



Dedicated to a better Brisbane

27 February 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

The response to information request has been reviewed and determined that further amendments are required to address traffic and pedestrian movement, stormwater treatment and noise reporting as detailed below.

Traffic

- 1) 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 (LILO) 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.

Stormwater Quality

- 2) 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.

Noise Emissions

- 3) 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.
- 4) 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.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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

Yours sincerely



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Development Services
Brisbane City Council