

**Notice of compliance with public notification requirements**  
*Section 18.1 of the Development Assessment Rules*

**MCUI/2017/4863**

*(application reference number)*

**Real Property Signs on behalf of Australian Childcare Solutions C/- HCC Planning**

*(applicant name)*

**18 Thirteenth Avenue, Kedron Qld 4031**

*(contact address)*

**Hazel Coalter – 0401 298 508**

*(contact details)*

**16 November 2017**

*(notice date)*

**Nadia McLeod**

*(assessment manager's name)*

**Toowoomba Regional Council**

*(assessment manager's address)*

**Child Care Centre**

*(details of proposed development)*

**24A - 28 James Street, Rangeville Qld 4350**

*(street address)*

**Lots 1 & 2 RP77100 and Lot 3 RP838211**

*(real property description)*

Dear Sir/Madam,

In accordance with section 18.1 of the Development Assessment Rules, I **Anita Ann Fronis of Real Property Signs, PO Box 2332, Tingalpa Qld 4173** wish to advise that public notification for this development application was undertaken from **25/10/17** to **15/11/17** in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules.

I confirm the following public notification actions were undertaken for the above application:

Published a notice in:

**Toowoomba Chronicle on 24/10/17**

*(name of newspaper and date notice was published)*

and

Placed notice on the premises in the way prescribed under the Development Assessment Rules on:

**24/10/17**

*(date notice was erected)*

and

Notified the owners of all lots adjoining the premises the subject of the application on:

**23/10/17**

*(date owners notified)*

If you wish to discuss this matter further, please contact the above telephone number.

Yours sincerely



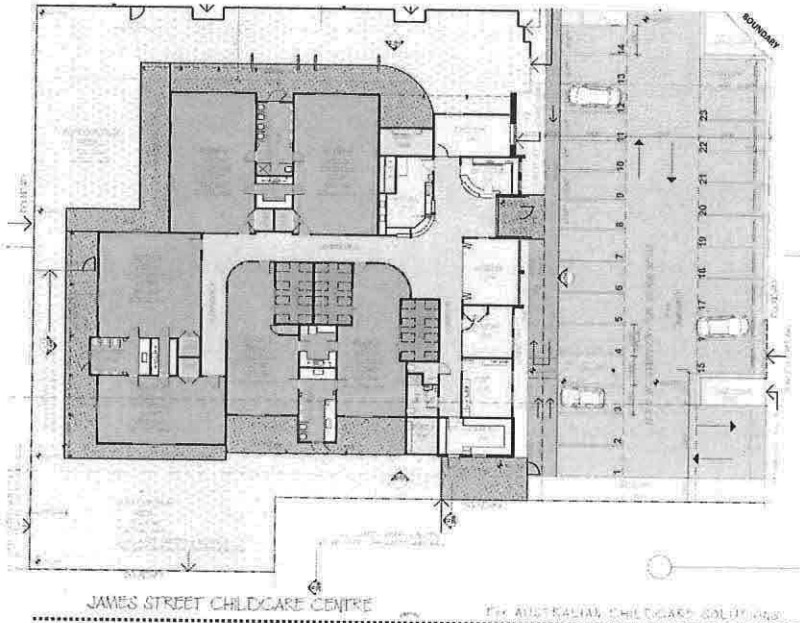
**Anita Ann Fronis, Real Property Signs – info@realpropertysigns.com.au 16/11/17**

*(applicant's name signature and date)*

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

# Proposed Development

Make a submission from 25 October 2017 to 15 November 2017



## > Child Care Centre



### Where

24A - 28 James Street, Rangeville Qld 4350



### On

Lots 1 & 2 RP77100 and Lot 3 RP838211



### Approval Sought

Development Permit for a Material Change of Use



### > Minimum Lot Size & Frontage

> Not Applicable



### > Building height

> 5.74m



### > Setbacks

> Setback to frontages, being Cohoe Street (primary) and James Street (Warrego Highway) - greater than 6m.

> Setbacks to side boundaries (eastern and southern) - greater than 3m.



### > Site cover

> 42% (1,070m<sup>2</sup>)

## > For further information & submissions to:

- > Toowoomba Regional Council
- > 131 872
- > [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au)
- > PO Box 3021, Toowoomba Qld 4350
- > [www.tr.qld.gov.au](http://www.tr.qld.gov.au)

## > View the Application

### > Application reference: MCUI/2017/4863

- > A copy of the application can be obtained from Toowoomba Regional Council or online at: <https://pdonline.toowoombarc.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?>
- > Please note that Council will accept electronic submissions. Submissions are required to be emailed to [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au).

# finda

To advertise, call 1300 136 181 or visit  
thechronicle.com.au/classifieds

## Celebrations, Classes & Events

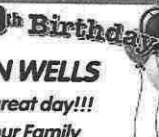
### Anniversaries

**Chris & Jenny Doherty**  
25<sup>th</sup> Anniversary  
*Congratulations*  
24th October, 1992  
Love from Maddie, Luke,  
Will and the Doherty  
and Neale families



### Birthday Greetings

**Happy 80<sup>th</sup> Birthday**  
**ROBYN WELLS**  
Have a great day!!!  
Love your Family



## Notices

### Proposed Development Notices

## Proposed Development

Make a submission from  
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**15 November 2017**

### Child Care Centre

Where: 24A - 28 James Street,  
Rangeville Qld 4350  
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accordance with the *Planning Act 2016*

[www.realpropertysigns.com.au](http://www.realpropertysigns.com.au)

### Public Notices

**Grand Opening**  
**Central Massage & Waxing**  
10% off all treatments  
Deep Tissue, Relaxation  
& Foot Massages  
8 Station Street (City), Next to McDonalds  
4600 9870; 0422 086 220



View Tributes Online.

Visit [finda.com.au](http://finda.com.au)



## Notices

### Public Notices

## VISITING HOURS

**BAILLIE HENDERSON HOSPITAL:**

Phone 4616 6000

### ST ANDREW'S:

Phone 4646 3000  
General Visiting Hours  
11am - 8pm  
Intensive Care Unit  
11:30am-1:30pm; 3:30pm-8pm  
Cardiac Medical Unit  
11:30am-1:30pm; 3:30pm-8pm  
North Ward:  
11am - 8pm  
West Ward:  
3pm-8pm Mon-Fri; 11am-8pm Sat & Sun

### ST VINCENT'S:

St Vincent's Hospital  
8am - 8pm  
General Enquiries - 07 46904000  
Maternity Unit  
8am - 8pm

Maternity Bookings and Parenting classes  
1800 655 099, 8am - 5.30pm Mon-Fri

## TOOWOOMBA HOSPITAL:

Phone 4616 6000

Please note: Staff may vary visitor access in response to patient-care needs. General hours 11am to 8pm.  
Harbison (maternity), Birth Suite and Special Care Nursery 11am to 1pm and 3pm to 8pm  
Acute Mental Health Unit  
Mon to Fri: 3pm-8pm, weekends and public holidays 9am-8pm  
Toowoomba Hospital Childbirth Education Classes are held every second Saturday. Contact Antenatal Clinic on 4616 6201 to book. For information on breastfeeding education and tours of maternity unit please contact 4616 6201.

## Health & Beauty

Massage - Certified & Therapeutic

ADVERTISEMENTS under this heading are strictly NON SEXUAL

## Buy & Sell

### Antiques & Collectables

ANTIQUES Set early Aust. cedar antique chairs - 2 ladies, 2 gents, 1 sweetheart chair, Cedar cupboard & hutch. Enquiries. Phone 4696-6457, \$0 Used, Good Condition, Caberlah 047696457

CEDAR Washstand, solid timber, excellent condition. Toowoomba 0419777441

### Ipswich Antique Fair

Retro & Bric-a-brac

Ipswich Showgrounds Sat 28<sup>th</sup> Oct 8am - 2pm  
Early Birds 7am. ITS A BIG ONE AGAIN, OVER 70 SELLERS 0427 485 407  
SELLING SITES AVAILABLE \$5. Under 14 Free  
Spend \$10 and go in the draw to win a \$50 voucher which is drawn every hour  
[www.aussiefairs.com](http://www.aussiefairs.com)

### SIDEBOARD

Mahogany, late 1800's, perfect condition. Best offer, 46324602 Toowoomba.

