



CONSTRUCTION UPDATE DECEMBER 2017

The Yeerongpilly Green urban village project commenced in 2007. The project has progressed over recent years through detailed master planning and design led by Consolidated Properties Group.

The development is set to become a landmark destination for residents of Brisbane's southern suburbs, who will experience a vibrant mix of residential, local retail and dining, and commercial development that will emerge over time. The development will include new connections to the Brisbane River through a network of new parks and streets, new and upgraded community pedestrian and cycle routes, residential, retail, commercial and community development and improved connections to the Yeerongpilly Railway Station.

The development includes the realignment of King Arthur Tce, and the construction of a new internal network of road, cycle and pedestrian access. The first stage of roadwork upgrades are scheduled to commence in Jan 2018. This will entail changes to access in and around the site for all users. The approved master plan is shown below. This illustrates the ultimate development being created.

KEY FEATURES

- A new pedestrian and cycle spine running east-west through the site, connecting the Yeerongpilly Railway Station to the Queensland Tennis Centre;
- A new activated main street with new shops and restaurants which will act as the heart of the new community;
- A series of new connected parks and plazas totalling over 26,500m², including a park on the river, a central parkland, community garden and pocket park; and
- The retention and reuse of significant heritage listed buildings, enabling their ongoing use and appreciation by the community.

Construction of the Yeerongpilly Green development is underway and this newsletter provides an update on the upcoming construction activities.

APPROVED MASTER PLAN





CURRENT ROAD AND CYCLE NETWORK

The roads and infrastructure surrounding the Yeerongpilly Green site are currently used by a wide range of people.

These include:

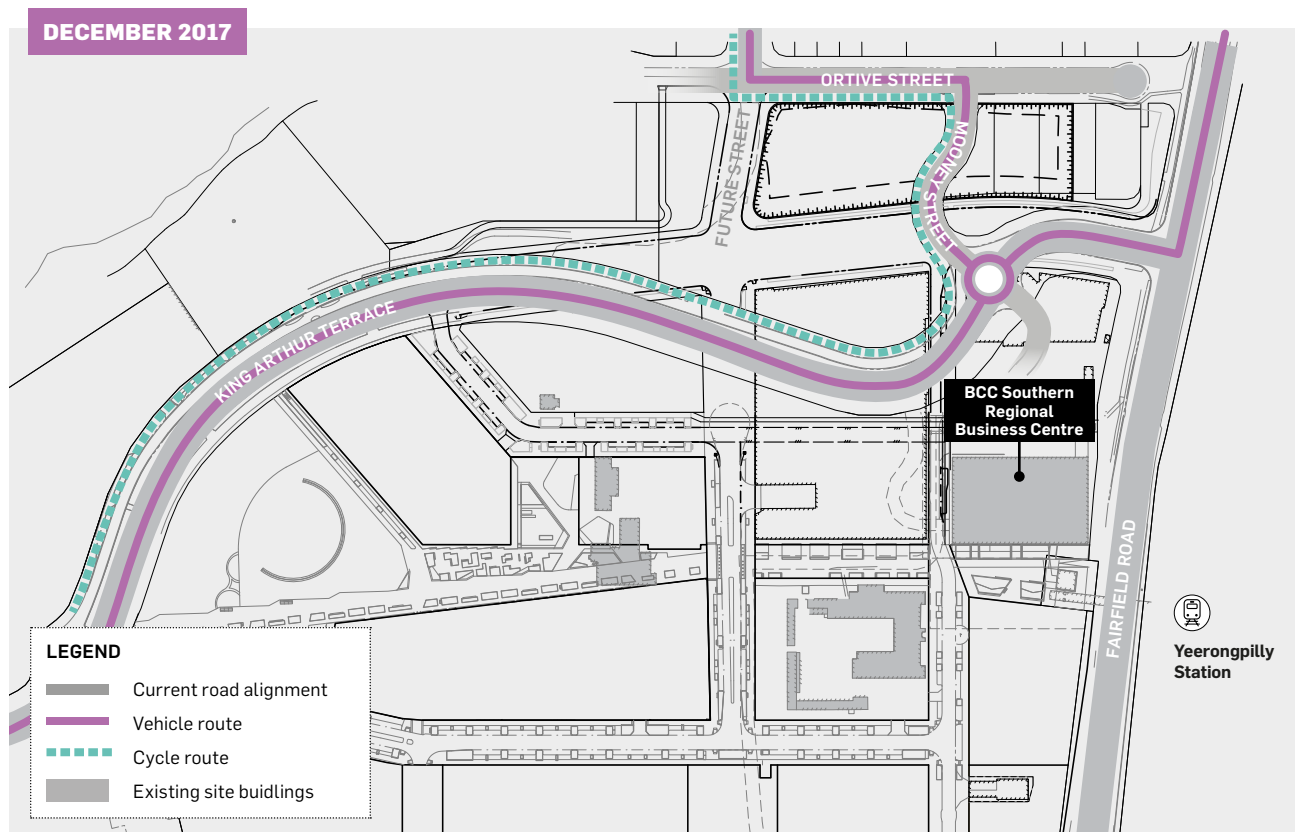
- Local residents including residents within Tennyson Reach, Ortive Street, Paragon Street and nearby neighbourhoods;
- Workers and visitors to the Brisbane City Council Southern Regional Business Office;
- Users of and visitors to the Queensland Tennis Centre;
- Public transport users accessing the Yeerongpilly Railway Station;
- Cyclists including those traversing the river loop; and
- Other users passing through the site for various reasons.

The Yeerongpilly Green development will see the existing alignments of King Arthur Terrace and Mooney Street altered to achieve the ultimate master plan design, and an improved overall access network for all users.

This will result in temporary changes to the way in which users circulate in the streets and surrounding areas.

The roll out of the construction program has been designed to occur in a series of stages, specifically planned to minimise disruption as much as possible, and to ensure that key elements such as bicycle connections and alternative access paths are provided throughout the construction phase which will run from late January 2018 until August 2019.

The current road and cycle network is shown in the map below.



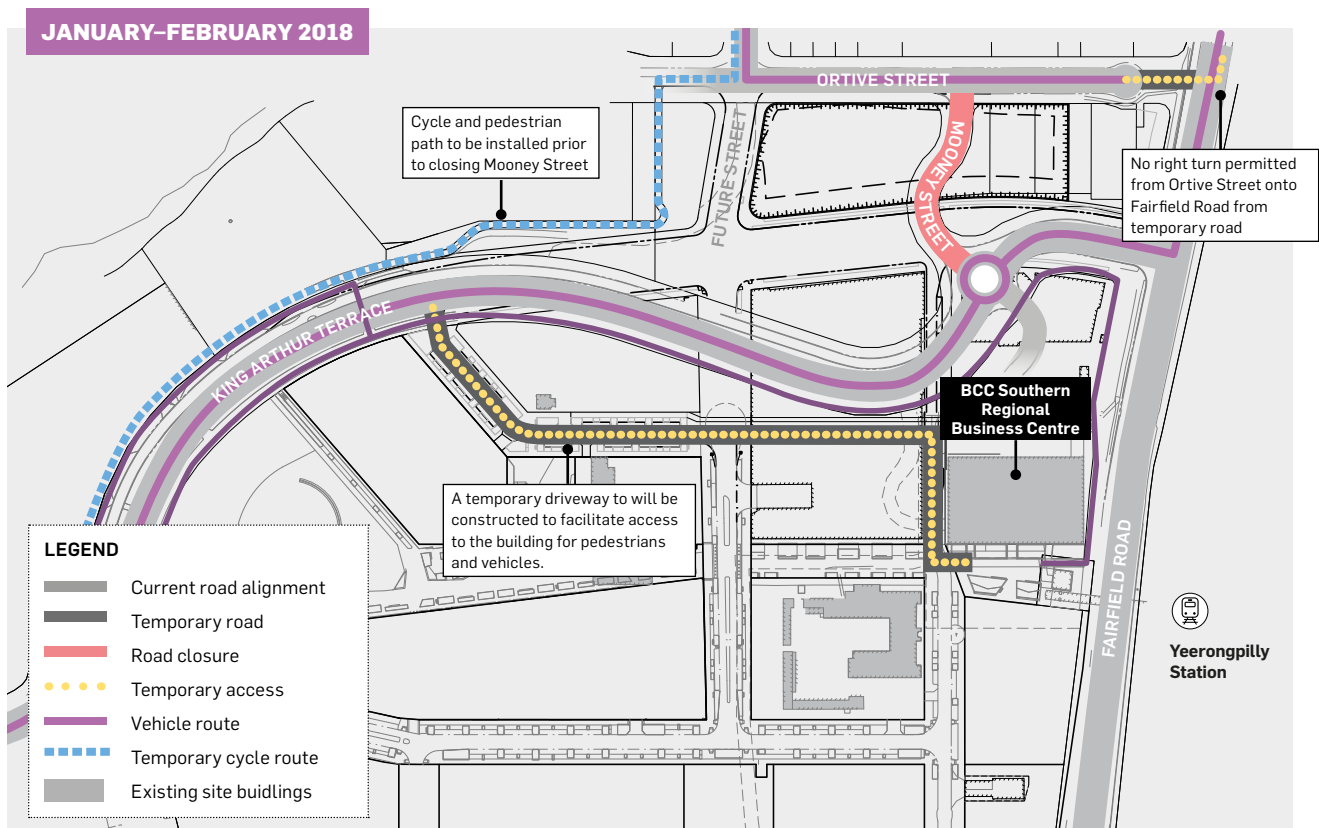
NETWORK CHANGES FROM JANUARY—FEBRUARY 2018

Immediately following the conclusion of the Brisbane International Tennis Tournament in early January 2018, alternative access and movements through the site will be implemented as shown in the map below.

During this period, the following changes will be made to the movements of various users as follows:

- Mooney St will be closed to traffic during construction, and will be ultimately be re-opened in a new alignment to the west;
- Users accessing the existing Paragon and Ortive St residential areas from the north will do so via a new temporary right turn from Fairfield Rd into Ortive St;
- Users wishing to exit the existing residential areas in Paragon and Ortive St travelling to the north will do so via Paragon St onto Fairfield Rd. Please note: a right turn out of Ortive and Paragon St onto Fairfield Rd cannot be undertaken*;
- Residents travelling from the south to Paragon and Ortive St residential areas will be able to access the catchment via the existing left turn into Paragon St off Fairfield Rd;
- Residents travelling south from Paragon and Ortive St will enter Fairfield Rd via a left turn out of Paragon St, then access a signalised right turn onto Fairfield Rd at Yeronga St via Nelson and Steven St (it is calculated that the journey from Paragon St to the Ipswich Mway will temporarily increase by approx 2 mins) (refer Fig 01 overleaf);
- Residents travelling west from the Paragon and Ortive St areas will enter Fairfield Rd via a left turn out of Paragon St, then access a signalised right turn onto Fairfield Rd at Yeronga St via Nelson and Stevens St, and then head west via a right turn off Fairfield Rd at Palomar St (it is calculated that the journey from Paragon St to the King Arthur Tce/Softstone roundabout will temporarily increase by approx 3.75 mins) (refer Fig 02 overleaf);
- Due to the closure of Mooney St, a new cycle and pedestrian path will link King Arthur Tce and Ortive St. This will be operational prior to the closure of Mooney St;
- Access to the Brisbane City Council Southern Regional Business Centre and pedestrian access to the railway station will be via a new temporary road and footpath linking to King Arthur Tce;
- King Arthur Tce will remain open during this period, and persons accessing the Queensland Tennis Centre can continue to use this route.

*Southbound access to Fairfield Road from Ortive & Paragon Streets has been the subject of detailed engineering and design assessment. Unfortunately, a right turn cannot be achieved due to safety issues such as sight lines and topography along Fairfield Road. Southbound exiting traffic will be required to exit north onto Fairfield Road, then use the local network of Cook, Nelson & Stevens Streets to turn south at the lights on Yeronga Street.





NEXT UPDATE

MORE INFORMATION

The next construction update for the project will be issued in late January when further revisions to the access and movement routes are necessary.

For further information or to ask any questions, please contact the project team.

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This information is also available on the project website at coolcalmconnected.com.au

FIG 01: DIVERSION TO THE SOUTH

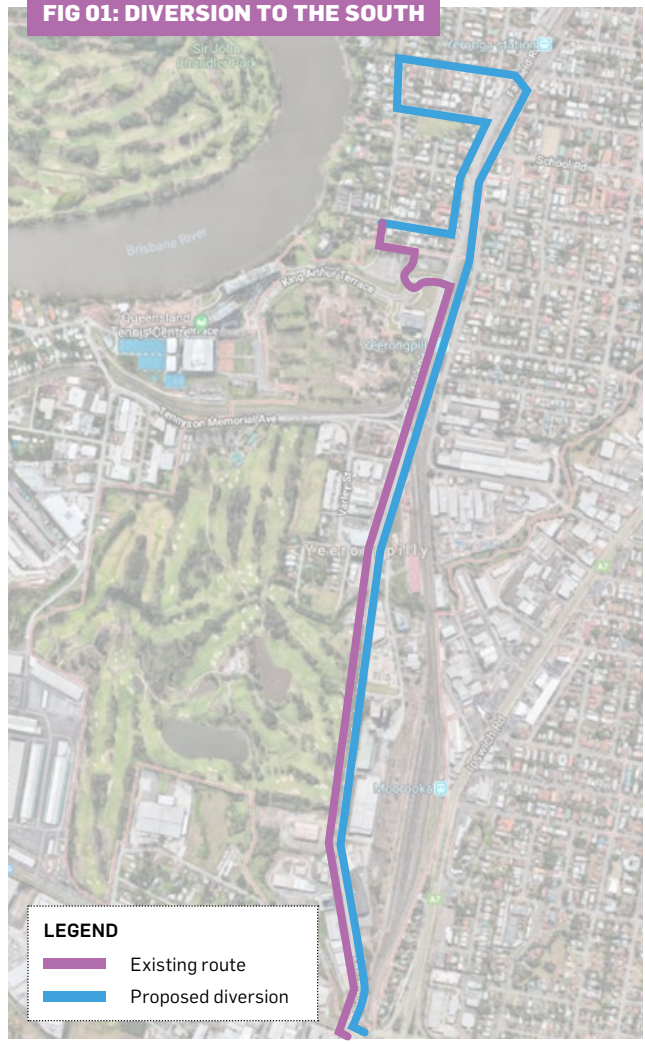
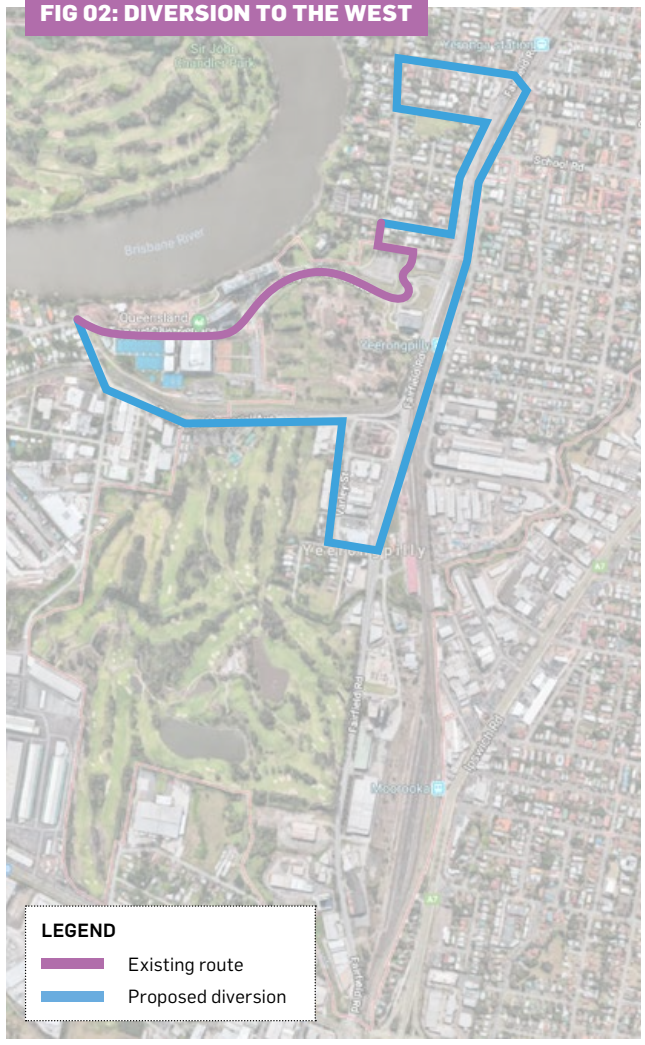


FIG 02: DIVERSION TO THE WEST



Consultation will be ongoing through all stages of the construction program. For this first stage, representatives will be doorknocking residents through Ortive and Paragon Streets on Friday 15th December 2017. If you will not be home, or have not been contacted, please call on the project hotline during business hours for any further information you require.