**Sample response supporting the development (provided by Paul Hey, Director of Montague Developments, and Manager of The Paint Factory Project)**

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 channelled 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: