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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 support Council’s request to separate the reuse and rezoning components of the application. Given there is no precinct plan, no neighbourhood plan and no agreement between owners along Hyde Rd or the community regarding a “structure plan,” this application is premature. The application should be refused if the DA is not separated given the lack of planning guidance for the precinct and the application’s reliance upon public and other owners’ private land to achieve their proposed development.

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, road, pedestrian and bike corridors, parkland, community facilities and a detailed masterplan should be included in the DA;
* a new road through the Council open space/parkland on Cansdale St is not supported and is well below the flood level providing no emergency evacuation egress;
* 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;
* an estimated additional 2000 vehicles per day cannot be safely accommodated within the current road network;
* protection for the existing paint factory building within the eight storey site area to prevent demolition should be conditioned;
* 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 regarding future residential development);
* sustainability requirements should be conditioned including stormwater collection and reticulation onsite; and 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 – connection to the inadequate existing stormwater and sewerage mains is not supported;
	+ new traffic lights at the intersection of Cansdale St and Hyde Rd, Yeronga;
	+ a major playground upgrade for John Walker Place Park, Yeronga;
	+ 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: