

## Future opportunities for consultation

Over the next 12 months, EDQ will prepare a development scheme for the Yeronga PDA. The proposed development scheme will be subject to public notification in early 2019. EDQ will inform residents about the timing of the public notification period and how submissions can be made. At a minimum, EDQ will undertake information sessions where the community can drop in and talk about the proposed development scheme with EDQ staff. This will enable community members to provide feedback on future outcomes before the development scheme is finalised.

Each submission received during the notification period must be considered on its merit and the proposed development scheme may be amended if it is considered appropriate. Any matters relating to outcomes in the proposed development scheme including land use, building heights and car parking may be raised via a formal submission during the notification period.

The community may also have an opportunity to comment during the public notification of a development application, where required by the development scheme.



### Timeline

- AUGUST 2018**  
PDA declaration
- NOV 2018 - JAN 2019**  
Demolition of existing buildings
- EARLY 2019**  
Public notification of development scheme
- MID 2019**  
Development scheme approval and construction commences.

## STAY UPDATED

If you have any questions about PDAs or EDQ, or would like to register your interest and receive regular updates visit  
[www.qld.gov.au/yeronga](http://www.qld.gov.au/yeronga)



## Community newsletter Economic Development Queensland



### Yeronga Priority Development Area

August 2018

### Declaration of a Priority Development Area

The vacant site on the corner of Villa Street and Park Road was declared a Priority Development Area (PDA) by the Queensland Government on 10 August 2018 and an Interim Land Use Plan (ILUP) has been given effect. PDAs are parcels of land within Queensland, identified for specific accelerated development, with a focus on economic growth and community development.

Economic Development Queensland's (EDQ) vision is to deliver a sustainable, inviting, connected and integrated place that will deliver:

- a diversity of housing for the area including opportunities to deliver housing innovation
- a high-quality development that integrates with, and is complementary to, the Yeronga State High School
- a new permanent home for the Yeronga Community Centre including opportunities for a range of social and community-based activities
- small-scale retail and commercial uses that enhance, and are considerate of, the neighbourhood
- employment outcomes for the local community and South-East Queensland.

EDQ will keep the Yeronga community informed of the detailed planning and development of the site. This will include a statutory public notification period for the proposed development scheme, the overarching planning framework for the PDA.



### Where to next for the project?

The Yeronga PDA ILUP will be in place for up to 12 months while the development scheme is being prepared. The Yeronga ILUP provides the planning framework to allow early works to begin including the demolition of existing buildings with the major works proposed to be carried out during 2018/2019 school break. The ILUP also sets out a vision for the PDA and builds on the key design principles and themes that were consulted upon in May 2018.



## March 2018 engagement sessions

EDQ hosted two community information sessions at Yeronga State High School in March 2018 and asked the community to provide feedback on a concept plan and design principles. A total of 72 survey responses were received through the information sessions and the results were as follows:

- 66 per cent of respondents were supportive of the concept plan
- 81 per cent of respondents supported the sustainable design principles
- 79 per cent of respondents supported the inviting design principles
- 75 per cent of respondents supported the integrated and connected design principles.

### Key areas of support and concern

Key areas of support expressed by the community were:

- the community centre
- proposed building heights, 3 storey max, on Park Road and Villa Street
- the small-scale retail opportunities
- activation of the underutilised site.

Key areas of concern raised by the community were:

- traffic and parking including impacts on the local road network, provision of on-street parking and car parking numbers in new dwellings
- building height and density, predominantly regarding a building heights away from the two street frontages
- school integration including retention of the existing driveway access to the school on Villa Street and preservation of the site for future expansion of the school.

### Response to concerns

In relation to traffic, EDQ has included provisions in the ILUP to require that development 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.

In relation to building height and density, these matters will be addressed in more detail in the proposed development scheme. EDQ will conduct further research and analysis when drafting the development scheme to determine the appropriate location and scale of development in the remainder of the PDA.

