

20th May 2026

Nick Cudicio
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Brisbane City Council

Via Email: DSPlanningSupport@brisbane.qld.gov.au

Dear Nick,

RE: RESPONSE TO FURTHER ISSUES

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (CHILD CARE CENTRE) AND RECONFIGURING A LOT (1 LOT INTO 11 LOTS PLUS A DRAINAGE LOT AND NEW ROAD) ON LAND LOCATED AT 66 CROSSACRES STREET, DOOLANDELLA ALSO DESCRIBED AS LOT 43 ON RP90234

COUNCIL REFERENCE: A006831357

We write in regard to Council's Further Issues letter, dated 27th February 2026, in relation to the proposed development at 66 Crossacres Street, Doolandella. Below is a full response to all issues raised within Council's letter in accordance with the Development Assessment Rules – Version 3.0.

Accordingly, the following plans and reports are attached to this response in support of the development application:

- Proposal Plans, prepared by ISA Collective, Issue DA-8
- Traffic Engineering Response, prepared by L & R, dated 8th May 2026
- Updated Site Based Stormwater Management Plan & MUSIC File, prepared by Bornhorst and Ward, Revision D
- Environmental Noise Impact Report, prepared by CRG Acoustics, Revision 2

Item 1 – Traffic

The submitted plans indicate kerb and channel along the Crossacres Street frontage, however the alignment has changed to a non-standard alignment of 2.23 metres. The standard verge width of 3.75 metres is required to enable a safe footpath with a constructed kerb and channel whilst it must be demonstrated that this treatment does not impact the existing Basic Auxiliary Right (BAR) turning facility at the Avington Street intersection to comply with PO1 and PO2 of the Road hierarchy overlay code. Council's intent is to ensure that the required frontage works, including kerb and channel and footpath allow for a compliant passing area and preserve the performance/function of the intersection.

- a) Provide a functional layout plan that demonstrates how the kerb and channel on a 3.75m alignment will not compromise the existing BAR treatment at Avington Street. The layout must:
 - i. Show line marking and geometry consistent with BSD-3003 (Sheet 2 of 3) for passing areas. This should also demonstrate how the Left-in / Left-out (LILLO) for the childcare access will be enforced and demonstrate that the passing area geometry will provide adequate lane discipline and gap acceptance for left turns without encroaching into the BAR space.*
 - ii. Include sufficient taper and storage lengths to maintain safe and efficient operation of the district road and intersection.*
 - iii. Confirm that the design accommodates a footpath along the Crossacres Street frontage to promote pedestrian safety and network efficiency.**
- b) Provide revised plans that remove the proposed kerb and channel along Crossacres Street and retain the BAR turning treatment at the Avington Street intersection.*

Response

A Traffic Engineering Response letter has been attached in support of this response letter. To clarify, the previous Traffic Engineering Response letter, dated 17th November 2025, prepared by L & R, demonstrated that a 3.75m wide verge cannot be accommodated with a 3m wide BAR treatment lane and a 3.5m wide through lane between the current centreline and the subject site's property boundary. A 3.75m wide verge can only be accommodated with an encroachment into the subject site. It's proposed that an interim verge width of less than 3.75m is conditioned until such

time that the ultimate road design is finalised. The attached Traffic Engineering Response, dated 8th May 2026, provides two options for clarity, where option 1 is the preferred option given this does not involve any interim land dedication or encroachment prior to the delivery of the ultimate road design. Proposed option 1 provides turf, a footpath, kerb and channel without compromising the centreline of the road or the function of the BAR turning facility at Avington Street intersection.

Item 2 – Stormwater Quality

The Site Based Stormwater Management Plan Revision C (October 2025) has not shown that the runoff from the non-residential use, being the Child care centre, will be treated prior to entering the proposed bio-detention basin in the south east of the site.

- a) Provide a revised stormwater management plan which demonstrates the stormwater quality treatment measures necessary to achieve the target pollutant load reduction factors for the child care centre within the site prior to discharging into the bio-detention basin. It is noted that this could potentially reduce the required size of the basin.*
- b) Submit the electronic file (MUSIC file) in an sqz format that is associated with the report by Bornhorst & Ward 25/10/25 Rev C. The file submitted zip file cannot be opened.*
- c) Design and locate on a plan, gross pollutant traps which are used within the site prior to drainage to the bio retention basin, to manage litter and other pollutants from the commercial hardstand areas.*

Response

An updated Site Based Stormwater Management Plan & MUSIC File, prepared by Bornhorst and Ward, has been attached in support of this response letter.

Item 3 – Noise Emissions

The submitted report “Environmental Noise Impact Report” by CRG dated 7/11/25 Reference Number 25071 Revision 1 has not addressed sensitive receptors to all boundaries. Submit an amended Environmental Noise Impact Report (specifically Section 5) which provides an assessment against PO2 of the Community facilities code and include all site boundaries in the Emerging Community zone.

Response

An updated Environmental Noise Impact Report, prepared by CRG Acoustics, has been attached in support of this response letter. All site boundaries of the Child Care Centre with the potential for noise sensitive receivers have been assessed at the boundary. A new acoustic barrier strategy has been proposed where barriers are now setback from the perimeter or angled in where proximate to the proposed residential lots. A section of the western barrier is on the boundary, however this section will be angled in at 3.5m above natural ground level where the visual impact would be consistent with a built to boundary garage (residential garage with a 3.5m high wall and pitched roof).

Item 4 – Noise Emissions

Provide more information about the gate associated with the acoustic fences. Openings in barriers will not allow noise reduction through the barrier. Plans that refer to a gate should be amended to ensure that acoustic barriers are proposed as gap free elements of the development.

Response

All references to gates in the acoustic barriers have been removed.

Thank you for your attention to this matter. This response to Council's Further Issues provides a response to all issues raised by Council. Should you have any queries regarding this response, please do not hesitate to contact the undersigned.

Yours sincerely,

Isaac Consulting Pty Ltd



James Isaac

Urban Planner