



Villa Street, Yeronga

November 2017

Economic Development Queensland (EDQ) is a specialist land use planning and property development unit of the Queensland Government.

EDQ undertakes land use planning for key areas and precincts throughout Queensland and enabling economic development (i.e. jobs) and delivery of community services including a diversity of housing, parks and community facilities across Queensland.

EDQ drives a range of development projects including complex urban renewal precincts such as Northshore Hamilton and Fitzgibbon Chase, both of which are innovative examples of how residential, community and mixed uses can be integrated for community benefit.

As part of this role, EDQ has been tasked with investigating potential renewal opportunities for the 5 hectare site at the corner of Villa Street and Park Road, Yeronga. A key part of our investigations is seeking the local community's aspirations and views on reinvigoration of this disused site.

**The Queensland Government decided not to sell the site to the private market instead engaging with the community to develop the best outcome for the local area.**



## What we know about the site

TAFE ceased operations in 2010. The site is not of interest to the Department of Education and Training for future education and training needs. Formally declared as 'surplus' by the state, the site is a prime urban renewal opportunity under the state government's Advancing our cities and regions strategy.

Located near Fairfield Road and public transport including rail and bus services, the unused parcel of land offers the potential to deliver community, residential and employment outcomes for the greater Yeronga community.

Renewing the site would provide the opportunity to have new community facilities that would integrate the site with the neighbouring Yeronga State High School and various local community and not-for-profit groups.

EDQ is aware there are several technical issues that will need to

be considered as part of the feasibility assessment and master plan design. Topography, overland flow and flooding, stormwater infrastructure, soil condition and traffic and network impact assessment will all require further investigation and review.

Unused parcels of land like this site provide an opportunity to leverage its excellent location and proximity to transport infrastructure within an established inner-city area to deliver smart urban design, sustainable community facilities and housing options that meet both market demands and community needs and address the current and future needs of our growing city.

The diversity of housing options to be included as part of the revitalisation will facilitate, and essentially pay for, any community infrastructure and amenities throughout the site.

## Consultation – what you said

Given the significant and varied values of the unused site, including its proximity to transport, existing community facilities and housing, EDQ then committed to engage and work with the greater Yeronga community to explore and consider the best land use options for the future of the site.

An engagement program was rolled out in late August 2017 with the primary focus to determine the community's interest in a possible renewal of the site and to seek their input and vision for future land use opportunities, the 'look and feel' the community wants at the unused site.

The engagement to date included a series of information sessions and an online 'Have your say' page with a brainstorming tool. The information sessions provided a casual forum for interested parties to meet with EDQ and gain a better understanding and overview of the site. People were able to vote on visual examples of potential land uses. A brainstorming tool was also available online for people to suggest and/or vote on proposed land use ideas.

The interactive engagement activities were employed not only to gather the community's input but to also generate conversations between interested parties about the potential for the site and what shared services and co-locating opportunities it could provide.

Whilst there was a range of views expressed by community members about the scale and nature of any redevelopment on the site, the overall impression from these initial discussions is that the vast majority are in favour of a community-focused renewal that includes a range of residential offerings, and doesn't constrain the future growth of the adjoining high school and delivers a range of community facilities.

A community kitchen, small market space, cafe, innovation hub, amphitheatre, townhomes and shared office and performance spaces for community organisations are some of the suggestions proposed by residents during this initial consultation phase. An overwhelming sentiment from locals was also for smart and sustainable urban design to be incorporated in the future development.

It is also clear that a key community concern is not exceeding the current building heights from the street view of both Villa Street and Park Road.

\* All imagery used in the publication is indicative only.



## Where to from here...

Based on this initial community engagement, EDQ is now considering options for incorporating the community's views and aspirations with the needs of the social service providers and community organisations. EDQ will need to determine whether there are financially viable options for a comprehensive renewal of the site that meets all these factors. Depending on the outcomes of these investigations, EDQ will prepare a master plan (or possibly a number of optional master plans) for the precinct as the basis for further discussion with the community.

