Vision and structural elements plan

Yeronga PDA vision

Development in the Yeronga PDA will transform the land on the corner of Park Road and Villa Street, Yeronga into an inviting, sustainable, connected and integrated place.

Development in the PDA will achieve this vision by:

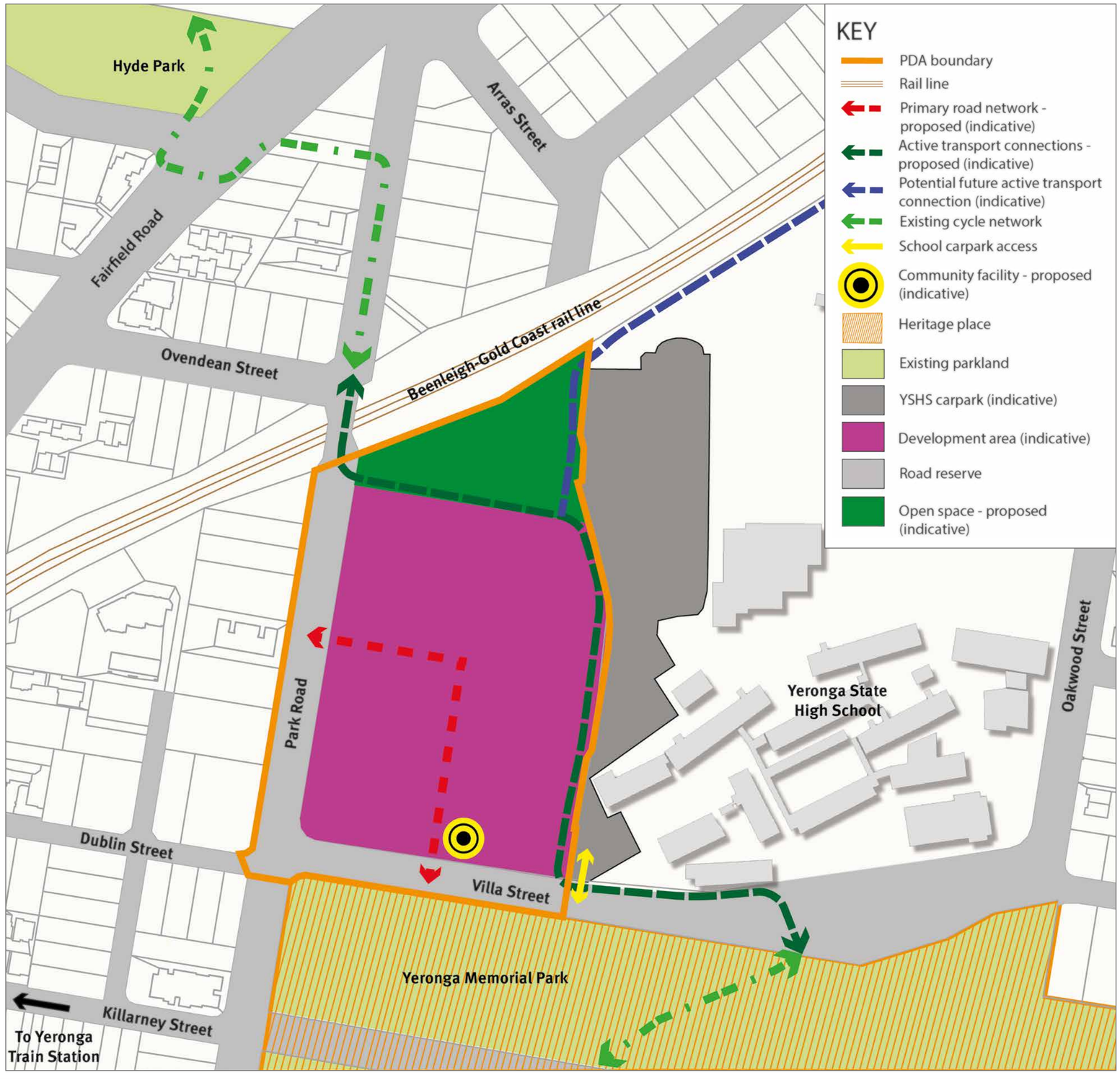
1. delivering a predominantly residential community complemented by a range of other compatible non-residential uses including retail, commercial and a new community facility for Yeronga
2. delivering a balanced environmentally, economically and socially sustainable outcome
3. promoting housing innovation and diversity to improve housing options and address housing affordability
4. delivering an efficient, safe, inviting, attractive and legible street and movement network that:
   a. is pedestrian and cyclist friendly
   b. encourages active and public transport use
   c. complements and responds to the land's natural topography
   d. protects the safety and functionality of the surrounding road network, and
   e. maintains access to the Yeronga State High School car park
5. ensuring the built form and public realm provide a high-quality living environment for residents, workers and visitors including consideration of the amenity impacts of the adjacent rail line and provision of publicly-accessible open space
6. ensuring impacts on amenity and privacy of surrounding residences and Yeronga State High School are minimised including consideration of appropriate building scale, orientation and setbacks
7. delivering appropriate supporting infrastructure including improvements to active and public transport connectivity in the PDA and surrounding area, including better connectivity to Yeronga rail station, bus stops and the existing cycle network, and
8. contributing to a sense of place and identity for the PDA and surrounding area by embracing the topography, surrounding landscape, heritage and cultural qualities including Yeronga Memorial Park.

Structural elements plan

The structural elements plan indicatively illustrates the highest-order physical components that are critical to achieve the vision.

The structural elements plan indicatively outlines:

- the primary vehicle and active transport network
- community infrastructure including a community facility and open space
- area for development, and
- other contextual elements.



Economic Development Queensland

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Note: This plan is intended for illustration purposes only and is not to scale.

Yeronga PDA - Development scheme highlights



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Images are indicative only.

SUSTAINABLE

Key development scheme outcomes and implementation actions include:

1. Deliver energy efficient, water efficient, and climate responsive buildings.
2. Deliver best practice sustainability in the development by achieving a 6-leaf Envirodevelopment standard (or equivalent).
3. Promote innovative and efficient use of energy and water including urban agriculture, community gardens, energy efficient lighting, plant and equipment, smart technology, alternative energy generation, water recycling and stormwater management.
4. Promote and incentivise green infrastructure in development, including green roofs, green walls and green streets to provide amenity and reduce the urban heat island effect.
5. Investigate a range of multi-modal transport innovations that supplement on-site car parking and acknowledge advancements in transport technology, services and changing needs of residents.
6. Provide parking spaces and facilities in development to support the charging of electric vehicles and electric bikes including at least one destination AC charger and the electrical capacity for basic AC charging for all nonvisitor parking
7. Reduce waste generation and maximise recycling opportunities.
8. Promote innovative and efficient use of energy and water including urban agriculture, community gardens, energy efficient lighting, plant and equipment, smart technology, alternative energy generation, water recycling and stormwater management.



YERONGA PDA

INVITING

Key development scheme outcomes and implementation actions include:

1. Facilitate the delivery of the Yeronga Community Centre and any co-located community uses (for example Annerley-Stephens History Group Inc. and All Gauge Model Railway Club Inc.) to provide spaces for residents and visitors to meet, access services and participate in social and cultural activities.
2. Utilise members of a design review panel during development assessment to provide independent third party expert landscape, architecture and urban design advice to:
   a. ensure high-quality building and urban design outcomes
   b. promote design excellence, and
   c. advocate exemplary design
3. Retain significant vegetation where possible, to provide amenity, support local biodiversity and provide green buffers to adjoining properties including Yeronga State High School.
4. Provide generous, well-integrated private open space in each dwelling and landscaped, attractive and universally accessible communal open space in varied settings in development containing 6 or more dwellings.
5. Ensure the design and orientation of building envelopes protect the privacy and amenity of residents and adjoining land uses including Yeronga State High School through consideration of appropriate screening, building setback, site cover, bulk, scale and massing.
6. Ensure buildings maximise natural light and airflow in the public realm, private open space and communal open space.
7. Deliver attractive spaces that encourage social interaction, healthy active lifestyle and community-based activity.
8. Provide generous landscape areas including areas suitable for deep planting of large subtropical shade trees that are open to the sky with access to light and rainfall.



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CONNECTED

Key development scheme outcomes and implementation actions include:

1. Work with stakeholders including Brisbane City Council, the Department of Education, Yeronga State High School and Queensland Rail to deliver new active transport connections to, through and within the PDA that connect into the surrounding neighbourhood and active transport network including a potential future connection to Venner Road.
2. Create safe, welcoming, pleasant and character-rich streets and shared areas which prioritise the safety and experience of pedestrians and cyclists, and provide legible connections to key locations internal and external to the PDA.
3. Maximise public transport patronage by accentuating linkages to public transport stops including Yeronga train station.
4. Provide on-site car parking spaces that:
   a. consider peak parking demand
   b. meet the functional requirements of the PDA
   c. have regard to the impact on the efficiency of the road network, and
   d. minimise the impact on other premises and streets both internal and external to the PDA
5. Ensure the safe and efficient operation of the road and active transport network internal and external to the PDA.



