



# YERONGA HYDE ROAD PRECINCT VISION

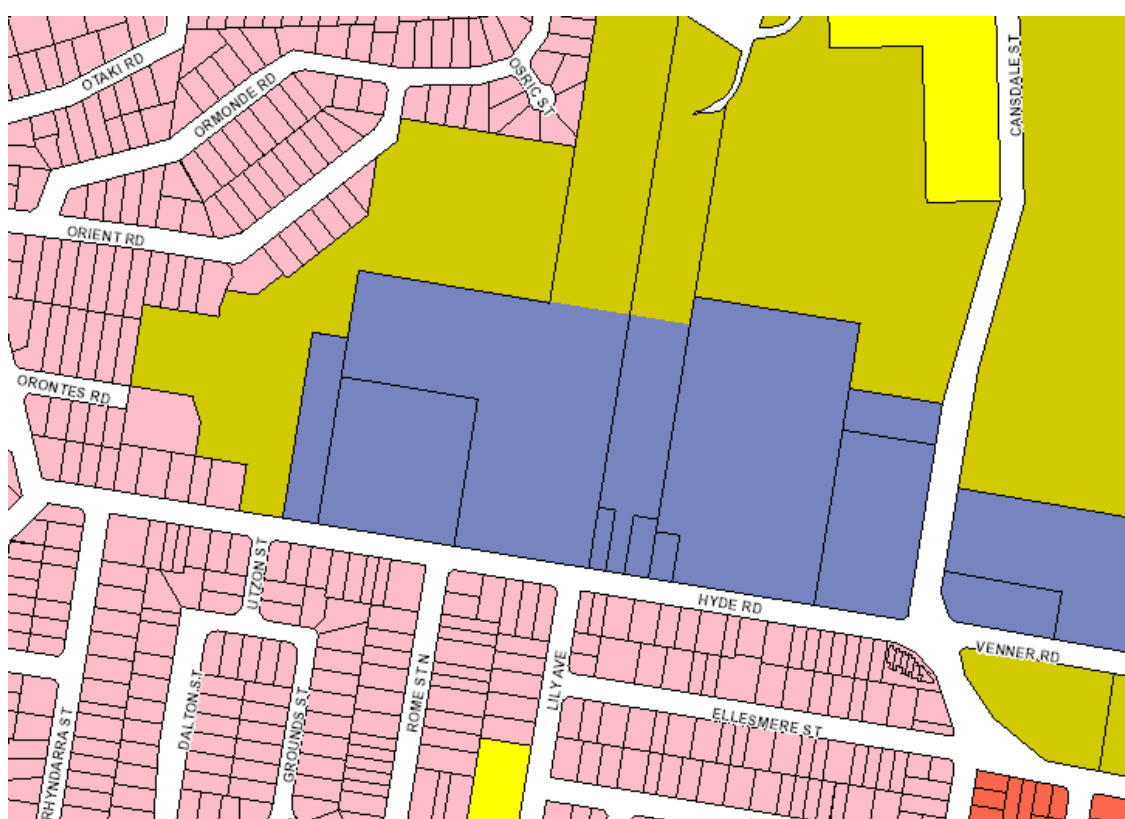
Community Forum, 12<sup>th</sup> July 2016



## Introduction

On 12 July 2016, the Yeronga District Residents Association (YDRA) organised and facilitated a Community Forum for the purposes of developing a shared vision for the Hyde Road Strategic Inner City Industrial Area. This precinct (Figure 1) encompasses 10 property lots on the northern side of Hyde Road that are currently zoned low impact/light industry and sports and recreation.

The focus of the Forum was on identifying the outcomes and features of any future development or changes in land use within this precinct that would benefit the YDRA area and the local community. The Forum was motivated by recent activities undertaken by the property owners of 115 Hyde Road suggesting that a development application for a change of zoning will shortly be lodged with Brisbane City Council. This follows the August 2015 withdrawal by the owner of 167 Hyde Road of a development application for a change of zoning to multi-unit dwellings.



**Figure 1: Hyde Road Strategic Inner City Industrial Area**

The Forum was broadly publicised by a letter-box drop, an article in the City South News and through the YDRA's electronic mailing list. In the interests of a positive and transparent process, Hyde Road precinct property owners were encouraged to attend and participate, and each was provided with a letter invitation explaining the objectives of the Forum.

Approximately 130 people attended the Forum, held at the Yeronga Services and Community Club, comprising interested local residents and a number of the Hyde Road precinct property owners. District representatives Councillor Nicole Johnston and The Honourable Mark Bailey MP, Minister for Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply attended

with support from the Federal Member for Moreton, Mr Graham Perrett MP provided through publicity for the Forum and the provision of flyers for the letter-box drop.

## Forum Process

The Forum agenda comprised:

- Welcome and introduction by YDRA President Rob Gilshenan
- Positive development outcomes presentation by Richard Kirk, President Elect, Australian Institute of Architects with a short question and answer session
- Hyde Road precinct context presentation by YDRA Committee Member Susanne Cooper
- Group work, facilitated by Susanne Cooper, in which attendees were divided into seven working groups and requested to collate and prioritise their views on desirable outcomes for any redevelopment of the precinct under each of six topics: 1) Social/community, 2) Environment, 3) Traffic/mobility, 4) Recreation/open space, 5) Local business and 6) Land use
- Short presentation of each group's dominant themes and priorities by the group's facilitator.

Group facilitators stressed the need for positive statements rather than a listing of "don't wants" and this positive approach was reflected in the outputs of the group work. These are presented below and comprise:

1. The eight core or dominant themes that emerged from the various group discussions
2. All outcomes raised by the seven groups, plus the priority points identified by each group
3. One element of the vision they would most like to see in ten years' time.

## Core or Dominant Themes

***"An Iconic Area, adaptable for the future"  
"How can Yeronga be an example to the whole of Australia?"***

1. Integration and retention of open space, greenspace into any design. Maintain the leafy 'green' character of the surrounds, and a green corridor to the river that keeps Yeronga's role as the 'lungs' of the city
2. Invest in public transport – especially a CityCat stop. Walking, cycling and non-motorised connections are very important
3. Maintain the area's role in flood management and mitigation
4. Diversity of use in a vibrant precinct achieved through development that comprises a variety of small non-homogeneous buildings encompassing a mix of low impact industry, low-medium density residential, commercial, high-tech/knowledge hub that supports local employment opportunities and links to nearby high-tech precincts (Boggo Rd, UQ, hospitals)
5. Horse paddock/riding for the disabled retained as part of the precinct's diversity and history
6. Sustainable building design (water, energy, materials) suitable for the sub-tropics, plus use of space to encourage community activities (e.g. community garden)
7. Look for opportunities to integrate /refurbish existing structures and heritage elements into the design
8. Design should encourage a sense of community and liveability

## All outcomes and priority outcomes

Group	Outcomes	Priority outcomes
1	<p>Public space  Liveability  Village living  Fit in with Corso area  Maintain low density  Residential only - surrounded by green space  Relaxing, visually attractive</p>	<p>Model for sustainable living (design for subtropics, clean industry, shared gardens)  CityCat access and design to be walkable  Maintain light industry – with a technology park/ education focus?  Shops, amenities with sense of community and liveability that improves social cohesiveness</p>
2	<p>Any development recognises a whole of district context and its importance to the community  Enhance community, family amenity  Adequate off-street parking  Discourage rat-running  Incorporate greenspace in design  Design is non-intrusive and respects land contours  Pleasing aesthetics and reuses any heritage structures  Flood mitigation  Avoid buildings on stilts in flood prone areas  Incorporate greenspace in design  Maintain as much greenspace as possible  Community gardens – environment and social objectives  Fits in with current sewage infrastructure  Aged care facility  Opportunities for UQ expansion – clean, high tech industry</p>	<p>Sustainable environment and buildings (water, solar)  Encourage use and connectivity of non-vehicle modes of transport/mobility  Lower horse paddocks maintained for community use  Technology focused development /creative hub that also supports people working from home</p>

