

CENAPHORA INVESTMENTS PTY LTD

ACN: 632 017 040

91A Herries Street East Toowoomba Qld 4350

9 February 2026

Toowoomba Regional Council
PO Box 391
TOOWOOMBA QLD 4350

By email: development@tr.qld.gov.au

**RE: MCUI/2023/1544/A – Child Care Centre
267 Taylor St Wilsonton
Lot 1 RP118586
Change Application**



We refer to the MCU Decision Notice MCUI/2023/1544/B issued by Council on 15 May 2025, and our application for minor change MCUI/2023/1544/C.

We provide additional information / data in support of our change approval for the Childcare Centre.

Staff Number

Our tenant has recalculated their staff numbers to 21 and the Early Childhood Regulation of the Department of Education would like to the EFT staff at 20 staff.

We are proposing to provide 33 carparks in our change application:

Staff Carparks	18
Parent	15

Additional Evidence

In support of the changed staff numbers we provide the following information on the number of carparks required:

1. Property Projects Australia.

PPA advise that based on multiple evidence and court cases the established student carpark ration is 3.4.

$104 \text{ places} / 3.4 = 30.58 \text{ carparks.}$

2. Burchills Traffic Report.

We have sought a traffic report from Burchills Engineers and provide a copy attached.

The Traffic Report has cited research and evidence that states the required Carpark Ration is 4.6.

$104 \text{ places} / 4.6 = 24 \text{ carparks}$

Approval Change

Based on the above evidence we seek to amend the Decision Notice for MCUI/2023/1544/B for the following conditions:

Condition 1 – Approved Use

Change requested:

This development Approval is for a Material Change of Use for Childcare Centre (764m2) and is subject to the following limitations:

- 1.1 Maximum 104 Children; and
- 1.2 Maximum of ~~46~~ 21 Full time Equivalent (FTE) Staff.

This recalculation then changes the number of carparks for staff required.

We have increased the carpark calculation to be:

Total	33 spaces
Staff	18 staff
Visitors	15 parent

Condition 2 – Approved Plans

The development must be carried out generally in accordance with the Approved Plans Listed below, subject to conditions of this Development Approval:

Plan No: 2221-DA01, Rev. M
Description: Development Site Plan, prepared by Green Lion Design dated 14 January 2026
Amendments: Nil

Plan No: 2221-DA03, Rev. F
Description: Floor Plan, prepared by Green Lion Design dated 14 January 2026
Amendments: Nil

Plan No: 2221-DA04, Rev. F
Description: Parking Plan, prepared by Green Lion Design dated 14 January 2026
Amendments: Nil

We seek Council consent to change the approval.

Yours faithfully
CENAPHORA INVESTMENTS PTY LTD

Dallas R Hunter

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