness to listen, provide clear information, and work directly with Council officers ensures our concerns are heard and acted on.

With more than a decade of experience in local government, Brooke brings practical knowledge and a collaborative style to issues affecting our canal system, waterways infrastructure, and local amenity. She works closely with community groups across Division 1 and supports initiatives that strengthen safety, liveability, and connection within our neighbourhoods.

Brooke's ongoing engagement with our Association and her consistent support for waterfront residents make her a valued partner in the stewardship of the Bribie Gardens Waterway.

Brooke Savige

Conclusion: United to Preserve Bribie Waterways

"Together We Protect Our Waterways"

Vibrant Community

A connected, welcoming Bribie Waterways community leads the way.

Guided Stewardship

A dedicated committee coordinates initiatives and community engagement.

Safe, Enjoyable Use

Following waterways guidelines ensures safety and shared enjoyment.

Protect What's Unique

Ongoing, responsible care preserves our waterways

“Our Key Sponsors”

BRIBIE PONTOONS

QUALITY SYSTEMS FOR OVER 30 YEARS

www.bribiepontoons.com
hello@bribiepontoons.com
0418 455 702

We have been designing, fabricating, and installing top-quality systems across Southeast Queensland since 1993.

We pride ourselves on delivering systems which provide great value. Custom designed to meet your needs, and your budget.



Canal wall
maintenance



Pontoon systems



Over water
decking



Roller systems and
accessories



Call us on 0418 455 702

BRIBIE PONTOONS

Insta: [@bribiepontoons](https://www.instagram.com/bribiepontoons)

Thank You, Bribie Pontoons

Community Support

Bribie Pontoons is recognised for generously supporting community projects, including the residents booklet, as a key sponsor.

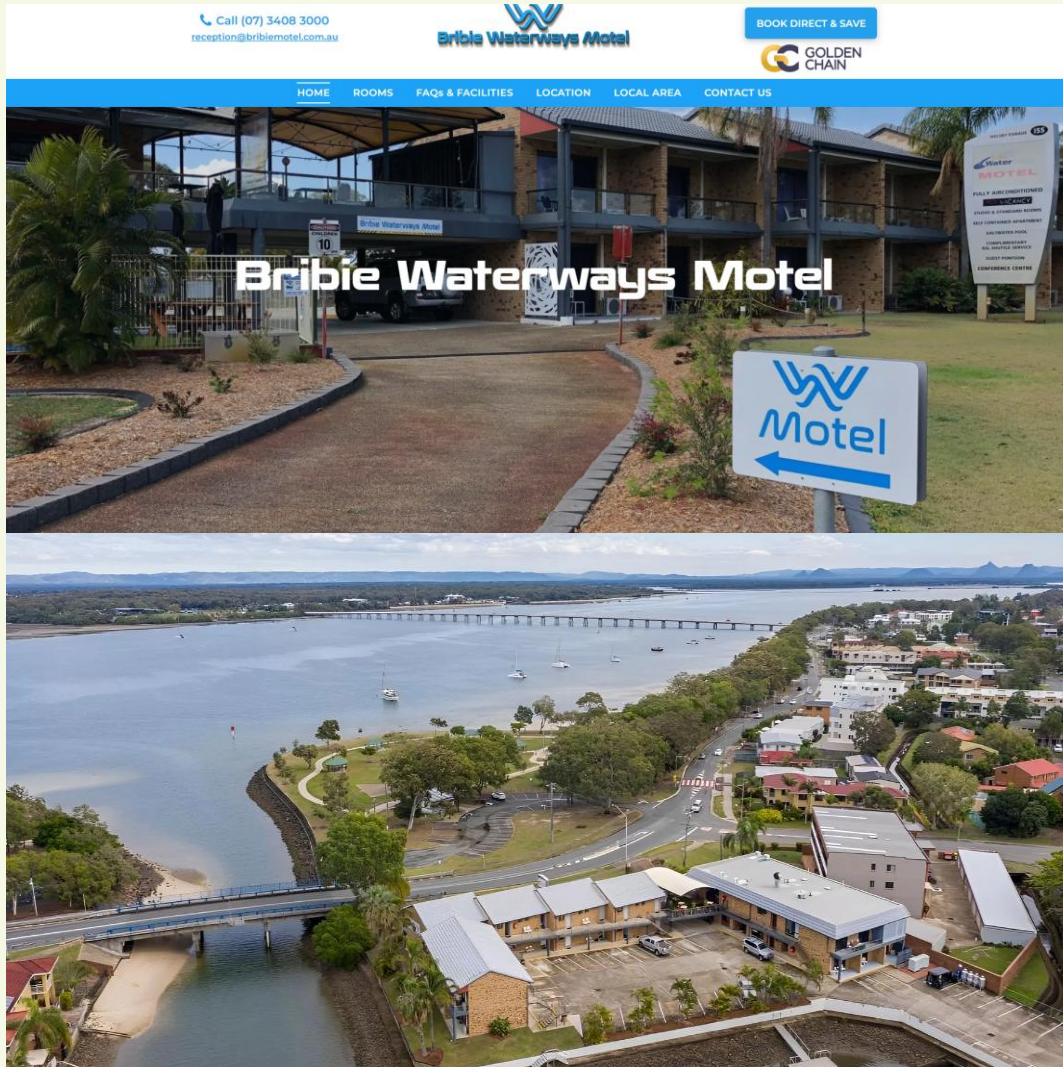
Trusted Pontoon and Deck Experts

Bribie Pontoons deliver quality pontoon and over water deck systems trusted by local residents, trusted by locals for over 30 years.

Comprehensive Maintenance Services

They offer canal wall, drainage, and weephole maintenance, providing comprehensive marine solutions for waterfront properties.

Bribie Waterways Motel Highlights



Waterfront Location

The motel offers a prime location with breathtaking views of the Pumicestone Passage, creating an unforgettable waterfront experience for guests.

Convenient Access

Guests enjoy easy access to our local hotel, making their stay convenient and hassle-free with everything right on their doorstep.

Picturesque Surroundings

Surrounded by lush greenery and a welcoming exterior, the motel offers an ideal base for anyone visiting the Bribie Waterways Gardens community.



Does your
business need
a new website?

Or perhaps a
fresh, modern
redesign?

We are proud to announce the launch of the new Bribie Gardens Waterways website – and we can achieve the same professional presence for you.

- Simple, Findable Websites for Your Customers
- We Handle Everything – No Tech Knowledge Needed
- Your Trusted Local Business – Here When You Need Us

Graham Hyndman | Web Design & Digital Specialist



Call Graham today – it's that simple.

0410 431 572

gsiventures.com.au | info@gsiventures.com.au

Thank You - 

- Thanks to gsiventures outstanding support and partnership in bringing our new Bribie Gardens Waterways website to life.
- Their expertise, creativity, and attention to detail have delivered a platform we're genuinely proud of.
- GSi understood our community vision and transformed it into a clean, modern, and accessible website.
- We appreciate their commitment to quality and their willingness to go above and beyond throughout the project.
- We're proud to announce the launch of the new Bribie Gardens Waterways Website – and GSi can do the same for your business.

Important Contacts and Community Links

EMERGENCIES: 000

Police (non-urgent): 13 14 44

Marine Rescue Bribie Island

- How to Contact MRBI
- VHF: Channel 73 (Preferred)
- 27MHz: Channel 90 (Being Phased Out)
- Phone (Radio Room): 07 3408 7596
- Also monitoring: VHF 16, 21, 63, 67, 81
- Also monitoring: 27MHz 86, 88



Marine Rescue

City of Moreton Bay Council

- General enquiries (24/7): (07) 3205 0555
- Trustee Leases (Pontoons)
- Lock Gate Updates / Notifications



Moreton Bay Council



Trustee Leases



Lock Notifications

- Bribie Gardens Waterways Association
- Email: info@BGWA.NET
- Website WWW.BGWA.NET



Bribie Gardens Waterways
Association
www.bgwa.net