

NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR BUDGET PURPOSES ONLY

| RP DESCRIPTION                                                                     |                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT DES:                                                                           | SP32057/151                                                                                                                                                                                                                                                                                                   |
| LOCALITY:                                                                          | KLEINTON                                                                                                                                                                                                                                                                                                      |
| LOT AREA:                                                                          | 4070m <sup>2</sup>                                                                                                                                                                                                                                                                                            |
| TOWN PLANNING REQ                                                                  |                                                                                                                                                                                                                                                                                                               |
| LOCAL AUTHORITY:                                                                   | TOOWOOMBA REGIONAL COUNCIL                                                                                                                                                                                                                                                                                    |
| ZONE:                                                                              | LOW DENSITY RESIDENTIAL                                                                                                                                                                                                                                                                                       |
| PRECINCT:                                                                          | GENERAL PRECINCT                                                                                                                                                                                                                                                                                              |
| LOCAL PLAN AREA:                                                                   | HIGHFIELDS, MERINGANDAN AND MERGINGANDAN WEST LOCAL PLAN AREA                                                                                                                                                                                                                                                 |
| GREENFIELD AREA:                                                                   | AIRPORT ENVIRONS                                                                                                                                                                                                                                                                                              |
| OVERLAYS:                                                                          | (13m WILDLIFE HAZARD BUFFER ZONE)<br>(ENVIRONMENTAL SIGNIFICANCE)<br>(ENVIRONMENTAL SIGNIFICANCE BUFFER)<br>(ENVIRONMENTAL SIGNIFICANCE)<br>(FLOOD HAZARD)<br>(OVERLAND FLOW LOW)<br>(OVERLAND FLOW HIGH)<br>(VULNERABLE USES RESTRICTION AREA)<br>(WATER RESOURCES CATCHMENT)<br>(WATER RESOURCES CATCHMENT) |
| LGIP NETWORKS:                                                                     | 5                                                                                                                                                                                                                                                                                                             |
| CARPARKING:                                                                        |                                                                                                                                                                                                                                                                                                               |
| CHILDCARE - 1 SPACE PER 7 CHILDREN, ONE PARK PER FTE (MAX 21 FTE AND 132 CHILDREN) |                                                                                                                                                                                                                                                                                                               |
| TOTAL NUMBER REQUIRED:                                                             | 40 SPACES                                                                                                                                                                                                                                                                                                     |
| PROVIDED:                                                                          | 40 SPACES (INCL VAN)                                                                                                                                                                                                                                                                                          |
| BUILDING HEIGHT                                                                    |                                                                                                                                                                                                                                                                                                               |
| MAX BUILDING HEIGHT:                                                               | REFER ELEVATION                                                                                                                                                                                                                                                                                               |
| WASTE REQUIREMENT                                                                  |                                                                                                                                                                                                                                                                                                               |
| GENERAL                                                                            | 1/10/10M2 PFR DAY<br>5 X OPERATIONAL DAYS                                                                                                                                                                                                                                                                     |
| RECYCLING                                                                          | 68.8L PER DAY<br>5 X OPERATIONAL DAYS                                                                                                                                                                                                                                                                         |
| REQUIRED                                                                           | 1000L - 5X OPERATIONAL DAYS                                                                                                                                                                                                                                                                                   |
| PROVIDED                                                                           | 1440L - (3 X 240L GENERAL WASTE BINS & 3 X 240L RECYCLING WASTE BINS)                                                                                                                                                                                                                                         |
| BUILDING CODE COMPLIANCE                                                           |                                                                                                                                                                                                                                                                                                               |
| BUILDING CLASSIFICATION:                                                           | CHILDCARE CLASS 9b                                                                                                                                                                                                                                                                                            |
| CONSTRUCTION TYPE:                                                                 | TYPE C                                                                                                                                                                                                                                                                                                        |
| FLOOR AREA (TOTAL):                                                                | MAX 1200m <sup>2</sup>                                                                                                                                                                                                                                                                                        |
| FIRE COMPARTMENTS:                                                                 | 1                                                                                                                                                                                                                                                                                                             |
| STOREYS:                                                                           | 1                                                                                                                                                                                                                                                                                                             |
| EXTERNAL WALL -                                                                    | < 1500mm FROM BOUNDARY = FRL 90/90/90 REQ<br>< 3000mm FROM BOUNDARY = FRL 60/60/60 REQ                                                                                                                                                                                                                        |

| SITE COVER                                         |                       |
|----------------------------------------------------|-----------------------|
| Name                                               | Area                  |
| BUILDING (IMPERVIOUS)                              | 1230.2 m <sup>2</sup> |
| CARPARK (IMPERVIOUS)                               | 883.1 m <sup>2</sup>  |
| EXTERNAL BUILDING OVERHANGS/FOOTPATHS (IMPERVIOUS) | 123.7 m <sup>2</sup>  |
| LANDSCAPING (PERVIOUS)                             | 1733.0 m <sup>2</sup> |
|                                                    | 4070.0 m <sup>2</sup> |
| GROSS FLOOR AREA *                                 |                       |
| Name                                               | Area                  |
| EARLY LEARNING CENTRE GFA                          | 1025.4 m <sup>2</sup> |
|                                                    | 1025.4 m <sup>2</sup> |

\* GROSS FLOOR AREA AS DEFINED IN TRC PLANNING SCHEME DEFINITIONS-REFER GFA PLAN FOR INCLUSIONS

| FLOOR AREA ADDITIONAL TO GFA             |                       |
|------------------------------------------|-----------------------|
| Name                                     | Area                  |
| Area                                     | 0.0 m <sup>2</sup>    |
| BIN STORE AREA                           | 11.1 m <sup>2</sup>   |
| COVERED WINING ENTRY AREA                | 10.4 m <sup>2</sup>   |
| JUNIOR OUTDOOR PLAY                      | 276.4 m <sup>2</sup>  |
| SENIOR OUTDOOR PLAY                      | 740.3 m <sup>2</sup>  |
| SERVICES                                 | 13.2 m <sup>2</sup>   |
| SERVICES AREA                            | 0.0 m <sup>2</sup>    |
| SHARED COVERED OUTDOOR DINING/ PLAY AREA | 44.2 m <sup>2</sup>   |
| SHED AREA                                | 20.5 m <sup>2</sup>   |
|                                          | 1116.1 m <sup>2</sup> |

| CHILD CARE OPERATIONAL AREAS INTERNAL ACTIVITY |                |                    |                    |
|------------------------------------------------|----------------|--------------------|--------------------|
| SPACE                                          | No OF CHILDREN | RDD m <sup>2</sup> | PVD m <sup>2</sup> |
| TODDLER                                        | 20             | 65.0               | 69.23              |
| NURSERY 1                                      | 8              | 26.0               | 28.22              |
| NURSERY 2                                      | 8              | 26.0               | 31.10              |
| JUNIOR KINDY 1                                 | 15             | 48.75              | 50.81              |
| JUNIOR KINDY 2                                 | 15             | 48.75              | 48.33              |
| SENIOR KINDY 1                                 | 22             | 71.5               | 71.85              |
| SENIOR KINDY 2                                 | 22             | 71.5               | 80.62              |
| PRE-PREP                                       | 22             | 71.5               | 79.74              |
| TOTAL                                          | 132            | 429                | 469.7              |

AREAS EXCLUDE CIRCULATION SPACE AT DOORWAYS, WALL LININGS AND SKIRTING

| CHILD CARE OPERATIONAL AREAS EXTERNAL ACTIVITY |                |                    |                    |
|------------------------------------------------|----------------|--------------------|--------------------|
| SPACE                                          | No OF CHILDREN | RDD m <sup>2</sup> | PVD m <sup>2</sup> |
| JUNIOR OUTDOOR PLAY                            | 36             | 252.0              | 276.41             |
| SENIOR OUTDOOR PLAY                            | 96             | 672.0              | 740.34             |
| TOTAL                                          | 140            | 924                | 1016.75            |

AREAS EXCLUDE CIRCULATION SPACE AT DOORWAYS & ACCESS TO ROOMS.

ALL FENCING AND GATES SURROUNDING OUTDOOR PLAY AREAS AND RESTRICTING ACCESS ARE TO PREVENT ACCESS BY CHILDREN THROUGH COVER OR UNDER. FENCES ARE GENERALLY TO BE A MINIMUM OF 1200 HIGH AND BE A POOL SAFETY FENCE. GATES TO BE SELF CLOSING AND SELF LATCHING WITH THE OPENING MECHANISM AT LEAST 1500 ABOVE THE FINISHED SURFACE. FENCES AND GATES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1926.1 SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS.

TOOWOOMBA REGIONAL COUNCIL

| APPROVED PLAN                                         |                  |
|-------------------------------------------------------|------------------|
| referred to in Council's Decision Notice dated        | 12 December 2024 |
| This plan is subject to conditions of Approval Number | MCUI/2023/2589/B |
| Assessment Manager                                    |                  |
| APPROVED PLAN                                         |                  |
| referred to in Council's Decision Notice dated        | 5 December 2025  |
| This plan is subject to conditions of Approval Number | MCUI/2023/2589/C |
| Assessment Manager                                    |                  |

| TOOWOOMBA REGIONAL COUNCIL                            |                  |
|-------------------------------------------------------|------------------|
| referred to in Council's Decision Notice dated        | 8 September 2026 |
| This plan is subject to conditions of Approval Number | MCUI/2023/2589/D |
| Assessment Manager                                    |                  |

1 SITE PLAN  
400 1 : 200

GENERAL NOTES:  
DO NOT SCALE DRAWINGS  
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.  
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT SAA STANDARDS. SAA CODES OF PRACTISE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE PLANS OF THE LOCAL RESIDENTIAL CODE.  
THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, VAN HEERDEN DESIGN STUDIO'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.  
THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE.

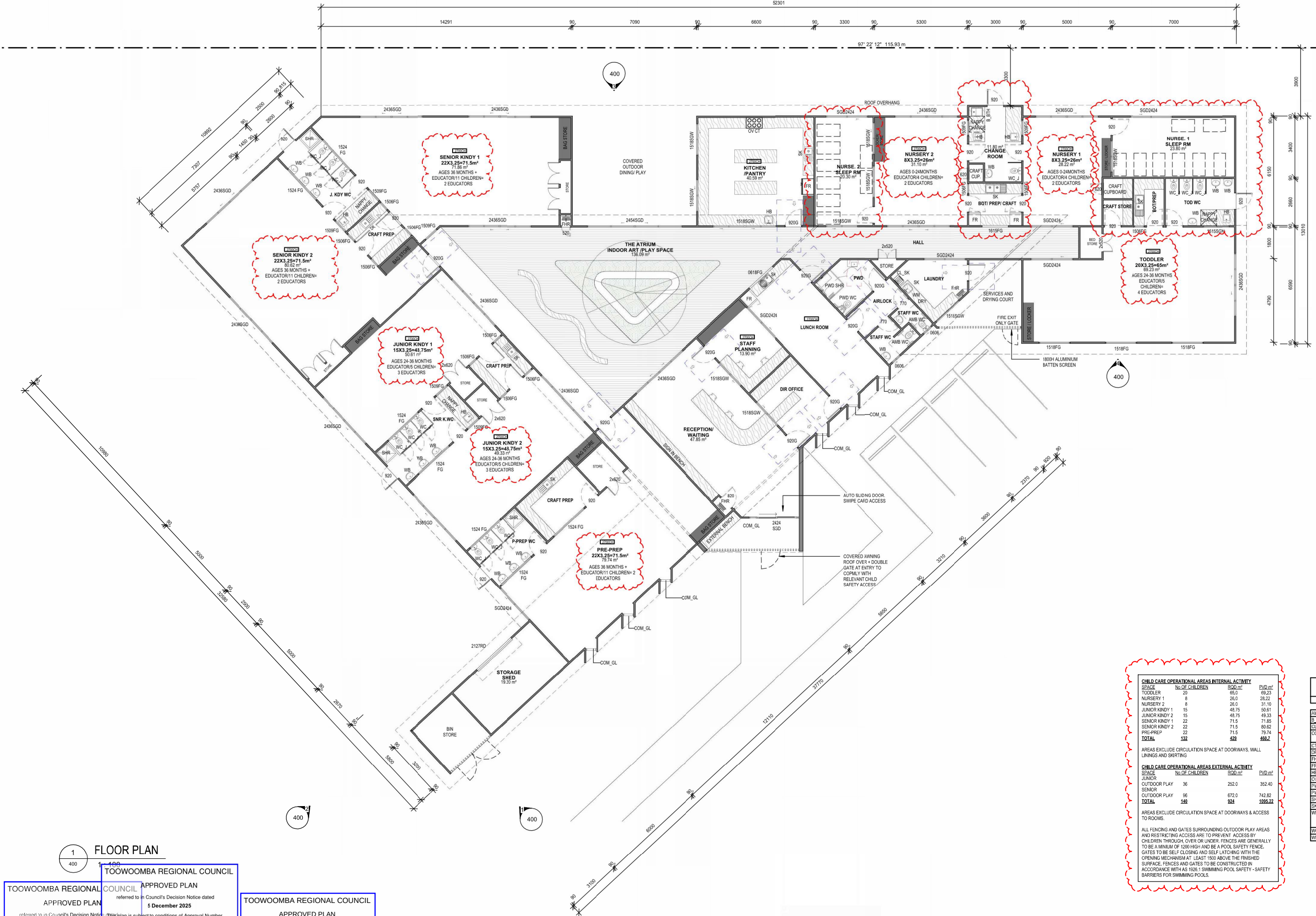
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ISSUED FOR CONSTRUCTION: THE SHEET HAS BEEN RELEASED FOR CONSTRUCTION. SUBJECT TO CONDITIONS OF BUILDING AND DEVELOPMENT APPROVALS.  
AS CONSTRUCTED: REFLECTS ASUAL INFORMATION PROVIDED BY CONTRACTOR COMPLIANCE WITH ALL REGULATIONS AND ORIGINAL DESIGN INTENT HAS NOT BEEN CONFIRMED.



| No. | Description                | Date     |
|-----|----------------------------|----------|
| K   | REVISED DA                 | 5/09/23  |
| L   | REVISED BUILDING SIZE      | 12/04/24 |
| M   | REVISED BUILDING           | 10/05/24 |
| N   | REVISED BUILDING ISSUE     | 07/08/24 |
| P   | REVISED BUILDING ISSUE     | 19/08/24 |
| Q   | REVISED BOUNDARY/ EASEMENT | 6/09/24  |

| PROPOSED EARLY LEARNING CENTRE |                          |
|--------------------------------|--------------------------|
| KLEINTON ROAD, KLEINTON        | Wirraglen Childcare Site |

| SITE PLAN    |                      |
|--------------|----------------------|
| Status       | PRELIMINARY          |
| Project No.  | 1184.22040-001       |
| Issue        | Q                    |
| Print Date   | 6/09/2024 5:52:55 PM |
| Checked      | Drawn                |
| C/H          | Scale                |
| As Indicated |                      |



| CHILD CARE OPERATIONAL AREAS INTERNAL ACTIVITY |                 |                    |                    |  |
|------------------------------------------------|-----------------|--------------------|--------------------|--|
| SPACE                                          | No. OF CHILDREN | BOD.m <sup>2</sup> | PVD.m <sup>2</sup> |  |
| TODDLER                                        | 20              | 65.0               | 69.23              |  |
| NURSERY 1                                      | 8               | 26.0               | 28.22              |  |
| NURSERY 2                                      | 8               | 26.0               | 31.10              |  |
| JUNIOR KINDY 1                                 | 15              | 48.75              | 50.61              |  |
| JUNIOR KINDY 2                                 | 15              | 48.75              | 49.33              |  |
| SENIOR KINDY 1                                 | 22              | 71.5               | 71.85              |  |
| SENIOR KINDY 2                                 | 22              | 71.5               | 80.62              |  |
| PRE-PREP                                       | 22              | 71.5               | 79.74              |  |
| <b>TOTAL</b>                                   | <b>132</b>      | <b>428</b>         | <b>468.7</b>       |  |
| CHILD CARE OPERATIONAL AREAS EXTERNAL ACTIVITY |                 |                    |                    |  |
| SPACE                                          | No. OF CHILDREN | BOD.m <sup>2</sup> | PVD.m <sup>2</sup> |  |
| JUNIOR                                         | 36              | 252.0              | 352.40             |  |
| OUTDOOR PLAY                                   | 96              | 672.0              | 742.82             |  |
| <b>TOTAL</b>                                   | <b>144</b>      | <b>924</b>         | <b>1095.22</b>     |  |

| Keynote Legend |                                                                  |
|----------------|------------------------------------------------------------------|
| Key Value      | Keynote Text                                                     |
| AMB WC         | AS1428.1 AMBULANT COMPLIANT WC                                   |
| B.BTH          | BABY BATH                                                        |
| CL.SK          | CLEANERS SINK                                                    |
| COM.GL         | ALUMINUM FRAMED COMMERCIAL GLAZING                               |
| CT             | COOKTOP                                                          |
| DRY            | CLOTHES DRYER                                                    |
| FHR            | FIRE HOSE REEL                                                   |
| FR             | FRIDGE                                                           |
| HB             | HAND BASIN                                                       |
| OV             | OVEN                                                             |
| PVD SHR        | AS1428.1 PVD COMPLIANT SHOWER                                    |
| PVD WC         | AS1428.1 PVD COMPLIANT WC                                        |
| SHR            | SHOWER                                                           |
| SK             | SINK                                                             |
| WB             | WHITE BOARD- CUSTOM. REFER TO SCHEDULE FOR FURTHER SPECIFICATION |
| WC.J           | WATER CLOSET JUNIOR                                              |
| WM             | WASHING MACHINE                                                  |

## FLOOR PLAN

TOOWOOMBA REGIONAL COUNCIL  
APPROVED PLAN  
referred to in Council's Decision Notice dated  
5 December 2025  
This plan is subject to conditions of Approval Number  
MCUI/2023/2589/B  
Assessment Manager

TOOWOOMBA REGIONAL COUNCIL  
APPROVED PLAN  
referred to in Council's Decision Notice dated  
8 September 2026  
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MCUI/2023/2589/D  
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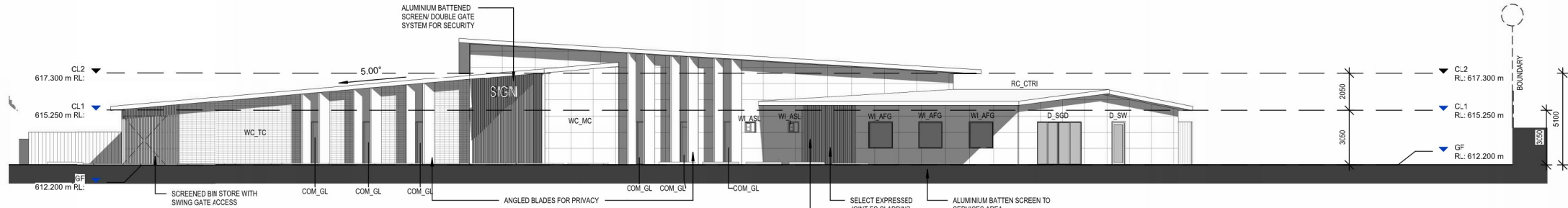
| No. | Description            | Date     |
|-----|------------------------|----------|
| C   | PRELIMINARY            | 5/10/22  |
| D   | ISSUE FOR DA           | 28/11/22 |
| E   | ISSUE FOR CIVIL COORD. | 8/02/23  |
| F   | ISSUE FOR DA           | 14/04/23 |
| G   | REVISED BUILDING SIZE  | 12/04/24 |
| H   | REVISED BUILDING       | 10/05/24 |

PROPOSED EARLY LEARNING CENTRE  
KLEINTON ROAD, KLEINTON  
Warraglen Childcare Site

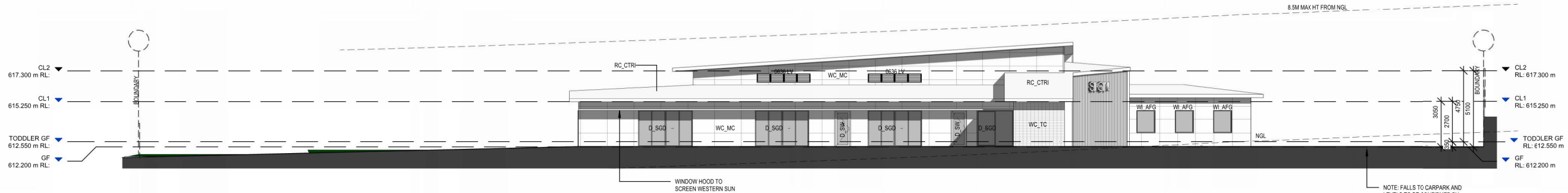
FLOOR PLAN  
Status: PRELIMINARY  
Print Date: 10/05/2024 5:46:24 PM  
Checked: [ ]  
Project No.: 1184.22040-101  
Drawn: AM  
Scale: 1:100  
Issue: H

NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR BUDGET PURPOSES ONLY

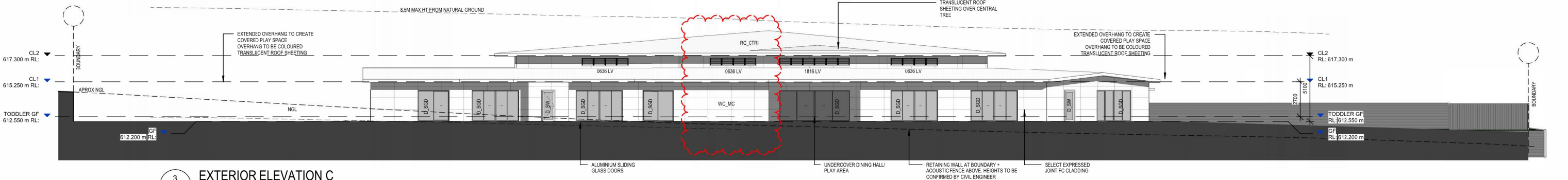
| Keynote Legend |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Key Value      | Keynote Text                                                                |
| COM_GL         | ALUMINIUM FRAMED COMMERCIAL GLAZING                                         |
| D_SGD          | ALUMINIUM FRAMED SLIDING GLASS DOOR                                         |
| D_SW           | ALUMINIUM FRAMED SLIDING WINDOW                                             |
| RC_CTRI        | COLORBOND TIMBERK ROOF SHEETING - INSTALLED TO MANUFACTURERS SPECIFICATIONS |
| WC_MC          | HARDIES MATRIX EXTERNAL CLADDING - PAINT FINISH                             |
| WC_TC          | TERRACE WALL CLADDING                                                       |
| WI_AFG         | ALUMINIUM FRAMED FIXED GLASS WINDOWS                                        |
| WI_AS          | ALUMINIUM FRAMED SLIDING GLASS WINDOWS                                      |



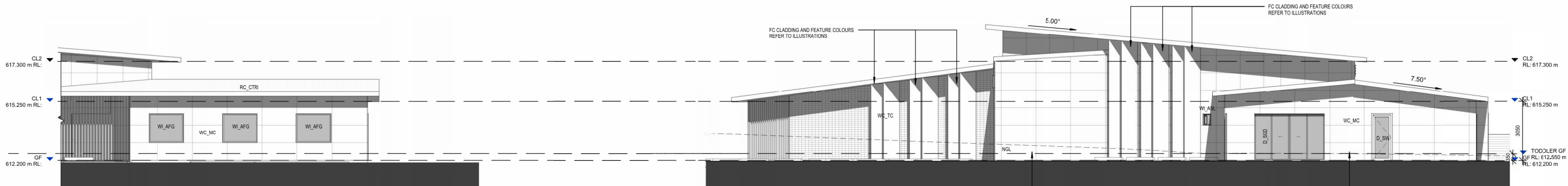
1  
101  
EXTERIOR ELEVATION A  
1 : 150



2  
101  
EXTERIOR ELEVATION B  
1 : 150



3  
101  
EXTERIOR ELEVATION C  
1 : 150



4  
101  
EXTERIOR ELEVATION D  
1 : 100

5  
301  
EXTERIOR ELEVATION E  
1 : 100



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|-----|------------------------|----------|
| B   | PRELIMINARY            | 5/10/22  |
| C   | ISSUE FOR DA           | 28/11/22 |
| D   | ISSUE FOR CIVIL COORD. | 8/02/23  |
| E   | ISSUE FOR DA           | 14/04/23 |
| F   | REVISED BUILDING SIZE  | 12/04/24 |
| G   | REVISED BUILDING       | 10/05/24 |

|                                |  |
|--------------------------------|--|
| PROPOSED EARLY LEARNING CENTRE |  |
| KLEINTON ROAD, KLEINTON        |  |
| Wirraglen Childcare Site       |  |

| ELEVATIONS  |                       |
|-------------|-----------------------|
| Status      | PRELIMINARY           |
| Print Date  | 10/05/2024 5:47:08 PM |
| Checked     | Drawn                 |
| Project No. | 1184.22040-400        |
| Issue       | G                     |