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Enquiries to: Angela Wood

TECHNICAL MEMORANDUM

Date	10/2/2026
To:	Cenaphora Investments Pty Ltd
From	Angela Wood (RPEQ 18929)
Project	267 Taylor Street, Wilsonton
Subject:	Childcare Centre – Car Parking Supply

1. INTRODUCTION

Burchills Engineering Solutions have been engaged by Cenaphora Investments Pty Ltd to provide traffic engineering advice in relation to a proposed childcare centre at 267 Taylor Street in Wilsonton. The subject site is located within the Toowoomba Regional Council (TRC) local government area. It's understood that the proposed centre will include a total of 104 child enrolments and 21 staff (FTE).

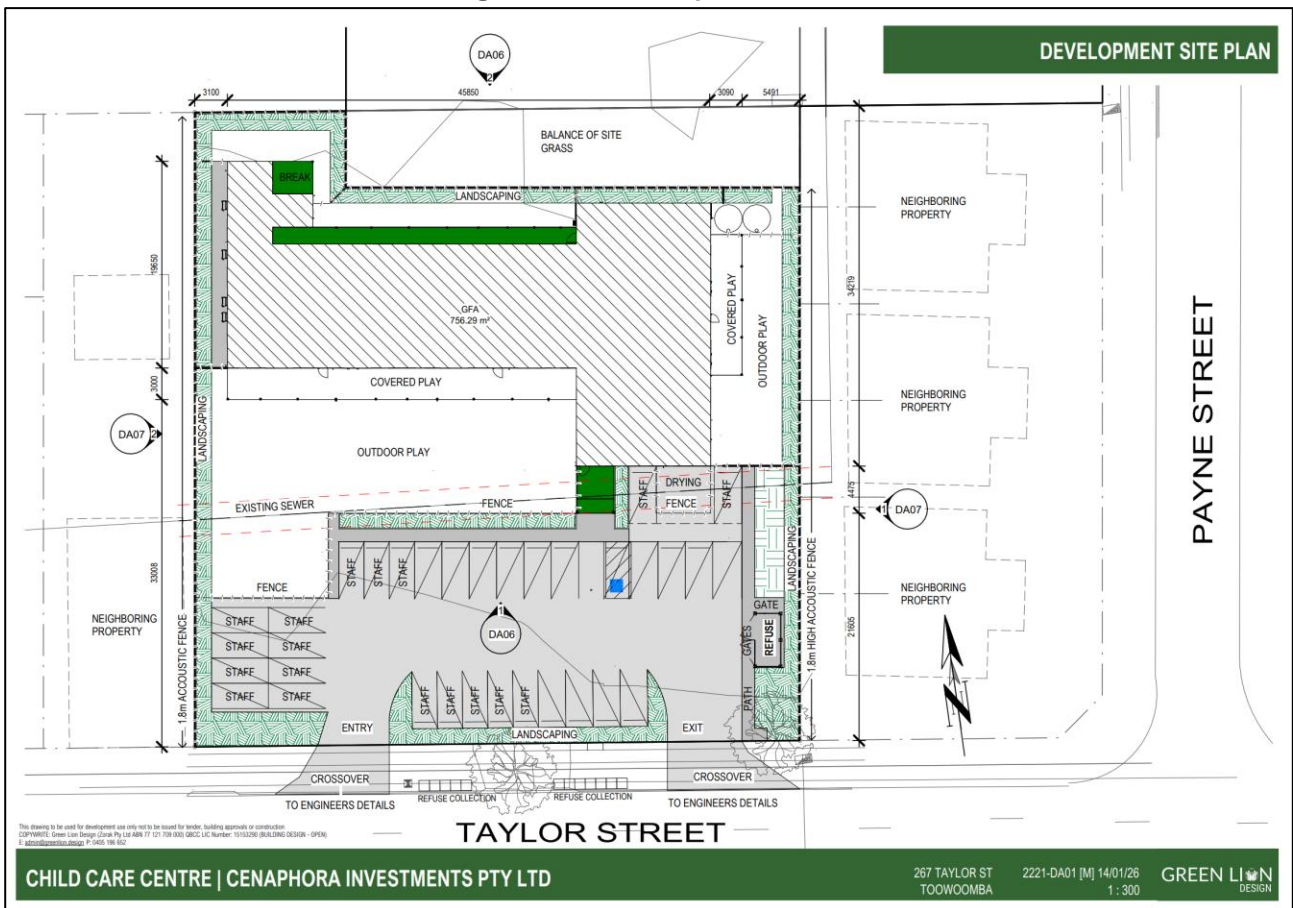
It's understood that the development had received Planning Approval from Toowoomba Regional Council which included a total of 16 full time staff, 104 child enrolments and 31 car parking spaces including 16 staff spaces and 15 visitor car parking spaces on-site.

Following the approval, minor amendments to the layout were made which included the provision of two additional car parking spaces on-site. As part of the Minor Change application, it's understood that the Department of Education have now requested that the development include 20 staff car parking spaces.

Current development plans indicate that a total 33 car parking spaces including 18 staff, and 15 parent/carer spaces are proposed on-site as shown in Figure 1.1.



Figure 1.1 – Development Plan



In this regard, an assessment of the suitability of the proposed car parking provision is provided in the following sections.

2. CAR PARKING ASSESSMENT

2.1 Planning Scheme Requirement

A summary of the car parking requirements as outlined in Toowoomba Regional Council’s Transport, Access and Parking Code is summarised in Table 1.1.

Table 2.1 Planning Scheme Parking Requirement

Parking Type	Planning Scheme Rate	Yield	Planning Scheme Requirement
Staff	1 space per FTE staff	21 FTE staff	21 spaces
Visitors	1 space per 7 children	104 children	15 spaces
Total			36 spaces

Nothing that the site currently provides a total of 33 car parking spaces including 18 staff spaces and 15 parent/carer spaces a shortfall of 3 staff spaces exists on-site from the Planning Scheme rate.

2.2 Suitability of Car Parking

In order to determine the suitability of the proposed car parking provision, reference is made to the childcare surveys undertaken by Cardno as part of the childcare development at 1-15 Grande Avenue in Springfield Lakes (Ref: 11413/2021/ADP).

As part of this application, car parking survey data was compiled from a range of childcare centres in Brisbane. A summary of the survey data is provided in Table 1.1.

Table 1.1: Childcare Centre Peak Parking Demand

Childcare Centre	Parking Demand Rate
Goodstart Early Learning – 18 Witton Rd, Indooroopilly	1 space per 6.00 children
Kids on Clarence – 137 Clarence Rd, Indooroopilly	1 space per 6.06 children
Mother duck - 96 Barrett St, Bracken Ridge	1 space per 6.82 children
Mother duck -1370 Anzac Ave, Kallangur	1 space per 7.31 children
Kids Capers - 81 Fresh Water Creek Rd, Mango Hill	1 space per 4.68 children
Little Seeds Early Learning - 46-52 Wagawn St Tugun	1 space per 4.44 children
Sanctuary Early learning - 140 Jones Rd Buderim	1 space per 4.50 children
85th Percentile Rate	1 space per 4.50 children

As shown above, the surveys compiled by Cardno indicate an 85th percentile car parking demand of 4.5 spaces per child. Application of this rate would equate to a parking demand of 24 car parking spaces.

Noting that the proposed development incorporates a total of 33 car parking spaces on-site, the proposed car parking provision is considered to be satisfactory to accommodate the car parking demands likely to be generated by the proposed development.

3. CONCLUSION AND RECOMMENDATIONS

In summary, the proposed car parking provision of 33 total car parks is satisfactory based on the survey data outlined within this technical memorandum.

This is further strengthened by anecdotal evidence and industry knowledge regarding carpark utilisation.

Yours sincerely,



ANGELA WOOD
Principal Traffic Engineer
RPEQ 18929