Group	Outcomes	Priority outcomes
3	Central planning of the whole area Arts performance centre CityCat terminal Keep population density below levels to avoid traffic increase Keep multi-storey dwellings close to/on main traffic corridors & transport nodes Golf driving range Major Southside sporting precinct High quality children’s playground (large, green) Maximise preservation of greenspace as the city’s green lungs	Greenspace corridor to the river Maintain flood mitigation Sport and recreation use that maximises greenery and minimises buildings All industry out of Yeronga Tasteful high-rise with tasteful community amenity
4	Neighbourhood centre Community centre, Neighbourhood centre More dog off-leash area CityCat terminal More frequent public transport Bicycle separation Green areas used as corridors bringing people together Extending roads (Venner/Hyde Roads) Community garden Suburb-wide integration and planning Community planned development All access to areas currently used e.g. to the river Local food production Restaurant Community engagement areas Small supermarket Working together – greenspace and development, use of green to bring people together Better thought out plan Increase population = increase green space	Keep riding facility (children with disabilities) Commercial/industrial compatible with residential land use and the area’s character Flood mitigation enhanced Multiple use of greenspace Improved walking and cycling connections and CityCat stop

Group	Outcomes	Priority outcomes
5	Reliable public transport Transport appropriate development Village atmosphere – mixed use BCC to have consistent view of land use – e.g. size of apartments Knowledge precinct that links to BCC’s description of housing Contribute to the City’s ‘lungs’ Large interconnected open spaces Development has to be able to absorb increase in population (eg parking) Maintain sewage works and recycled water Retain some heritage value in any development	Precinct to connect, link with and support developments and institutions in other areas as a knowledge precinct (e.g. Boggo Rd, UQ, hospital) Design for flood resilience Group use/ services: purposeful horse riding and allied activities Development only in the pink zone (low impact industry)
6	Childcare facility Heritage of particular buildings (e.g. Taubmans) integrated into design. Innovative – e.g. Arts precinct Increased pedestrian movement More, and more reliable, public transport Aesthetics and public space Local corner store with a ‘market’ concept (dining, fresh food, food) Low density residential – 5 story max Keep sport and recreation areas as they are – maintain their zoning Keep a ‘human’ size and scale Public amphitheatre Exercise stations	Diversity of uses (mixed use) incorporating commercial, residential, community, technology – a diversity of scale; a human scale Sustainable building design (to suit tropical climate) Commercial facilities, shared business facility, sites for small business start-ups, + hot desking facilities to support working from home) Use of existing buildings; recycle, repurpose for new uses and integrate existing building fabric into the new structure
7	Social infrastructure – a community centre Maintain character of local buildings/residences Creative arts centre/community hall Design that better connects the community Character of the area retained (mixed use) Lungs of the city retained Riding for the disabled Sporting fields, playgrounds Off street parking Walking connections Infrastructure before development	Limits on height (no high-rise) to maintain local character Diversity of land uses including light or high-tech industry, commercial (centre for employment) Improved public transport, including a CityCat stop Sporting fields/open space, including riding for the disabled

## The vision ten years on

**“IT’S TEN YEARS ON.... WHAT IS THE ONE THING I WOULD LIKE TO SEE IN THE PRECINCT?”**

### **Greenspace, open space**

Clever use of space and beautiful parks and art to attract people  
Established trees/shrubs hiding buildings. Landscaping to blend into structures and soften the landscape  
Green, open spaces  
Maintaining greenspace we currently enjoy and enhancing sporting/recreational activities e.g. markets, community gardens, culture  
Sense of open vista, space, living space  
A sympathetic use of space to retain open areas and horse paddocks from any development  
Trees/green more apparent than the lovely apartment buildings set well back from the road  
A lovely vista looking down toward the river along a leafy boulevard  
Wide, leafy avenue  
Established trees  
Parks and open spaces  
No buildings on the flood plain  
Low density houses  
Greenspace  
Sufficient greenspace  
Iconic public/greenspace for all Brisbane residents  
More than half the area is beautiful gardens and natural habitat – the rest is well designed mix of low rise buildings