### Farm / General Machinery



### AG CHIEF 55HP

New Special, power steer, 4WD, 4 in 1 FEL, 5ft slashers, Cheap Delivery Aus Wide \$30,500.  
Adam 0448 867 130  
[www.tractorsnorth.com](http://www.tractorsnorth.com)  
Won't be beaten on price

### Farm / General Machinery

## WANTED

Tractors, Farm Machinery, Earth Moving Equipment & Cherry Pickers. Dead Or Alive! Cash Paid! 0423 204 218

### Finance, Insurance - General

## BAD CREDITS

Personal Loans Car Loans  
0412 804 248  
[www.loans4uaustr.com.au](http://www.loans4uaustr.com.au)  
Lic 934821

### For Sale



## ELITE PORTABLES

Buildings, Granny Flats, & Cabins.  
Affordable solutions, wide range/sizes, 1300 400 278  
[eliteportables.com.au](http://eliteportables.com.au)



### Pallet Wrapper

YG-2000B Stretch Pallet Wrapper Machine, \$5,000. Please phone Lawrie Cook 0412 155 378

## Buy & Sell

### For Sale

### SHIPPING CONTAINERS

For Sale New/Used 20'/40' Doors/Windows, cladding, delivery relocations 0407 624 532  
[eva@accesscontainers.com.au](mailto:eva@accesscontainers.com.au)  
[accesscontainers.com.au](http://accesscontainers.com.au)

SOCKET set \$10, small tool box \$10, ratchet & driver, attachments \$15. Phone 0409613704.



### TRANSPORTABLE

Accommodation Building 3 Room Ensuite. Gas/elect hot water, deck, awning, handrails, steps & plumbing kit. Packed & ready for transport. \$25,950. Mention ad for discounted transport. 0419 723 894  
[hire@mpservices.net.au](mailto:hire@mpservices.net.au)

TYRES Used 215/70R15 Light Truck Good Condition \$45.00 each Ph 0429 346030

### Gardening Needs & Equipment

HONDA Buffalo mower, 19 inch cut, in very good condition., \$330 Toowoomba 0419717215

MC colough 500 watt electric hedge cutter, good condition, \$35, 0411633793

MOWER parts, B&S, tanks, wheels, cables, mufflers, w/bearings etc., \$50. Phone 0409613704.

### Wanted To Buy

From 26 May 2017, it is a breach of the law in Queensland to giveaway, supply, sell or advertise a dog or puppy born on or after 26 May without a supply number that identifies the origin of the dog or puppy.

Advertising will not be accepted without this supply number.

For further information please visit - <https://www.dof.qld.gov.au/> animal-industries/welfare-and-ethics/animal-welfare/Dog-breeder-regulations

*News Corp Australia*

## Motoring

### 4wd Vehicles

## SAVE CASH

If you pay \$10K for a car or 4x4 from Dealers or Private sellers you have just bought a vehicle worth approx \$7K. If ISAVE AUTO BROKERS get you the vehicle for \$10K you will get a vehicle worth approx \$13K. Save \$1,000's BUY Wholesale Not Retail !! ISAVE AUTO BROKERS Save BIG! Call... NOW !! (07) 5494 0814 / 0420 313 278. Finance available (T.A.P.) All Budgets catered for. [isaveautobrokers.com](http://isaveautobrokers.com)



## WANTED!!!

Hello I want to buy Toyota Landcruiser ute & wagons, Hilux, utes, Hiace vans, Dyna & small truck in any condition, rolled over, rusted out, written off! Paying up to \$2500 cash! Picked up! Please call on 0467 069 427 anytime!

## CLEM YOUNG'S

WHOLESALE CARAVANS All vans, great prices. Also buying quality used vans and poptops at all times. 12 Stark Court, Harriestown Ph for info: 07 4633 1727 [toowoombacaravans.com.au](http://toowoombacaravans.com.au)

## Motoring

### Caravans & Motor Homes



FRANKLIN X Factor 2011 ex cond, TV, w/c, 3-way fridge, dble island bed, 2 water tanks & 1 grey water tank, toilet/shower, 2 solar panels, ATM 2250, length 20', off road hitch, reversing camera, \$37,000 neg. Phone 4655 4177.



GOLF Outback 19'10", '08, new wash mach, g/bed, new hw, w/cover 10 mths each yr, 4000km since serv w/new bearings, \$35,000. P: 0447 122 601.



JAYCO TOUR EDITION, 2012 Fiat Ducato, turbo diesel, auto, 4 berth, leather, solar, extra 10k spent, 39400kms, \$69750, 0438 716 672 Highfields.



KENDRON 21ft Topender off road caravan 2009, fully optioned out for extended self sufficient touring, includes full annex, \$78,000, Yarragoon area, 0409 171 151.



## NEW AGE CLASSIC

2013, 18ft, ensuite, g/bed, leather seats, solar panels, sunscreen & sides, VGC, \$46,000, Ph 0439 593 077



## OFFROAD camper, older model, queen bed, floor annex, closed kitchen, gas stove, s/s sink, mosaic/water proof, water tank, \$3500 ono. 0402 651 954.



