

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



13th December 2021

Approval no: DEV2022/1262

Date: 20 May 2022



Nick Christofis
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Springfield / Associate Partner
Saunders Havill Group
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Decibell Consulting

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Woolloongabba Qld 4102

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Dear Mr Christofis,

Re: Development Application-Yuingi Child Care Centre
Street Address: Songbird Estate Oxley

The site is located within an Economic Development Queensland Priority Development Area. The EDQ Guidelines for development within such areas do not include specific codes relating to Child Care Developments. However, as the site is located within the Brisbane City Council Area we would recommend that the development be assessed in accordance with the Brisbane City Plan 2014 *Child Care Code*.

Acoustic Amenity under the Brisbane City Plan 2014 *Child Care Code* can be demonstrated by achievement of the requirements of *Performance Outcome 10* or *Acceptable Outcome 10* under the Code. Achievement of *Acceptable Outcome 10* of Brisbane City Council City Plan 2014 *Child Care Centre Code* requirements the implementation of the three *Acceptable Outcomes* to mitigate noise from the code. The first of these is:

AO10.1

Development provides a 2 m high acoustic fence and a minimum 2 m wide landscaped buffer along any boundary adjoining land in a zone in the Residential zones category.

In order to implement this *Acceptable Outcome* at the site it is proposed that 2 m high acoustic fence will be constructed along the southern boundary of the site adjacent to the residential area. A section of the Fencing Plan prepared by Laud Ink has been reproduced over the page. The plan shows the proposed 2.0 m high acoustic fence in **blue**.



Figure 1: Fencing Plan showing 2 m acoustic fence

In addition to this a 2 m wide landscaped area would be constructed along the boundary of the site with the residential area next to the noise generating areas of the child area. These are the car park and the outdoor play area. The location of these landscape areas is indicated on the site plan below.

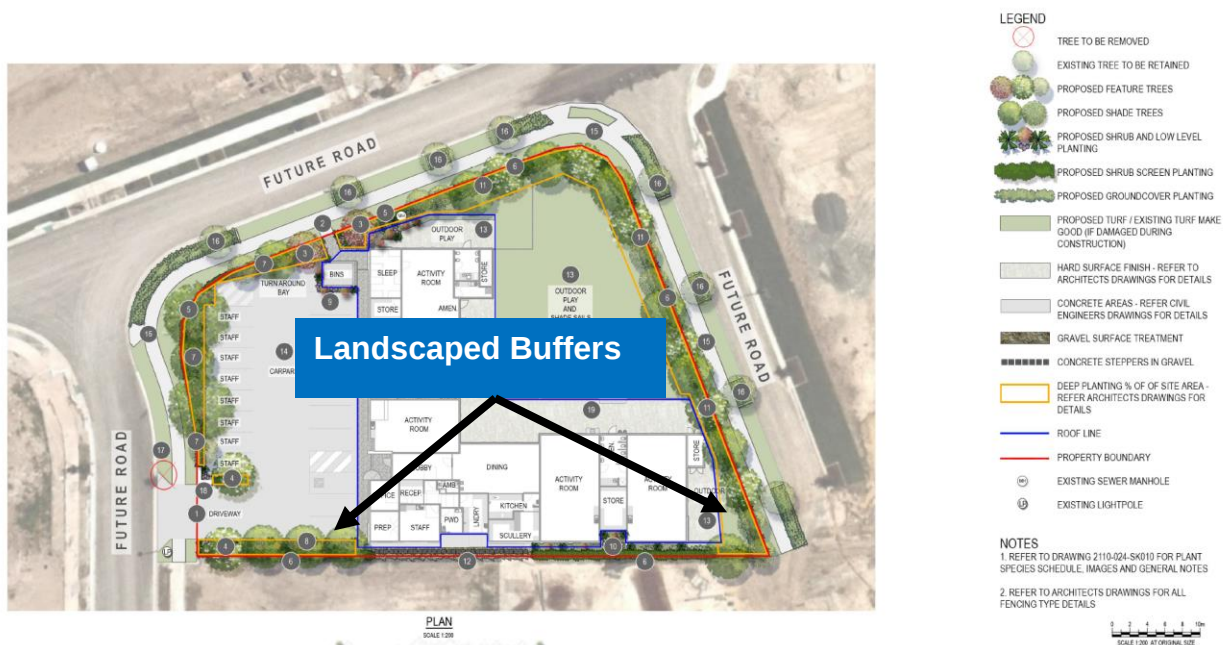


Figure 2: Landscaping Plan showing 2 m wide Landscaped Buffer

The second *Acceptable Outcomes* required by the Brisbane City Council City Plan 2014 *Child Care Centre Code* is:

AO10.2

Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses.

There is no requirement that any mechanical plant or air conditioning units be installed at the child care center. Also there is no mechanical plant on the plans for the project. However, should any such plant be installed in the future the operator of the child care center undertakes to provide appropriate acoustic screening for such plant to mitigate noise impacts to achieve the requirements of *Sections 440 T, 440 U & 440 V* from the *Environmental Protection Act 1994* relating to noise from air conditioning units, pumps and refrigeration equipment and would be happy to have this included as a condition of approval.

The third *Acceptable Outcomes* required by the Brisbane City Council City Plan 2014 *Child Care Centre Code* is:

AO10.3

Development does not operate before 7am or after 7pm.

The hours of the proposed C& K Yuingi Child Care Centre are from 7 .00 am to 7.00 pm weekdays. Given this the proposed hours of operation of the center will achieve the requirements of the *Acceptable Outcome*.

Given that proposed child care will implement *Acceptable Outcomes 10.1, 10.2 and 10.3* of the Brisbane City Council City Plan 2014 *Child Care Centre Code* the development will satisfy the requirements of *Acceptable Outcome 10* of the code there by successfully mitigating any noise impacts from the center on the nearby residential area. On this basis Decibell Consulting believe that the development should be approved.

Should you have any further queries please do not hesitate to contact us on ph 041558 1632 or 07 3391 5097,

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'J Cristaudo', written in a cursive style.

John Cristaudo
Decibell Consulting