



Dedicated to a better Brisbane

17 June 2026

Yd Childcare Pty Ltd
C/- Isaac Consulting Pty Ltd
Studio 2/64 Commercial Road
NEWSTEAD QLD 4006

ATTENTION: James Isaac

Application Reference: A006831357
Address of Site: 66 CROSSACRES ST DOOLANDELLA QLD 4077

Dear James

RE: Further advice

Council has finalised its review of the response to further advice letter and has identified the following outstanding items that are required to be addressed prior to the application being decided.

External Road Layout

1. Based on the options presented in response to the information request prepared by Lambert and Rehbein, Option 2 is supported in principle. No road dedication is required, and a reduced verge width of 3.16 m will be accepted only for the portion of 66 and 58 Crossacres Street to accommodate the Basic Right-turn (BAR) treatment into Avington Street.
 - a) Provide a revised engineering functional layout drawings showing:
 - The extent of the reduced 3.16 m verge associated with the right-turn treatment;
 - Kerb and channel located on a 3.75 m alignment from the existing property boundary for the balance of the frontage;
 - Appropriate transition between the reduced verge section and the standard 3.75 m alignment and
 - A 1.2 metre footpath on the standard alignment measured from the property boundary.

Stormwater Quality

2. The treatment devices in Table 5 of the Site Based Stormwater Management Plan by Bornhorst + Ward Revision D dated 03/03/26 are not approved devices under Stormwater Australia and are therefore not supportable for the application.
 - a) Provide a revised Site Based Stormwater Management Plan that includes a treatment method using approved devices which have been verified by Stormwater Australia.

Internal Road Network – Structure Planning

3. It is noted development applications to the western and eastern side boundaries of the site propose to connect with the new internal road located to the south of the proposed childcare centre. Further discussions with the adjoining owner at 92 Crossacres Road (A006924490) may be required to facilitate the orderly sequencing of this future road in accordance with the Emerging community zone code, Subdivision code and the Structure planning planning scheme policy.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Justin Lynham
Senior Urban Planner
Planning Services South
Phone: 3407 1302
Email: justin.lynham@brisbane.qld.gov.au
Development Services
Brisbane City Council