Return to tennyson.ward@bcc.qld.gov.au or lodge via https://developmenti.brisbane.qld.gov.au/

The Development Manager

Brisbane City Council

Dear Sir/Madam

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

**Reuse of the existing buildings** for creative arts, commercial, retail and associated uses is supported in principle, 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 is strongly supported), and infrastructure upgrades being included.

**I support Council's request to separate the reuse (labelled ‘Stage 1’) and the rezoning components of the application (the housing estate and demolition).** Given there is no precinct plan, no neighbourhood plan, intense disagreement between owners of lots in the Hyde Rd. Light Industrial precinct, and no agreement with community regarding a "structure plan," this application is premature in the context of BCC’s announced Transition plan to develop a new suburban precinct in the Light Industrial Precinct. The application should be refused if the DA is not separated as requested since it is only currently viable in the vacuum created by a lack of planning guidance for the new precinct and its reliance upon a degree of cooperation of public and other owners' private land which at present does not exist.

**I ask Council to return the DA to be reworked and resubmitted, or refuse the DA on the following grounds:**

* the one-page so-called master plan is inadequate. A detailed master plan that includes the location of all infrastructure, building footprints, number and type off units and dwellings, carparking requirements, services, stormwater systems, landscaping, road, pedestrian and bike corridors, parkland, community facilities and a detailed definitive masterplan should be an essential part of 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 thousands of vehicle movements per day cannot be safely accommodated within the current road network.
* protection for existing key Paint Factory buildings on the site to prevent demolition should be conditioned;
* retention of the Waterway Corridor overlays is required to regulate development and storm water flow in the creek corridor.
* a minimum exclusion zone (at least 150m) for any future development to provide a minimum buffer to the Fairfield Sewerage Plant (as per the Industrial Amenity Code) is required
* the number of future stages is not identified and thus not subject to Impact Assessment (public notification required 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 generating capacity 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 account of the surrounding low-density and multi-faceted housing styles and uses in Yeronga West and ensures that any future redevelopment of the site is of an appropriate size and scale and supported by appropriate infrastructure and community support.

Name:

Address:

Signature:

Date: