

DEVELOPMENT APPLICATION: No. A006981495
23 Thallon St, Sherwood
Childcare Centre (73 places)

The Assessment Manager
Brisbane City Council

Dear Sir/Madam

While I do not object to a childcare use at 23 Thallon St, as the site is zoned for community facilities, I urge Council to take into consideration the following issues and work with the developer to amend the current application as follows:

- the plan does not include fully landscaped 2m side setbacks to minimise noise on adjoining residential neighbours (north and south) as required;
- the plan inconsistently uses the rear and side setback for calculating the building setbacks, children’s outdoor play areas (children shouldn’t be playing immediately adjoining the rail line) and deep planting;
- the plan fails to establish a proper front setback to minimise the amenity impacts on local residents and create a proper front landscaped buffer (front setbacks in the street are generally 6ms);
- while meeting the minimum required carparks (15), the plan fails to include enough and appropriately sized onsite carparking to meet demand for a large childcare care centre or recognise existing capacity constraints and restricted parking in the street. In addition, the Childcare Code requirements require car parking to be located under or at the rear of the centre, not in the front setback;
- extended hours of operation beyond the standard 7am – 7pm are not supported as the site adjoins residential homes;
- gross floor area (GFA) of 630sqm and site cover of 63% is excessive and is not supported. A smaller childcare centre reusing the character buildings would be much smarter design and more in keeping with the district’s character than the current proposal;
- existing mature vegetation particularly at the rear of the site should be retained;
- no rubbish collections and deliveries out of operating hours;
- lighting to be turned off after hours to reduce light nuisance for adjoining residents.

I urge Council to revise the development application or refuse it in it’s current form.