YERONGA PDA

INTEGRATED

Key development scheme outcomes and implementation actions include:

1. Deliver a new community hub including a new Yeronga Community Centre and other co-located community and complementary uses such as health care services.
2. Consider the safety, amenity and function of Yeronga State High School including maintaining the existing vehicular access to the Yeronga State High School car park to the east of the PDA.
3. Establish mechanisms to build partnerships and synergies between EDQ, developers, the Yeronga State High School, local businesses and the community to help deliver an integrated development outcome.
4. Deliver employment generating uses including commercial and small-scale retail that support the needs of the residents in the PDA and local community.
5. Deliver an attractive, human-scale and welcoming interface with the public realm.
6. Ensure buildings are of a height, scale and form that is considerate of their location in the urban context and interface with adjoining properties including:
   a. a maximum building height of 3 storeys along Park Road and Villa Street frontages
   b. a maximum building height of 6 storeys elsewhere in the PDA, and
   c. stepping down to the eastern boundary of the PDA to provide for an appropriate interface with Yeronga State High School
7. Respond to and respect the cultural heritage values of Yeronga Memorial Park heritage place including interpretation and promotion of local cultural heritage.

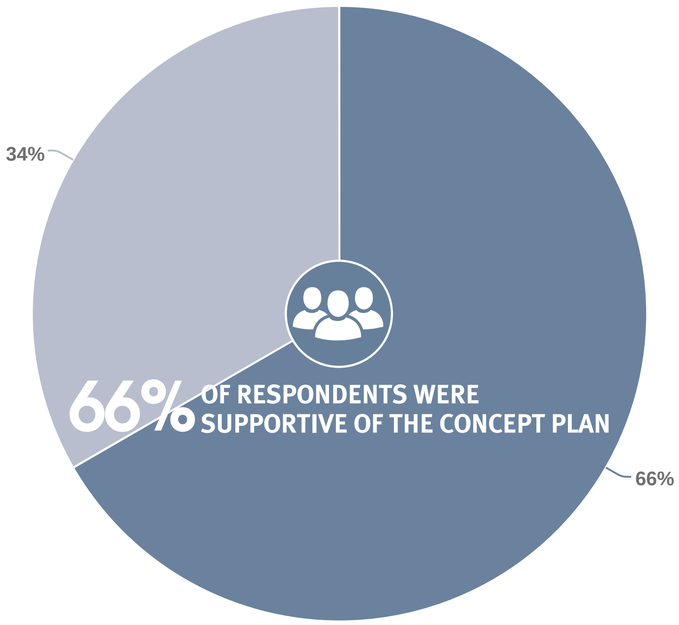


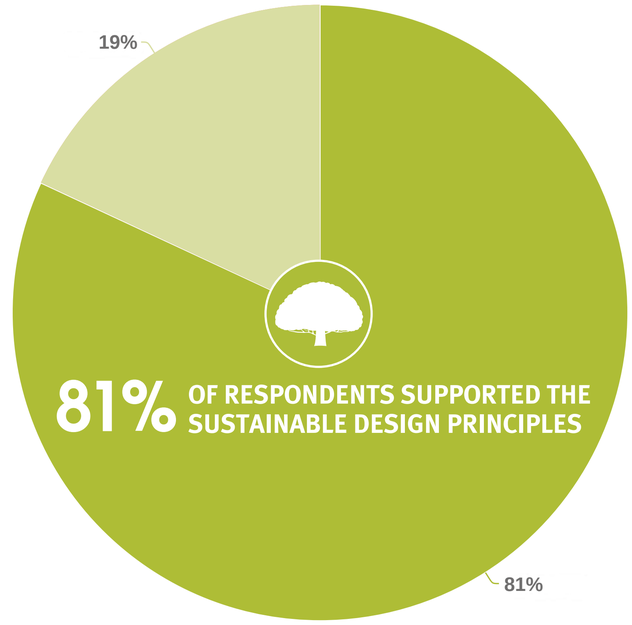
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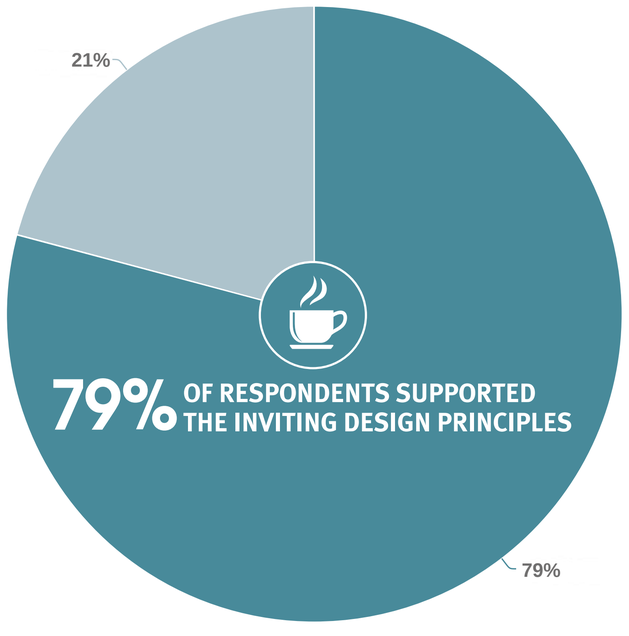
Key themes raised by the community and how EDQ has considered this in further planning for the site

