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The Development Manager

Brisbane City Council

Dear Sir/Madam.

**I am writing to make a submission regarding the DA at 115 Hyde Rd, Yeronga (A006334703).**

**Structural defects of DA A006334703:**

* The DA does not include full development plans but is seeking ‘in principle’ approval from Brisbane City Council to change the zoning from industrial to mixed use.
* The proposal is inadequate to allow such a significant change of use and many of the technical “reports” provided are out of date and more akin to marketing documents or speculate about the type of future development.
* The document purporting to be a “masterplan” is a one page concept plan and inadequate for Council to make a proper assessment of the change of use and significant relaxations that are being sought under the Planning Act.
* The proposal is low on substance and is, in many respects, misleading. For example, the original ‘structure plan’ suggests there will be a road bridge between UQ and Yeronga and a ferry stop at John Walker Place. These amenities are not part of Council’s planning and should not form part of a DA. The DA has been written to give maximum flexibility to the developer, with no long-term certainty about what will be built in the future. For example, if this zoning change is approved in its current form, it could later be converted to a mix of 8-storey student accommodation and short stay options, or the site could be sold to another developer with entirely different plans.
* No stormwater upgrades are proposed. The site currently has no stormwater system. Storm water runs off to the creek tributaries in an uncontrolled and sometimes damaging way. This is unacceptable and unreasonable.
* The lack of certainty about infrastructure, what is really going to be built, and the number, type, and style of dwellings, are major reasons for rejecting this proposal.

**I object to DA A006334703 on the following material grounds:**

* the community does not widely support the proposal. The EBD process is outdated, was not the subject of community consultation, and was a ‘free lunch’ marketing exercise;
* no needs assessment has been conducted or considered.
* The site is unsuitable for this type of development because:

1. It is located in a light industrial precinct sandwiched between two light industrial sites (noise, pollution and toxic emissions have been identified in the DA from several surrounding sites)
2. On its northern boundary, the site adjoins the regional and sometimes statewide soccer events the Goodwin park. The daily training activities, plus evening matches and events use amplified sound at high volumes. Health and community problems as a result of activity are inevitable if houses are put on this site.
3. The nearby sewage treatment facility frequently gives rise to unpleasant and possibly unhealthy emissions which can seriously affect the property (an effective exclusion zone must be established to exclude residential development)
4. parts of the site have flooded recently (and are shown on the City Plan) – construction on this site would require flood resilience facilities, emergency power supplies, and so on). Flooded areas on the site will be contaminated with untreated sewage from the sewage facility (which also floods).

* a detailed masterplan for the site is required that includes the location of all infrastructure, building footprints, unit numbers/types, carparking requirements, services, stormwater systems, landscaping, community facilities;
* some 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) along with tied infrastructure charges and onsite infrastructure upgrades;
* protection from demolition of the existing key buildings (heritage value – most are around 80yo) should be included – as it stands the application would allow the whole paint factory to be knocked down and replaced mostly with new four- and eight- story buildings (only some bricks will be reused);
* caps should be set on the number and mix of units on the site to prevent over-development;
* building heights should reflect the existing heights for adjoining residential areas, that is as low density or no higher than the existing buildings on site;
* there is no public transport to support higher density along Hyde Rd. Yeronga and it is 1.2km to the train station;
* retention of the Waterway Corridor overlay to regulate development in the creek corridor is required;
* a realistic exclusion zone for any future development to provide is required to provide a buffer to the Fairfield Sewerage Plant (as per the Industrial Amenity Code) is required;
* the number of future stages in the development must be identified and subject to Impact Assessment;
* sustainability requirements should be conditioned including stormwater collection and reticulation onsite; solar power and emergency power generation and resilience for future floods;
* infrastructure upgrades need to be identified and funded including …
* site specific and trunk stormwater system upgrades;
* traffic lights at the intersection of Cansdale St and Hyde Rd, Yeronga;
* a major playground upgrade for John Walker Place Park;
* bikeway and pedestrian pathway upgrades and connections (a future path through someone else’s private property is mere flimflam);
* Orient Rd creek restoration works.
* The failure of this application to include a basic, legal stormwater connection to the site to support the intensified and new ‘stage 1” uses is a major omission.
* The stormwater musings refer to a bioretention basin which is not included in the master plan and no stormwater connection or upgrades to the site are proposed. In an area identified by Council as unsuitable for infill development because of the lack of drainage and flooding issues, allowing more development without stormwater upgrades (site and trunk upgrades) is not acceptable.
* Part of the problem is that there is no Neighbourhood Plan and the community’s requests for consultation have been refused or ignored. There is no social license for this development and no consistent planning framework on which to rely.
* The developer’s reliance on the nearby Retirement Village development as an exemplar (which floods) is inappropriate and should not be used as a model for development. Residents will be stranded in Yeronga West with little road access in and out as the roads adjoining the site are all flood prone. The retirement village is not 8-storeys as stated in the DA and in any case should not be used as a model for other developments.

It is poor public policy to allow developer-led planning that overrides what remains of the existing local planning scheme and overlays without the necessary basic infrastructure in place to support the proposed “stage 1” development.

**I do not support the development as described in the application.**

Name:

Address:

Signature:

Date: