**RE: Development Application (DA) on 115 Hyde Road** (DA i/dA006334703)

This Document Contains:

1. Two sample responses to the Development Application (DA) for the rezoning of 115 Hyde Road (from ‘Light Industrial’ to ‘Multi-purpose’ or ‘Mixed Use’) from Tennyson Ward Councillor (Cr. Nicole Johnston) and Paul Hey (Project Director ‘The Paint Factory’). These documents are supplied in .docx format so that you can copy and edit them to form you own response. These documents are supplied without comment, and do not necessarily represent the views of YDRA Inc. They should be read in conjunction with the information sent to you earlier this week (‘Issues with the development’ 28/10/23) and other resources such as the concerns raised by Cr. Johnston and others.
2. identification the DA; web links to other resources (and the DA) to BCC’s and other web pages

**Please do not submit your response to the DA until after the black and white development notices are posted on the Property (115 Hyde Road) – we’ll let you know when this happens.** There is a period of some 28 days following the posting of notices when responses should be sent in.

Thank you.

Secretary, YDRA Inc.

E: ydra.secretary@gmail.com

1/11/2023

**Sample response 1: Nicole Johnston, Tennyson Ward Councillor**

The Development Manager

Brisbane City Council

Dear Sir/Madam

I am writing to make a submission regarding the proposed development application at 115 Hyde Rd, Yeronga (A006334703).

Reuse of the existing buildings for arts, commercial, retail and associated uses is supported, subject to increased on-site parking, installation of proper piped stormwater drainage (retention and reuse of stormwater on the site to enhance environmental sustainability and prevent stormwater run-off would be strongly supported) and infrastructure upgrades.

I ask Council to amend or refuse the DA on the following grounds:

* the one-page master plan is inadequate - a detailed master plan that includes the location of all infrastructure, building footprints, unit numbers, carparking requirements, services, stormwater systems, landscaping, community facilities and a detailed masterplan should be included in the DA;
* caps should be set on the number and mix of units on the site to prevent over-development;
* multiple eight storey high-rise buildings on the site are not supported;
* protection for the existing paint factory buildings within the eight storey site area to prevent demolition;
* retention of the Waterway Corridor overlay to regulate development in the creek corridor;
* a minimum 150m exclusion zone for any future development to provide a minimum buffer to the Fairfield Sewerage Plant (as per the Industrial Amenity Code);
* the number of future stages should be identified and subject to Impact Assessment (public notification given the lack of detail);
* sustainability requirements should be conditioned including stormwater collection and reticulation onsite; solar power and emergency power generation during future floods;
* infrastructure upgrades need to be identified and funded including:
  + site specific and trunk stormwater system upgrades;
  + new traffic lights at the intersection of Cansdale St and Hyde Rd, Yeronga;
  + a major playground upgrade for John Walker Place Park;
  + footpath and bikeway upgrades; and
  + Orient Rd creek restoration works.

It is critical that Council takes into account the surrounding low-density amenity of Yeronga West and ensures that any future redevelopment of the site is of an appropriate size and scale including necessary infrastructure upgrades.

Name:

Address:

Signature:

Date:

**Sample response 2: Paul Hey, Director of Montague Developments, and Project Director (The Paint Factory)**

The Development Manager

Brisbane City Council

Dear Sir/Madam

I am writing to make a supportive submission regarding the proposed development application at 115 Hyde Rd, Yeronga (A006334703).

Reuse of the existing buildings for arts, commercial, retail, residential and associated uses is supported, subject to increased on-site parking, installation of well designed stormwater drainage (retention and reuse of stormwater on the site to enhance environmental sustainability and prevent stormwater run-off would be strongly supported) and infrastructure upgrades.

I acknowledge the housing stress that is being experienced by our community at present and that this initiative of transitioning the “Brownfields “ Hyde Rd precinct from Industrial use to Mixed Use makes so much sense and will help remedy the problem in the right location rather than way out of town.

Subject to council normal approval conditions I am happy for council to approve the DA for change of use to Mixed Use, I am particularly impressed with the following.

* the master plan and structure plan allowing future linkages with adjoining sites as they develop makes sense.
* up to eight storey medium -rise buildings on the site are supported so long as they comply with the respective codes.
* Working and reusing some of the existing paint factory buildings will create some exciting aesthetic opportunities and appropriate space for artists, local businesses, communal use and community celebrations.
* Proposed green and sustainability initiatives are very impressive and should be included by other developers in their change of use applications.
* This project seems an obvious solution to providing missing middle housing close to nearby employment nodes, such as the Universities, hospitals and nearby CBD.
* infrastructure charges that will be made on this development should be chanelled into local projects such as
  + suburb specific trunk stormwater system upgrades;
  + a playground upgrade for John Walker Place Park;
  + external footpath and bikeway upgrades

The much needed amenity that this project will bring into the surrounding low-density area of Yeronga West will be welcomed. I hope that with the new population there will be an opportunity to enhance the public transport frequency and important linkages to the recently upgraded cross river railway stations at Yeronga and Fairfield.

Name:

Address:

Signature:

Date:

**References and other sources which may be of interest.**

**For Reference:**

## The DA application number and link is [A005054853](https://developmenti.brisbane.qld.gov.au/Home/ApplicationDetailsView?appNo=A005054853&type=plan_development_apps)

## The application can be found on BCC’s developmenti web page; choose the ‘application search, and enter the DA number.The link to the developmenti web page is: <https://developmenti.brisbane.qld.gov.au/Home>. The direct link to the Development Application is: <https://developmenti.brisbane.qld.gov.au/Home/ApplicationDetailsView?appNo=A005054853&type=plan_development_apps>

**Other sources for information and interests**

1. Nicole Johnston has a section on her official website where she discusses the Paint Factory DA for re-zoning at <https://nicolejohnston.com.au/high-rise-for-yeronga-west-paint-factory-da-lodged/>.

***Note:*** *Whether you agree or disagree with Nicole’s sample response document (above), you should read the concerns she raises on this web link.*

1. A nominally independent web site (**Your Neighbourhood**) that lists and discusses DAs has some information and perspectives on the project at: <https://yourneighbourhood.com.au/paint-factory-residential-arts-redevelopment-hyde-road-yeronga/>

3. **Suburban Futures,** probably best described as a lobby group for developers and financiers, is running its annual day conference **The Future of Suburbia IV: Case Studies in Suburban Renewal** (registration at $350 + GST). If you have time, you might be interested in some of the program details:

1. **Case Study 2: The Paint Factory** (Speakers: Paul Hey, Project Director, The Paint Factory; Rhonan O’Brien, Managing Principal, MODE Design; Amy Marsden, Associate Director, Wolter Consulting Group) - **“Plans for the former heavy industry paint factory site in Yeronga** have been inspired by international developments which have re-imagined and energised redundant land uses, including Germany’s Alte-Spinnerei, Kanaal in Belgium, the Abbotsford Convent in Melbourne, Carriageworks in Sydney and the Brisbane Powerhouse….. ” *(you might want to take a reality check on this one …..)*
2. Giving the ‘**Welcoming Address** is Cr. Adam Allan (Civic Cabinet, Chair for City Planning and Suburban Renewal, Brisbane City Council)
3. Adrian Schrinner (Lord Mayor of Brisbane) – Keynote Address: **Brisbane’s Suburban Future** …. Where he discusses a range of issues and “What role will suburban renewal precincts play in the future of the city and how will this be realised?”

There’s more at Suburban Futures website and at <https://suburbanfutures.com.au/wp-content/uploads/2023/10/Retrofitting-Suburbia-IV_Full-Program_FINAL-3.pdf>

1. **From the paint factory**
2. **The Paint Factory** Media release 2020 <https://thepaintfactory.com.au/2020/08/12/paint-factory-arts-village-media-release/>
3. **The Paint Factory** <https://thepaintfactory.com.au/> (*Please note:* this is new artwork on the website which doesn’t show the housing towers or indicate the scale of the towers. Earlier artwork from when the DA was submitted is as shown on the ‘**Your Neighbourhood’** website (link above) and reproduced on the following page.
4. Recent artist’s impression for the front view of ‘The Paint Factory’

