

01/02/2021

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Support

Please see attached

Attn: Justin Sellars
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

RE: Submission under Section 53 of the *Planning Act 2016*.
Development Application Reference A005563407
Proposed Childcare Centre
56-58 Chiswick Road, Bardon

The proposed childcare centre over this property is an appropriate development and should be approved for the following reasons:

- There is a shortfall in childcare spaces within the Bardon area and this proposal will provide much needed additional spaces. Without these additional spaces families are forced to find childcare facilities in other areas which is inconvenient and costly.
- The development is conveniently located on a major road and is close to a number of primary schools and community facilities. The proposal is therefore convenient for families within the Bardon area and families with children at any of the nearby schools.
- The traffic report provided has shown there will not be any adverse impacts on the function or safety of the Chiswick Road and Cecil Road intersection.
- The development retains the pre-war character houses on the site and is therefore in keeping with the character of the area and the street.
- The development is of a height, scale and bulk that is in keeping with the character of the area.
- The acoustic report provided has shown there will not be any adverse noise impacts on the neighbours or surrounding areas as a result of this development.
- The development retains significant trees at the front and rear of the site and will also provide large amounts of landscaping and deep planting. The development is therefore in keeping with the green and leafy nature of the area.

Signature:

Tony Freeman