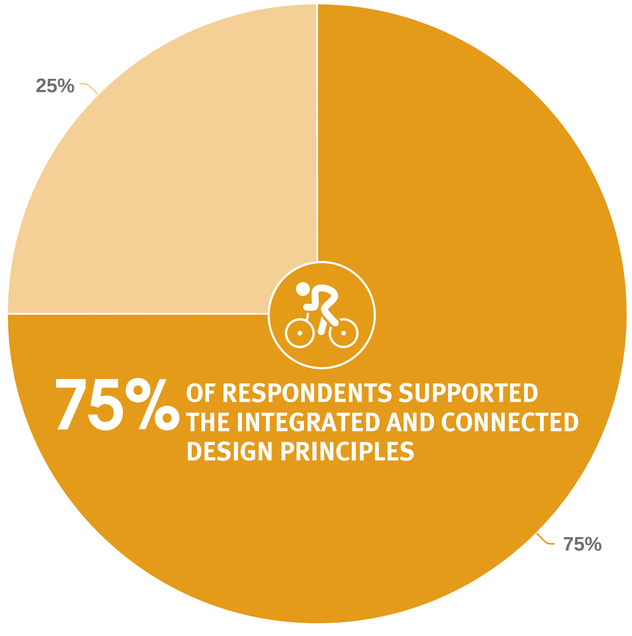
Themes from prior engagement	How the development scheme addresses these themes
Community uses	Strong support was given for new community uses on the site including a permanent home for the Yeronga Community Centre. The proposed development scheme provides for the delivery of the community centre and other co-located community uses in the PDA.
Traffic and parking	Concerns were raised regarding traffic, the availability of car parking and parking congestion in the streets surrounding the PDA. Provisions have been included requiring adequate on-site car parking for future residential uses. The car parking rates articulated in the proposed development scheme match those that apply in the Brisbane City Plan 2014 for sites within 400 metres of a railway station. The proposed development scheme also includes a range of provisions to ensure traffic does not adversely impact on the local road network. A detailed traffic assessment will be required to ensure compliance with these provisions through the development assessment process.
Building heights	The proposed three-storey building height limit along Park Road and Villa Street has been retained. This was supported by the community. The proposed development scheme provides for a six-storey building height towards the centre of the site with provisions to step down to the eastern boundary of the PDA. This outcome balances a range of factors including: • Retaining an appropriate interface with the street and the residential community to the west by not being any higher than the buildings of the former TAFE on these edges • Providing the opportunity to locate more housing in close proximity to a train station to maximise the patronage of public transport infrastructure • Reducing the visual impact of building heights from the street by using the natural slope of the site • Creating an appropriate interface with Yeronga State High School.
Treatment of the interface with the school and retention of land for school expansion	Following consultation, 40% (2 hectares) of former TAFE land was transferred to Yeronga State High School to accommodate future growth. The proposed development scheme also explicitly provides for retention of the Yeronga State High School car park access point to the east of the PDA. The development scheme also includes a number of provisions to manage the school interface including privacy and amenity.

Community themes









Images are indicative only.