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## **DECISION NOTICE**

### **Ministerial Infrastructure Designation for Ormiston College**

#### **Decision details**

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Decision:	Ministerial Infrastructure Designation (MID) made under section 38 of the <i>Planning Act 2016</i>
Date of decision:	19 May 2026
Type of infrastructure:	Planning Regulation 2017, Schedule 5, Part 2: <ul style="list-style-type: none"><li>• Item 3: Community and cultural facilities, including community centres, galleries, libraries and meeting halls</li><li>• Item 6: Educational facilities</li><li>• Item 9: Facilities at which an education and care service under the Education Care Services National Law (Queensland) is operated</li><li>• Item 10: Facilities at which a Queensland Education and Care-approved service under the <i>Education and Care Services Act 2013</i> is operated</li><li>• Item 17: Sporting facilities</li></ul>
DSDIP reference:	MID-0425-0938

#### **Premises details**

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Street address:	97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston
Real property description:	Lot 100, Lot 101, Lot 102 on SP306734, Lots 3 to 5 on SP342447, Lots 1 and 2 on RP110831, Lot 1 on RP127130, Lot 3 on RP49638 and adjoining road reserve
Local Government area:	Redland City Council (the Council)

#### **Infrastructure entity details**

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Infrastructure entity:	Ormiston College
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#### **Requirements**

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A notice of requirements included in the MID is at **Schedule 1**.

**Submissions**

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A notice of how I have considered submissions is at **Schedule 2**.

**Advice to the entity**

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Despite the MID, the entity is responsible for determining what obligations exist under previous development approvals that apply to the premises.

**Effective date**

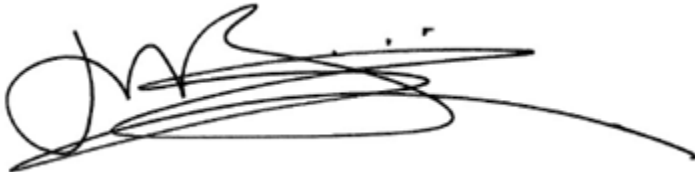
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As set out in section 9(3) of the *Planning Act 2016*, the MID will take effect from the date the gazette notice for this MID is published in the Queensland Government Gazette.

**Duration of MID**

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The duration of the MID is set out in section 39 of the *Planning Act 2016*.

A handwritten signature in black ink, appearing to be 'Jarrod Bleijie', with a long horizontal flourish extending to the right.

**JARROD BLEIJIE MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure and Planning**  
**Minister for Industrial Relations**

Enc (2)

### Schedule 1 - Notice of requirements included in the MID

Development under the MID is to be carried out in accordance with the requirements included in **Table 1**.

<b>Table 1 - Requirements</b>	
<b>Plan of designation</b>	
1.	The extent of development is to be carried out generally in accordance with the 'Plan of designation for Ormiston College', ref. MID0425-0938 and included at <b>Annexure 1</b> (Plan of designation).
<b>Stormwater management</b>	
2.	Implement stormwater management measures generally in accordance with the following sections of the 'Site Based Stormwater Management Plan' prepared by Naxos Engineers, dated 2 April 2025, as included at <b>Annexure 2</b> : <ul style="list-style-type: none"> <li>i. Section 11 - Conclusion</li> <li>ii. Proposed Master Plan – Drawing No. SK002, Rev B, dated 2 April 2025.</li> </ul>
<b>Koala / Vegetation Management</b>	
3.	<ul style="list-style-type: none"> <li>(a) Retain existing mature vegetation unless required to be removed to facilitate the proposed development or it can be demonstrated that the trees pose an unacceptable safety risk, and this is confirmed by a suitably qualified person.</li> <li>(b) Protect vegetation that is not required to be cleared from construction impacts in accordance with the <i>AS4970-2025 Protection of Trees on Development Sites</i>.</li> </ul>
4.	No clearing of trees, except for those required to be removed for bushfire or weed/pest management, is to occur within the area identified as 'Protected vegetation' as shown on the Plan of designation included at <b>Annexure 1</b> .
5.	<ul style="list-style-type: none"> <li>(a) Prior to the commencement of clearing or construction works within each relevant stage involving vegetation disturbance, prepare a Vegetation and Fauna Management Plan (VFMP).</li> <li>(b) The VFMP must be prepared by an appropriately qualified person* and: <ul style="list-style-type: none"> <li>i. include procedures that ensure no trees/vegetation outside of the identified 'Core Koala habitat areas to be impacted' within 'Figure 20 – Impact on Koala Priority Areas &amp; Koala Habitat Areas', prepared by JWA Ecological consultants, dated 2 April 2025, as included at <b>Annexure 3</b> are damaged or removed during construction and operation outside of the approved disturbance footprint</li> <li>ii. identify all threats to the identified Matters of State Environmental Significance (MSES) through direct and in-direct disturbance, ecological degradation processes, edge-effects, erosion or contamination from stormwater run-off and environmental weeds</li> <li>iii. identify appropriate mitigation measures that will be implemented during clearing and construction activities to reduce the likelihood of impacts to MSES and wildlife species during construction. This must include:</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• procedures for pre-clearing surveys for the identification of fauna species that may be impacted and fauna breeding sites</li> <li>• procedures that specify the required actions in the event that fauna breeding sites are identified, or fauna is adversely impacted or injured by clearing activities</li> <li>• requirements that site activities must be carried out only during daylight hours</li> <li>• requirements that an appropriately trained fauna spotter/catcher be present during all vegetation clearing, habitat removal, excavation works and other activities identified to potentially impact fauna</li> <li>• an appropriate site speed limit that applies to all vehicle movement</li> <li>• a requirement that vehicles and machinery must not traverse outside of existing tracks and the approved development footprint</li> <li>• procedures for biosecurity control measures required to prevent the spread of invasive plant species within the development area and to identified MSES</li> <li>• requirements that all vehicles and machinery must be cleaned down prior to entry to the site in accordance with the Department of Primary Industries, Queensland Vehicle and machinery checklists Clean-down procedures 2014</li> <li>• a requirement for all personnel onsite to undergo site inductions in which personnel are made aware of their obligations and responsibilities under the VFMP</li> <li>• specific details of how fauna, including koalas, will be managed. This must include, but is not limited to the following: <ul style="list-style-type: none"> <li>– procedures for dealing with trapped, injured, orphaned and deceased koalas</li> <li>– contact details for the contractor for reports of trapped or injured koalas</li> <li>– the use of fauna exclusion fencing</li> <li>– measures to minimise the impact of construction related dust on adjacent koala habitat</li> <li>– signage in areas of vehicular traffic on site</li> <li>– procedures for checking machinery for fauna prior to use</li> <li>– measures to manage the risks posed by dogs (e.g. guard dogs) on site</li> <li>– measures to protect retained koala habitat and vegetation (including open land) in accordance with Australian Standard AS4970-2025</li> <li>– clearing of koala habitat trees is carried out in a way that ensures koalas in the area being cleared have enough time to move out of the area without human intervention, including but not limited to the following: <ul style="list-style-type: none"> <li>▪ carrying out clearing in stages</li> </ul> </li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>▪ ensuring not more than 50 per cent of the clearing area is cleared in any one stage</li> <li>▪ ensuring that between each stage and the next there is at least one period of 12 hours starting at 6pm on a day and ending at 6am on the following day during which no trees are cleared on site</li> <li>▪ clearing of koala habitat trees is undertaken in a way that ensures appropriate habitat links are maintained within the clearing area and between the site and its adjacent area to allow koalas present on the site to move out of the site</li> <li>▪ no koala habitat tree in which a koala is present, and no koala habitat tree with a crown overlapping a tree in which a koala is present, is cleared</li> <li>▪ clearing of any koala habitat trees with a trunk diameter of more than 10 centimetres at 1.3 metres above the ground is carried out in the presence of a koala spotter who has the primary role of locating koalas in the trees</li> </ul> <ul style="list-style-type: none"> <li>- include recommendations for fauna sensitive lighting to be implemented for the new Junior School Sports Fields</li> </ul> <p>iv. outline mitigation measures and management actions required for the protection of MSES regulation vegetation from direct and indirect impacts from the ongoing operation of the activity</p> <p>v. identify landscaping design and the choice of vegetation species for use in landscaping that enhance or protect MSES and avoid impacts on MSES through the inappropriate planting of native or exotic invasive species.</p> <p>(c) Submit a copy of the VFMP to the Department of State Development, Infrastructure and Planning (DSDIP) (<a href="mailto:infrastructuredesignation@dsdilgp.qld.gov.au">infrastructuredesignation@dsdilgp.qld.gov.au</a>) and the Department of the Environment, Tourism, Science and Innovation (DETSI) (<a href="mailto:koala.compliance@detsi.qld.gov.au">koala.compliance@detsi.qld.gov.au</a>).</p> <p>(d) Implement at all times during clearing or construction works within each relevant stage involving vegetation disturbance, the measures recommended by the VFMP.</p> <p>(e) Prior to the commencement of use, implement any ongoing measures recommended by the VFMP.</p> <p><i>*Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i></p>
6.	<p>(a) Implement mitigation measures to protect and manage threatened wildlife species throughout the construction and post construction phases of the development, which must include:</p> <ul style="list-style-type: none"> <li>i. the preservation of hollow trees, nests and breeding places</li> <li>ii. the management of edge effects, invasive species and other threats</li> </ul>

	<ul style="list-style-type: none"> <li>iii. the reduction of light and noise pollution to the habitat areas through appropriate buffers and light positioning/direction and design, where possible</li> <li>iv. the selection of appropriate landscaping and vegetation species to enhance habitat quality and connectivity.</li> </ul>
7.	<ul style="list-style-type: none"> <li>(a) Prior to the commencement of clearing or construction works within each relevant stage involving vegetation disturbance, prepare a Site Rehabilitation Plan (SRP). The SRP must be prepared by a suitably qualified person* and include the following: <ul style="list-style-type: none"> <li>i. planting of species commensurate with regional ecosystem RE12.3.6 within the area shown as 'Proposed Koala replanting areas' in 'Figure 20 – Impact on Koala Priority Areas &amp; Koala Habitat Areas', prepared by JWA Pty Ltd Ecological consultants, dated 2 April 2025, as included at <b>Annexure 3</b></li> <li>ii. planting of trees within the 'Proposed Koala replanting areas' in 'Figure 20 – Impact on Koala Priority Areas &amp; Koala Habitat Areas', that are key foraging species for Koala (<i>Phascolarctos cinereus</i>) and Grey-headed flying-fox (<i>Pteropus poliocephalus</i>).</li> <li>iii. within the 'Proposed Koala replanting areas' in 'Figure 20 – Impact on Koala Priority Areas &amp; Koala Habitat Areas', plant a minimum of 526 Preferred Koala Food Trees at a density of one tree per 15 square metres;</li> <li>iv. be in accordance with the Bushfire Hazard Assessment and Management Plan</li> <li>v. details of ongoing weed management and how the vegetation planted as a result of the rehabilitation work will be suitably maintained for the duration of establishment.</li> </ul> </li> <li>(b) Submit a copy of the SRP to DSDIP (infrastructuredesignation@dasilgp.qld.gov.au) and DETSI (koala.compliance@detsi.qld.gov.au).</li> <li>(c) Planting of vegetation required under part (a) must be completed within six months of the cessation of clearing of vegetation on the site.</li> <li>(d) Maintain rehabilitation works required under part (a) for a minimum of five years after completion of the rehabilitation works.</li> </ul> <p><i>*Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i></p>
8.	<ul style="list-style-type: none"> <li>(a) Within 12 months of completion of all vegetation clearing, rehabilitation and replanting works, prepare a final ecological assessment report. The report must be prepared by an appropriately qualified person* and assess retained and replanted vegetation areas to demonstrate no-net loss of vegetated areas that provide wildlife habitat and ecological values commensurate with regional ecosystem RE12.3.6.</li> <li>(b) The final ecological assessment report must be submitted via email to DSDIP (infrastructuredesignation@dasilgp.qld.gov.au) and DETSI</li> </ul>

	<p>(palm@detsi.qld.gov.au) within 20 business days of completion of the final report.</p> <p><i>*Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i></p>
<b>Fencing</b>	
9.	<p>(a) Prior to the commencement of clearing or construction works within each relevant stage involving vegetation disturbance, provide koala fencing at the locations identified on the 'Plan of designation' (<b>Annexure 1</b>).</p> <p>(b) Fencing must be designed and constructed in accordance with Table 1 of the Koala Sensitive Design Guideline 2022 and ensure that fencing annotated as 'Minimum koala fencing extent' incorporates a 300-millimetre gap underneath to facilitate koala movement. Where a 300-millimetre gap cannot be incorporated into the fence design due to safety or security concerns, escape poles should be incorporated.</p>
<b>Boarding houses</b>	
10.	<p>(a) The design of the boarding house as shown in <b>Annexure 1</b> (Plan of Designation) is to include/incorporate:</p> <ol style="list-style-type: none"> <li>i. where there is a direct line of sight to an adjoining dwelling house, fixed external screening to windows/balconies</li> <li>ii. where a direct view is available from an internal courtyard, balcony, landing, terrace or deck to an adjoining dwelling house, that view must be screened from floor level to a height 1.5 metres above floor level</li> <li>iii. shared hallways and communal / recreational areas are to be located internal to the building so as not to cause nuisance to adjoining properties</li> <li>iv. air conditioning of communal and habitable areas. Air conditioning units on the exterior of the building are to be suitably screened and acoustically treated</li> </ol> <p>(b) Prepare and implement an Operational Management Statement (OMS) for the boarding house which incorporates measures to address the following:</p> <ul style="list-style-type: none"> <li>• a complaints management system including: <ul style="list-style-type: none"> <li>- appropriate contact details to be communicated to all adjoining properties in Sturgeon Street</li> <li>- the provision of a sign on the Sturgeon Street site frontage in the vicinity of the boarding houses, with contact details for the college.</li> </ul> </li> </ul>
<b>Early Learning Centre</b>	
11.	The maximum number of children attending the Early Learning Centre at any one time must not exceed 165 children.
12.	The use of the Early Learning Centre is restricted to 7.00am – 6.00pm Monday – Friday and not at all on public holidays.

<b>Parking and Traffic</b>	
13.	<p>(a) Maintain the existing 339 on-site car parking spaces and the existing drop-off/pick-up zones, except where otherwise modified by these requirements.</p> <p>(b) Prior to commencement of use of the Early Learning Centre provide a minimum of 25 additional car parking spaces (total 364 on-site car parking spaces)</p> <p>(c) Prior to commencement of use of the Boarding House provide a minimum of 39 additional car parking spaces (total 403 on-site car parking spaces)</p> <p>(d) Prior to commencement of use of the Sports Courts extension provide a minimum of 42 additional car parking spaces (total 445 on-site car parking spaces)</p> <p>(e) All new car parking spaces are to comply with the relevant Council or Australian standards and Tables 1 and 3 of the <i>Department of Transport and Main Roads (DTMR) Planning for Safe Transport Infrastructure at Schools</i>.</p>
14.	Maintain existing lay-by parking for any private school buses that need to wait on the site when not in use. The bus lay-by parking must be separate from, and able to recirculate, to the school's private bus stops.
15.	<p>(a) Prior to the commencement of use of the new Multi-use Building (S02), provide the following minimum active transport parking on the site:</p> <ul style="list-style-type: none"> <li>i. 73 bicycle spaces for students</li> <li>ii. four bicycle spaces for staff</li> <li>iii. 10 scooter spaces or one rack, whichever is greater</li> <li>iv. one skateboard rack.</li> </ul> <p>(b) The active transport parking required under part (a) of this requirement must be provided in accordance with <i>Technical Note 207 – Planning for Safe Transport Infrastructure Schools Bicycle Parking (May 2023)</i>.</p>
16.	Prior to the commencement of use of the new junior school GLA buildings and to be maintained at all times, provide shelter to the existing junior school drop-off/pick-up zone.
17.	All new vehicle manoeuvring and servicing areas are to be designed to facilitate servicing and manoeuvring on-site and accord with the relevant Council or Australian standards.
18.	<p>(a) Provide new pathways and covered walkways to service the new development (new buildings, car parking, drop-off/pick-up facilities etc.) and connect it with the existing internal pedestrian network on the school site and the external active transport network.</p> <p>(b) New pedestrian networks required in part (a) must be provided in accordance with Table 1 of DTMR's <i>Planning for Safe Transport Infrastructure at Schools</i>.</p>
<b>School transport management</b>	
19.	(a) Prior to the commencement of use of the new Multi-use Building (S02), consult with the Council, DTMR and relevant bus operators, and prepare a new or

	<p>updated School Transport Management Plan (STMP).</p> <p>(b) The new or updated STMP must be submitted to DTMR (ministerialdesignations@tmr.qld.gov.au) and DSDIP (infrastructuredesignation@dasilgp.qld.gov.au) and include/address:</p> <ul style="list-style-type: none"> <li>i. operational/management procedures to ensure the safety and efficiency of drop-off/pick-up facilities and the school's private bus stops</li> <li>ii. measures to increase the safety and efficiency of on-street, car parking such as the introduction and review of parking regulations</li> <li>iii. an overall car parking management plan for the school that strategically allocates all existing, new and planned car parking to staff/long term, short term, preparatory and Early Learning Centre purposes in suitable locations</li> <li>iv. the augmentation of school bus stop capacity over time through the provision of additional bus stop infrastructure and measures to increase bus stop efficiency such as bus scheduling</li> <li>v. the upgrade of the existing private bus stops to ensure adequate safety and support infrastructure (shelter with seats, waiting areas and hardstand/access and pathway connectivity to the school buildings)</li> <li>vi. improvements to active transport infrastructure to provide better connectivity between the school's GLA buildings and on-site drop-off/pick-up facilities, car parks, private bus setdown facilities and the Dundas Street West footpath</li> <li>vii. an action plan, implementation schedule and review mechanism.</li> </ul> <p>(c) From commencement of the of the new GLA buildings, implement the recommendations of the new or updated STMP.</p>
<b>Bushfire</b>	
20.	<p>(a) Prior to the commencement of works for the new Early Learning Centre (J08), prepare an updated Bushfire Hazard Assessment and Management Plan (BHAMP)</p> <p>(b) The BHAMP must be prepared by a suitably qualified person and include/address the following:</p> <ul style="list-style-type: none"> <li>i. bushfire hazard management for the college.</li> <li>ii. a mitigation understorey buffer of 20 metres is to be established and managed to the east and north of Building J08 and the Early Learning Centre.</li> <li>iii. recommendations for landscaping treatments that reduce potential fuel loads.</li> <li>iv. provide a vegetation management prescription for the "Bushfire groundcover mitigation buffer area" and apply it as a management response for a 20-metre buffer from the Building J08.</li> <li>v. include a cross-section elevation from proposed ELC building J08 to the Junior School Oval (D6) to demonstrate the required ongoing maintenance of the "Bushfire Groundcover mitigation buffer area".</li> </ul>

	<ul style="list-style-type: none"> <li>vi. the APZ treatment must be reflected in the extent of connected tree canopy in area D10 shown on an amended Landscape Masterplan (dated April 2023 – Issue P3) prepared by Jeremy Ferrier</li> <li>vii. provide a prescription for the height of the grass and a supporting cross section to illustrate the prescription</li> <li>viii. include the corridor within Lot 99 SP306734 north of the Oval and south of the dam on Hillard’s creek to the point where the corridor constricts to less than 50 metres in width as "actual bushfire hazard"</li> <li>ix. adopt a flame temperature of 1200 Kelvin for Asset Protection Zone calculations and recalculate the 100-metre potential impact buffer, and the radiant heat flux contours for 29 kilowatts per square metres (kW/m<sup>2</sup>) and 10kW/m<sup>2</sup>.</li> </ul> <p>(c) Submit a copy of the BHAMP to DSDIP (<a href="mailto:infrastructuredesignation@dsdilp.qld.gov.au">infrastructuredesignation@dsdilp.qld.gov.au</a>) and Queensland Fire Department (QFD) (<a href="mailto:brc@fire.qld.gov.au">brc@fire.qld.gov.au</a>).</p> <p>(d) Implement the recommendations of the BHAMP.</p>
21.	<p>(a) Prior to the commencement of use of the new Early Learning Centre (J08), prepare a new or updated Emergency Response Plan (ERP).</p> <p>(b) The new or updated ERP must be prepared by a suitably qualified person and address the following:</p> <ul style="list-style-type: none"> <li>i. recommendations for each new building identified in the BHAMP as being at risk from bushfires</li> <li>ii. emergency procedures and shelter in place protocol, including the designation of buildings capable of being securely sealed for student and staff refuge during bushfire events and mapped evacuation routes and emergency assembly point(s)</li> <li>iii. emergency team roles and responsibilities including contact details</li> <li>iv. location of emergency equipment for use by staff intending to defend the premises</li> <li>v. evacuation drill schedule</li> <li>vi. training of all staff to ensure awareness of procedures to be followed during potential bushfire events</li> </ul> <p>(c) A copy of the new or updated ERP must be submitted to DSDIP (<a href="mailto:infrastructuredesignation@dsdilp.qld.gov.au">infrastructuredesignation@dsdilp.qld.gov.au</a>) and QFD (<a href="mailto:brc@fire.qld.gov.au">brc@fire.qld.gov.au</a>)</p> <p>(d) Implement the recommendations of the new or updated ERP.</p>
<b>External works/upgrades</b>	
22.	<p>(a) Prior to the commencement of use of the Early Learning Centre (J08), obtain any relevant approvals and carry out the following works external to the site:</p> <ul style="list-style-type: none"> <li>i. provision of 24 additional on-street parallel car parks on the school’s Dundas Street West frontage adjacent to Lot 2 RP110831, including any necessary extension of the kerb and channel and stormwater infrastructure.</li> </ul>

	(b) All external works are to be designed and constructed in accordance with the relevant standards.
23.	<p>(a) Prior to the commencement of use of the new Multi-use Building (S02), and where provided on site, provide an additional private school bus stop by:</p> <ol style="list-style-type: none"> <li>i. converting existing kerbside parking on the Ormiston College Access Road (via Sturgeon Street) to a bus zone either prior to or directly opposite the existing private bus stop</li> <li>ii. in consultation with the Council, converting existing parallel parking on the site's Dundas Street West school frontage to a bus zone (signed for during am and pm peak periods on weekdays).</li> </ol> <p>(b) The additional bus stop in part (a) must include:</p> <ol style="list-style-type: none"> <li>i. a bus zone parallel to kerb (with left hand side boarding) with minimum capacity for the setdown of at least one x single unit rigid bus of 14.5 metres in length plus entry and exit tapers</li> <li>ii. bus zone signs R5-20 at either end of the bus zone and pavement marking in accordance with AS1742.11 – <i>Manual of uniform traffic control devices, Part 11: Parking controls</i></li> <li>iii. access and hardstand sufficient to accommodate the maximum number of anticipated students waiting and boarding/alighting, and shelter with seats and a bin</li> <li>iv. safe, direct and convenient pedestrian pathway access between the bus stop and the pathway network on the school site servicing the school buildings.</li> </ol>
24.	<p>Prior to the commencement of use of the new Multi-use Building (S02, obtain any relevant approvals to provide the following regulatory parking controls to increase drop-off/pick-up capacity:</p> <ol style="list-style-type: none"> <li>i. passenger loading zone signs - R5-23 (passengers – 2 minute and with time of operation specified as AM and PM peak periods on weekdays) placed at either end of nine line marked on-street car parks adjacent to the school's Dundas Street West frontage. The selected car parks can be either between the ingress and egress to the junior school drop-off/pick-up facility or at the western end of the on-street car parking adjacent to the Administration Centre, prior to the left-turn lane.</li> </ol>
<b>Design/built form</b>	
25.	<p>The design and external appearance of all new buildings is to include/incorporate:</p> <ol style="list-style-type: none"> <li>i. variations in roof form</li> <li>ii. variation in façade materials, muted tones and detailing</li> <li>iii. easy to identify building entrances</li> <li>iv. well disguised service elements including screening of mechanical plant and equipment from public view.</li> </ol>

<b>Landscaping</b>	
26.	Prior to the commencement of use works within each relevant stage, provide landscaping generally in accordance with the Landscape Masterplan (dated April 2023 – Issue P3) prepared by Jeremy Ferrier, included at <b>Annexure 4</b> .
27.	<p>(a) Prior to the commencement of use works within each relevant stage, provide a new or updated Landscape Masterplan prepared by a suitably qualified person which includes/addresses the following:</p> <ul style="list-style-type: none"> <li>i. cross-section elevation from proposed ELC building J08 to the Junior School Oval (D6) to demonstrate the required ongoing maintenance of the “Bushfire Groundcover mitigation buffer area” detailed in requirement 20.</li> </ul> <p>(b) Submit a copy of the amended Landscape Masterplan to DSDIP (infrastructuredesignation@dsdip.qld.gov.au).</p> <p>(c) Prior to the commencement of use of any new buildings, carry out landscaping in accordance with the Landscape Master Plan.</p>
<b>Acoustics</b>	
28.	<p>(a) Prior to the commencement of use of the relevant buildings/facilities, provide acoustic measures generally in accordance with the following sections of the Amended MID Noise Impact Assessment, revision 2, prepared by Acoustic Logic, dated 13 October 2025, included in <b>Annexure 5</b>:</p> <ul style="list-style-type: none"> <li>i. Section 5.2 Plant and Equipment</li> <li>ii. Section 5.3 – Maintenance Building (DO3) Tool Usage</li> <li>iii. Section 5.4 – Sturgeon Street Car Parking Review</li> <li>iv. Section 5.5 – Boarding Facility (DO7)</li> <li>v. Section 5.6 – Grandstand (D14)</li> <li>vi. Section 5.7 – New Indoor Multi-purpose Courts (D17)</li> <li>vii. Section 5.8 – New Cricket Pitch and Nets (D17)</li> <li>viii. Section 5.9 – Junior Sports Field (D20)</li> <li>ix. Section 10 – Early Learning Centre (J08).</li> </ul> <p>(b) Acoustic measures provided on the site are to include the construction of 1.9-metre-high acoustic fences as shown on the ‘Plan of designation’ (<b>Annexure 1</b>). The fences must:</p> <ul style="list-style-type: none"> <li>i. be structurally fit for purpose</li> <li>ii. be made from materials with sound attenuating properties</li> <li>iii. have no clearance gap at panel junctions, connections and under the fence (excluding gaps required for drainage purposes to comply with the Building Code of Australia).</li> </ul>
<b>Operational management plan</b>	
29.	(a) Prior to the commencement of use of any school facilities for third party uses, prepare and implement an Operational Management Plan.

	<p>(b) The Operational Management Plan is to included/address:</p> <ul style="list-style-type: none"> <li>i. access location points for traffic</li> <li>ii. any additional traffic management activities</li> <li>iii. car parking locations including additional / overflow car parking provision</li> <li>iv. measures to protect the amenity of neighbours from patrons leaving school facilities out of normal school hours</li> <li>v. complaint resolution procedures, including who to contact and a record of how complaints have been addressed.</li> </ul> <p>(c) From commencement of use of the school facilities for third party uses, implement the Operational Management Plan.</p>
<b>Third party uses</b>	
30.	<p>(a) The use of the new Indoor Multi-purpose courts and cricket pitch and nets building, outside of regular school hours is restricted to:</p> <ul style="list-style-type: none"> <li>i. 7am – 10pm, Monday to Friday</li> <li>ii. 6am – 6pm on Saturdays</li> <li>iii. 8am – 2pm on Sundays and Public Holidays (excluding Anzac Day and Christmas Day).</li> </ul> <p>(b) All activities before 7 am and after 6 pm must be conducted in a way to minimise noise, including refraining from using whistles, starter guns and amplified devices.</p>
31.	<p>(a) The use of the new Junior School Sports Fields, outside of regular school hours is restricted to:</p> <ul style="list-style-type: none"> <li>i. 7am – 6pm, Monday to Friday</li> <li>ii. 7am – 4pm on Saturdays</li> <li>iii. 8am – 2pm on Sundays and Public Holidays (excluding Anzac Day and Christmas Day).</li> </ul> <p>(b) All activities before 7 am and after 6 pm must be conducted in a way to minimise noise, including refraining from using whistles, starter guns and amplified devices.</p>
32.	<p>(a) The use of other school facilities (other than those listed in requirements 30 and 31) outside of regular school hours, are restricted to:</p> <ul style="list-style-type: none"> <li>i. 6am – 10pm, Monday to Friday</li> <li>ii. 6am – 6pm on Saturdays</li> <li>iii. 8am – 2pm on Sundays and Public Holidays (excluding Anzac Day and Christmas Day).</li> </ul> <p>(b) All activities before 7am and after 6pm must be conducted in a way to minimise noise, including refraining from using whistles, starter guns and amplified devices.</p>

<b>Lighting</b>	
33.	<p>(a) All external lighting must be installed and maintained to accord with Australian standards and shielded to avoid light spill to surrounding residential properties.</p> <p>(b) Fauna sensitive lighting must be installed and maintained for the new Junior School Sports Fields as recommended by the VFMP.</p>
<b>Refuse and plant screening</b>	
34.	Refuse storage bins, and all new plant, equipment and water tanks, are to be stored behind fencing or screened from view from roads and public open space.
<b>Construction management</b>	
35.	<p>(a) Prior to the commencement of works, prepare and submit a Construction Environmental Management Plan (CEMP) to DSDIP (infrastructuredesignation@dspdip.qld.gov.au). The CEMP must include/address the following:</p> <ul style="list-style-type: none"> <li>i. an Erosion and Sediment Control Plan that addresses the erosion risk and surface water run-off</li> <li>ii. dust mitigation methods (such as use of water to suppress potential dust) and air quality management measures</li> <li>iii. hours of construction, vibration, and construction noise (including the default noise standards), in accordance with the <i>Environmental Protection Act 1994</i> (sections 440R &amp; 440S)</li> <li>iv. construction waste control and management, in conjunction with a waste management plan if deemed necessary</li> <li>v. chemical and fuel used during construction stored in bunded areas</li> <li>vi. access locations for and management of construction vehicle traffic (any construction parking off-site is subject to engagement with the Council and relevant landowners)</li> <li>vii. disposal and management of hazardous materials and regulated waste, including removal by a suitably licenced contractor, where deemed necessary</li> <li>viii. appropriate machine hygiene measures</li> <li>ix. access locations for and management of construction vehicle traffic. Any construction parking off-site is subject to engagement with the Council or other relevant landowners</li> <li>x. proximity of works to easements and services and any necessary design measures, additional analysis or safe work methods</li> <li>xi. other required permits from the Council, easement holders or utility providers</li> <li>xii. maintenance of safe accessible pedestrian and cyclist access/movement around the site</li> <li>xiii. complaint resolution procedures, including who to contact and a record of how complaints have been addressed</li> </ul>

	<p>xiv. a construction communication plan including:</p> <ul style="list-style-type: none"> <li>• how neighbouring properties will be advised of construction activities for each stage</li> <li>• how the appropriate extent of neighbouring properties to be notified will be determined</li> <li>• timeframes for notification of construction activities, with notification to occur at least 20 business days prior to works commencing</li> <li>• the continued function and pedestrian access to the surrounding bus stops.</li> </ul> <p>(b) Construction of the development is to be undertaken in accordance with the CEMP.</p>
<b>Information signage</b>	
36.	<p>(a) Prior to the commencement of work, place an information sign on the site.</p> <p>(b) The information sign is to:</p> <ol style="list-style-type: none"> <li>i. include the following details: <ul style="list-style-type: none"> <li>• a link to where a copy of the MID decision and CEMP can be viewed on the DSDIP website</li> <li>• the name, postal and/or email address and a contact telephone number for the key contact/principal contractor</li> </ul> </li> <li>ii. be positioned on the Sturgeon Street and Dundas Street West site frontages and be clearly visible for a pedestrian</li> <li>iii. be non-illuminated and maintained at all times during construction.</li> </ol>
<b>Servicing</b>	
37.	<p>(a) Prior to the commencement of work, confirm the adequacy, capability and location of the existing infrastructure (stormwater, water, sewer, electricity and telecommunications) to service the proposed development.</p> <p>(b) Prior to commencement of use, obtain the relevant approvals and carry out any works to upgrade or install new utilities including water, sewer, electricity, and telecommunications to service the development.</p> <p>(c) Prior to commencement of use, ensure the development is connected to all available utilities including water, sewer, electricity, and telecommunications to service the development.</p>
<b>Geotechnical conditions</b>	
38.	Prior to the commencement of work, undertake a geotechnical investigation that confirms the ground conditions and informs building requirements.
<b>Acid sulfate soils (ASS)</b>	
39.	If potential or actual ASS is identified during construction, an ASS investigation is to be carried out and managed in accordance with an ASS management plan.

## **Schedule 2 – Notice of how submissions were considered**

### Submissions received during Minister’s consultation

On 8 July 2025, I gave a notice to the Council, the landowner and the State member for Oodgeroo, advising of the proposed MID and inviting final submissions within 25 business days.

Public consultation actions were also conducted by the entity inviting submissions between 5 August 2025 and 7 September 2025.

A total of 756 submissions were received, with 603 submissions were received during the consultation period and 153 submissions received after the consultation period ended. Submissions were received from Mr Michael Berkman MP, Member for Maiwar, the Council, the Koala Action Group and members of the public.

A summary of how I have considered submissions is provided in **Table 2** below.

**Table 2**

<b>Matters raised</b>	<b>Response</b>
<b>Built Form</b>	
Concerns around the height of buildings as they adjoin residential zoned land.	The proposed building heights have been carefully considered to ensure an appropriate interface with adjoining residences. The scale and siting of new buildings will minimise potential visual impacts.
The school has sufficient existing infrastructure, and expansion planning is not driven by a growing educational need.	The proposal is not solely focused on increasing student capacity, but also addressing the demand for high-quality learning environments that support contemporary teaching methods and deliver the best possible educational outcomes for students as the Redlands continues to grow.
<b>Environmental Significance</b>	
Concerns relating to the submitted Ecological Assessment	The submitted Ecological Assessment has been prepared by a suitably qualified professional with experience in assessing matters related to koala habitat.
Disruption to koala habitat	Historical data identified only 2.5 per cent of recorded koalas are on Ormiston College land and 1.8 per cent within 200 metres of the proposed development. Approximately 22 per cent of the on-site habitat is proposed to be removed, and the replanting of at least 526 preferred koala food trees suggests no net loss of habitat function.
Concern for clearing, replanting, short-term disruption to koala habitat and feed stock	The partial clearing and replanting proposed as part of the development is a carefully considered approach to enhance the site's ecological value and functionality, even within koala habitat areas. By selectively clearing certain areas, invasive species and unhealthy vegetation can be removed. While there is short term

<b>Matters raised</b>	<b>Response</b>
	disturbance to koala habitat and feed stock, mitigation measures are proposed during the transition period.
Requirement for assessment under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) / Utilise Section 69 of the EPBC Act to refer the application to the Federal Minister for the Environment	A MID does not preclude a proposal from being subject to Commonwealth assessment. The applicant will be responsible for determining whether the proposed action is likely to have a signification impact on a listed threatened species, and if so, for referring the proposal to the Commonwealth for assessment.
Vegetation clearing in areas mapped as 'High Ecological Value Wetland'.	The proposal has been shaped to reasonably avoid clearing in the first instance, with measures including on-site replanting proposed to mitigate impacts of vegetation clearing on the site.
Replanting of trees does not offer a short-term solution or a viable long-term remedy for the damage caused by proposed development	The replanting effort focuses on introducing native species that are well-suited to the local environment, which will provide high-quality habitat and food sources for local wildlife, including koalas, as they mature.
<b>Bushfire</b>	
Concerns relating to the adopted flame temperature input and required setback distances.	<p>Technical advice on bushfire matters has been provided by the Queensland Fire Department (QFD), who, following the applicant's response to further information items, provided advice pertaining to recommended Bushfire Hazard Assessment and Management Plan and Bushfire Emergency and Evacuation Procedure.</p> <p>Adoption of a Flame temperature of 1200 Kelvin is included in the requirement.</p>
Removal or relocation of D02 building to achieve minimum requirements of setback of hazardous vegetation	The submitted bushfire hazard assessment has assessed building D02 as a non-vulnerable class structure, primarily used for storage and ancillary instructional purposes. The submitted bushfire assessment confirms that all proposed development can be appropriately managed through compliance with the identified asset protection measures.
<b>Stormwater management</b>	
Concerns for flooding and storm water drainage along the northern boundary fence and bushland area.	As outlined in the submitted stormwater management strategy, the proposal is designed to mitigate flooding and stormwater discharge risks.
<b>Traffic and Transport</b>	
Concern for undersupply of car parking as there is currently only enough parking for 80 to 100 cars.	The submitted proposal plans include provisions to increase the number of parking spaces (up to 445 spaces) to meet the growing needs of the College

Matters raised	Response
	community and to ensure the provision of sufficient parking on site.
Additional student capacity requires the delivery of bicycle parking spaces.	The MID requires the delivery of additional bicycle and scooter parking spaces.
Concern for increased risks to pedestrians and wildlife posed by vehicle movements	The MID requires the implementation of measures to minimise congestion and enhance safety for all road users, including improved signage, designated drop-off and pick-up zones and crossings.
<b>Infrastructure Agreement</b>	
Ensure that the designation does not include the five-metre land dedication area, and no permanent structures are approved within the Council land currently.	The submitted plans make provision for the five metre land dedication to Sturgeon Street. No works are proposed within this area.
<b>Future LGIP</b>	
Traffic improvements may compromise the delivery of the two-metre on-road cycle along Dundas Street.	The MID is not expected to impact the proposed two-metre on-road cycle path along Dundas Street.
<b>Noise Impacts</b>	
Impacts from increased and new noise sources.	All new noise sources have been carefully considered as part of this proposal and will not result in adverse impacts due to the existing extent of background noise.
<b>Light Impacts</b>	
New outdoor lighting for sporting fields needs to be in accordance with <i>Australian Standard 4282 – 1997 control of the obtrusive effects of outdoor lighting</i> .	The MID requires all external lighting to be installed and maintained to accord with Australian standards.
<b>Procedural</b>	
Concerns relating to the appropriateness of the MID pathway	Queensland planning legislation includes provisions for the Planning Minister to designate land for a range of purposes specified in the Planning Regulation 2017. These purposes make provision for educational facilities.  As such, the designation process is an appropriate assessment process for this type of development.

**Annexure 1 to Schedule 1 – Plan of designation**

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### Legend

- Built form envelope comprising buildings and structures not exceeding 1 storey
- Built form envelope comprising buildings and structures not exceeding 2 storeys
- Built form envelope comprising buildings and structures not exceeding 3 storeys
- Boarding house structure not exceeding 3 storeys
- Ground level car parking and vehicular circulation
- Vehicular circulation intersecting with protected vegetation
- Ground level open space, sport and recreation, pedestrian circulation and landscaping
- Protected vegetation
- Vehicular ingress/egress
- Service/maintenance vehicle ingress/egress
- Minimum koala fencing extent
- Designation boundary

**Title:** Plan of designation for Ormiston College

**Address:** 97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston, QLD, 4160

**Reference:** MID-0425-0938



Approximate scale (metres)



**Annexure 2 to Schedule 1 – Stormwater management**

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## 11.0 CONCLUSION

### 11.1. LAWFUL POINT OF DISCHARGE

As previously mentioned, the existing Lawful Points of Discharge for the site, Hilliards Creek and the existing Delancy Street swale, will remain unchanged throughout the works towards the Master Plan.

