PARKSIDE YERKIGA

ETHOS

URBAN

PRELIMINARY APPROVAL FRAMEWORK

70 PARK ROAD, YERONGA (LOT 3 ON SP 300888)

16 March 2022

Prepared by © ACN 615 087 931 Pty Ltd.							
CONTACT	Land States						
Ben Weaver	Director	BWeaver@ethosurba	n.com	07 3852 1822 / 0403 792 096			
Morgan Randle	Principal	MRandle@ethsourbar	n.com	07 3852 1822 / 0416 532 626			
Reproduction of this document or any part thereof is not permitted without prior written permission of ACN 615 087 931 Pty Ltd.							
This document has been prepared by:		This document has been reviewed by:					
Bluen		h	_	1000 Cal			
Morgan Randle	September 2021	Ben Weaver	September	r 2021			
The information contained in this document is for submission to the Department of Planning and Environment. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information.							

ACN 615 087 931 Pty Ltd operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY	
1.0 (DRAFT)	1 <mark>6 Septe</mark> mber 2021	Morgan Randle	Ben Weaver	
2.0	16 March 2022	Morgan Randle	Ben Weaver	
ETHOS URBAN	- Ch	ACN 615 087 931 Pty Ltd ABN ABN 13 615 087 931 ethosurban.com 173 Sussex Street Sydne t +61 2 9956 6962		

Parkside Yeronga | Preliminary Approval Framework | 16 March 2022 | 7200255

Contents

1.0 Context

1.1	Purpose
1.2	Application
1.3	Effect of the Preliminary Approval Framework
1.4	Relationship with Development Scheme

8

8

8

12 13

13

13

15

16

17

- 1.5 Requirements For Further Development Permit(s)
- 1.6 Interpretation
- 1.7 Term of this Approval

2.0 Development Approved by the Preliminary Approval

3.0 Key Urban Elements, Principles & Parameters

- 3.1 Introduction
- 3.2 Precincts
- 3.3 Land Uses
- 3.4 Access and Movement
- 3.5 Built Form
- 3.6 Open Space
- 3.7 Stormwater management

1.0



1.0 Context

1.1 Purpose

This Preliminary Approval Framework ('Framework') has been prepared for the Parkside Yeronga Master Plan to facilitate the development of the site at 70 Park Road, Yeronga. The development of the site is to be generally consistent with this Framework, which is to guide development over the long-term as separate development applications come forward for individual development components.

The development of the site pursuant to the Framework constitutes a PDA Preliminary Approval for a Material Change of Use under the Economic Development Act 2012 (ED Act) and the Yeronga Priority Development Area (PDA) Development Scheme (Development Scheme).

The purpose of the Framework is to give effect to a master plan and gain approval for a development concept before undertaking detailed planning and design as part of future development permit applications. It seeks to demonstrate how the proposed Parkside Yeronga development will be delivered in an orderly and efficient manner by identifying:

- Precincts.
- Approved land uses.
- Primary access and movement network.
- Maximum building heights.
- Open space elements.
- Stormwater management elements.



1.2 Application

The land to which the Framework relates is located at 70 Park Road, Yeronga, which is legally described as Lot 3 on SP300888 (the site). The site adjoins a rail corridor to the north, Yeronga State High School to the east, Villa Street to the south and Park Road to the west.

The site and surrounds are illustrated in Figure 1.

Figure 1. Site and surrounds



1.3 Effect of the Preliminary Approval Framework

The development the subject of the Framework comprises:

PDA Preliminary Approval for a Material Change of Use for Care colocated uses (activity group), Childcare centre, Community care centre, Community use, Dual occupancy, Dwelling house, Food and drink outlet, Health care service, Multiple dwelling, Office, Park, Residential care facility, Retirement facility and Shop.

The PDA preliminary approval approves development in concept but does not authorise PDA assessable development to take place. The PDA preliminary approval approves development to the extent stated in this Framework and subject to the conditions of the approval.

Pursuant to section 87(1)(e) of the Economic Development Act 2012 (ED Act), the Minister of Economic Development Queensland (MEDQ) must consider this Framework when assessing any PDA development application at the site.

Development is consistent with this Framework if it is generally consistent with Section 2.0 (Development approved by the Preliminary Approval) and Section 3.0 (Key Urban Elements) of this Framework.

1.4 Relationship with Development Scheme

The Framework has been prepared for the Parkside Yeronga Master Plan development in accordance with the Yeronga PDA Development Scheme (adopted August 2019). The Land Use Plan within the Development Scheme sets out an overarching Vision for the Yeronga PDA. This Framework demonstrates how the proposed development will contribute towards the Vision of the PDA and that the development contemplated in the Framework is consistent with the Development Scheme.

The level of assessment table in the Development Scheme specifies that all development in the PDA is Permissible Development, other than development identified as PDA Accepted Development or Prohibited Development. The level of assessment provisions of the Development Scheme continue to apply.

The Framework outlines development in concept and forms a Preliminary Approval to guide future detailed proposals for Permissible Development. It provides finer grained detail of various aspects of development and prevails over the Yeronga Development Scheme to the extent of any inconsistency (see Figure 2).



1.5 Requirements For Further Development Permit(s)

The development the subject of this Framework is Permissible development. Permissible development requires a PDA Development permit from the MEDQ before it can proceed.

Permissible development that is generally consistent with the approved Framework is approved development, subject to conditions, and may occur subject to further development permit.

1.6 Interpretation

A term used in this Framework has the meaning assigned to that term by the ED Act and the Yeronga Priority Development Area Development Scheme (Yeronga Development Scheme).

Illustrative plans and sections are indicative only and subject to further detailed design.

1.7 Term of this Approval

The term of the Preliminary Approval is ten (10) years from the date of the Preliminary Approval taking effect.

2.0

DEVELOPMENT APPROVED BY THE PRELIMINARY APPROVAL

2.0 Development Approved by the Preliminary Approval

The Preliminary Approval approves the following land uses in accordance with the Framework and subject to a PDA Development Permit:

- Care co-located uses (activity group),
- Childcare centre,
- Club,
- Community care centre,
- Community use,
- Dual occupancy,
- Dwelling house,
- Food and drink outlet,
- Health care service,
- Multiple dwelling,
- Office,
- Park,
- Residential care facility,
- Retirement facility, and
- Shop.



Page: Development Approved by the Preliminary Approval / Revision 2 Parkside Yeronga | Preliminary Approval Framework | 16 March 2022 | 7200255

3.0

KEY URBAN ELEMENTS, PRINCIPLES & PARAMETERS

3.0 Key Urban Elements, Principles & Parameters

3.1 Introduction

This section sets out the key urban elements that underpin the master plan for the approved development. It establishes key principles and parameters for the consideration of detailed design proposals under future development permit applications. Development is to be undertaken in accordance with the key urban elements, principles and parameters set out below.

Please note that larger, scaled versions of the plans extracted in the Figures are included in Attachments 1—4.





Figure 3. Land Use Precincts & Key Urban Elements Plan

3.2 Precincts

The Framework divides the site into the following four (4) precincts (see Figure 3).

- 1. Residential Precinct
- 2. Community Precinct
- 3. Commercial Precinct
- 4. Open space Precinct

3.3 Land Uses

The Framework approves the following land uses according to each Precinct.

Residential	Community	Commercial	Open Space
Precinct	Precinct	Precinct	Precinct
 Care co-located uses (Activity group) Dual occupancy Dwelling house Multiple dwelling Park Residential care facility Retirement living 	 Childcare centre Club Community care centre Community use Food and drink outlet Shop 	 Childcare centre Community care centre Food and drink outlet Health care service Office Shop 	• Park

Table 1 – Approved uses by Precinct

3.4 Access and Movement

The primary road network is provided via a looped public road network from Park Road generally in the location indicated in Figure 4. Vehicular access to and from the primary road network is provided via two intersections on Park Road with the northern intersection allowing travel in all directions and the southern intersection permitting left in left out operation.

A combination of vehicle and active transport routes are provided in accordance with Figure 4, including vehicular access to the Public Open Space.

Pedestrian routes are established to maximise permeability through the site and link to key elements of community infrastructure, including:

- A connection from Park Road to the Public Open Space.
- A connection from the Public Open Space to Villa Street passing through the Green Spine, Public Plaza and past the Yeronga Community Centre.
- Various internal access paths linking precincts.
- Potential future connections along the Public Open Space and adjoining site to the east.
- Pedestrian access to Public Open Space is responsive to site conditions and fit for purpose.

Pedestrian and cyclist routes are established along the Villa Street frontage and maintained along the Park Road frontage.



Figure 4. Access and Movement Plan

3.5 Built Form

- The height of any building does not exceed the maximum building height above ground level indicated in Figure 6.
- Where in the location indicated in Figure 6, buildings may contain partial basements that project above the ground level by up to 3 metres due to the slope of the existing land, as illustrated in Figure 5.

Note: Under the definition of storey, any projection of a basement by more than 1m above ground level, is classified as a storey. Consequently, an additional partial storey at basement level is permitted in the locations indicated in order to respond to the slope of the land.

- Development with a frontage to Park Road is designed at a form and scale which responds to the existing residential development on the western side of Park Road.
- Setbacks and building separation distances are provided generally in accordance with the requirements of the Development Scheme.





Figure 6. Maximum Building Height Plan

Figure 5. Example of additional partial storey at basement level in response to slope

3.6 Open Space

The design of the open space and public realm reflects the landscape master plan design strategies illustrated in Figure 7 and set out in the Master Plan Report (Sections 3.1-3.7), including:

- A Public Open Space area located in the Open Space Precinct within the northern portion of the site, providing an interface between the rail corridor and the Residential Precinct.
- A Green Spine is located centrally adjacent to East Road and aligned with the visual axis to the CBD. It links the Public Plaza and Community Precinct to the Public Open Space. The Green Spine is located within privately owned land and is publicly accessible.
- A Public Plaza that is privately owned and publicly accessible during hours of operation, located within the Commercial Precinct fronting onto Villa Street. Built form addresses the Public Plaza and integrates it with the Community Precinct and Commercial Precinct.
- Streetscapes that provide shade and comfort for users and walkability.
- A vegetated overland flow path along the eastern boundary of the site that also provides stormwater management.



Figure 7. Illustrative Landscape Master Plan

The interface area between the Public Plaza and Green Spine is delivered generally in accordance with Figure 8, and:

- Is curated, landscape rich, comfortable for users and inclusive for all users in accordance with the Disability Discrimination Act 1992.
- Incorporates textured pavements and treatments that highlight pedestrian priority and create a strong, legible pedestrian crossing between the Public Plaza and Green Spine.



Figure 8. Public Plaza to Green Spine Interface Plan

3.7 Stormwater management

Development is designed generally in accordance with the Stormwater Management Plan, including:

- The conveyance of stormwater from Villa Street through the site via an overland flow path along the eastern side of the site generally in the location indicated in the Illustrative Stormwater Strategy Plan in Figure 9.
- The vegetated overland flow path will have a minimum width of 6m and will be planted with low shrubs and larger trees which will also provide a visual buffer to the adjoining eastern site.
- Stormwater will be detained within a bioretention basin before being discharged into the Public Open Space. The location of the bioretention basin will be subject to detailed design and generally in accordance with Figure 9.



Figure 9. Illustrative Stormwater Strategy



Sydney 02 9956 6962 sydney@ethosurban.com **Melbourne** 03 9419 7226 melbourne@ethosurban.com

ethosurban.com

Brisbane 07 3852 1822 brisbane@etbosurban.com