### **Land use**

Integrated mixed use thriving. A community hub - the envy of Oxford and James St  
Integrated, engaging, inviting, inclusive, exciting, a ‘go to’ place  
Diversity of uses, variety  
Diversity of housing  
Diverse and vibrant mix of residential and lifestyle uses  
A vibrant area with a variety of different uses – retail, work, facilities and housing  
Medium to low density residential with parkland on the flood plain  
No high rise  
Ability to work from home recognising technology  
Maintain lower horse paddock  
Best thought-out master-planned community the world has seen  
A further location for the already surrounding knowledge/health institutions  
Heritage buildings repurposed to research offices, potential for linkage with expansion of UQ  
Tree lined, open space restaurant hub with low density housing

### **Mobility, traffic**

No cars queueing causing traffic jams in the precinct  
A world class public transport system where I can catch bus, train, ferry to work that is affordable  
Walking/bike access to the river  
Bike paths/walkways to the river and recreation facilities  
Lots of families walking

### **Community**

Children, families at play – walking, cycling and riding  
Families and children walking and cycling, enjoying the ambience of the precinct facilities  
Family-focussed community supporting all members, including the disabled  
People are happy and engaged  
Community activation

### **Social/Cafes**

Sense of identity – what is that into the future?  
Café/dining precinct with boutique shopping under residential building  
Somewhere interesting to walk, work and relax  
I wanted to shop and stay  
Facilities – shops, restaurants  
Coffee shops well patronised by happy people of all ages

### **Sports, recreation**

A major Southside sporting precinct for the whole community with maximum greenspace (in flood-prone areas) with low rise admin building  
Horse riding  
A recreation area well known for its inclusivity of children with disabilities i.e. riding for the disabled

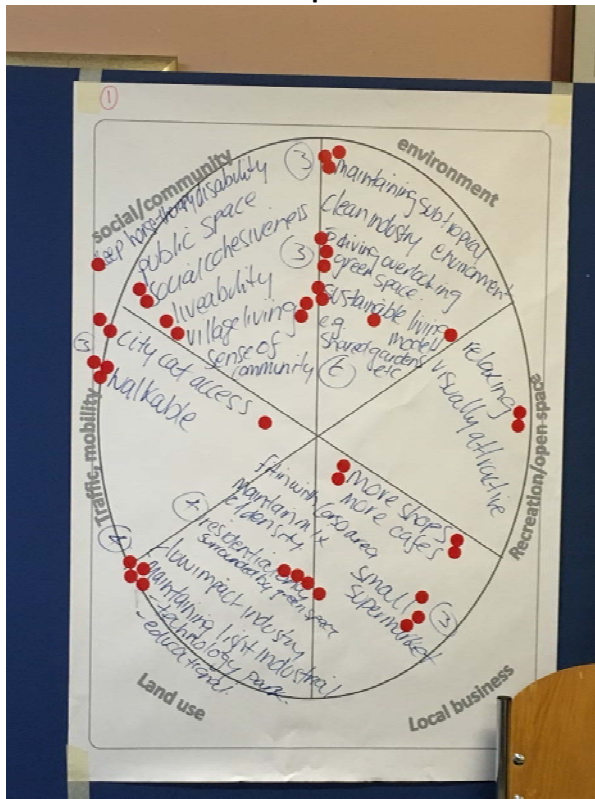
### **Brisbane City Council (BCC) development application process**

BCC has reaffirmed the current zoning for Hyde Road. The driver for change is one developer  
Landowners are not acting in one block  
115 Hyde Road still waiting for development approval  
167 Hyde Road has been knocked back twice for redevelopment  
Engage with Council – not just horses grazing but ‘disability’ purpose

