

Sent: Wednesday, 22 April 2026 5:09 PM
To: CPEDS-DS-PlanningSupport
Subject: Submission re :A006908849.
Attachments: Submission_DA_A006908849_68_Browning_St_signed.pdf

This email originates from outside of Brisbane City Council.

Hello,

I was unable to submit a submission for project **A006908849** online.

Please find the written submission attached.

Sincerely,

22 April 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Re: Submission on DA A006908849 — Multiple Dwelling (31 units), 68 Browning Street, South Brisbane

Dear Sir/Madam,

I make this submission as a parent of a child at Cottage Grove childcare centre, 118 Vulture Street, South Brisbane, on the property immediately adjoining the development site. The centre's outdoor play area sits directly on the shared boundary. I ask Council to seek clarification from the applicant, and to impose enforceable conditions, on the following matters.

1. Health and safety of children during construction

How will the applicant protect children at the adjoining childcare centre from dust (including respirable crystalline silica), noise, vibration and heavy machinery? I ask that any approval be conditioned on, at minimum:

- a Construction Environmental Management Plan that names the childcare centre as a sensitive receptor, with boundary monitoring of dust and noise and stop-work triggers;
- no dry-cutting of concrete or masonry on site, and full enclosure of works on the boundary nearest the centre;
- the noisiest works (rock breaking, piling, jackhammering) restricted to outside the centre's indoor sleep/rest window (approx. 11:30am–2:30pm), as construction noise of this kind carries into the building and will disrupt children napping inside;
- no truck movements or crane lifts during drop-off (7:30–9:00am) or pick-up (3:30–5:30pm);
- no crane loads swung over the playground at any time;
- climb-resistant, sight-blocking hoardings on the shared boundary; and
- a named site contact for the centre and a written complaints process.

2. Long-term privacy of children in the playground and garden

How will the privacy of children playing in the outdoor area be protected for the operational life of the building? Balconies, windows and common areas in a 31-unit building on the boundary will permanently overlook a space where children play. I ask that approval be conditioned on:

- permanent fixed screening (louvres or obscured glazing) on all elevations facing the centre, built in at construction — not left to body corporate by-laws;
- the boundary fence upgraded at the developer's cost; and
- a condition on title preventing future removal of screening without Council approval.

3. Other matters

I also ask Council to require shadow diagrams showing the impact on the centre's outdoor play area in winter, sediment controls protecting the centre's sandpit and garden, and formal pre-start and quarterly liaison meetings with the childcare operator throughout construction.

This is a properly made submission under the *Planning Act 2016* (Qld). I consent to my name being made public but not my address.

Yours faithfully, _____