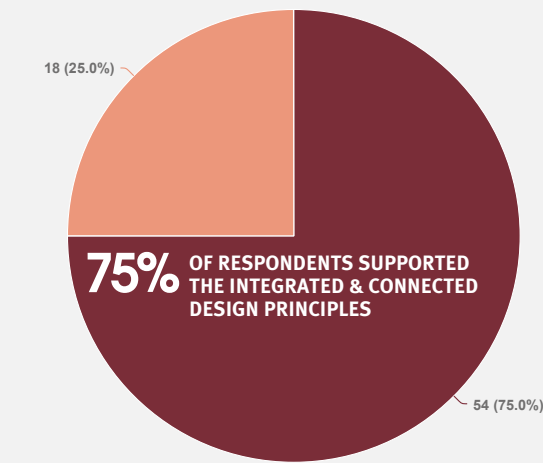
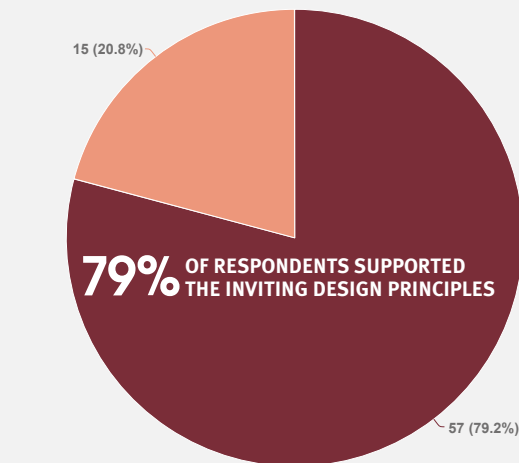
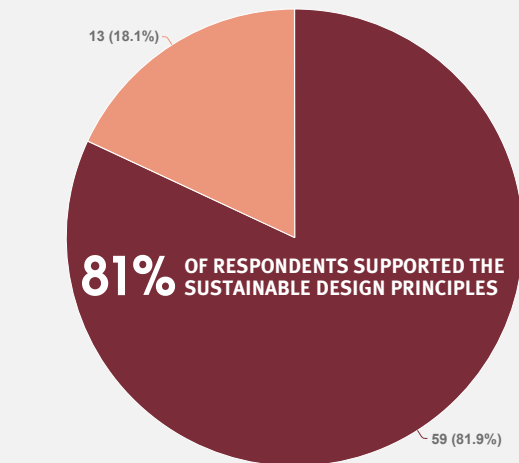
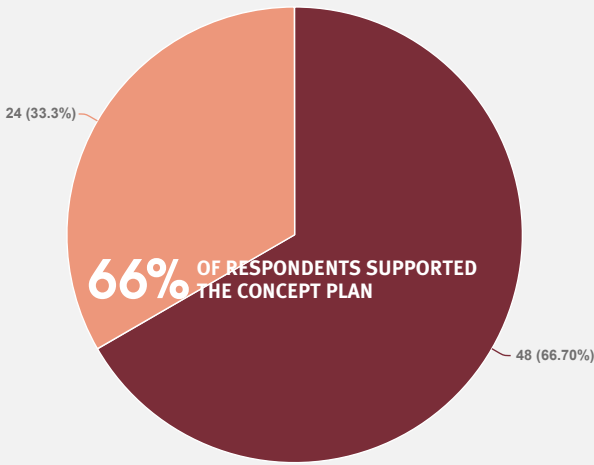
In relation to school integration and future school expansion, the existing driveway access has been preserved. A key outcome from the community engagement was the agreement to dedicate an additional 2-hectares of the development site to the Yeronga State High School for future growth, thereby reducing the overall development site to 3.1-hectares.

EDQ has carefully considered other concerns raised by the community and these have been reflected in the ILUP where possible. These will be further considered during the drafting of the development scheme and in future development applications.

## Yeronga Community Centre Expression of Interest

The Expression of Interest (EOI) for entities who were interested in co-locating with the Yeronga Community Centre was released in April 2018 and a number of submissions were received in May 2018. EDQ is currently evaluating the submissions to determine the successful parties who are eligible to co-locate with the Yeronga Community Centre.

## Villa St Yeronga public engagement summary



### Yeronga PDA context plan

- 1 Yeronga State High School
- 2 Yeronga Girl Guides
- 3 Yeronga Tennis Club
- 4 Yeronga Memorial Park
- 5 Yeronga Park Pool
- 6 Yeronga State School
- 7 Kurilpa Scout Group Hall
- 8 Yeronga Train Station
- 9 Yeronga Village
- 10 Yeronga Services Club
- 11 Hyde Road Park
- 12 Former RSPCA site
- 13 Temporary Yeronga Community Centre

No private land is included in the PDA. The PDA includes road reserve on Park Road and Villa Street to allow for road works to be undertaken as part of the PDA. EDQ does not have compulsory land acquisition powers and will not be acquiring private land as part of the Yeronga PDA.