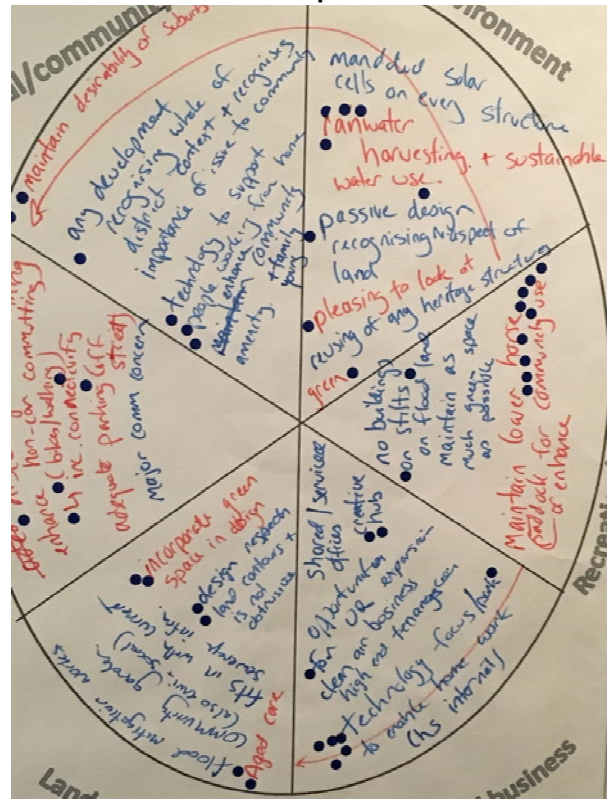


# Individual group outcomes

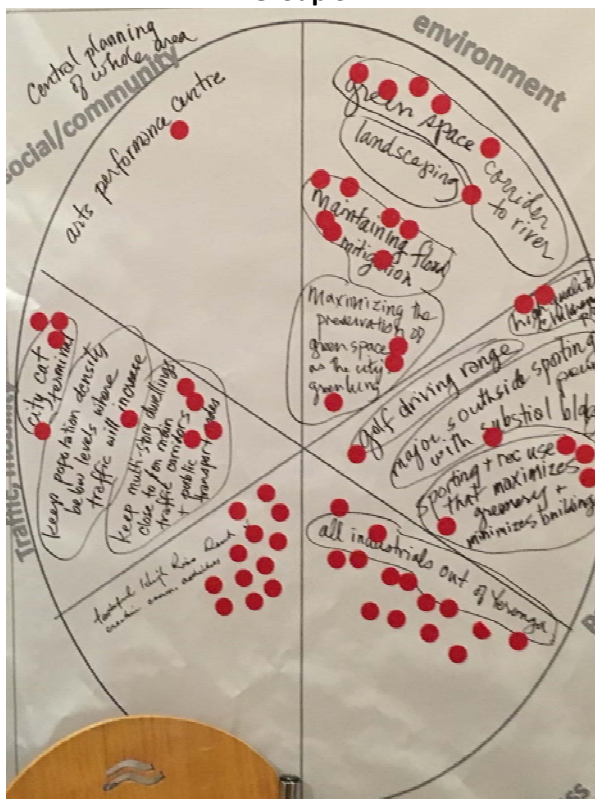
Group 1



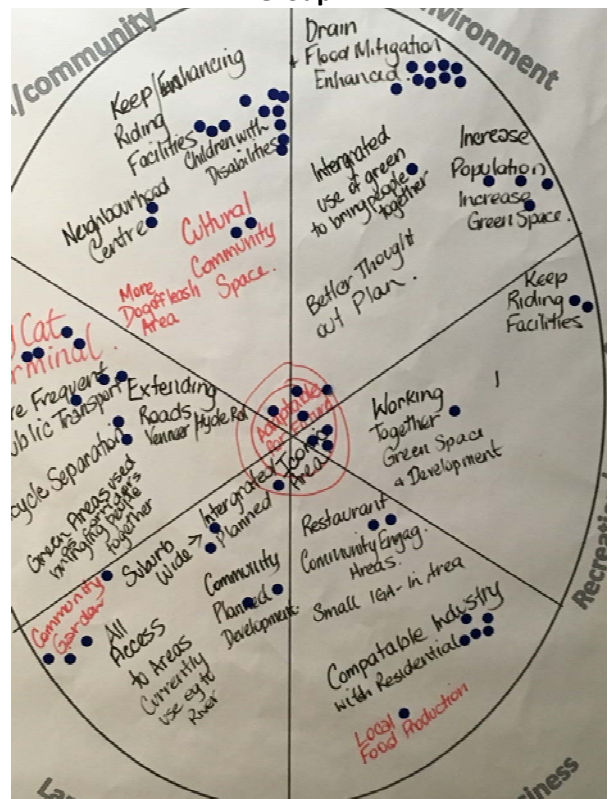