### 11.2. STORMWATER QUANTITY

The implementation of the proposed Master Plan will involve the construction of new buildings, upgrades to existing structures, and additional pathways, car parks, and associated infrastructure. While these changes will result in a slight increase in impervious area, the overall impact is expected to be minimal, with an estimated increase of 3–5%. The existing 25m x 10m OSD system located north of the BOQ Oval is expected to remain sufficient to manage stormwater flows, with any minor increase in discharge rates considered negligible. Given the site's location at the lower end of the broader catchment, further attenuation measures are not deemed necessary as they may disrupt the natural flow regime. The existing stormwater management framework, combined with appropriate integration of new infrastructure, will ensure the continued effective management of stormwater quantity and quality across the site.

Additionally, the proposed 90m<sup>2</sup> Atlan Vault, while not formally included in detention calculations, will contribute to increased on-site detention storage. This additional storage will help offset minor works as outlined in the Master Plan, supporting the overall stormwater management strategy and compliance with Local Authority requirements.

### 11.3. STORMWATER QUALITY

As part of the Master Plan implementation, the existing stormwater catchments will be reconfigured into smaller sub-catchments, allowing for targeted stormwater quality treatment measures that align with changes in land use, runoff characteristics, and impervious area distribution. To ensure effective stormwater quality management, treatment devices will be progressively integrated into the site's drainage network as new infrastructure is developed.

The Master Stormwater Quality Plan consists of the following:

A 90m<sup>2</sup> Atlan Vault will be constructed next to the existing OSD Tank located in the northeast corner of the site. The proposed Vault will be design and constructed to accommodate the nine Atlan Filters which are required to service the completed Master Plan.

As elements that are identified as requiring treatment in Table 6-3 are completed, the respective amount of Atlan Filters is to be installed into the proposed Atlan Vault as per Table 11-1 below.

Table 11-13 TYPICAL SQBMP'S

Catchment/Master Plan Elements	Filters Required	Stormsacks/Gutter Leaf Catchers Required
D01 & D08	4	0
D06 & D07	2	8
J01-J08 & D24	3	8

It is required that all outlined stormwater quality improvement devices in Table 11-12 are installed prior to the completion of the proposed Master Plan elements and reconnection to the existing internal drainage system.

#### 11.4. EROSION AND SEDIMENT CONTROL

Respective Erosion and Sediment Control (ESC) plans will be completed as part of the eventual construction of each of the Master Plan elements and shall incorporate the recommendations included within this Report. This Report and plan shall remain on site at all times, and it is the responsibility of the Contractor on-site to ensure the assembly and maintenance of all devices throughout the Development.

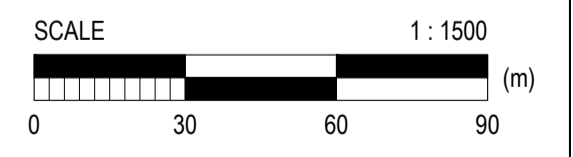
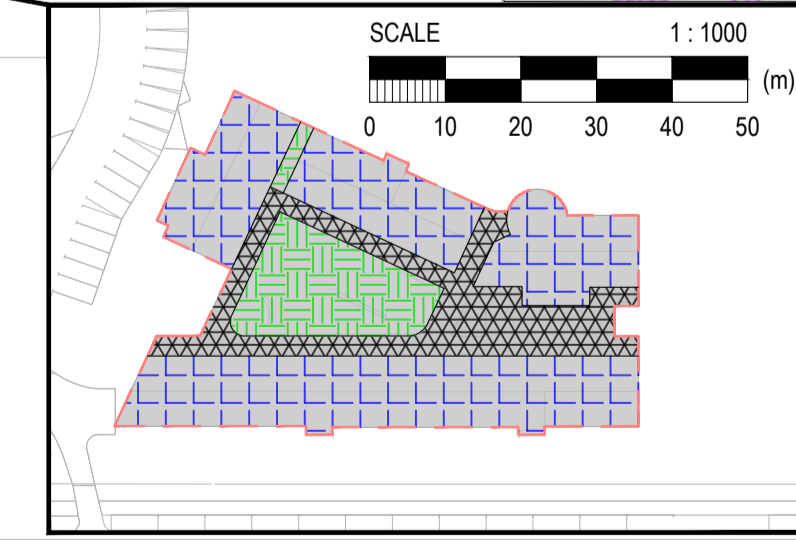
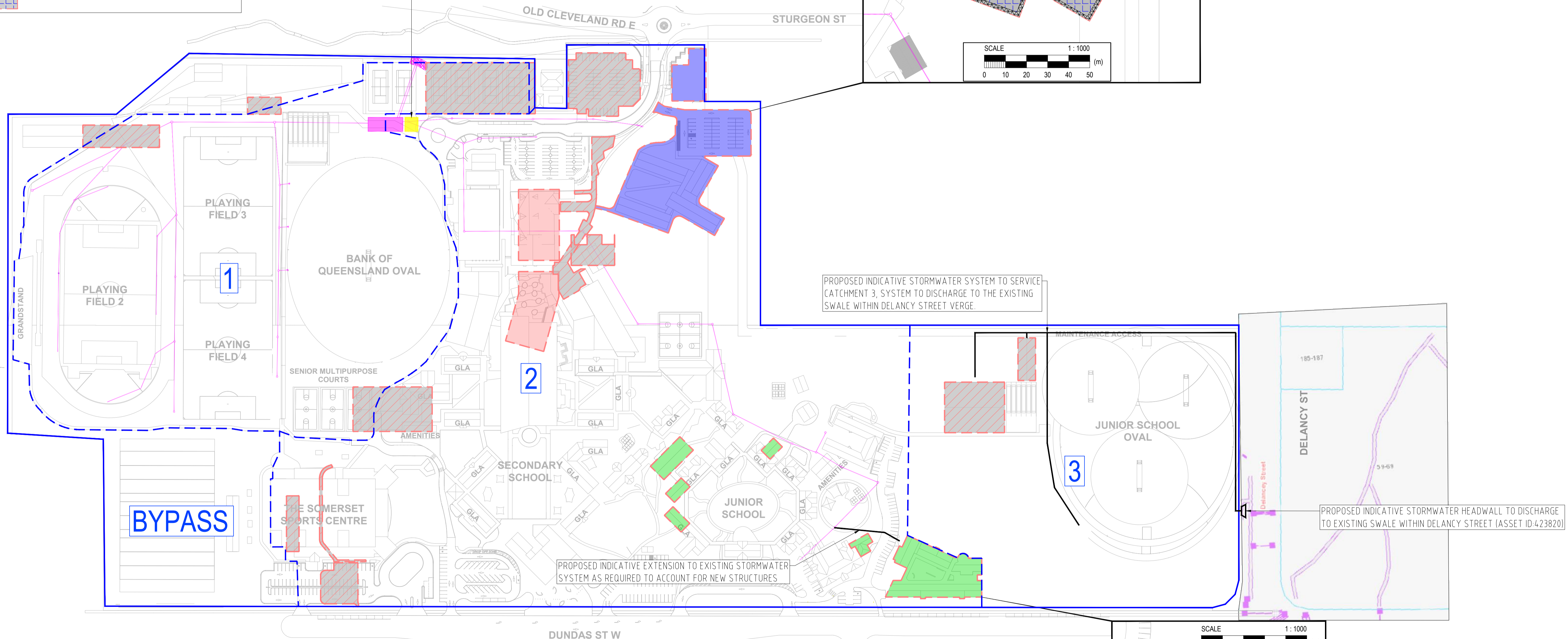
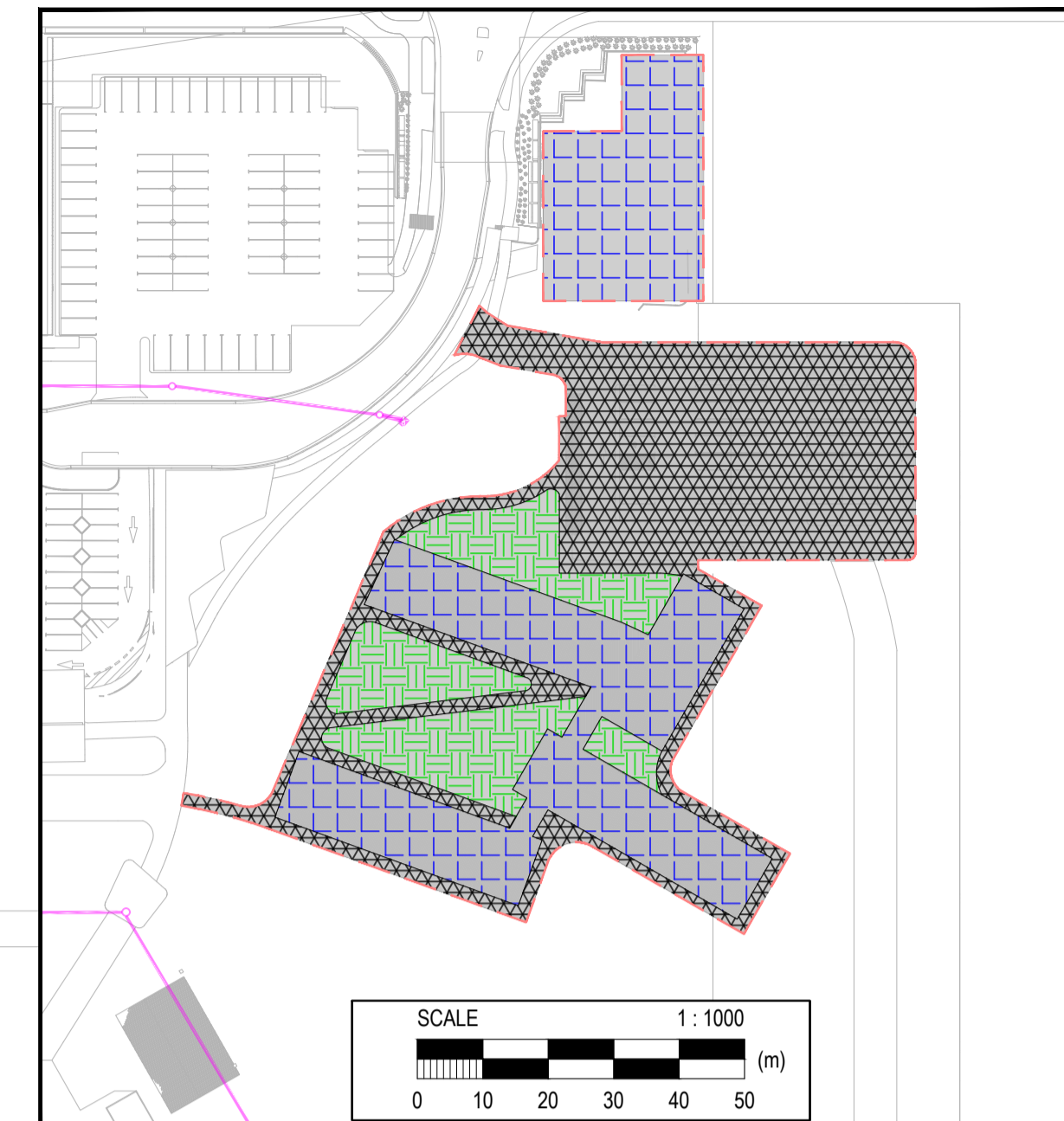
**LEGEND**

