
From CPEDS-DS-PlanningSupport@brisbane.qld.gov.au

From: Tennyson Ward Office <tennyson.ward@bcc.qld.gov.au>

Sent: Friday, 3 April 2026 4:07 PM

To: CPEDS-DS-ManagersOffice <CPEDS-DS-ManagersOffice@Brisbane.qld.gov.au>; Margaret Orr <Margaret.Orr@brisbane.qld.gov.au>

Subject: Objection A006981495

Dear Team

While I do not object to a childcare use at 23 Thallon St, as the site is zoned for community facilities, I urge Council to take into consideration the following issues and work with the developer to amend the current application as follows:

- The site currently contains a magnificent and largely intact 1880's character home and gazebo in good condition. These structures should be retained and reused in the development proposal not demolished as proposed. The property adjoins a row of character homes in good condition in Thallon St to the south.
- A rooftop outdoor play area is not supported due to the level of noise generated as the areas is surrounded by residential homes.
- The proposal should retain the mature vegetation to the rear of the site as a buffer to the rail line. Given the mount and both rail and freight training rolling through that s not a good place for hanging the washing if you want to be clean and hygienic for the children.
- Both side setbacks need to be fully landscaped and contain an acoustic fence to minimise noise to meet the Childcare A010/P010 requirements. An outdoor play area immediately adjoining homes in the side setback is not supported. Adjoining residents deserve quiet enjoyment of their homes.
- The front 1-2m setback to the carparks is grossly inadequate, contrary to Code requirements to be located under or at the rear of the site and needs to be redesigned to enable proper landscaping, fencing and deep planting that minimises car impacts on surrounding properties.
- 15 car spaces in a street with time restrictions is inadequate - 2.4m wide spaces are not wide enough for large SUVs to safely unload children. The parents will barely get their doors open.
- Keep in mind that Tallon St already has a long daycare centre across the road and there is a kindergarten at the other end of the street. There's also another long daycare centre in Sherwood at Hall St about 400metres away.
- No rubbish servicing or other deliveries outside approved hours of operation, which should not be extended.
- Extended hours of operation are not supported as the site adjoins residential homes.
- The GFA of 630sqm and site cover of 63% is excessive and is not supported. A smaller childcare centre reusing the character buildings would be much smarter and more in keeping with the districts character than the current proposal.

Finally, Sherwood does not have a "central shopping mall" and their marketing pitch indicates to me that developer does not have a good grasp of local knowledge, character or values. If we had a "shopping mall" in Sherwood I would have noticed.

Please note, for disclosure purposes, that I live in Thallon St and I am making this submission as the Local Councillor and a local resident.

Regards

Nicole Johnston
Councillor for Tennyson Ward



Cr Nicole Johnston
Councillor for Tennyson Ward

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