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: