

Submitted  
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City of Brisbane

Issue of Land Use	Applicant – UPC	Brisbane – BPC
Basic Principles of Land Use (G.1.7-1.9, G.1.12)	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>---</p> <p>---</p> <p>---</p>	<p>-Maintain TOD</p> <p>-Preserving &amp; restoring habitat areas</p> <p>-Roundhouse rehabilitation</p> <p>-Concurrent provisions of infrastructure, public service w/dev &amp; relationship of land use approvals &amp; dev w/site remediation</p>
Types of Land Use (G.1.9-1.10, G.1.13)	<p>1. 7 mil sq ft office retail/industrial/institutional</p> <p>2. 4,434 residential units</p> <p>3. 169.7 acres open space/open area</p> <p>4. 135.6 acres for Lagoon</p> <p>5. 5. offset energy demands for Baylands</p> <p>6. no recognition of potential Recology expansion</p>	<p>1. light industrial/industrial in Areas 1, 4, 9/8</p> <p>2. none due to G.1.13</p> <p>3. open space in Areas 3, 7</p> <p>4. Area 3</p> <p>5. offset energy demands for Baylands &amp; some or all of city needs</p> <p>6. recognition of potential Recology expansion</p>
Intensity of Land Use (G.1.10, G.1.13)	<p>12.1 million square feet in building area</p>	<p>1-2 million square foot net increase in building area</p>
Distribution of Land Use (G.1.10, G.1.13)	<p>Same basic arrangement of potential development areas around key features</p>	<p>Same basic arrangement of potential development areas around key features</p> <ol style="list-style-type: none"> <li>1. application proposes substantially more development than BPC recommendation</li> <li>2. application proposes office and industrial development in areas where BPC devotes to renewable energy generation</li> <li>3. application proposes housing within Baylands where BPC believes have unresolved contingencies found on G.1.13</li> </ol>