## VISCOUNT SPORTZ

Dec 2005, 18'6", ensuite, oven stove, lge fridge, full annex, m/wave, TV, extras, single beds, Tare 1550 kg, reg. \$26,500, 0400 265 625

## 1964 Dodge Phoenix

Convertible, Auto, 6 seater, drivable - \$12,500, Dodge Phoenix Scrap Car also available for parts \$1000. Ph 0418 685 222

## 2016 Mazda BT50, 4x2 Hi-rider dual cab 3.2 lt, 5 cyl diesel, 6 speed auto, l/bar t/bar, h/d steel tray, 6 mths reg., 50,000km, \$32,000 Neg. Ph 0427 172 025.

### Cars

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If you pay \$10K for a car or 4x4 from Dealers or Private sellers you have just bought a vehicle worth approx \$7K. If ISAVE AUTO BROKERS get you the vehicle for \$10K you will get a vehicle worth approx \$13K. Save \$1,000's BUY Wholesale Not Retail !! ISAVE AUTO BROKERS Save BIG! Call... NOW !! (07) 5494 0814 / 0420 313 278. Finance available (T.A.P.) All Budgets catered for. [isaveautobrokers.com](http://isaveautobrokers.com)



## DISABILITY VEHICLE

TOYOTA HIACE GRANVIA Seats 6 + wheelchair 5300kms Genuine rare combination extra high roof \$21,990+ORC, 0456017779 Nationwide Mobility Vehicles



HOLDEN Astra Classic, 2005, 5spd manual sedan, bluetooth, cruise, aircon, full log book, vgc, RWC, regd 1/18, \$4550, Phone 0414 331 374.



## Toyota Camry Altise

VVT-1, 2011, registered, 129kms, auto, well serviced, excel cond, RWC, \$9,750, Ph 0487 932 710



## TOYOTA V6 AURION 2014

Beautiful car to drive, Auto, 28000kms, Garaged, Log Book History,(0418) 71053 Reg 07/18, RWC, Metallic Gun Metal Grey, Clean interior, \$20,000 Firm. Ph Peter, 0418 710 536.

## ROADWORTHY 2U

We come to You !!  
Mobile RWCs, Mod Plates, Safety & Gas certs for all Vehicles and AB Areas  
0458 589 520

## Light Commercial / Utes

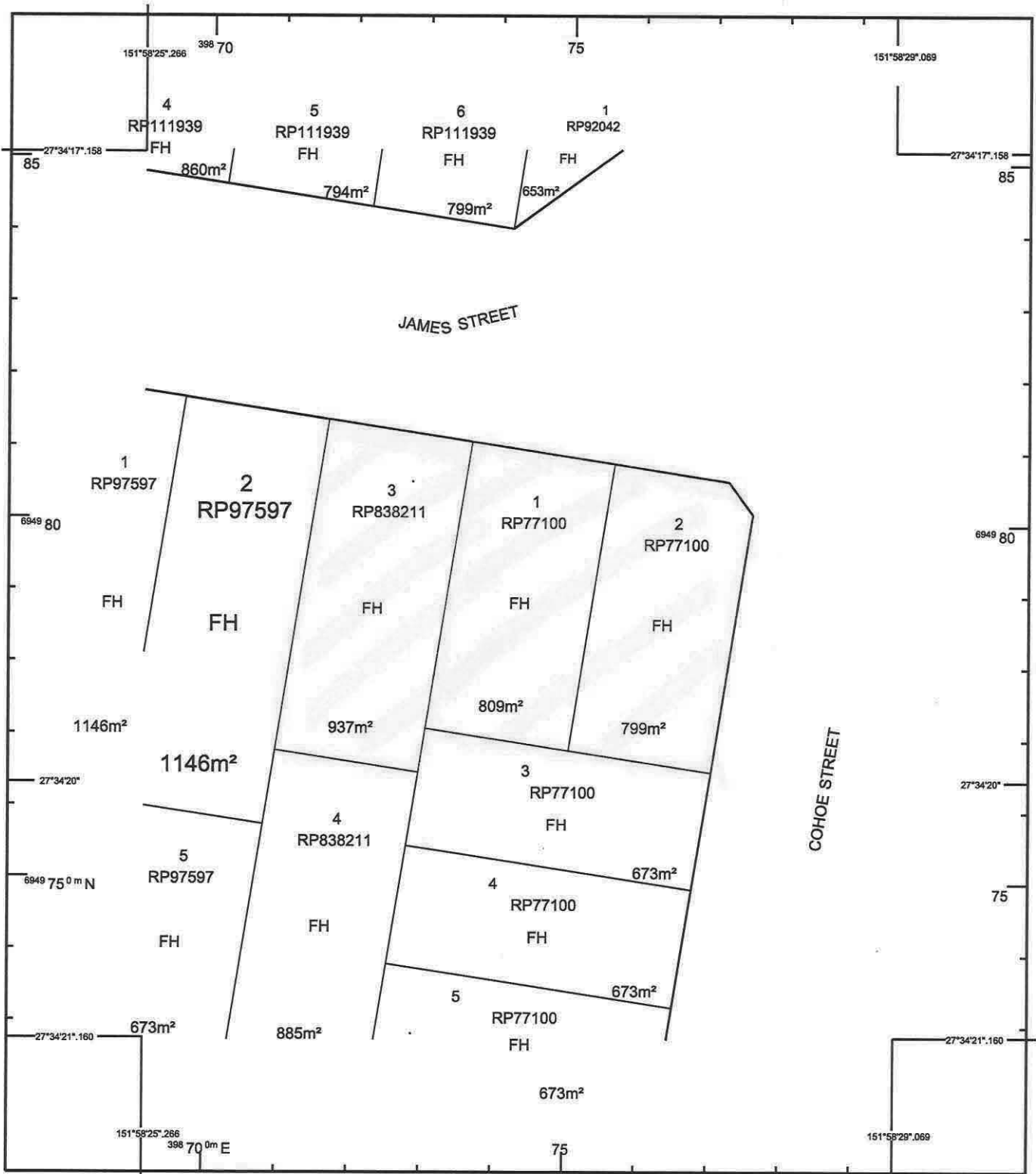


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finda Local Buyer

finda

finda



**STANDARD MAP NUMBER**  
9242-11214



MAP WINDOW POSITION & NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	
Lot/Plan	1/RP77100
Area/Volume	809m²
Tenure	FREEHOLD
Local Government	TOOWOOMBA REGIONAL
Locality	RANGEVILLE
Segment/Parcel	2790/220

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 09/10/2017

DCDB 08/10/2017

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines(DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>



**SmartMap**

An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



(c) The State of Queensland, (Department of Natural Resources and Mines) 2017.

**LIST OF ADJOINING PROPERTY OWNERS**  
Current as at 19 October 2017

<b>Development Application No.:</b>	MCUI/2017/4863
<b>Name of Applicant:</b>	Australian Childcare Solutions
<b>Address of Development Site:</b>	24A-28 James Street, RANGEVILLE QLD 4350
<b>Real Property Description of Site:</b>	Lots 1 & 2 RP77100 and Lot 3 RP838211
<b>Names of Owners:</b>	Ashley John Stark and Madeleine Rose Levy and M J Tickner and G F O'Reilly

Seq No.	Affected Property Address	Name/s of Owners	Postal Address
1.	30 James Street, RANGEVILLE QLD 4350	Arthur Victor Gray	PO Box 4586, TOOWOOMBA QLD 4350
2.	1 Adina Street, RANGEVILLE QLD 4350	Duncan Mc Ilroy and Michele Margaret Mc Ilroy	1 Adina Street, RANGEVILLE QLD 4350
3.	23 Cohoe Street, RANGEVILLE QLD 4350	Joanne Elizabeth Scanlan	23 Cohoe Street, RANGEVILLE QLD 4350

23 October 2017

Arthur Victor Gray  
PO Box 4586  
TOOWOOMBA QLD 4350

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 24A - 28 James Street, Rangeville Qld 4350.**

We wish to advise you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are advised as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may submit comments.

***If you have any queries regarding this application please contact Council.***

Yours faithfully



Paul Fronis,  
**Director.**  
Att:

23 October 2017

Duncan McIlroy and  
Michele Margaret McIlroy  
1 Adina Street  
RANGEVILLE QLD 4350

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23 October 2017

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23 Cohoe Street  
RANGEVILLE QLD 4350

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## **Proposed Development**

Make a submission from  
**25 October to**  
**15 November 2017**

### **Child Care Centre**

**Where:** 24A - 28 James Street, Rangeville Qld 4350  
**On:** Lots 1 & 2 RP77100 and Lot 3 RP838211  
**Approval sought:** Development Permit for a Material  
Change of Use  
**Application ref:** MCUI/2017/4863

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PO Box 3021, Toowoomba Qld 4350  
development@tr.qld.gov.au  
131 872

www.tr.qld.gov.au

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submissions. Submissions are required to be emailed  
to development@tr.qld.gov.au.

