



sustainability

innovation

community dividend

design excellence

16 May 2019

The Assessment Manager  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

Via on-line lodgement, PD Online

Dear Sir / Madam,

Re: Positive Submission about Development Application for Albion Exchange  
51-60 Albion Road, 138 Hudson Road, and 21-53 Mawarra Street, Albion  
Council Application Number: A005035465

On behalf of YIMBY Qld, I write to support this development application on the grounds that it will deliver good development outcomes for the City of Brisbane. It will deliver on the four YIMBY Qld qualities, including design excellence, innovation, sustainability and community dividends. Community dividends include the revitalisation of an under-utilised infill site at a major transport node close to the Brisbane CBD, supporting the Albion centre, providing publicly accessible open space and increasing housing choice and diversity.

Reason 1 – The design solution exhibits qualities of design excellence

The proposed structure plan is a transit-oriented development plan focused on quality design and placemaking fundamentals. There is merit to the proposed building height and the transition down with distance from the railway station. YIMBY Qld supports good development outcomes with a focus on master planning and urban design, integrated within the neighbourhood context.

Reason 2 – The development outcome will positively contribute to Brisbane's sustainability.

The transit-oriented nature of the proposal, facilitating high density development at the Albion railway station, promotes sustainable urban growth of our City, including compact urban form and promoting active transport and walkability. YIMBY Qld supports good development outcomes that lead to healthier and more environmentally sustainable cities.

Reason 3 – The proposal is innovative

The plans and renders illustrate an innovative approach to design and a strong mix of green space with built form, incorporating green building principles which are consistent with Brisbane's strategic 'New World City' intent and Buildings that Breathe. YIMBY Qld supports good development outcomes that allow our city to breathe and encourage innovative design solutions.

Reason 4 – Development will result in community dividends including the revitalisation of a currently under-utilised area of Albion and providing housing choice and diversity at different price points

The concept plans illustrate large areas of publicly accessible open space and the creation of a vibrant public realm with activation to each street frontage, inclusion of public art, a public plaza, a new cycleway, cycle parking and connections to surrounding active transport routes. The proposal will also bring extra amenities to Albion including restaurants, cafes and recreational spaces, contributing to the urban renewal of Albion. By providing more infill housing and promoting a range of different types of housing, this proposal will positively contribute to housing supply, choice and diversity in Brisbane. YIMBY Qld supports good development outcomes that have a strong focus on contributing to and enhancing the public realm and provide more housing and different types of housing.

For the reasons outlined above, YIMBY Qld supports the development application and urges you to issue an approval.

Please do not hesitate to contact me should you have any queries or wish to discuss any of these matters further.

Yours sincerely,  
YIMBY Qld



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Natalie Rayment  
Co-founder