

PRELIMINARY APPROVAL MASTER PLAN REPORT

This Preliminary Approval Master Plan Report has been prepared for the Parkside Yeronga Master Plan to facilitate the development of the site at 70 Park Road, Yeronga, more properly described as Lot 3 on SP300888. 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 framework outlines development in concept and forms a PDA Preliminary Approval to guide future detailed proposals for Permissible Development. The PDA Preliminary approval Approves development in concept but does not authorise PDA assessable development to take place. It provides finer grained detail of various aspects of development and prevails over the Yeronga Priority Development Area Development Scheme to the extent of any inconsistency.

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 this approved framework is approved development, subject to conditions, and may occur subject to further development permit.~~

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

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

Permissible development identified as part of the Preliminary Approval is subject to further development permits and relevant conditions of approval.

PARKSIDE YERONGA

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AMENDED IN RED

By: Leila Torrens

Date: 3 May 2022



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1221

Date: 3 May 2022



—DOCUMENT ISSUE RECORD

Date: Revision:

01/04/22

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1.

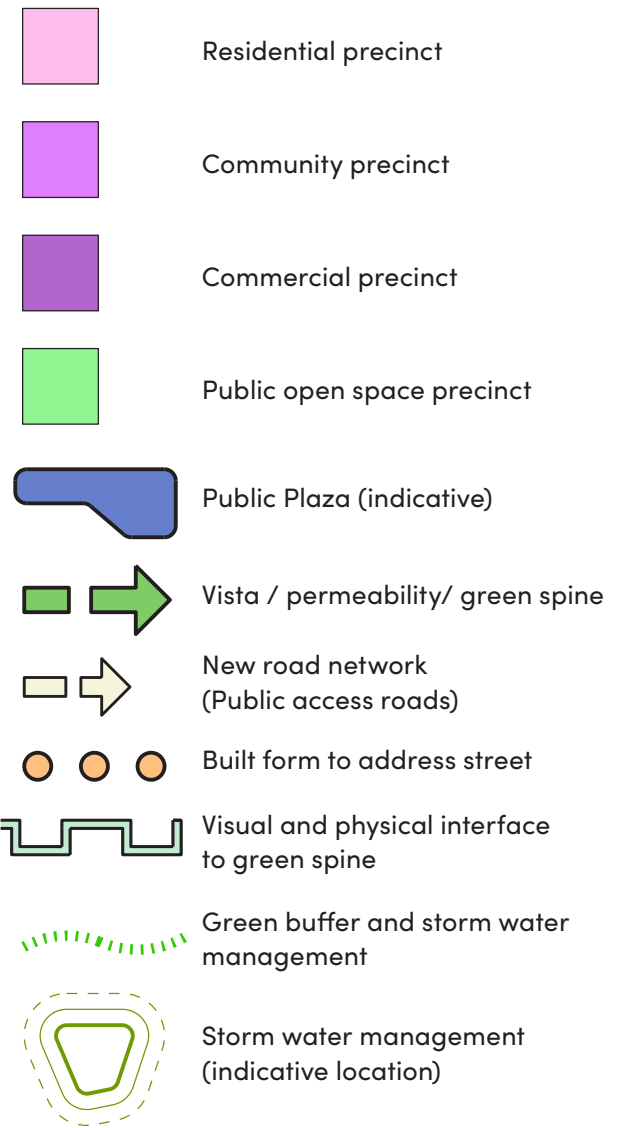
The following land uses are approved uses according to each Precinct.

Residential Precinct	Community Precinct	Commercial Precinct	Open Space Precinct
<ul style="list-style-type: none"> Care co-located uses (Activity group) Dual occupancy Dwelling house Multiple dwelling Park Residential care facility Retirement living 	<ul style="list-style-type: none"> Childcare centre Club Community care centre Community use Food and drink outlet Shop 	<ul style="list-style-type: none"> Childcare centre Community care centre Food and drink outlet Health care service Office Shop 	<ul style="list-style-type: none"> Park



LAND USE PRECINCTS AND KEY URBAN ELEMENTS

Master plan elements are developed around a central axis providing connectivity to Memorial Park, views to the Brisbane CBD, and a significant public plaza space on Villa Street.



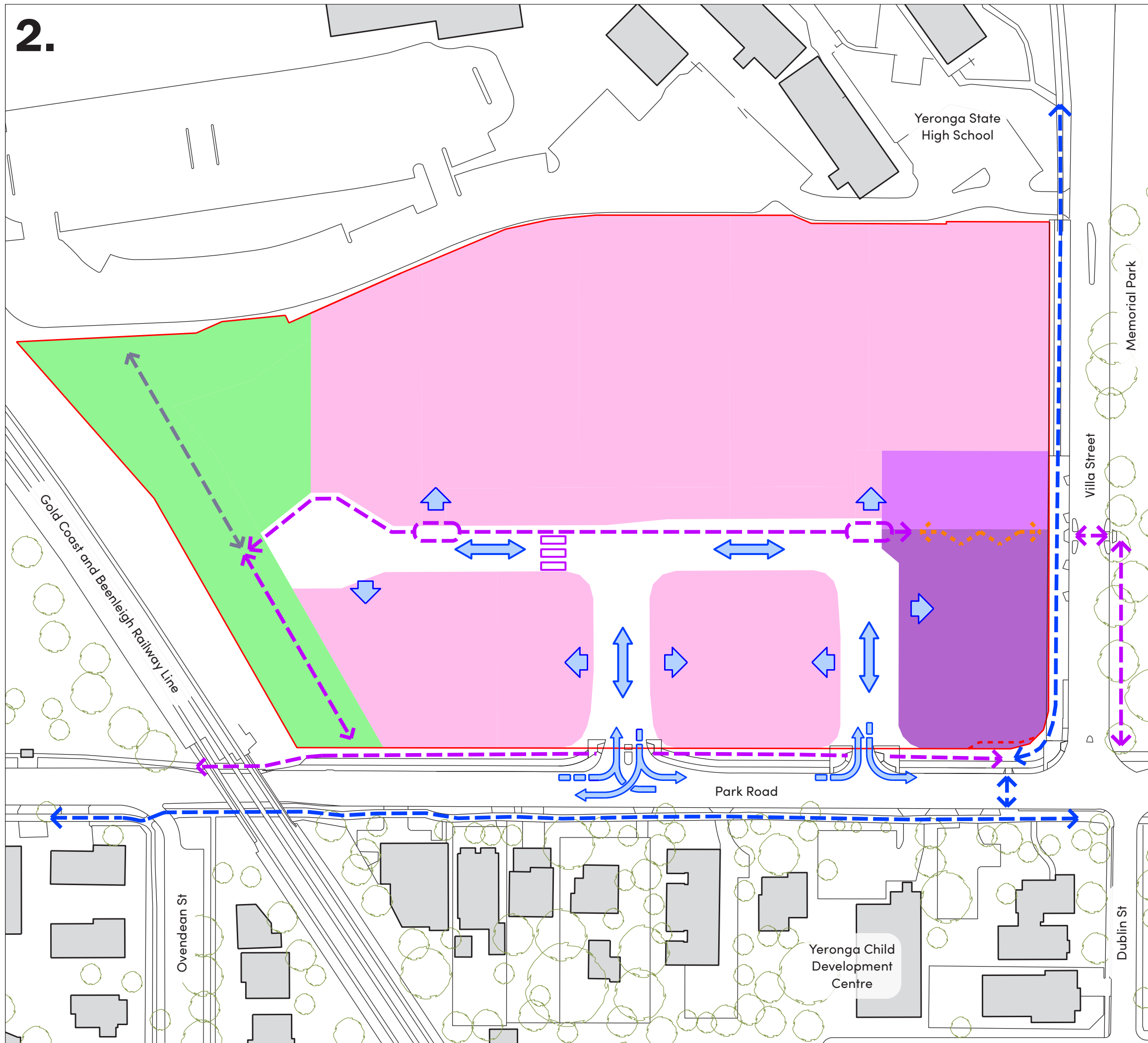
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0 5 10m 20m 50m
Scale 1 : 1000 @ A3



2.



ACCESS & MOVEMENT

Access to lots is via a looped road network from Park Road, providing safe pedestrian movement along Villa Street, unbroken by vehicle access.

- Residential precinct
- Community precinct
- Commercial precinct
- Public open space precinct
- Proposed public road
- Pedestrian / cyclist
- Pedestrian
- Pedestrian priority crossing
- Potential future active transport connection (indicative)
- DDA compliant route
- Indicative vehicle access point
- Indicative crossing point
- Future land dedication for road purposes

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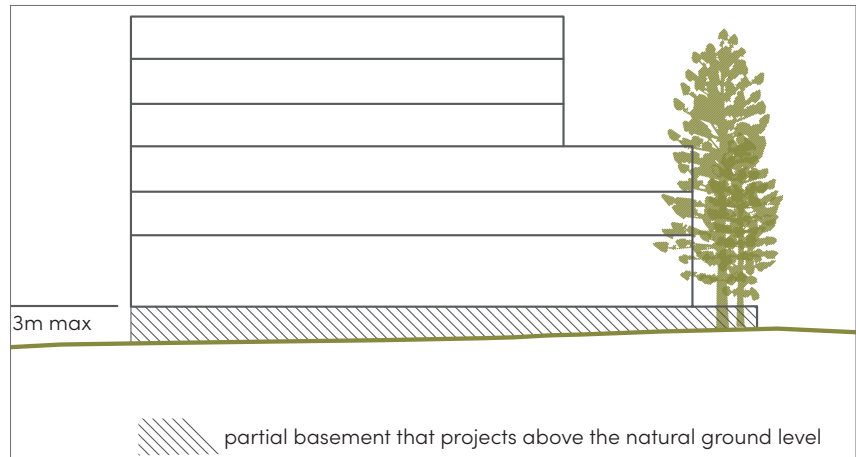
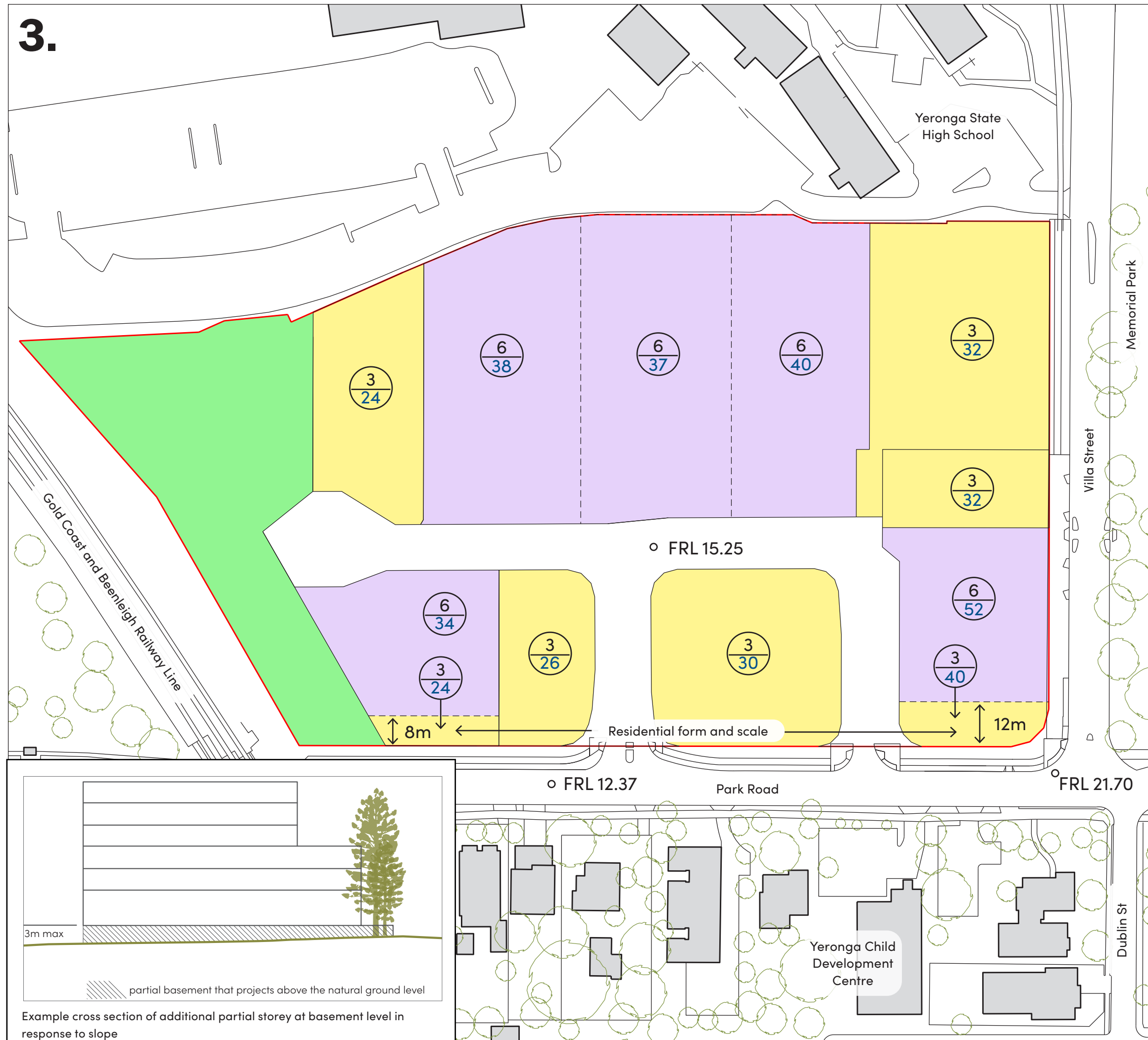
Date: 3 May 2022



0 5 10m 20m 50m
Scale 1 : 1000 @ A3



3.



Example cross section of additional partial storey at basement level in response to slope

BUILDING HEIGHT PLAN

- The height of any building does not exceed the maximum building height above ground level indicated in this plan
- 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 the inset section on this plan
- 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 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.

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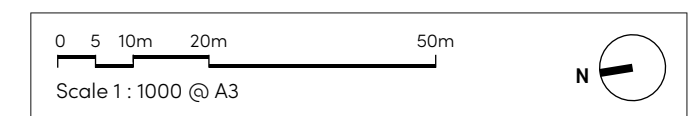
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- 3**
32
- Maximum building height (storeys)
Maximum building height (metres AHD*)
(whichever is the greater to the extent on any inconsistency)
Setback and separation distances as per the development scheme.

- Public open space zone
- 3 storey zone
- 6 storey zone

- 8m Width of height zone
- FRL Finished relative level (AHD*)
- * AHD = Australian Height Datum



4.

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ILLUSTRATIVE MASTER PLAN

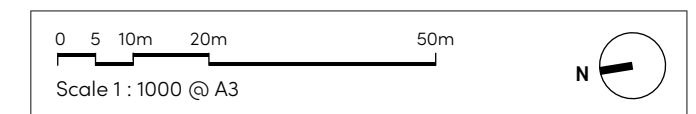
The master plan framework will be realised as an integrated precinct with a variety of housing choice, diverse demographics and supporting community infrastructure. Design strategies that will support the delivery of the master plan framework include:

- _ 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.

*This master plan and the underlying building forms are used for reference and for illustration purposes only.

Legend

- 1 Informal pedestrian crossing
- 2 Green spine
- 3 Public Plaza
- 4 Public Open Space
- 5 Bio-retention basin
- 6 Access paths
- 7 Existing trees to remain where possible
- 8 Shade trees
- 9 Street trees
- 10 Vegetated overland flow path
- 11 Public Plaza/Green Spine Interface



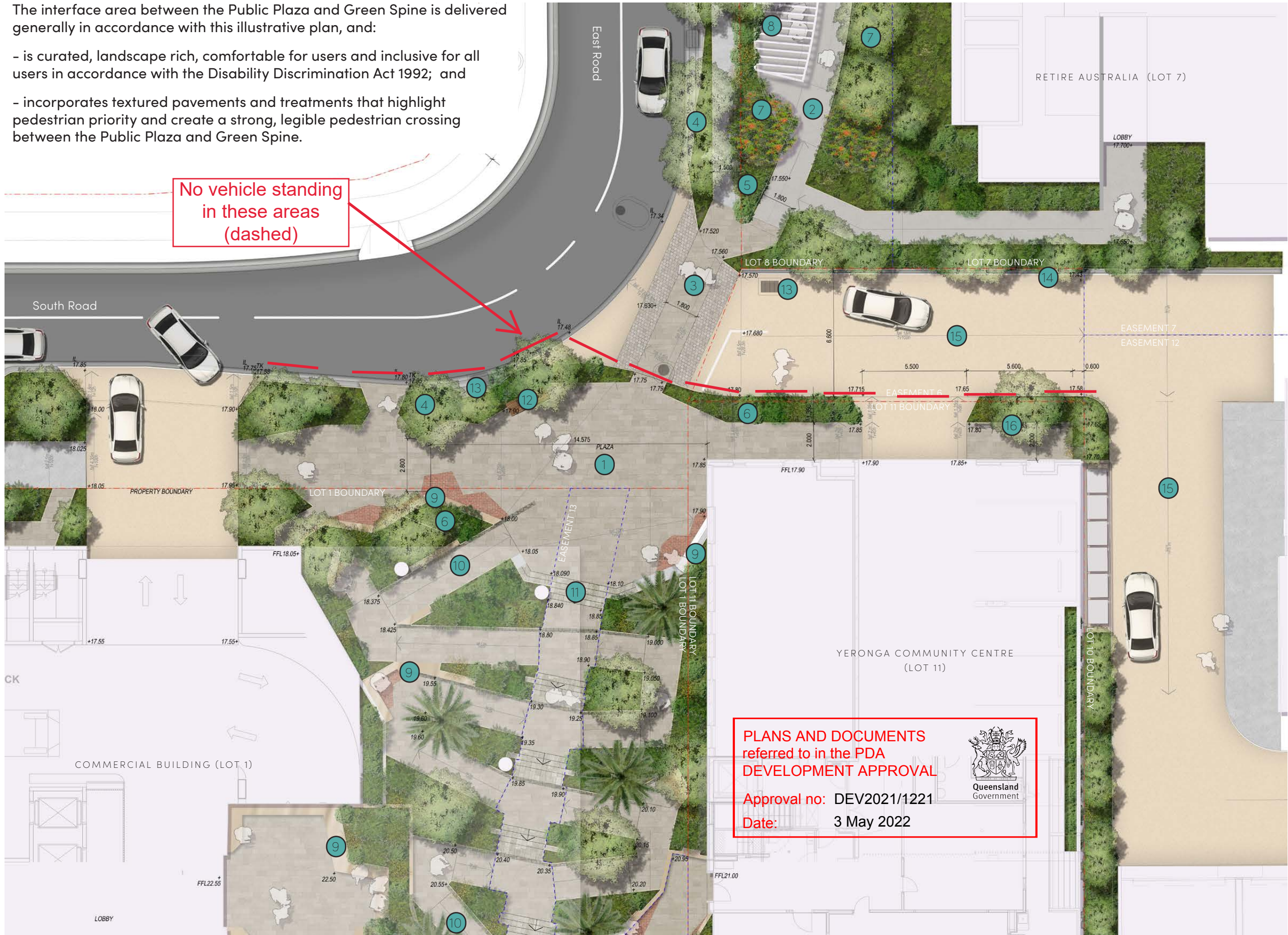
5.

LOWER PLAZA TO GREEN SPINE INTERFACE PLAN

The interface area between the Public Plaza and Green Spine is delivered generally in accordance with this illustrative plan, and:

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

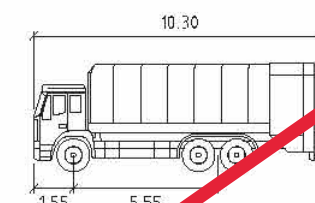
No vehicle standing in these areas (dashed)



6. LOWER PLAZA TO GREEN SPINE INDICATIVE ACCESS AND SERVICING PLAN

Not part of this approval

DESIGN VEHICLES

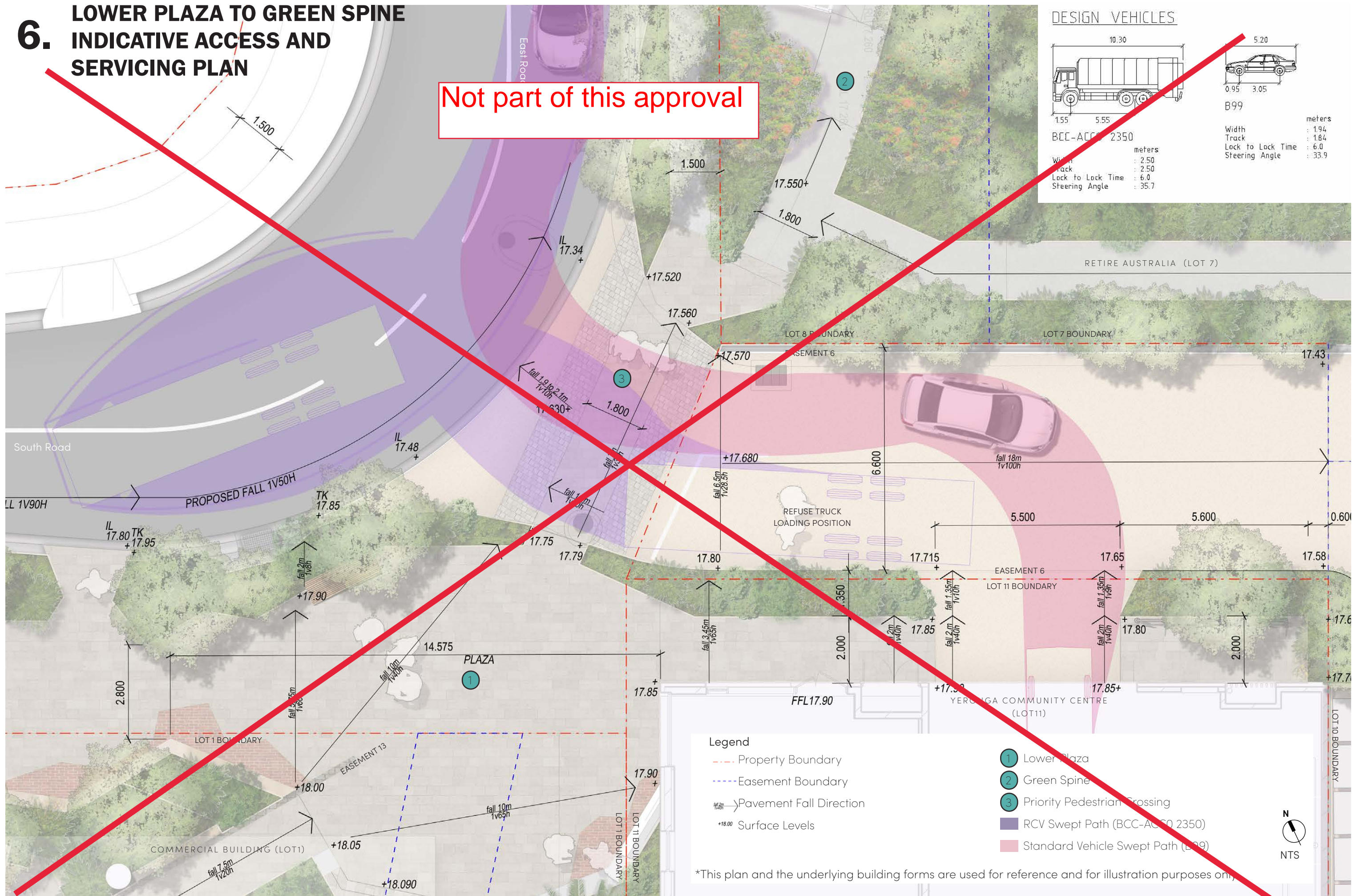


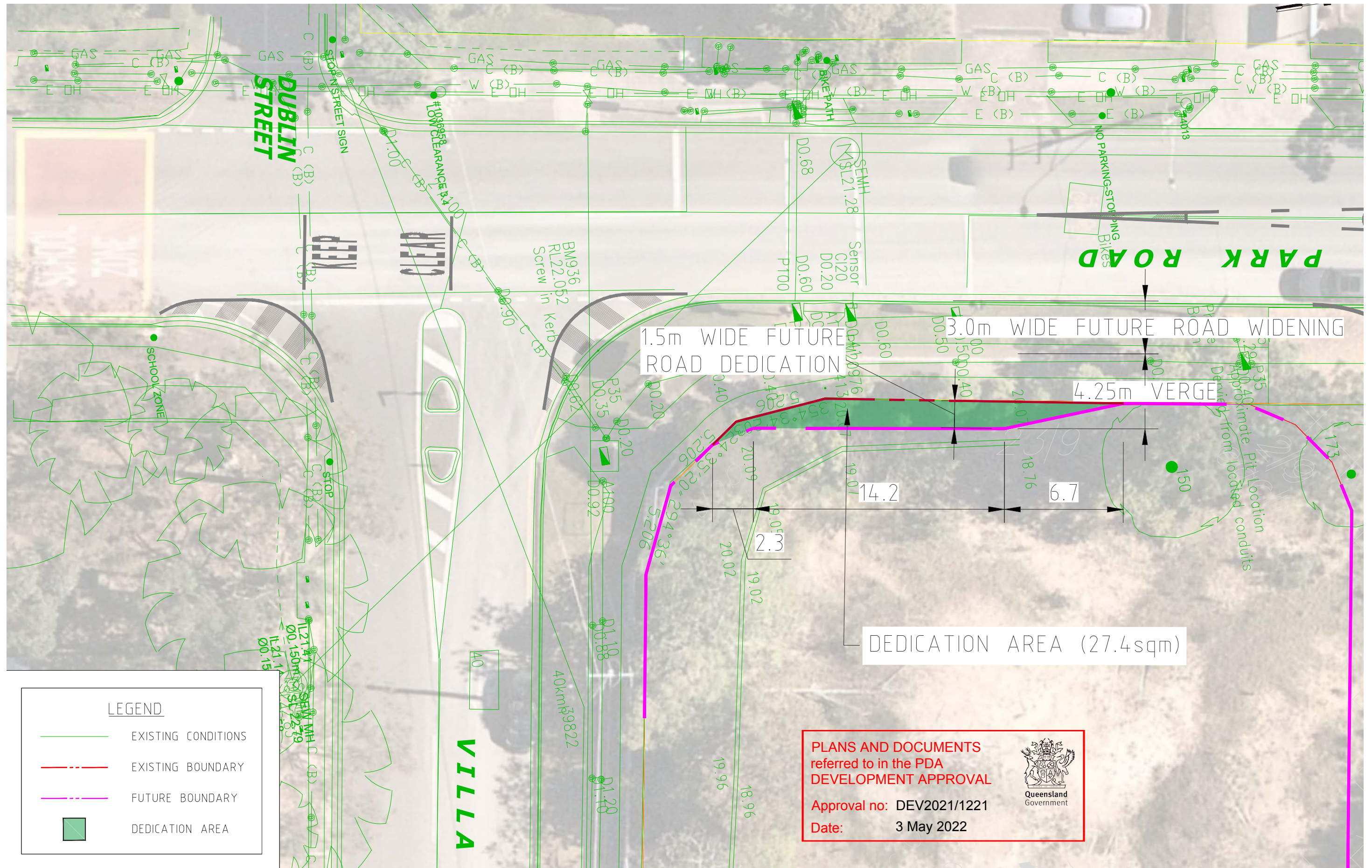
BCC-ACC 2350

Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 35.7

B99

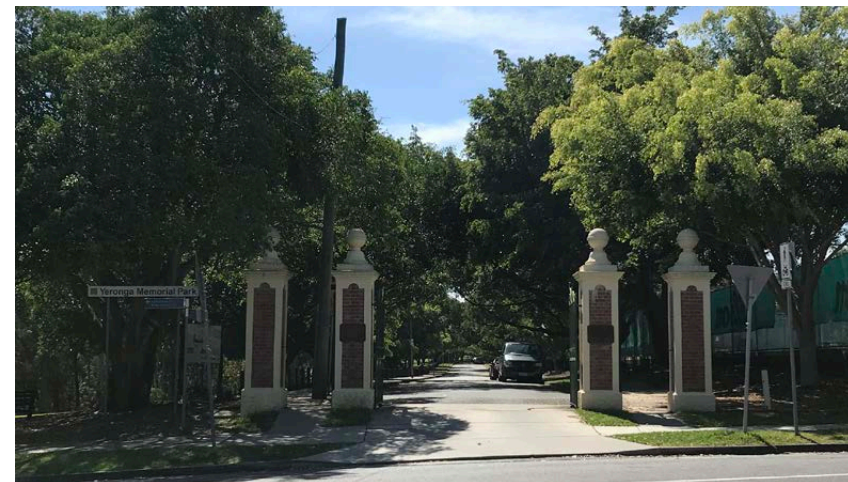
Width : 1.94
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.9







Artist impression of green spine



Memorial park entrance planting



Memorial Park tree planting



Spectacle garden planting



Spectacle garden planting



Interactive garden

Legend

- 1 Internal circulation path
- 2 Connection with East Road footpath
- 3 Shade Tree
- 4 Interactive garden
- 5 Spectacle garden
- 6 Street tree planting
- 7 Private property entrance
- 8 Feature planting
- 9 View line
- 10 Potential crossing point

Green spine design

The Green spine provides a unique alternative green place available to the public at all times. The garden adopts spectacle style planting to enhance the local character and anchor the site into its local suburban and parkland setting.

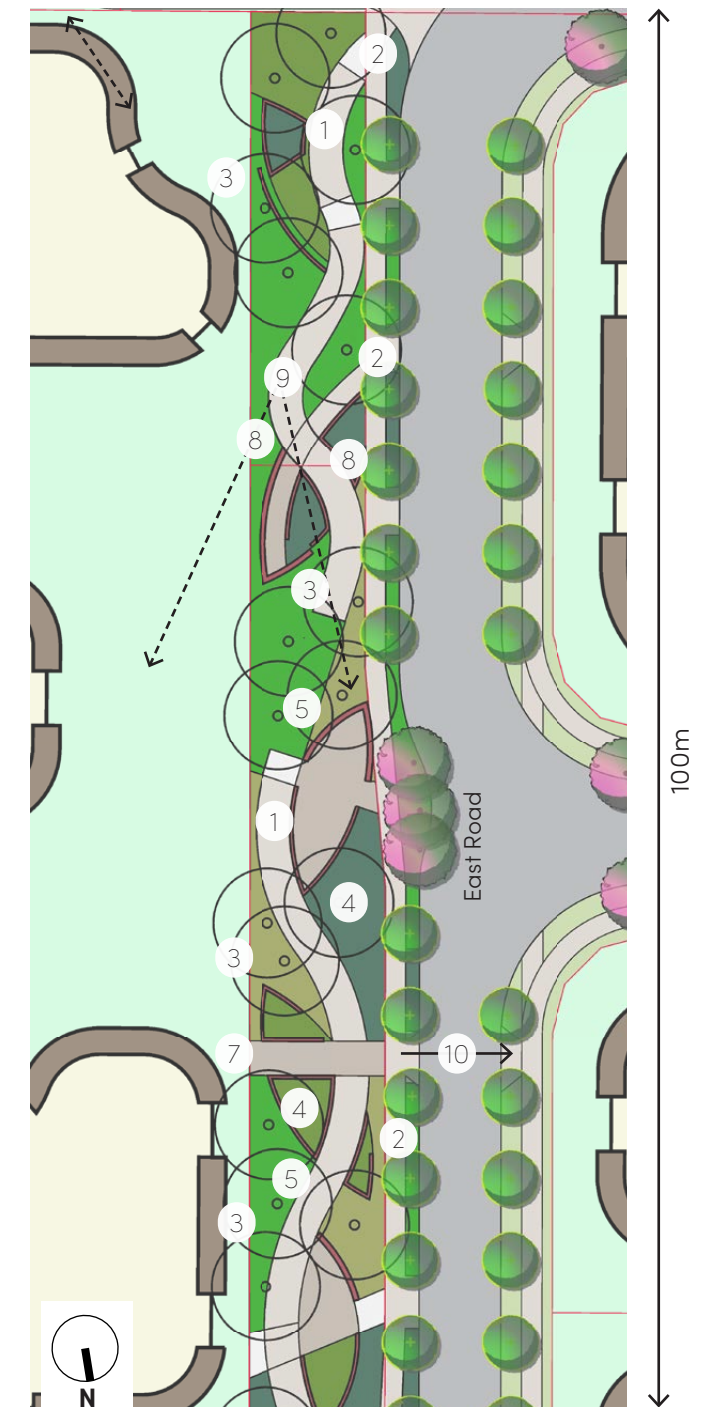
Offering a gentle winding path that encourages passive interaction with the curated landscape, the green spine is about 100m long with several spots to sit, rest, interact with and / or admire the garden.

The planting design will draw inspiration from the surrounding vegetation in Yeronga Memorial Park to strengthen the visual and vegetative connection to the wider community.

The design will include:

- _ Publicly accessible green spine
- _ Pedestrian link to the Public Open Space in the north
- _ Feature shade trees
- _ Spaces for sitting/resting and meeting

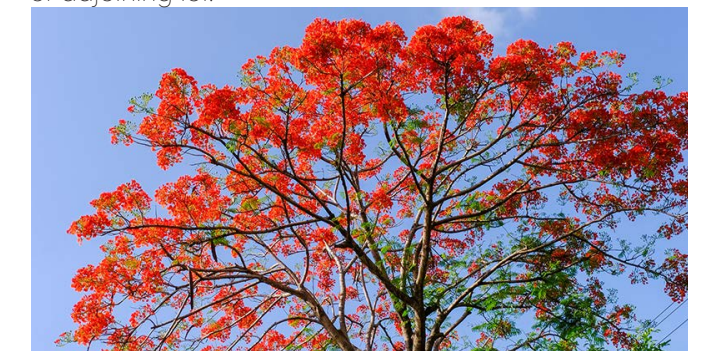
GREEN SPINE



Green spine design is indicative only. Detailed arrangement to be provided in design development of adjoining lot.



Feature tree - *Tristaniopsis laurina*

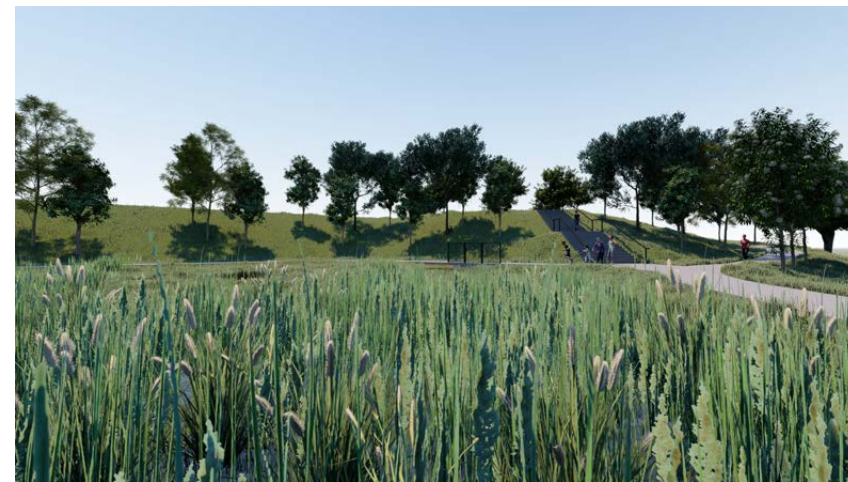


Feature tree - *Brachychiton acerifolius*

Indicative Green spine planting - Detailed species list to be provided during detailed design



Artist impression of view from base of eastern boundary looking towards bio-retention basin



Artist impression of bio-retention basin



Artist impression of circulation path



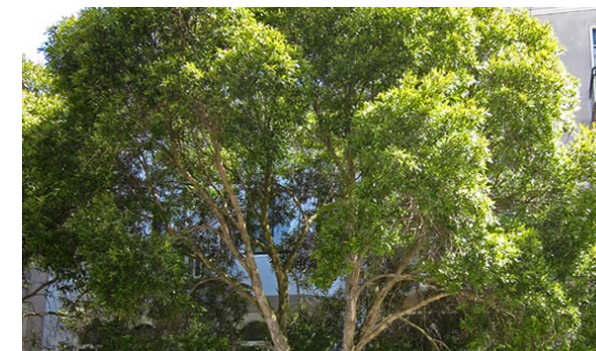
Casuarina glauca cousin it



Banksia birthday candles



Gardenia radicans



Tristaniopsis laurina



Elaeocarpus reticulatus

Indicative parkland planting – Detailed species list to be provided during detailed design

Legend

- 1 Refurbished understorey planting beneath existing trees
- 2 Circulation path (equitable access)
- 3 Stair
- 4 turfed play area
- 5 Bio-retention basin
- 6 Tree planting
- 7 Existing tree planting to remain
- 8 Feature planting
- 9 Potential location for small dog park

Public Open Space design

The Public Open Space design will use undulating grassy and vegetated spaces to create areas for passive recreation.

This Public Open Space anchors the green spine into the landscape providing an open area where community members can gather and relax.

Inclusive in its design the Public Open Space can be accessed by people of all abilities via Park Road to the west and the east road connecting path.

The Public Open Space is planned to include a concrete circulation path which will withstand flood events.

Areas of new planting are provided to stabilise embankments together with supplementary planting to enhance the understorey of existing retained trees.

The planting and revegetation strategy considers the topography of the site, existing vegetated embankments, current ground conditions and shade requirements.

PUBLIC OPEN SPACE

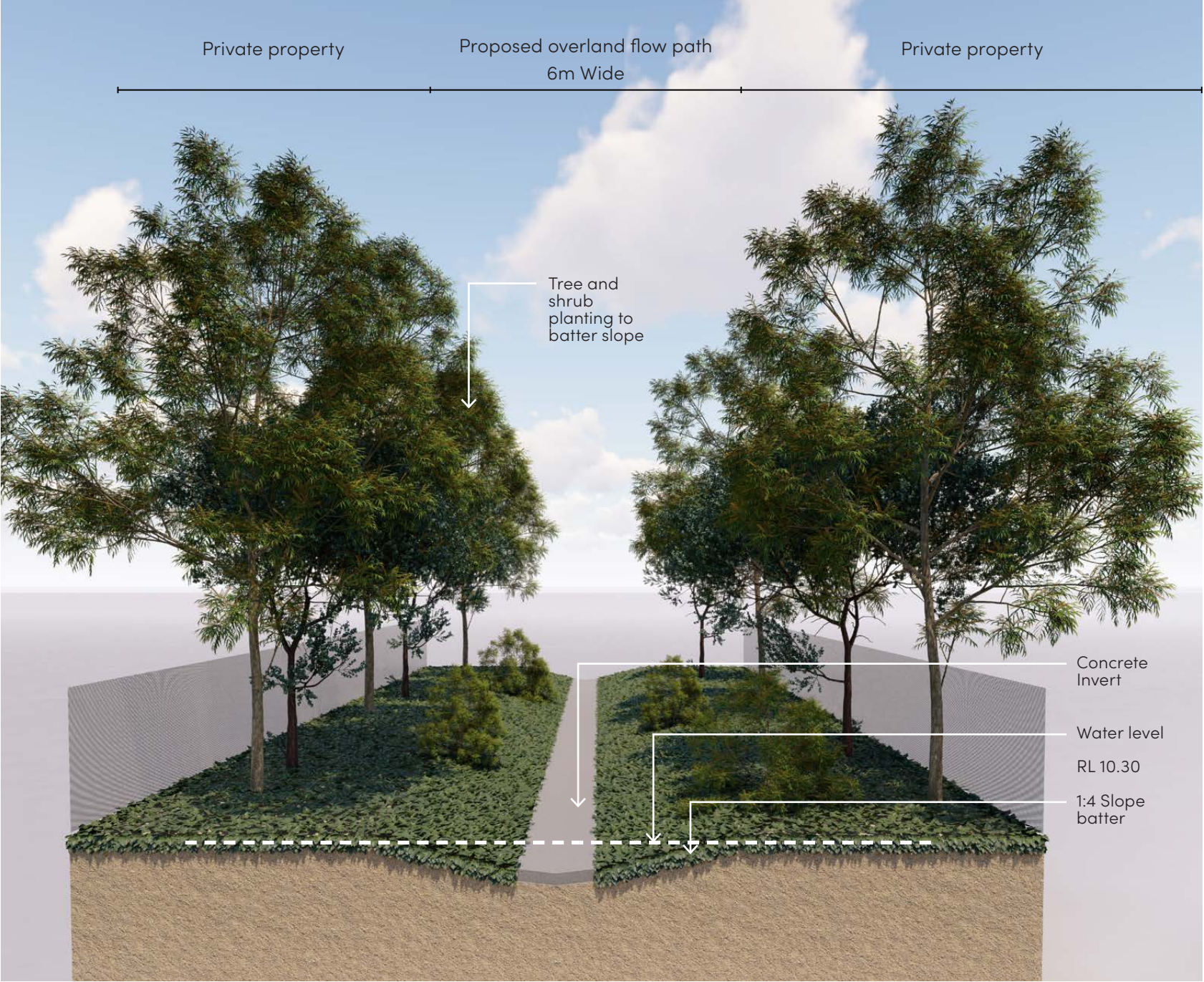


Where possible existing tree planting will be retained on the eastern boundary and supplemented with additional planting to provide shade and screening between the Yeronga State High School and Sports Centre.

The management strategy for any remnant areas of contamination in this Public Open Space will need to be considered in design, construction and operation.

Bioretention basin

The site design supports healthy ecosystems through intelligent management of urban storm water. The Bio-retention basin located within the Public Open Space is a living waterway that helps to protect and enhance the environment. Plant species for the bio-retention basin will be chosen to maximise pollutant removal and enhance the appearance for the community. Maintenance access will be facilitated using the circulation path.



Artist impression of proposed vegetated overland flow path



Carex appressa



Ficinia nodosa



Lomandra hystrix

Indicative vegetated overland flow path planting - Detailed species list to be provided during detailed design



Legend

- 1 Vegetated Overland flow path
- 2 Existing Stormwater Culvert
- 3 Bio-retention basin



Indicative fence type

Water Sensitive Urban Design (WSUD)

A stormwater management design has been developed to help maintain, protect and improve the health of nearby waterways.

The sites overland flow together with Villa Street overflow will be managed through the installation of a planted overland flow path and drainage easement to the eastern boundary. This overland flow path will convey stormwater from the eastern boundary and a sag point along villa street to an existing culvert along the northern boundary.

Planting species will be selected to ensure water conveyance and required flow velocities are achieved while concurrently creating an integrated landscaped feature to the eastern boundary.

Visually permeable protective fencing will be integrated into the design to prevent people from entering the overland flow path from adjacent private development.



Lomandra longifolia



Melaleuca quinquenervia



An impact assessment report was undertaken by an arborist to understand the impact of the master plan on the existing trees.

The trees were reviewed against the Brisbane City council Development Scheme and none were found to meet the relevant criteria for Significant Landscape Trees.

The assessment accounted for 66 trees within the site boundary. 47 will be removed due to conflicts with the Master plan and 19 will be retained.

Guidance on tree protection measures for the trees to be retained has been provided and will be implemented during detailed design and construction.

New planting throughout the master plan will seek to contribute to the subtropical landscape character of Brisbane. The planting palette will include predominately native species but will also include non-invasive plant species which are appropriate to Brisbane's climate and the character of the site.

Street tree species will be selected in accordance with the Brisbane City Council street tree palette to ensure they are species that are good performers, have low maintenance needs and are climate resilient.


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Queensland
Government

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OPEN SPACE
MANAGEMENT
PLAN





Open Space Management for this Master Plan is provided for in the context of three open space maintenance responsibility and ownership circumstances as identified below and reprised in the key at the bottom of this page.

Presently all public open space provided within the master plan development footprint will be developed and constructed by Economic Development Queensland, (EDQ) but is proposed to be handed back and dedicated to Brisbane City Council (BCC), following discharge of EDQ and their construction contractors defects liability, establishment and "on-maintenance" obligations.

For the purposes of this Open Space Management plan, the internal street network and associated street tree plantings and footpaths, the northern open space, Park Road and Villa Street footpaths and tree plantings are proposed to revert to BCC ownership and maintenance once accepted as "off-maintenance" by BCC.

Beyond the dedicated public open space, privately owned and maintained publicly accessible open space is intended to be provided adjacent to the north south internal street by a private land owner and between the planned Community Centre and Private Commercial Office Building fronting Villa Street. All privately owned publicly accessible open space will be subject to safe use, maintenance and access provisions as determined by the private land owner and development conditions imposed by EDQ (as the assessment authority).

In addition to publicly accessible open space across the site, a significant allocation of private open space is to be provided that will be owned and maintained by private interests for private access only.

- Legend
-  BCC - Drainage reserve
 -  BCC - Street Network including verge
 -  Privately owned - Public open space
 -  Public Plaza