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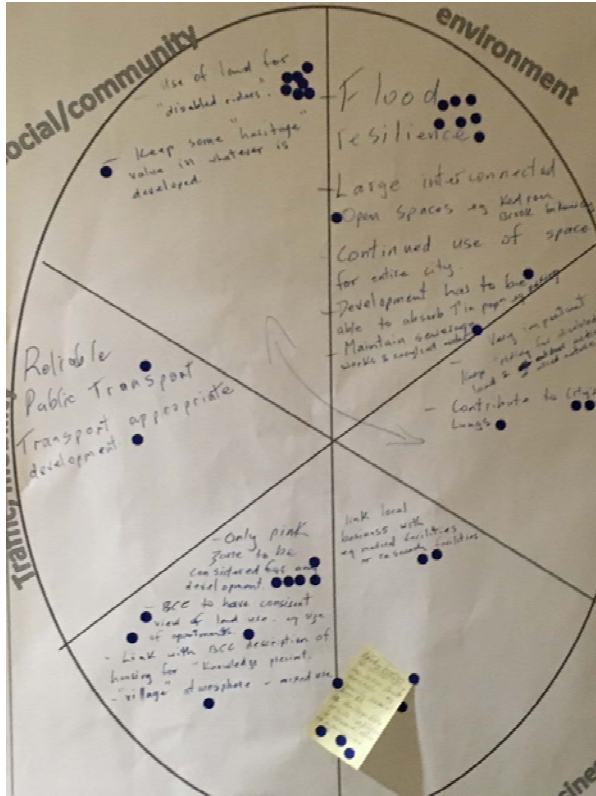
Group 3



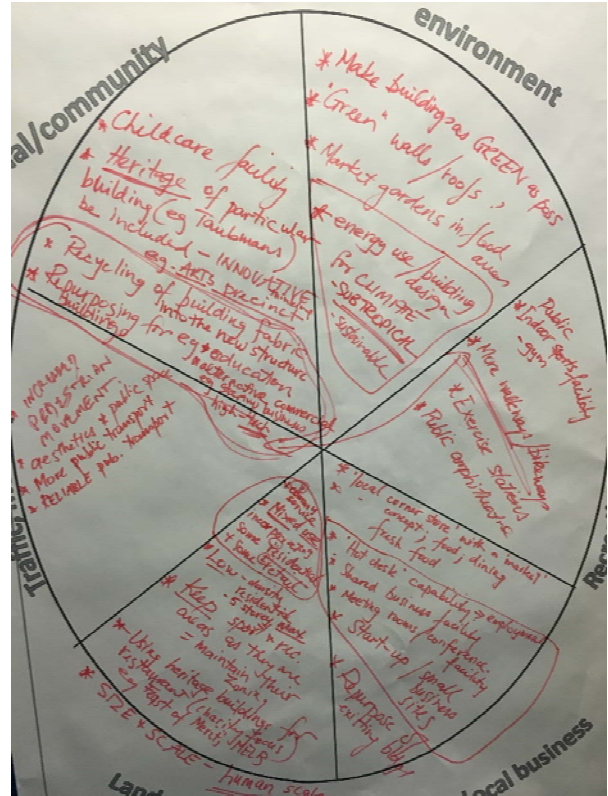
Group 4



Group 5



Group 6



Group 7

