VILLA STREET, YERONGA

SUSTAINABLE

1. Deliver one or more **transport innovations** to supplement on-site car parking.
2. **Protect** water quality and **preserve drainage functions** through well designed streets, parks and other public areas.
3. **Deliver** well orientated buildings and streets to **maximise views, natural light**, thermal comfort and cross ventilation.
4. Provide opportunities for delivery of **green roofs, green walls and green streets.**
5. Promote **innovative and efficient use of energy and water** such as shared renewable energy sources and centralised water storage.

INVITING

1. Retain **significant vegetation** where possible, to support local biodiversity and provide green buffers to adjoining properties including Yeronga State High School.
2. Provide **vertically-integrated private open space** to promote health and wellbeing and encourage leisure pursuits.
3. Maximise **views and vistas** to green space and the Brisbane Central Business District.
4. Ensure built form adequately **responds to the acoustic impacts** of the rail line.
5. Provide attractive and **pedestrian-friendly streets** with shade and shelter.
6. Deliver an inviting **entrance statement on Villa Street** through smart design and appropriate land uses.
7. Ensure the design and orientation of residential buildings **protects the privacy of residents and adjoining land uses.**

Queensland Government

VILLA STREET, YERONGA

CONNECTED

1. Create a north-south 'green street' that provides for **strong visual and physical connectivity** in and around the precinct.
2. Provide a **safe, legible street network** that complements the natural topography and protects the safety and function of the surrounding road network.
3. Create a secondary neighbourhood street with access from Park Road.
4. Design shared areas to **prioritise pedestrian and cyclist movements** and promote active and public transport connectivity in the area.
5. Deliver a secondary north-south green edge **active transport connection** offering an attractive visual barrier to Yeronga State High School.



INTEGRATED

1. **Minimise impacts on amenity and privacy** through appropriate building scale, orientation and setbacks.
2. **Maintain existing building heights** along both the Villa Street and Park Road frontages with taller buildings focussed in the centre of the site.
3. Locate all **development above the Brisbane City Council defined flood level.**
4. Protect the safety, amenity and function of Yeronga State High School including **vehicular access to the school and car park.**
5. Ensure streets, buildings and public spaces provide for **universal access.**
6. Deliver **housing diversity and innovation** through a **mix of building types.**
7. Provide for a **range of land uses** including **residential, community infrastructure** and **small-scale commercial and retail** offerings in proximity to Villa Street.



* Artist impression and indicative building designs only.

Queensland Government



* Artist impression and indicative building designs only.

INDICATIVE FUTURE STREETSCAPES - VILLA STREET, YERONGA



* Artist impression and indicative building designs only.

INDICATIVE FUTURE MAIN STREET



* Artist impression and indicative building designs only.

Economic Development Queensland

Queensland Government

VILLA STREET, YERONGA CONCEPT PLAN

LEGEND

- Development footprint
- Open space/Public realm
- Vegetation
- Primary road
- Secondary roads
- Active transport connections
- Existing cycle network
- Small-scale retail/commercial opportunities
- Site boundary
- Train station
- Bus stop
- Sustainable
- Inviting
- Connected
- Integrated

5-5k to Brisbane CBD

Fairfield Road

Beenleigh-Gold Coast rail line

Park Road

Villa Street

Yeronga Park Fitness Centre

Yeronga State High School

Yeronga Memorial Park

450M to Yeronga train station

Source: Nearmap Australia Pty Ltd

SUSTAINABLE



OPPORTUNITIES FOR GREEN INFRASTRUCTURE

INVITING



A NEW MAIN STREET AND RETAIL OPPORTUNITIES

CONNECTED



NEW ACTIVE TRANSPORT CONNECTIONS

INTEGRATED



A NEW COMMUNITY FACILITY FOR YERONGA