- SITE BOUNDARY
- INTERNAL CATCHMENT BOUNDARY
- PROPOSED CATCHMENT BOUNDARY
- EXISTING STORMWATER
- PROPOSED STORMWATER
- OVERLAND FLOW DIRECTION
- PROPOSED ELEMENT OF MASTER PLAN THAT DOES NOT REQUIRE STORMWATER QUALITY TREATMENT.
- GROUND (LANDSCAPE) HATCH
- GROUND (ROAD) HATCH
- ROOF HATCH

**STORMWATER CATCHMENT TABLE**

CATCHMENT NAME	HATCH COLOUR	CATCHMENT AREA (m <sup>2</sup> )	ROOF AREA (m <sup>2</sup> )	GROUND (ROAD) AREA (m <sup>2</sup> )	GROUND (LANDSCAPE) AREA (m <sup>2</sup> )
SO1 & D08	[Red Hatch]	3072	3072	0	0
D06 & D07	[Blue Hatch]	6076	2395	2671	1010
J01-J08 & D24	[Green Hatch]	3066	2142	466	458

PROPOSED INDICATIVE 10m x 9m SPEL CHAMBER TO BE GRADUALLY FITTED WITH SPEL FILTER CARTRIDGES AS DEVELOPMENT OCCURS. REFER TO SBSMP PREPARED BY NAXOS ENGINEERS FOR FURTHER DETAIL.



**ISSUE FOR APPROVAL**

**NAXOS ENGINEERS**  
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 E info@naxosengineers.com.au  
 Level 1, Suite B  
 557 Gregory Terrace, Fortitude Valley, Qld 4006  
 PO Box 224, Spring Hill QLD 4004  
 NAXOSENGINEERS.COM.AU

**AMENDMENTS**

No.	DATE	DESCRIPTION	DRAWN
A	11.03.2025	DRAFT ISSUE	JB
B	02.04.2025	ISSUE FOR APPROVAL	JB

Associated Consultant:  
 ROHRIG

Approved: GREGG TYQUIN

RPEQ. 1528 Date: 11.03.2025

**DISCLAIMER NOTE:**  
 THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN.

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN.

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North: [North Arrow]  
 Size of Land: 27.1 HA  
 Scale: 1:1500  
 Orig. Dwg. Size A1

