This email originates from outside of Brisbane City Council.

Dear Ms Mills

Please find attached submission for your consideration. We the names and addresses of the submitters be redacted for any published material.

Please confirm receipt and submission is valid.

Kind regards

Application A006964015

Submission in Opposition to the Proposed 94-Place Childcare Centre at 1093-1095 Waterworks Road, The Gap

Dear Ms Mills

I write to object to the proposed development of a 94-place childcare centre at 1093-1095 Waterworks Road, The Gap on behalf of myself and 2 other local resident households which will be significantly impacted.

My objection is based primarily on the proposal's likely traffic, parking, pedestrian safety and public transport impacts. In my view, these impacts have not been adequately addressed and will exacerbate existing and well-documented issues associated with the adjoining primary school and surrounding streets.

Traffic and unsafe conditions

The proposed site is located on Waterworks Road, a major arterial road, immediately adjacent to a primary school and directly in front of a heavily utilised bus stop which often has 3 buses pulling in and out at a time in peak hours.

The surrounding streets which are the only alternative traffic areas for the childcare due to no parking on Waterworks rd - including Kullaroo Street, Yuruga Street, Romea Street and Allambic Street, already experiences significant congestion during school drop-off and pick-up periods. These impacts are not occasional but occur on a daily basis during school operating hours.

Kullaroo Street is particularly affected. Due to the volume of parked vehicles associated with school traffic, the street frequently narrows to the extent that it effectively operates as a single lane. Vehicles entering from Waterworks Road and vehicles attempting to exit are often required to wait for opposing traffic to pass (often waiting on Waterworks road or backing up into the intersection of Romea and Kullaroo) resulting in unsafe circumstances where cars are stuck and unable to turn around.

Similarly, Yuruga Street experiences substantial congestion due to its narrow width once cars park on both sides and the volume of school-related traffic. Vehicles frequently queue while attempting to enter and exit the street, particularly during peak school periods. These existing conditions demonstrate that the surrounding local road network is already operating under significant pressure and has limited capacity to absorb additional vehicle movements.

Inadequate On-Site Parking Provision

The proposal provides only 20 on-site parking spaces for a childcare centre accommodating up to 94 children.

While the application may seek to demonstrate compliance with minimum parking requirements, the practical reality of the site and surrounding area must also be considered.

A childcare centre of this scale will generate demand from educators, administrative staff, and parents undertaking daily drop-off and collection activities. It is difficult to envisage how this demand can be adequately accommodated by only 20 spaces without resulting in a substantial reliance on surrounding residential streets for parking.

The surrounding streets already experience significant parking pressure from primary school staff and parents. Residents regularly encounter difficulty accessing lawful on-street parking and, in some circumstances, even accessing their own properties.

The proposed childcare centre is therefore likely to place additional demand on an already constrained parking environment and further reduce parking availability for residents.

Existing Overflow Parking Issues

The current situation surrounding the adjacent primary school provides a clear indication of the likely impacts of the proposed development.

Residents of Kullaroo Street, Yuruga Street and nearby streets regularly experience vehicles parking in contravention of parking restrictions, across driveways and in locations that impede safe vehicle movements. Complaints to Council regarding illegal parking are made on a regular basis because existing demand already exceeds available parking capacity.

Importantly, residents of Yuruga Street are particularly affected because existing parking restrictions significantly limit the availability of unrestricted on-street parking. The small number of available spaces are frequently occupied by school staff who cannot get a spot in the school car park and visitors.

The proposal would introduce an additional land use generating substantial daily traffic and parking demand without demonstrating how those impacts will be effectively managed.

Pedestrian Safety Impacts

The area surrounding the site accommodates a high volume of pedestrian movement, particularly school children and their families to the businesses on Kullaroo/Romea st, The Gap State School, the Anglican Church and St Peter Chanel at the bottom of Kullaroo.

Pedestrian safety concerns have existed in this location for many years and are well known to local residents. The combination of heavy traffic volumes, parked vehicles, school activity and constrained road widths creates an environment in which

pedestrians already experience difficulty crossing roads safely including vulnerable children.

Additional childcare-related traffic will inevitably increase vehicle movements during periods that overlap with existing school drop-off and pick-up activity. This will increase the frequency of vehicle and pedestrian interactions and further elevate safety risks for children and families accessing the surrounding school and bus infrastructure.

In planning terms, a development should not exacerbate an existing safety issue, particularly where vulnerable road users such as children are involved.

Public Transport Impacts

A further significant concern is the location of the proposed development immediately adjacent to a heavily used bus stop on Waterworks Road.

This stop services school children, commuters and local residents and regularly accommodates 3 buses during peak periods.

If vehicles queue on-site or within the site access arrangements while waiting to enter or exit the childcare centre, buses will experience difficulties creating unsafe conditions next to the busiest intersection on Waterworks Rd which is compounded by the other side of the bus stop having vehicles coming around the corner from Settlement Rd. Queuing vehicles may interfere with buses safely entering or departing the bus stop and may affect traffic flow on Waterworks Road more broadly.

Given the existing congestion associated with the adjacent school, any additional conflicts between private vehicles and public transport should be carefully scrutinised.

Lack of Demonstrated Community Need

The applicant should also be required to demonstrate a genuine community need for an additional 94 childcare places in this location.

There are already established childcare facilities operating within close proximity to the site, including United Early Learning, located approximately 100 metres away. There are also numerous childcare providers operating throughout The Gap and adjoining suburbs.

As a parent who has utilised childcare services over a period of approximately ten years, I can advise that childcare centres within the local area frequently advertise available places and actively seek new enrolments.

While population growth may justify additional childcare infrastructure in some circumstances, the significant traffic and safety impacts associated with this particular site warrant careful consideration as to whether another large-scale childcare centre is necessary in a location already experiencing substantial transport constraints.

Conclusion

For the reasons outlined above, I respectfully submit that the proposed 94-place childcare centre should be refused.

The proposal would introduce a substantial increase in traffic and parking demand into a location that is already characterised by:

- significant congestion during school peak periods;
- existing pedestrian safety concerns;
- chronic parking shortages;
- frequent illegal parking;
- constrained local streets; and
- competing demands from school traffic, residential traffic and public transport services.

The provision of only 20 on-site parking spaces is unlikely to accommodate the operational demands of a 94-place childcare centre and will inevitably increase pressure on surrounding residential streets that are already operating beyond practical capacity.

In my view, the proposal would result in unacceptable impacts on traffic safety, pedestrian amenity, residential access and the efficient operation of the surrounding transport network. Accordingly, I request that Council give significant weight to these concerns and refuse the application.

I provide the following photos below (appendix 1) demonstrating the existing congestion, parking shortages, pedestrian safety issues and traffic conditions in the surrounding streets which will be utilised by staff and parents of the childcare centre because 20 spaces is just not enough in practice to accommodate all the people utilising the centre.

Please redact names and addresses for publication on website. Please confirm receipt and this is a validly made submission.