Public notification requirements are in accordance with the  
*Planning Act 2016*

Please complete, tear off and lodge over the counter with your article.

Enquiries: please call 13 POST (13 7678).

**Optional services:**

(Sender to  selected services)

Extra Cover (Over \$100 up to \$5,000)

Amount required: \$  
Description of contents:

Delivery Confirmation

Person to Person

Additional fee is payable for each service.

# Registered Post – Lodgement Receipt

Item addressed to:  
Company name

For the attention of Joanne Elizabeth Scanlan  
23 Cohoe Street  
PO Box number or street address RANGEVILLE QLD 4350

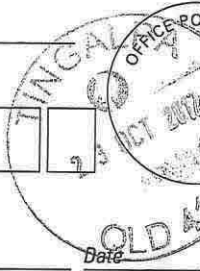
Suburb or town

I have read and agree to...

Sender's name

Sender's signature

REGISTERED POST - SENDER T  
945306761012



**WARNING: This envelope is not suitable for sending jewellery or precious stones. Small rigid items such as keys or coins should be securely packed to avoid loss or damage.**

Please complete, tear off and lodge over the counter with your article.

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Item addressed to:  
Company name

For the attention of Duncan McIlroy and  
Michele Margaret McIlroy  
PO Box number or street address 1 Adina Street  
Suburb or town RANGEVILLE QLD 4350

Suburb or town

I have read and agree to...

Sender's name

Sender's signature

REGISTERED POST - SENDER T  
945306760015



**WARNING: This envelope is not suitable for sending jewellery or precious stones. Small rigid items such as keys or coins should be securely packed to avoid loss or damage.**

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Company name

For the attention of Arthur Victor Gray  
PO Box 4586  
PO Box number or street address TOOWOOMBA QLD 4350

Suburb or town

I have read and agree to...

Sender's name

Sender's signature

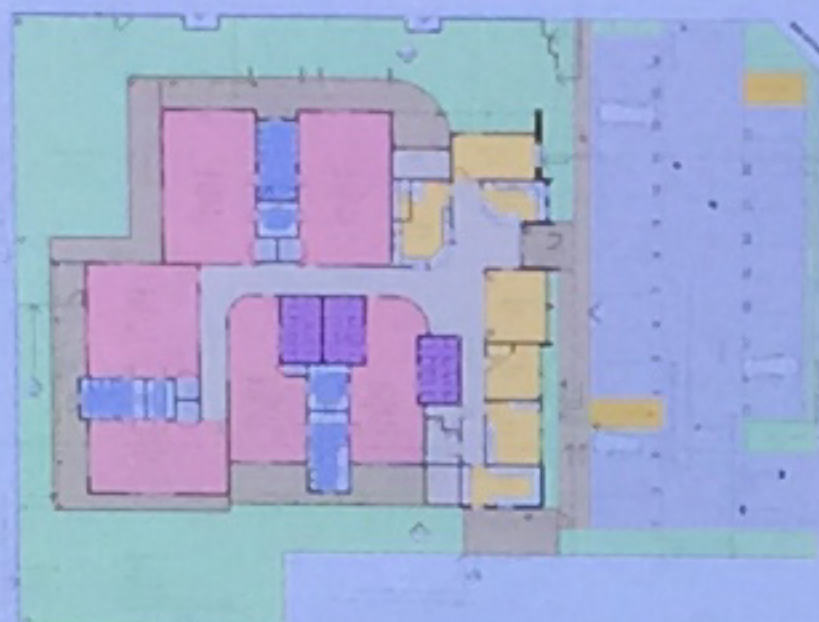
REGISTERED POST - SENDER T  
945306759019



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Development Permit for a Material Change of Use

### Minimum Lot Size & Frontage

> Not Applicable

### Building height

> 5.74m

### Setbacks

> Setback to frontages, being Cohoe Street (primary) and James Street (Warrego Highway) - greater than 6m.  
> Setbacks to side boundaries (eastern and southern) - greater than 3m.

### Site cover

> 42% (1,070m<sup>2</sup>)

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Real Property Signs

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**On**  
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Real property sign