

Cloncurry Shire Council

38-46 Daintree Street
PO Box 3
Cloncurry QLD 4824
ABN: 76 581 540 914



Telephone: (07) 4742 4100
Facsimile: (07) 4742 1712
Email: council@cloncurry.qld.gov.au
Website: www.cloncurry.qld.gov.au

Our ref: DI&E:LT – TP18/23

27 November 2023

Rachel Gordon
Jardine Architects Pty Ltd
c/- HPC Planning
PO Box 15038
CITY EAST QLD 4002
Email: rachel.g@hpcplanning.com.au

Dear Rachel

DECISION NOTICE – DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – CHILD CARE CENTRE – 24-30 SHORT STREET, ALSO KNOWN AS LOTS 191 AND 192 ON RP703304 AND LOT 1 ON SP158992, CLONCURRY
(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council on 21 November 2023.

Applicant details

Applicant name:	Rachel Gordon
Applicant contact details:	Jardine Architects Pty Ltd c/- HPC Planning PO Box 15038 CITY EAST QLD 4002

Application details

Application number:	TP18/23
Approval sought:	Development Permit
Nature of development proposed:	Material Change of Use
Description of the development proposed:	Child Care Centre
Category of assessment:	Code Assessment

Location details

Street address:	24-30 Short Street, Cloncurry
Real property description:	Lots 191 and 192 on RP703304 and Lot 1 on SP158992
Local government area:	Cloncurry Shire Council

Decision

Date of decision:

21 November 2023

Development Application for Development Permit for a Material Change of Use – Child Care Centre – 24-30 Short Street, Cloncurry.

RESOLUTION 358.2023

Moved: Cr Sam Daniels
Seconded: Cr Greg Campbell

That Development Application TP18/23 for a Material Change of Use (MCU) for a Child Care Centre at 24-30 Short Street, described as Lots 191 and 192 on RP703304 and Lot 1 on SP158992, Cloncurry, be approved, subject to relevant and reasonable conditions, as set out in Conditions of Approval.

In Favour: Cr Greg Campbell, Cr Sam Daniels, Cr Vicky Campbell, Cr Nathan Keyes
Against: None
Ineligible: None

CARRIED

Details of the approval

Development permit: Development Permit for a Material Change of Use
Development Permit for a Child Care Centre
24-30 Short Street, Cloncurry on Lots 191 and 192 on RP703304
and Lot 1 on SP158992

Conditions

This approval is subject to the conditions in Attachment 1.

Properly made submissions

There were no properly made submissions for this application.

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provision is attached.

Currency period for the approval

This development approval will lapse unless substantially started at the end of the period set out in section 85 of *Planning Act 2016* which is 6 years after this approval starts to take effect.

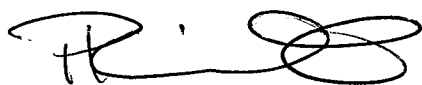
Approved plans and specifications

Table 1 Supporting documentation/reports

Title	Plan Number	Rev no	Date	Prepared by
Town Planning Report		1		
Locality Plan	DD11	A	July 2023	Jardine Architects
Context Plan	DD12	A	July 2023	Jardine Architects
Site Plan	DD13	A	July 2023	Jardine Architects
Plan	DD14	A	August 2023	Jardine Architects
Elevations	DD15	A	July 2023	Jardine Architects
Elevations	DD16	A	July 2023	Jardine Architects
Sections	DD17	A	July 2023	Jardine Architects
View 1	DD18	A	July 2023	Jardine Architects
View 02	DD19	A	Sept 23	Jardine Architects
View 03	DD20	A	Sept 23	Jardine Architects
Street Scapes	DD21	A	August 223	Jardine Architects

Should you have any questions or concerns in respect of this matter please contact Council's Senior Town Planner, Larinda Turrell, at this office.

Yours faithfully



Philip Keirle
Chief Executive Officer

- Encl: Attachment 1—Conditions of the approval
Attachment 2—Extract on appeal rights
Attachment 3 – Statement of Reasons
Attachment 4 - Approved Plan

Attachment 1 - CONDITIONS OF APPROVAL

File: TP18/23

Proposal: Material Change of Use - Child Care Centre

ATTACHMENT 1 – CDITIONS OF APPROVAL

File: TP18/23

Proposal: Material Change of Use – Child Care Centre

CONDITIONS	The time by which the conditions must be met, implemented, or complied with																																																																	
1. Basis of Approval																																																																		
<p>This approval incorporates as a condition, the applicant’s common material (as defined in Schedule 24 – Dictionary of the Planning Regulations 2017) for the application and adherence to all relevant Council Local Laws and/or Cloncurry Shire Council Planning Scheme, unless otherwise varied by this approval or varied by a condition of this approval.</p> <p><i>Note: any variation in the development from that approved herein may constitute assessable development pursuant to the Planning Act 2016.</i></p>	From the commencement of the construction of the development and at all times thereafter.																																																																	
2. Development Plans																																																																		
<p>The applicant must undertake the development generally in accordance with the approved plans outlined below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Title</th> <th style="text-align: center;">Plan Number</th> <th style="text-align: center;">Rev no</th> <th style="text-align: center;">Date</th> <th style="text-align: center;">Prepared by</th> </tr> </thead> <tbody> <tr> <td>Town Planning Report</td> <td></td> <td style="text-align: center;">I</td> <td></td> <td></td> </tr> <tr> <td>Locality Plan</td> <td style="text-align: center;">DD11</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>Context Plan</td> <td style="text-align: center;">DD12</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>Site Plan</td> <td style="text-align: center;">DD13</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>Plan</td> <td style="text-align: center;">DD14</td> <td style="text-align: center;">A</td> <td style="text-align: center;">August 23</td> <td>Jardine Architects</td> </tr> <tr> <td>Elevations</td> <td style="text-align: center;">DD15</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>Elevations</td> <td style="text-align: center;">DD16</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>Sections</td> <td style="text-align: center;">DD17</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>View 1</td> <td style="text-align: center;">DD18</td> <td style="text-align: center;">A</td> <td style="text-align: center;">July 2023</td> <td>Jardine Architects</td> </tr> <tr> <td>View 02</td> <td style="text-align: center;">DD19</td> <td style="text-align: center;">A</td> <td style="text-align: center;">Sept 23</td> <td>Jardine Architects</td> </tr> <tr> <td>View 03</td> <td style="text-align: center;">DD20</td> <td style="text-align: center;">A</td> <td style="text-align: center;">Sept 23</td> <td>Jardine Architects</td> </tr> <tr> <td>Street Scapes</td> <td style="text-align: center;">DD21</td> <td style="text-align: center;">A</td> <td style="text-align: center;">August 23</td> <td>Jardine Architects</td> </tr> </tbody> </table>	Title	Plan Number	Rev no	Date	Prepared by	Town Planning Report		I			Locality Plan	DD11	A	July 2023	Jardine Architects	Context Plan	DD12	A	July 2023	Jardine Architects	Site Plan	DD13	A	July 2023	Jardine Architects	Plan	DD14	A	August 23	Jardine Architects	Elevations	DD15	A	July 2023	Jardine Architects	Elevations	DD16	A	July 2023	Jardine Architects	Sections	DD17	A	July 2023	Jardine Architects	View 1	DD18	A	July 2023	Jardine Architects	View 02	DD19	A	Sept 23	Jardine Architects	View 03	DD20	A	Sept 23	Jardine Architects	Street Scapes	DD21	A	August 23	Jardine Architects	From the commencement of the construction of the development and at all times thereafter.
Title	Plan Number	Rev no	Date	Prepared by																																																														
Town Planning Report		I																																																																
Locality Plan	DD11	A	July 2023	Jardine Architects																																																														
Context Plan	DD12	A	July 2023	Jardine Architects																																																														
Site Plan	DD13	A	July 2023	Jardine Architects																																																														
Plan	DD14	A	August 23	Jardine Architects																																																														
Elevations	DD15	A	July 2023	Jardine Architects																																																														
Elevations	DD16	A	July 2023	Jardine Architects																																																														
Sections	DD17	A	July 2023	Jardine Architects																																																														
View 1	DD18	A	July 2023	Jardine Architects																																																														
View 02	DD19	A	Sept 23	Jardine Architects																																																														
View 03	DD20	A	Sept 23	Jardine Architects																																																														
Street Scapes	DD21	A	August 23	Jardine Architects																																																														
3. Building works																																																																		
(a) The proposed structure requires a development permit for building works.																																																																		
(b) The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier.																																																																		
4. Hours of Construction																																																																		
Unless otherwise approved in writing by the assessment manager, construction works must only occur between the hours of 6:30am and 6:30pm Monday to Saturday inclusive.	At all times during construction of the development.																																																																	
5. Hours of Operation																																																																		
(a) Unless otherwise approved in writing by the assessment manager, operation hours must only occur between the hours: Monday to Friday: 7:00am to 6:00pm	From the commencement of the use and at all times thereafter.																																																																	

Work or business must not be conducted from the premises on weekends or on public holidays.	
(b) The applicant must not use the outdoor play areas between 6:00pm and 7:00am the following day.	From the commencement of the use and at all times thereafter.
(c) The applicant must ensure waste is collected between 7:00am and 6:00pm and in accordance with the recommendations of the acoustic report.	From the commencement of the use and at all times thereafter.
6. Lighting	
Lighting used to illuminate any areas of the premises (i.e. security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that the light does not directly illuminate any nearby premises or roadway and does not cause lighting to be directed to reflected upwards.	Prior to the commencement of the use and at all times thereafter.
7. Car Parking – Use and Maintenance	
(a) The applicant must provide a minimum of 36 car parking spaces for the development.	Prior to the commencement of the use and at all times thereafter.
(b) The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/exit to the car park (e.g., “Staff and Customer Parking”) in accordance with AS1742; and (v) Maintained in perpetuity 	Prior to the commencement of the use and at all times thereafter.
(c) The applicant must ensure provision is made for parking spaces for persons with disability in accordance with AS2890-2009 Parking Facilities Set.	Prior to the commencement of the use and at all times thereafter.
13. Access, Parking and Manoeuvring Areas	
(a) The applicant must construct all parking, access and manoeuvring areas in accordance with Australian Standard AS2890.1:2004.	Prior to the commencement of the use and at all times thereafter.
(b) The applicant must line-make all parking, access and manoeuvring areas in accordance with Australian Standard AS2890.1 and AS2890.6.	Prior to the commencement of the use and at all times thereafter.
(c) The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d) The applicant must construct a layback and driveway slab in accordance with the following: <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) Minimum of 4.500m (iii) In accordance with IPWEA Standard Drawing RS-051 	Prior to the commencement of the use and at all times thereafter.

8. Fencing	
Unless otherwise approved in writing by the assessment manager, the applicant must construct a 1.8m continuous and gap-free acoustic fence along the common boundary of the development adjoining residential lots as shown in blue on the approved plan DWG No: DD12.	Prior to the commencement of the use and at all times thereafter.
9. Landscaping	
(a) The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) for the areas illustrated as landscaping on the approved plans of this development permit, utilizing on native, not-invasive, plant species such as those referenced in the Cloncurry Shire Planning Scheme.	Prior to the commencement of the use and at all times thereafter.
(b) The applicant must provide landscaping and fencing works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
10. Acoustic Design and Management	
(a) The applicant must ensure that the Child Care Centre is constructed and managed to incorporate relevant noise reduction design features and measures to achieve noise limits specified in the Noise Assessment Report 6902 dated 21 st September 2023.	From the commencement of the use and at all times thereafter.
(b) The applicant must construct acoustic barriers that are in accordance with the Noise Assessment Report 6902 dated 21 st September 2023.	Prior to the commencement of the use and at all times thereafter.
11. Stormwater Drainage	
(a) All stormwater drainage works must be designed and constructed in accordance with Schedule SC6.4.13 of the Cloncurry Shire Council Planning Scheme 2016.	Prior to the commencement of the use and at all times thereafter.
(b) All stormwaters must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.	From the commencement of the use and at all times thereafter.
12. Waste Storage and Collection	
(a) The applicant must locate waste storage in the bin store location illustrated on the approved plans of this development permit	From the commencement of the use and at all times thereafter.
(b) The area on which the bin(s) are to be stored must be screened, level and concreted.	From the commencement of the use and at all times thereafter.
(c) The applicant must ensure all wash down waters from bin cleaning performed on the site does not pose a health or nuisance, for the development and associated use.	From the commencement of the use and at all times thereafter.
(d) The applicant must provide an adequate refuse collection service, maintained so as to not pose a health or nuisance, for the development and associated use.	From the commencement of the use and at all times thereafter.
13. Utility Services	
The applicant must connect the development to reticulated water supply, sewer infrastructure, and electricity supply and telecommunication utilities.	Prior to the commencement of the use
14. Further Works	
(a) The applicant must take due care of all existing services when undertaking work associated with this development.	During the construction of the development and prior to

	commencement of use.
(b) The applicant must alter any services when the relevant authority or assessment manager determines that works associated with the development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c) The applicant must reinstate all disturbed verge and opens space at no cost to council.	Prior to commencement of use
15. Advertising Devices For the erection of any advertising devices, an application is to be submitted to Council for approval (Note – Advertising devices must comply with section 9.4.1 – Advertising device code).	Prior to commencement of use

ADVICE – Please note that these are not conditions

A. The Applicant is responsible for securing all necessary approvals, permits and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this development approval alleviates the need for the Applicant to comply with all relevant Local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Applicant is involved. Without limiting this obligation, the Applicant is responsible for:

- (a) Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called (this may include further development approvals under the “*Planning Act 2016*” and the planning scheme) required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;
- (b) Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the “*Environmental Protection Act 1994*” of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a ‘notifiable activity’); and
- (c) Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Applicant to ensure compliance with this decision notice and applicable codes.

B. Indigenous Cultural Heritage Legislation and Duty of Care Requirement

The “*Aboriginal Cultural Heritage Act 2003*” (ACHA) establishes a duty of care to take **all** reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- (a) Is not negated by the issuing of this development approval;
- (b) Applies on all land and water, including freehold land;
- (c) Lies with the person or entity conducting an activity; and
- (d) If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The Applicant should contact NRW’s Cultural Heritage Coordination Unit on (07) 3238 3838 for further information on the responsibilities of developers under the ACHA.

C. Limitation of Approval

The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the Applicant.

The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.

Attachment 2 - APPEAL RIGHTS

File: TP18/23

Proposal: Material Change of Use - Child Care Centre

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Attachment 3 - STATEMENT OF RESONS

File: TP18/23

Proposal: Material Change of Use - Child Care Centre

File: TP18/23
Proposal: Material Change of Use – Child Care Centre

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with section 63(4) of the *Planning Act 2016*

APPLICANT DETAILS

Applicant name: Rachel Gordon
Applicant details: Jardine Architects Pty Ltd
c/- HPC Planning
PO Box 15038
CITY EAST QLD 4002

APPLICATION DETAILS

Application number: TP18/23
Application type: Material Change of Us Development
Approval sought: Permit
Description of proposed development: Child Care Centre Code
Level of Assessment: Code

SITE DETAILS

Street address: 24-30 Short Street, Cloncurry
Real property description: Lots 191 and 192 on RP703304 and Lot 1 on SP158992

DECISION

Date of decision: 21 November 2023
Decision: Approved in full, with conditions.

1. Reasons for the decision

The reason for the decision are:

- The application was properly made and followed the Development Assessment rules in effect.
- The application was assessed against the applicable Assessment Benchmarks
- The assessment manager, after carrying out the assessment, found that the development complies with the relevant assessment Benchmarks applicable to the development.
- The development was not prohibited development under the categorising instrument or local categorising instrument.

2. Assessment Benchmarks

The following are the assessment benchmarks applying for the development.

Categorising instrument	Assessment benchmarks
Cloncurry Shire Planning Scheme	<ul style="list-style-type: none">• Centre zone code• Car parking and access code• Earthworks code• Integrated water cycle management code• Landscaping code• Operational works and services code• Flood hazard overlay code
State Planning Policy 2017 (Part E)	<ul style="list-style-type: none">• Cultural heritage

3. Compliance with benchmarks

The application was found to comply with the assessment benchmarks applying to the development.

Attachment 4 - PROPOSED PLANS

File: TP18/23

Proposal: Material Change of Use - Child Care Centre



LOCALITY PLAN
NOT TO SCALE

Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: 21-11-2023

TP 18 / 23

DATE	ISSUE	APPROVED BY
08/09/23	A	CLONC C155/23

THIS DOCUMENT IS PROVIDED ON THE BASIS THAT THE APPLICANT HAS PROVIDED ALL THE INFORMATION AND DOCUMENTATION REQUIRED FOR THE LOCALITY PLAN TO BE PREPARED AND THAT THE APPLICANT HAS ACCEPTED THAT THE LOCALITY PLAN IS A PRELIMINARY DOCUMENT AND THAT THE APPLICANT WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE LOCALITY PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND THE ARCHITECT DOES NOT ACCEPT LIABILITY FOR ANY OTHER SERVICES OR FOR ANY OTHER PURPOSES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND THE ARCHITECT DOES NOT ACCEPT LIABILITY FOR ANY OTHER SERVICES OR FOR ANY OTHER PURPOSES.

T A B L E
CONTENTS
Innovation by Design

Architecture | Interior Design | Project Management

Unit 1, 346 Ann Street Brisbane 4000
T 07 2229 9322
F 07 2229 9311
E www.jardinearchitects.com.au

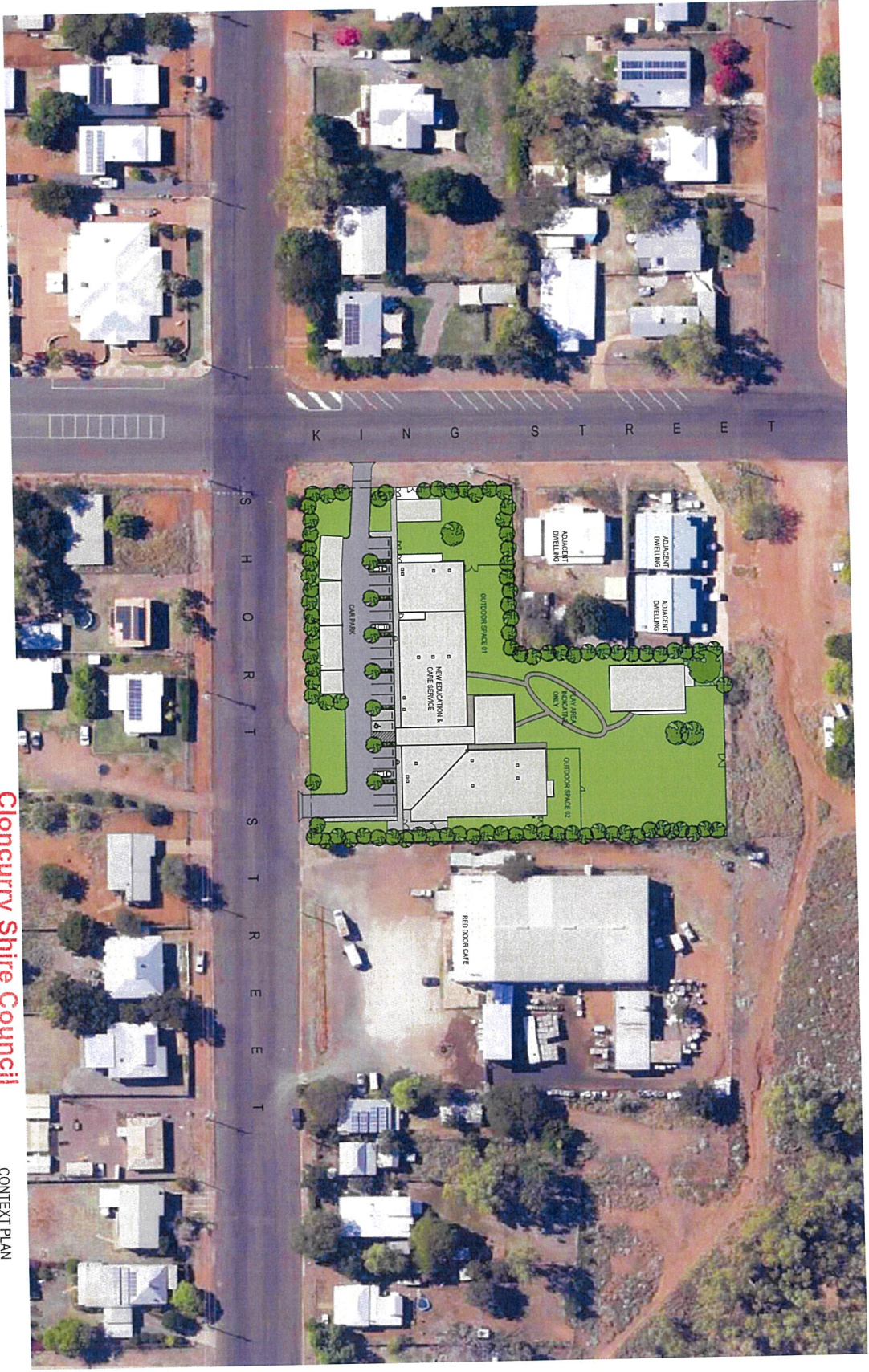
JARDINE ARCHITECTS PTY LTD
PROJECT
NEW EDUCATION
& CARE SERVICE
AT
SHORT STREET &
KING STREET
CLONCURREDY

CLIENT
CLONCURREDY SHIRE
COUNCIL
PROJECT TITLE
LOCALITY PLAN
DESIGN DEVELOPMENT

SCALE @ A1
DATE REVISIONS
JULY 2023
TA, FA

DATE REVISIONS
JULY 2023
TA, FA
PROJECT NO 22731
DRAWING NO DD11
SCALE A

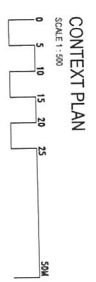
DATE	ISSUE	AMENDMENT
05/23	A	CLIENT ISSUE



Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: 21-11-2023

TP 18 / 23



J A B O I N E
 Innovation by Design

Architecture | Interior Design | Project Management
 Unit 1, 348 Ann Street Brisbane 4000
 T 07 2239 9122
 F 07 2239 9111
 E www.jaboinne.com.au

JABOINNE ARCHITECTS PTY LTD
 CLIENT
 CLONCURRY SHIRE COUNCIL
 PROJECT TITLE
 DESIGN DEVELOPMENT
 CONTEXT PLAN

SCALE
 1:500 @ A1
 DATE APPROVED FOR PRELIMINARY SCHEMATIC DESIGN
 DATE APPROVED FOR DEVELOPMENT AND SCHEMATIC DESIGN
 DATE APPROVED FOR CONSTRUCTION AND WORKS
 TA/FA
 JULY 2023
 PROJECT NO.
 22731 DD/2
 ISSUE
 A

Copyright © 2023 Jaboinne Architects Pty Ltd
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of Jaboinne Architects Pty Ltd.

K I N G S T R E E T

Cloncurry Shire Council
 Approved with Conditions
 Approved Date: 21-11-2023
 TP 18 / 23



NAME JAMONK ARCHITECTS
CLIENT SHIRE OF CLONCURRY

LEGEND

- 198.00 CONTOUR LINE INTERVALS
- SITE BOUNDARY
- EXISTING TREES TO BE REMOVED

DEVELOPMENT DATA

ASBLE	6200
D1 DEGRADED BAY	5400 x 2000
D2 DEGRADED BAY	5400 x 2000
D3 DEGRADED SHARDED BAY	5400 x 2000
TB TURNING BAY	5400 x 2000
V1 VISITOR PARKING	5400 x 2000

DEVELOPMENT DATA

SITE AREA	66223.91 SQ M (16.45%)
SITE COVER AREA	22621.91 SQ M (4.4%)
GROSS FLOOR AREA	96223.50 (14.8%)
CHILDREN	100 CH
PARKING BAYS STAFF	RESERVED 8 VISITOR 8
& 1 CARPARKER CHILDREN 22 VISITOR 8 STAFF 14	33

J A M O N K
 ARCHITECTS
 Innovation by Design

Architecture | Interior Design | Project Management

Unit 1, 348 Ann Street Brisbane 4000
 T 07 3239 9222
 F 07 3239 2911
 E www.jamonkarchitects.com.au

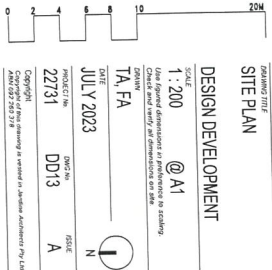
JAMONK ARCHITECTS PTY LTD
 NEW EDUCATION & CARE SERVICE
 AT SHORT STREET & KING STREET
 CLONCURRY

CLONCURRY SHIRE COUNCIL
 SITE PLAN

DESIGN DEVELOPMENT

SCALE 1:200 @ A1
 DATE JULY 2023
 DRAWN BY TA, FA
 CHECKED BY DDJ3
 APPROVED BY A

SITE PLAN
 RFD LOT 1
 SCALE 1:200



LEGEND
 180.00 CONTIGUOUS LINE & LEVELS
 180.00 SITE BOUNDARY

EXISTING TREES TO BE REMOVED

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: **20-11-2023**



DATE: 20/11/2023
 ISSUE: A
 CLIENT ISSUE

ECS DATA

UNDEVELOPED GROSS FLOOR AREA	REQUIRED	PROVIDED
INDOOR SPACE 01	28,000 SQM	36,150 SQM
INDOOR SPACE 02	28,000 SQM	36,350 SQM
INDOOR SPACE 03	39,000 SQM	46,450 SQM
INDOOR SPACE 04	48,250 SQM	59,350 SQM
INDOOR SPACE 05	71,500 SQM	79,750 SQM
INDOOR SPACE 06	71,500 SQM	80,250 SQM
INDOOR SPACE 07	71,500 SQM	81,150 SQM
20 MONTHS SCHOOL AGE		
TOTAL INDOOR SPACE	342,250 SQM	486,500 SQM
TOTAL OUTDOOR SPACE	100 CH	158,475 SQM
UNDEVELOPED OUTDOOR SPACE	REQUIRED	PROVIDED
OUTDOOR SPACE 01	979,230 SQM	1,154,875 SQM
OUTDOOR SPACE 02	118,390 SQM	158,475 SQM
TOTAL OUTDOOR SPACE	700 CH	1,313,350 SQM
TOTAL CHILDREN	100 CH	1,313,350 SQM
20 MONTHS SCHOOL AGE		
TOTAL INDOOR SPACE	342,250 SQM	486,500 SQM
TOTAL OUTDOOR SPACE	100 CH	1,313,350 SQM
TOTAL CHILDREN	100 CH	1,313,350 SQM

JARDINE
 Innovation by Design

Architecture | Interior Design | Project Management

Unit 1, 346 Ann Street Brisbane 4000
 T 07 2279 9122
 F 07 2279 9111
 E www.jardinearchitects.com.au

JARDINE ARCHITECTS PTY LTD
 NEW EDUCATION & CARE SERVICE
 AT SHORT STREET & KINGS STREET
 CLONCURRY

CLIENT
 CLONCURRY SHIRE COUNCIL
 PROJECT TITLE
 PLAN

DESIGN DEVELOPMENT

SCALE 1:100 @ A1
 DATE AUGUST 23
 DRAWING NO. DD14
 ISSUE A

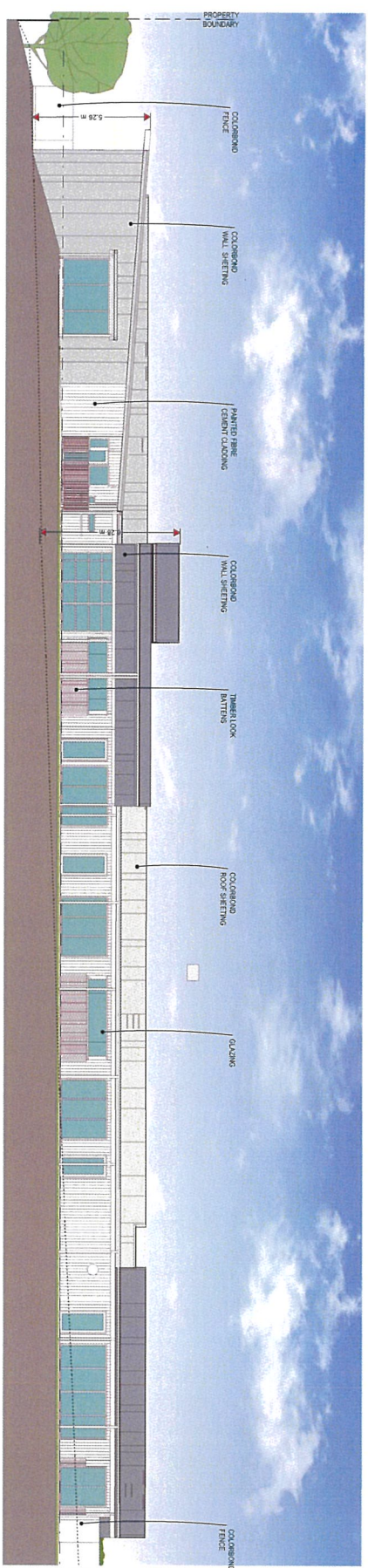
DATE AUGUST 23
 DRAWING NO. DD14
 ISSUE A

PLAN SCALE 1:100

DATE	ISSUE	AMENDMENT
06/29/23	A	CLIENT ISSUE



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

J.A.B.I.N.E.
Innovation by Design

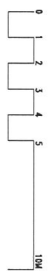
Architecture | Interior Design | Project Management
Unit 1, 345 Ann Street Brisbane 4000
T 07 3229 8222
F 07 3229 2811
E info@jabinedesign.com.au
www.jabinedesign.com.au

JABINE ARCHITECTS PTY LTD
PROJECT
NEW EDUCATION
& CARE SERVICE
AT
SHORT STREET &
KING STREET
CLONCURRY

CLIENT
CLONCURRY SHIRE
COUNCIL

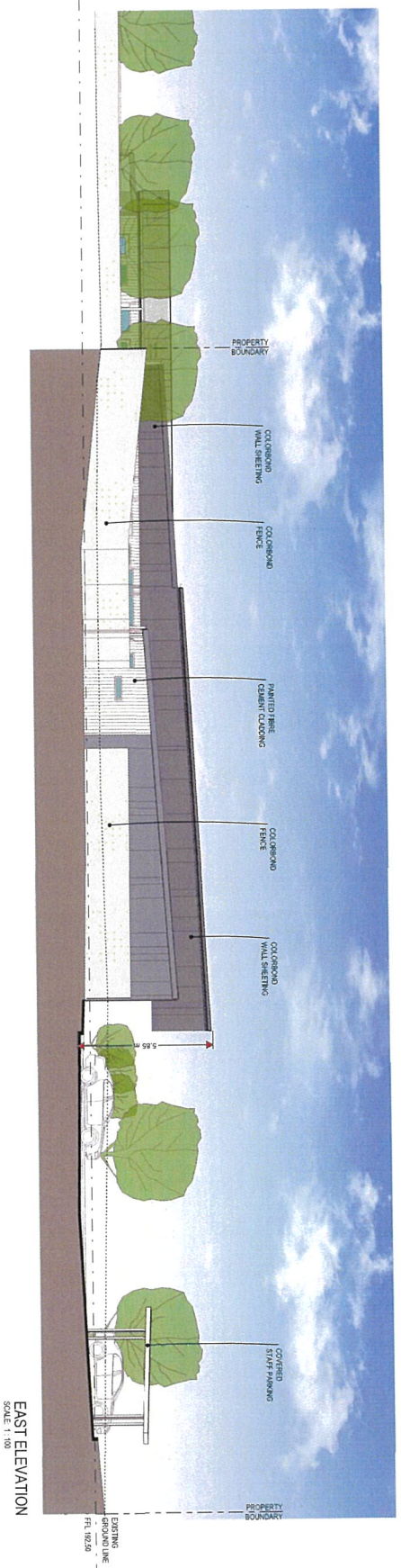
DESIGN TITLE
DESIGN DEVELOPMENT
ELEVATIONS
SCALE
1:100 @A1
DATE
JULY 2023
PROJECT NO
22731
DWS NO
DD15
DATE
A

Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 21-11-2023
TP 18 / 23

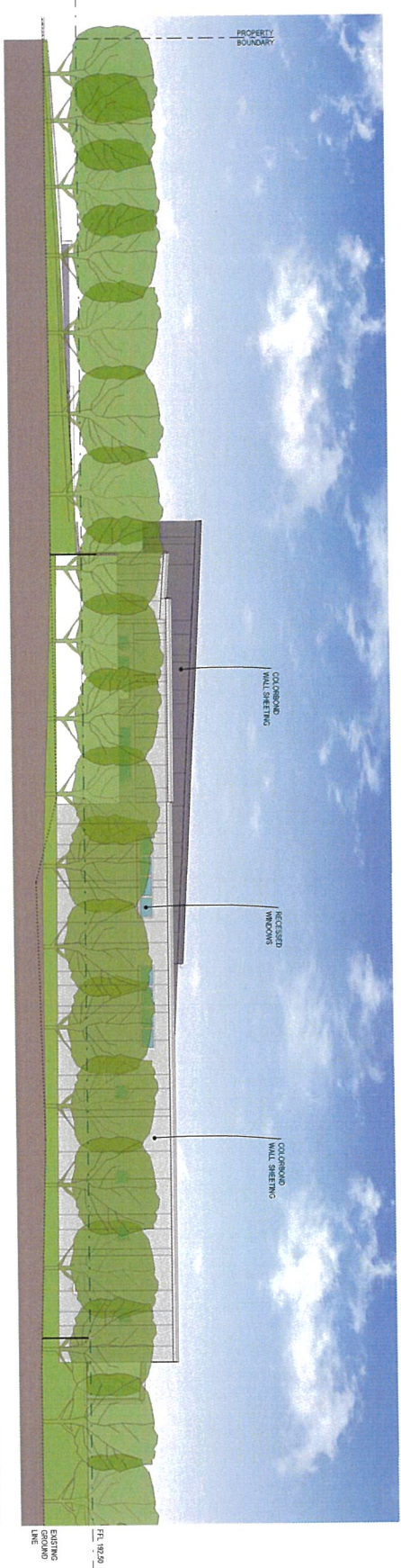


Copyright © 2023
All rights reserved. This drawing is owned by Jabine Architects Pty Ltd

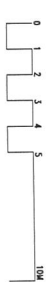
DATE	ISSUE	AMENDMENT
20/09/23	A	CLIENT ISSUE



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 21-11-2023
TP 18 / 23

J A R D I N E
ARCHITECTS
Innovation by Design

Architecture | Interior Design | Project Management
Unit 1, 345 King Street Brisbane 4000
T 07 2292 8111
F 07 2292 8111
E enquiries@jaridinearchitects.com.au
www.jaridinearchitects.com.au

JARDINE ARCHITECTS PTY LTD
PROJECT
NEW EDUCATION
& CARE SERVICE
AT
SHORT STREET &
KING STREET
CLONCURRY

CITY OF
CLONCURRY SHIRE
COUNCIL
DRAWING TITLE
ELEVATIONS

DESIGN DEVELOPMENT
SCALE 1:100 @ A1
DRAWN BY TA, FA
DATE JULY 2023
CHECKED BY DD16
ISSUED BY A

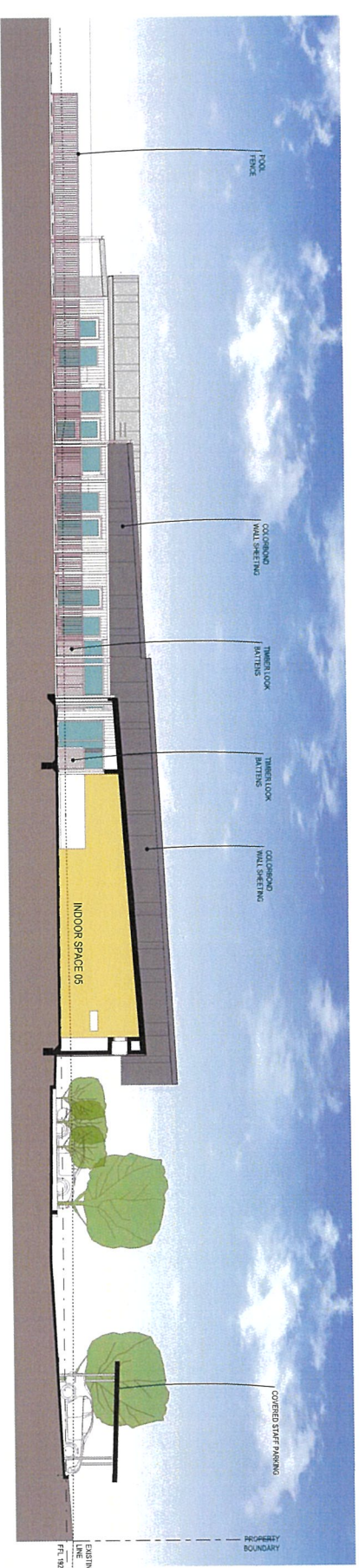
Copyright and design drawings are reserved to Jaridine Architecture Pty Ltd
AM023/2023/23

DATE	ISSUE	AMENDMENT
06/09/23	A	CLIENT ISSUE

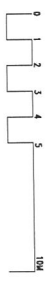


SECTION 01
SCALE: 1:100

J A K B I N E
ARCHITECTS
Innovation by Design



SECTION 02
SCALE: 1:100



Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: 21-11-2023

TP 18 / 23

Architecture | Interior Design | Project Management
JAKBINE ARCHITECTS PTY LTD
PROJECT
NEW EDUCATION
& CARE SERVICE
AT
SHORT STREET &
KING STREET
CLONCURRY

UNIT 1, 1345 AVO SWANE DRINKBAR 4000
T 07 222 2812
F 07 222 2812
E info@jakbinearchitects.com.au
www.jakbinearchitects.com.au

CLIENT
CLONCURRY SHIRE
COUNCIL
TRAINING SITE
SECTIONS
DESIGN DEVELOPMENT
SCALE
1:100 @A1
DATE
JULY 2023
PROJECT NO.
22731
DWG NO.
DD17
ISSUE
A

Copyright and design drawings are reserved to Jakbine Architects Pty Ltd
2023/05/24/23/27

THIS DOCUMENT IS THE PROPERTY OF JARDINE ARCHITECTS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JARDINE ARCHITECTS PTY LTD. THE CLIENT ACCEPTS THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT OR A GUARANTEE OF ANY KIND. THE CLIENT ACCEPTS THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT OR A GUARANTEE OF ANY KIND.



VIEW 01

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: 21-11-2023

TP 18 / 23

JARDINE ARCHITECTS
 Innovation by Design

Architecture | Interior Design | Project Management
 1 Unit 1, 345 Ann Street Brisbane 4000
 T 07 229 9272
 F 07 229 9272
 E info@jardinearchitects.com.au
 www.jardinearchitects.com.au

JARDINE ARCHITECTS PTY LTD
 PROJECT
 NEW EDUCATION
 & CARE SERVICE
 AT
 SHORT STREET &
 KING STREET
 CLONCURRY

CLIENT
 CLONCURRY SHIRE
 COUNCIL
 DRAWING TITLE
 VIEW 01

DESIGN DEVELOPMENT
 SCALE @ A1
 DATE JULY 2023
 DRAWN BY 22131
 CHECKED BY DD18
 SCALE A

Use typical dimensions or proportions as shown
 unless otherwise indicated on drawing
 DRAWN BY 22131
 CHECKED BY DD18
 SCALE A
 Copyright © 2023. All rights reserved. All other trademarks are the property of their respective owners.
 2023/07/18 10:52 AM

DATE	ISSUE	AMENDMENT
08.09.23	A	CLIENT ISSUE

THIS DOCUMENT IS THE PROPERTY OF JARDINE ARCHITECTS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT NAME AND COVERED BY THESE TERMS AND CONDITIONS. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JARDINE ARCHITECTS PTY LTD.



Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 21-11-2023
TP 18 / 23

J A R D I N E
 ARCHITECTS
 Innovation by Design

Architecture | Interior Design | Project Management
 104/1, 345 Ann Street Brisbane 4000
 T 07 229 2611
 F 07 229 2611
 E info@jardinearchitects.com.au
 www.jardinearchitects.com.au

JARDINE ARCHITECTS PTY LTD
 PROJECT
 NEW EDUCATION
 & CARE SERVICE
 AT
 SHORT STREET &
 KING STREET
 CLONCURRY

CLONCURRY SHIRE
 COUNCIL
 DRAWING TITLE
 VIEW 02

DESIGN DEVELOPMENT
 SCALE
 @A1
 Use of this document is on a reading
 basis only. Check and verify all dimensions on site.

DATE
 SEPT 23
 PROJECT NO.
 22731
 DRAWING NO.
 DD19
 SCALE
 A
 Copyright © 2023 Jardine Architects Pty Ltd
 All rights reserved.

DATE	ISSUE	AMENDMENT
08/09/23	A	CLIENT ISSUE

THIS DOCUMENT IS THE PROPERTY OF JARDINE ARCHITECTS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF JARDINE ARCHITECTS PTY LTD IS STRICTLY PROHIBITED. THE CLIENT AGREES TO HOLD JARDINE ARCHITECTS PTY LTD HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH THIS AGREEMENT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF JARDINE ARCHITECTS PTY LTD.



VIEW 03
Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: **21-11-2023**
TP 18 / 23

J A R D I N E
 ARCHITECTS
 Innovation by Design

Architecture | Interior Design | Project Management
 1/6-1/5/65 Ken Street Brisbane 4000
 T 07 3232 8522
 F 07 3232 2611
 E enq@jardinearchitects.com.au
 W www.jardinearchitects.com.au

JARDINE ARCHITECTS PTY LTD
 PROJECT
**NEW EDUCATION
 & CARE SERVICE**
 AT
 SHORT STREET &
 KING STREET
 CLONCURRY

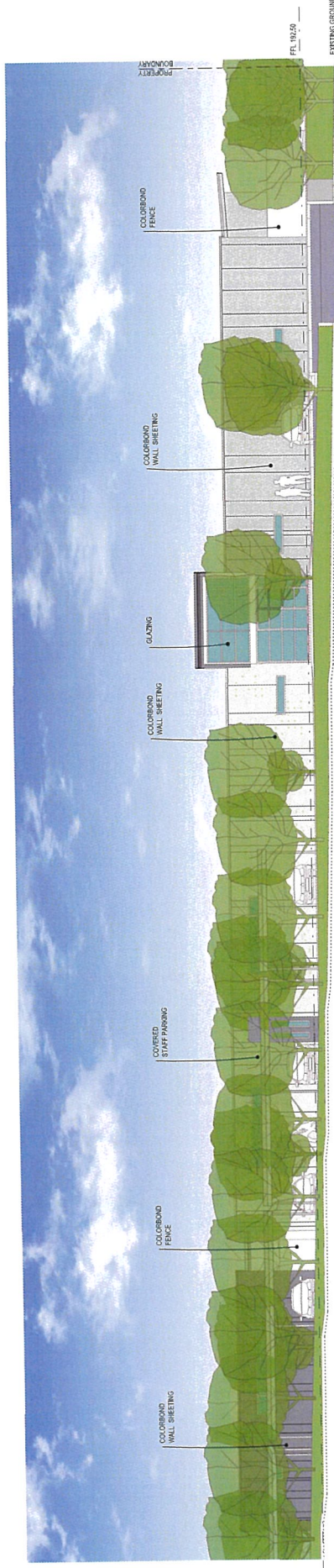
**CLONCURRY SHIRE
 COUNCIL**
 DRAWING TITLE
VIEW 03

DESIGN DEVELOPMENT
 SCALE
 @A1
 Use of this drawing is limited to the project.
 Check and verify all dimensions on site.
 DRAWN
 FA

DATE
SEPT 23
 PROJECT NO.
22731
 SHEET NO.
DD20
 SCALE
A
 Copyright © 2023 Jardine Architects Pty Ltd
 All rights reserved.

DATE 08.09.23 ISSUE A AMENDMENT CLIENT ISSUE

THIS DOCUMENT IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S CONSENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL COSTS INCURRED BY THE CLIENT IN RELATION TO THIS DOCUMENT.



SHORT STREET STREETScape
SCALE 1:100

J | A | R | D | I | N | E | ARCHITECTS
Innovation by Design

Architecture | Interior Design | Project Management
Unit 1, 345 Am Street Brisbane 4000
T 07 3229 9322
F 07 3229 2611
E info@jaridinearchitects.com.au
www.jaridinearchitects.com.au

JARDINE ARCHITECTS PTY LTD
PROJECT
NEW EDUCATION
& CARE SERVICE
AT
SHORT STREET &
KING STREET
CLONCURRY

CLIENT
CLONCURRY SHIRE
COUNCIL
DESIGN TITLE
STREETSAPES

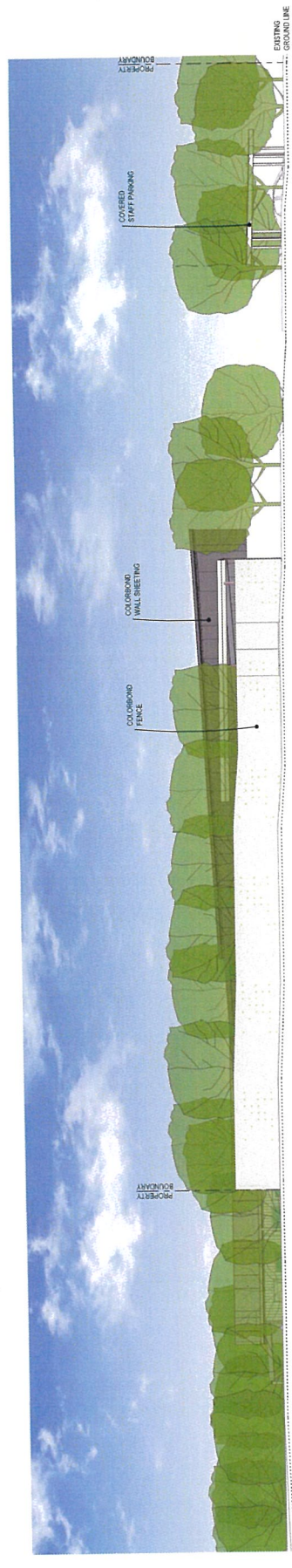
DESIGN DEVELOPMENT

SCALE
1:100 @A1
Use final dimensions in preference to scaling.
Check and verify all dimensions on site.

DATE
AUGUST 23

PROJECT NO.
22731

ISSUE
A



KING STREET STREETScape
SCALE 1:100

Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 21-11-2023

TP 18 / 23



Copyright © Jaridine Architects Pty Ltd
All Rights Reserved
JAR 02 292 378