Kind regards

Appendix 1

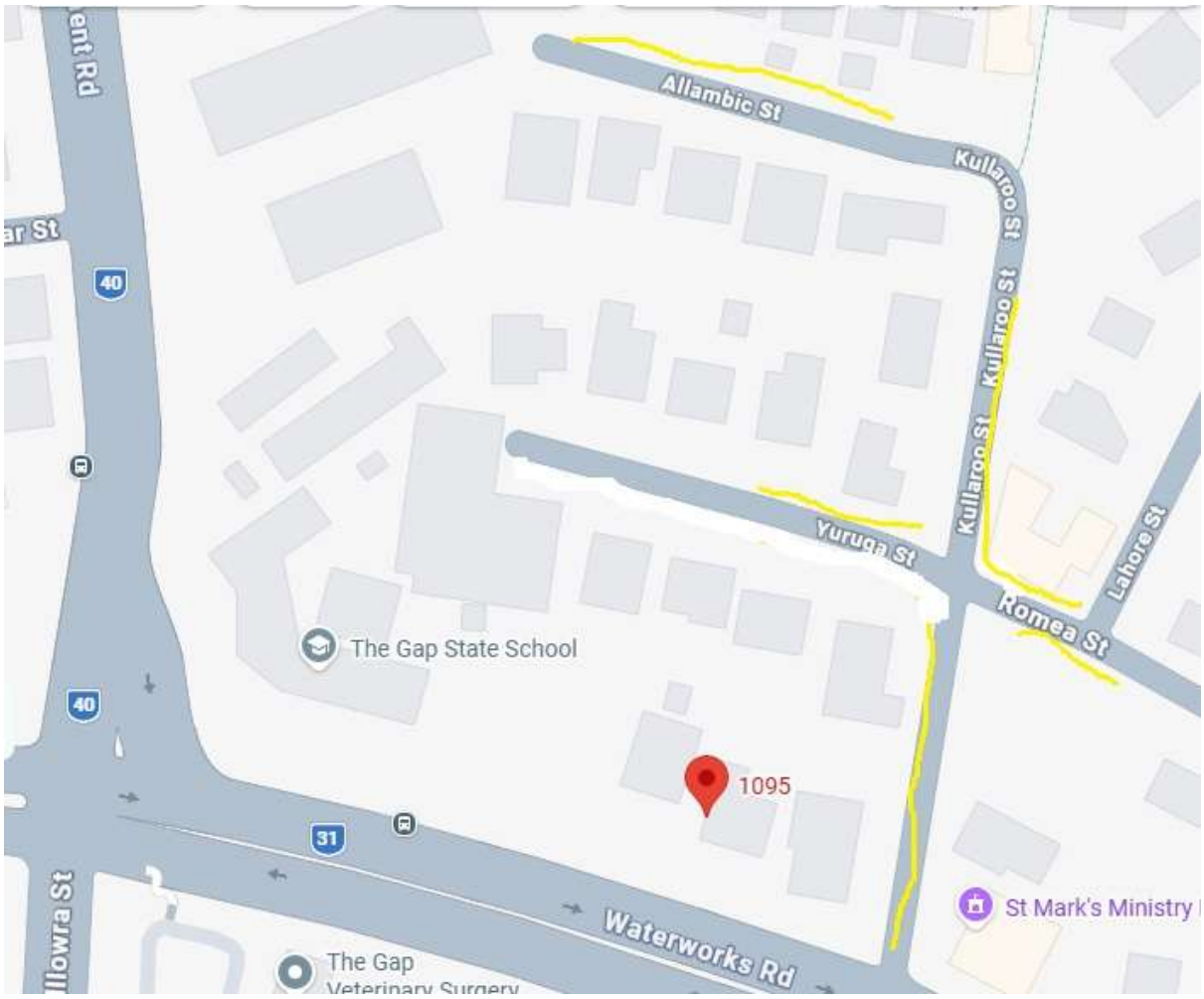


Image 1: showing the location of child care and surrounding streets which are mentioned in the submission to show the issues relating to traffic that will be made worse by the development of a child care centre with 94 spaces and only 20 car parks which would require staff and users to park in the streets marked in yellow. Note that there is no parking on waterworks rd.



Image 2: Yuruga St looking down to Romea and Kullaroo sts from driver view point showing how narrow the road is and congestion in the surrounding streets and intersection of Romea and Kullaroo.



Image 3: of looking toward Waterworks Rd on intersection of Kullaroo and Romea Sts showing cars trying to exit and enter Romea St in both directions creating unsafe conditions for children to cross the road.



Image 4: looking toward Waterworks Rd showing cars illegally parked too close to the intersection creating unsafe conditions for children to cross and showing how it will become difficult with increased traffic due to Kullaroo effectively becoming ‘one way’ with parked cars but cars needing to go both ways.



Image 5: Yuruga St in school drop off times clearly showing cars illegally parked across driveways due to lack of street parking to service the area



Image 6: showing illegal parking on Yuruga St and Kullaroo St intersection due to congestion and lack of parking capacity for businesses and the school (let alone the residents that may want to park in our own street!)



Image 7: showing cars getting stuck and unable to turn around due to streets being at parking capacity but high traffic flow creating dangerous conditions for road users and children pedestrians.