FAQs - Yeronga PDA Development Charges and Offset Plan

Q: Where is the Yeronga PDA?
A: The Yeronga Priority Development Area (PDA) is approximately three hectares and includes parts of Villa Street and Park Road in Yeronga.

The site is located next to the Yeronga State High School and has easy access to an arterial road network, rail and bus services.

Q: What is a Development Charges and Offset Plan (DCOP)?
A: DCOPs support a Development Scheme in the funding and delivery of infrastructure which is key to facilitating development within PDAs.

A DCOP outlines the larger or shared infrastructure (trunk infrastructure) upgrades planned to service the projected growth and development allowed by the Yeronga PDA Development Scheme. It includes details on the trunk infrastructure upgrades required, when they are required and how much the infrastructure is expected to cost for the water, sewer, transport, parks and community facilities networks.

The DCOP includes information on development charges which are levied on development and used to pay for trunk infrastructure. Development charge amounts and other policy related to charges, such as how to calculate the charge; when credits apply and when offsets apply, is included in the DCOP.

Development Charges will contribute to funding the cost of trunk infrastructure which is proposed to service development within the PDA.

Q: Will the community be able to comment on the draft DCOP?
A: Yes. All interested parties, including the community, residents, landowners, developers and business operators can view the draft DCOP and provide feedback.

Q: How will the community be able to comment?
A: The draft DCOP will be available for public review and comment for 30 business days from Monday 14 March to Tuesday 26 April 2022.

All interested parties can make submissions regarding the draft DCOP during this period.

A submission should:
- be in writing
- be received during the respective public notification period
- include the submitter's name and contact details
- include a description of any issues of concern and/or support for specific sections of the DCOP
- be made to the MEDQ.

The due date for submissions is 5.00 pm Tuesday 26 April 2022.

Queensland Government

All submissions received during the submission period will be considered by the Minister for Economic Development Queensland (MEDQ). Amendments may be made to the draft DCOP as a result of matters raised in these submissions.

A submissions report will be prepared summarising the submissions received. The submissions report will be made available to the public on adoption of the draft DCOP.

Q: What new trunk infrastructure is planned for the Yeronga PDA?
A: The DCOP includes two trunk infrastructure items which are:

- a water main upgrade in Overdean Street from Fairfield Road to Park Road
- land for a community facility within the PDA.

Additionally, EDQ is investigating other infrastructure items which may be required to service the PDA and whether to include these infrastructure items in Section 6 as trunk infrastructure.

The infrastructure under investigation is as follows:

- an intersection upgrade (signalisation of the Park Road and Villa Street intersection)
- active transport upgrade (bikeway upgrades along Park Road, Villa Street and Honour Avenue).

Subject to the findings of the investigation, the final DCOP may be revised to include these infrastructure items in Section 6 as trunk infrastructure.

The MEDQ welcomes comments from the community all parts of the DCOP including the trunk infrastructure currently included in the draft DCOP and the infrastructure under investigation.

Q: How are the development charges worked out?
A: The development charges generally align with charges levied by Brisbane City Council and Unity Water for the areas surrounding the PDA. A similar charging approach to Brisbane City Council, Urban Utilities and the PDA will assist stakeholders by reducing complexity and providing a consistent price signal.

Q: How will the DCOP impact the general community?
A: The community will benefit from the provision of trunk assets to meet community needs into the future. In particular, the DCOP supports the delivery of a new community facility within the PDA. The proposed two-storey community building will offer co-location spaces to community groups including the Annerley-Stephens history Group Inc and All Gauge model railway Club Inc who will relocate from their current premises.

Q: What is the development life span and expected population of the Yeronga PDA once completed?
A: The Yeronga PDA is three hectares with an expected development timeframe of approximately five years. Once fully developed, the PDA is anticipated to have a total of 294 dwellings and 1029 residents. The PDA is also anticipated to create 6000 m^2 of office GFA which will support 181 new jobs.

Q: How will construction impacts on existing residents and businesses be managed?
A: Construction management plans will be prepared and implemented by construction contractors during construction phases of the project. The purpose of these plans is to outline measures to reduce and manage impacts on existing residences and businesses. This may include measures to control excessive dust, noise, vibration and construction vehicle movements during these construction periods.

EDQ will continue to provide construction updates via the project's 'Have your Say' webpage.