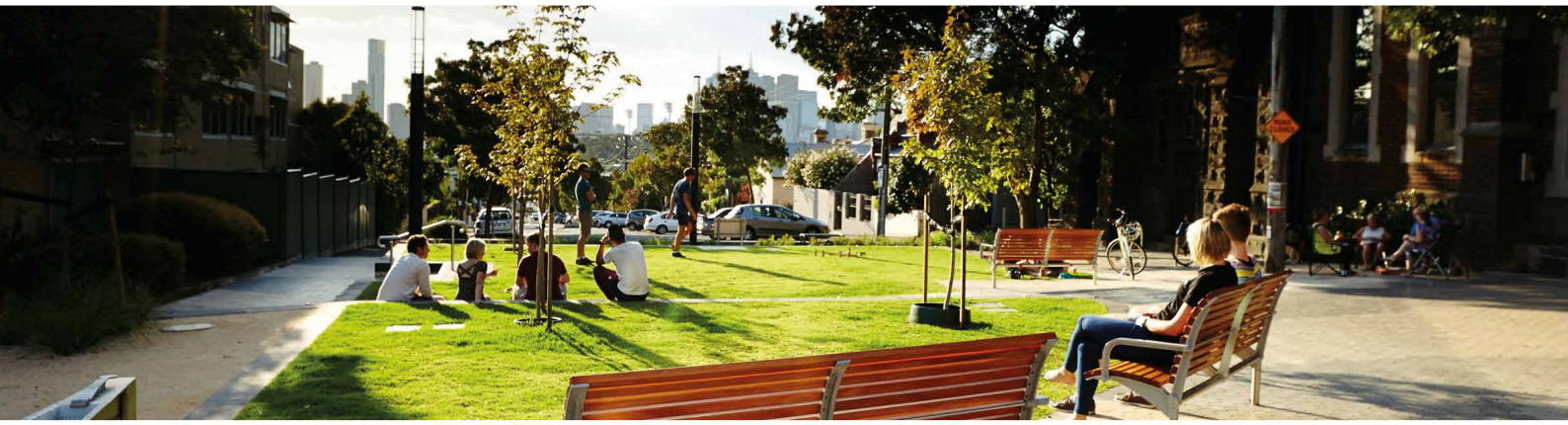
Community newsletter

Economic Development Queensland



Yeronga Priority Development Area (PDA)
Proposed Development Scheme for a mixed-use precinct

APRIL 2019

Economic Development Queensland (EDQ) is inviting the community to have its say on the proposed development scheme for the Yeronga PDA from Monday 1 April to Friday 17 May 2019.

About the Yeronga PDA

The Yeronga PDA was declared by regulation on 10 August 2018 to facilitate urban renewal of underutilised government land on the corner of Villa Street and Park Road into a mixed-use precinct.

Ahead of the declaration of the PDA, two-hectares of the five-hectare former TAFE site was dedicated to the adjoining Yeronga State High School for future growth.

The Yeronga PDA is approximately three-hectares and includes parts of Villa Street and Park Road. The site is located near an arterial road network and is serviced by both bus and rail. The site was identified as a key urban renewal opportunity under the state government's Advancing our cities and regions (AOCR) strategy.

Yeronga PDA Proposed Development Scheme

After public notification and finalisation of the proposed development scheme, it will become the overarching planning document that controls development of land in the mixed-use precinct. The proposed development scheme sets out land uses, development criteria and infrastructure envisaged for the mixed-use precinct and will supersede the Interim Land Use Plan that has been in place since declaration of the PDA in August 2018. The drafting has been informed by:

- outcomes from consultation with the community and stakeholders including Yeronga Community Centre and Yeronga State High School
- consultation with state agencies and Brisbane City Council
- site analysis around development constraints and potential community benefits
- development feasibility analysis.

Have your say

You can have your say by making a formal submission to the Minister for Economic Development Queensland. Public notification of the proposed development scheme commences on Monday 1 April 2019 and formal submissions must be received by Friday 17 May 2019. Submissions should be made clearly in writing and include the submitter's name, contact details and a description of any issues of concern or support.

You can make a submission on the Yeronga PDA Proposed Development Scheme:

online www.qld.gov.au/yeronga

email edq@dsdmip.qld.gov.au

mail Economic Development Queensland
GPO Box 2202, Brisbane QLD 4001

You can find out more information and get the answers to frequently asked questions in relation to the Yeronga PDA at www.qld.gov.au/yeronga

Community information sessions

EDQ will host two drop-in community information sessions to:

- provide information to the community about the proposed development scheme
- listen to the community's views about the proposed development scheme
- explain how to make a submission.

Date: Tuesday 7 May 2019
Time: Drop in any time from 6.00 - 8.00 pm
Venue: Yeronga State High School Library, entrance via Oakwood Street

Date: Saturday 11 May 2019
Time: Drop in any time from 10.00 am - 12.00 pm
Venue: Yeronga State High School Library, entrance via Oakwood Street

Register for these drop-in sessions at www.qld.gov.au/yeronga

Yeronga PDA plan



Highlights of the proposed development scheme

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 mixed-use precinct. Key highlights of the proposed development scheme include:

- facilitating the urban renewal of an underutilised site to create a vibrant, mixed-use precinct comprised of predominantly residential development and complimented by a range of other compatible uses including retail, community and commercial uses
- facilitating the delivery of a new permanent home for the Yeronga Community Centre and potential other shortlisted community uses in the PDA including Children's Health Queensland, All Gauge Model Railway Club and Annerley-Stephens History Group
- protecting the existing entry point to the Yeronga State High School car park on the eastern boundary of the PDA
- encouraging housing diversity and affordability including a range of housing options
- providing for new publicly accessible open space in the PDA
- minimising impacts on amenity and privacy of surrounding residences and the Yeronga State High School
- improving pedestrian and cyclist connectivity in the PDA and to the surrounding area.

Timeline

MARCH 2017 – JUNE 2018
Community consultation

AUGUST 2018
PDA declared

AUGUST 2018 – MARCH 2019
Drafting of the development scheme

APRIL 2019 – MAY 2019 — WE ARE HERE
Public notification of the proposed development scheme

AUGUST 2019
Development scheme approval