**PROPOSED MASTER PLAN**

ROHRIG (QLD) PTY LTD

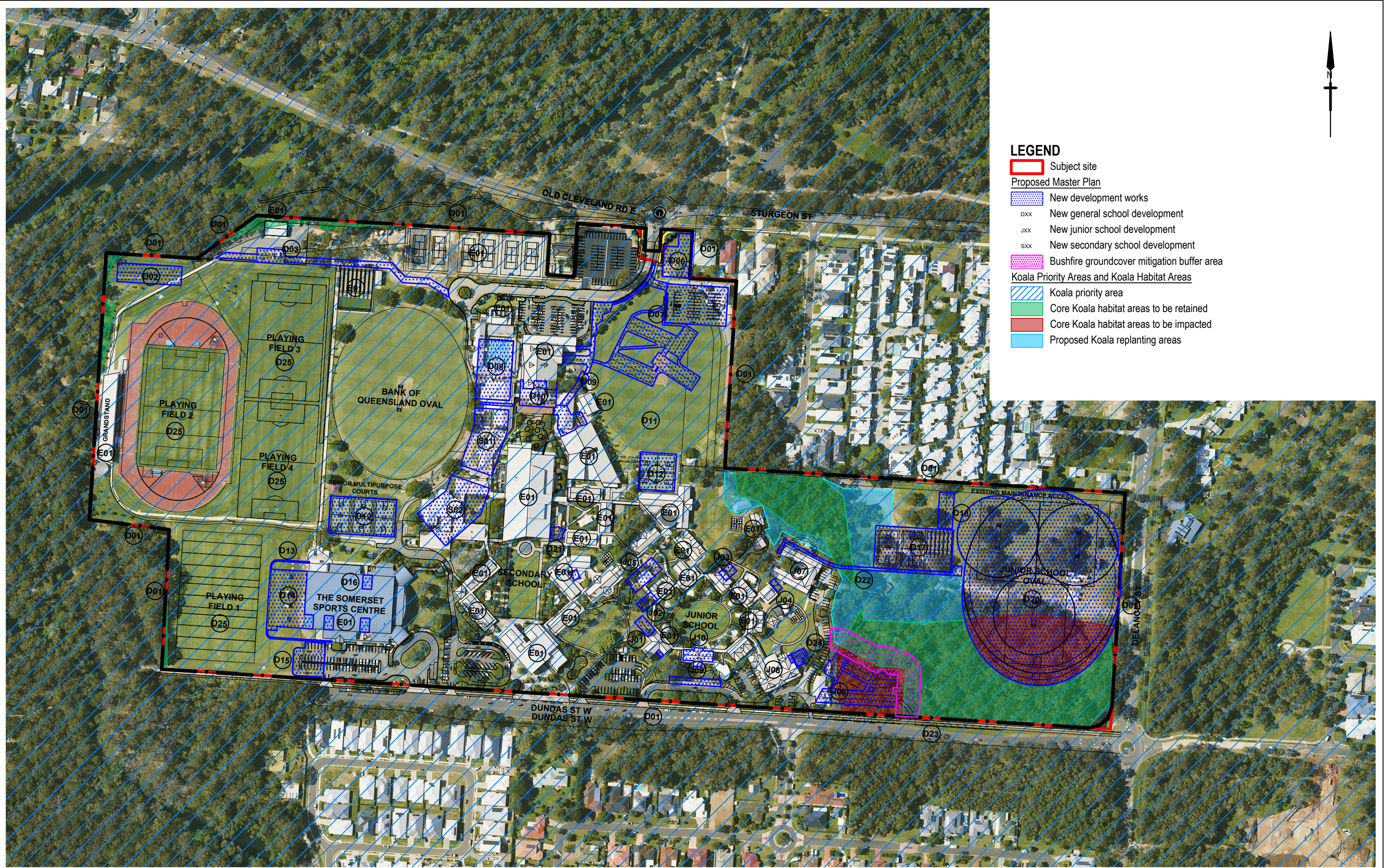
ORMISTON COLLEGE MASTER PLAN

Job No. 25-132  
 Drawing No. SK002

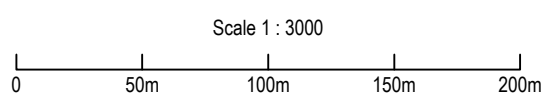
Revision: B

**Annexure 3 to Schedule 1 – Koala / vegetation management**

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- LEGEND**
- Subject site
  - Proposed Master Plan**
  - New development works
  - DXX New general school development
  - JXX New junior school development
  - SXX New secondary school development
  - Bushfire groundcover mitigation buffer area
  - Koala Priority Areas and Koala Habitat Areas**
  - Koala priority area
  - Core Koala habitat areas to be retained
  - Core Koala habitat areas to be impacted
  - Proposed Koala replanting areas



SOURCE: QLD DES SEQ Koala Conservation Strategy 2019-2024 v4.0 GIS dataset; Rohig - Proposed Master Plan Rev X 24/03/25  
 SCALE: 1 : 3000 @ A3  
 JWA PTY LTD  
 Ecological Consultants

CLIENT  
 Ormiston College  
 PROJECT  
 Ecological Assessment - Master Plan  
 Ormiston College  
 97 Dundas Street, Ormiston, QLD  
 Redland City Council LGA

FIGURE 20

PREPARED: BW  
 DATE: 2 April 2025  
 FILE: Q15018\_MP\_20250401.dwg

TITLE  
**IMPACT ON  
 KOALA PRIORITY  
 AREAS & KOALA  
 HABITAT AREAS**

**Annexure 4 to Schedule 1 – Landscaping**

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**EXISTING LANDSCAPE PRECINCTS/ ELEMENTS & WORKS CURRENTLY UNDER CONSTRUCTION**

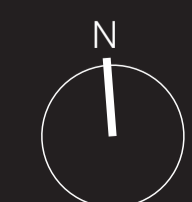
- E1 ADMINISTRATION ENTRY PLAZA
- E2 SOUTHERN COURTYARD
- E3 CLI COURTYARDS & PLAZA
- E4 JUNIOR SCHOOL COURTYARD
- E5 EARLY LEARNING CENTRE OUTDOOR PLAY
- E6 PREP PLAYGROUND
- E7 GLA COURTYARDS
- E8 HERITAGE COURTYARD
- E9 SPORTS CENTRE OUTDOOR DINING
- E10 PLAY FIELD LANDSCAPING
- E11 COVERED DROP OFF AREA
- E12 STURGEON STREET ENTRY STATEMENT
- E13 SCIENCE CENTRE

**FUTURE LANDSCAPE WORKS**

- D1 DUNDAS STREET FRONTAGE LANDSCAPING  
New landscape treatment incorporating a security fence, shade tree planting & garden beds in front of and behind the fence to provide a "green" inviting and attractive street frontage appearance for the college.
- D2 NEW OUTDOOR PLAY AREA  
Natural play area featuring forest paths, balancing logs, dry creek beds, native forest planting, fixed play equipment and open free play lawn areas.
- D3 NEW BOARDING FACILITY LANDSCAPING  
Central courtyard with tree shaded outdoor seating/ eating areas, BBQ facilities, shade structures, outdoor games, handball, table tennis and extensive gardens and lawn areas to create an attractive and usable outdoor environment for the boarding students.
- D4 NEW CARPARKING LANDSCAPING  
Shade tree planting and landscaping as per Redland City Council's requirements.
- D5 NEW EARLY LEARNING CENTRE  
Outdoor play areas in a naturally forested setting.
- D6 JUNIOR SCHOOL OVAL  
Retention of existing vegetation/ Koala habitat areas supplemented with new planting of native shade trees around the perimeters of the oval.
- D7 NEW LANDSCAPING FOR KOALA HABITAT AREAS  
Extensive planting of new Koala trees, as identified in the Ecologist report, to offset removal of Koala habitat and to enhance the corridor habitat of the subject site.
- D8 NEW STURGEON STREET ENTRY  
A new generously wide entry pathway lined by shade and avenue tree planting and featuring seating alcoves, grassed terraces and vine covered pergolas will provide an attractive and as well as equitable access route into 'the heart of the school'.
- D9 NEW TENNIS COURT LANDSCAPING  
A new vegetative buffer consisting of fire retardant native shrubs and groundcovers will be established to the north of the tennis courts as well as screen planting to neighbouring properties to the east.
- D10 KOALA HABITAT EXISTING CORE  
Refer to Ecologists report
- D11 BUFFER PLANTING  
Vegetative screen planting along neighbouring properties using native trees and shrub

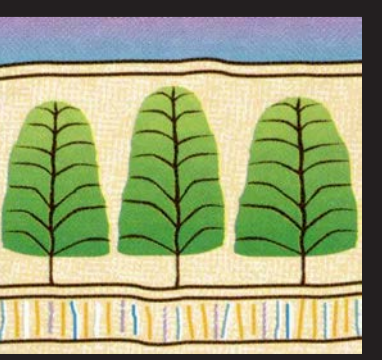
**ORMISTON COLLEGE MID - Landscape Master Plan**

CLIENT ORMISTON COLLEGE  
 SCALE 1:1250 @ A1; 1:2500 @ A3  
 DATE APRIL 2025  
 DRAWING 2022-113 SK01  
 ISSUE [P3]



**JEREMY FERRIER**  
 LANDSCAPE ARCHITECT

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 E: jeremy@jeremyferrier.com.au



D8. NEW STURGEON STREET ENTRY



SECTION A - A  
Scale: 1:50 @ A1; 1:100 @ A3



SECTION C - C  
Scale: 1:50 @ A1 1:100 @ A3



SECTION B - B  
Scale: 1:50 @ A1; 1:100 @ A3



PLAN  
Scale: 1:500 @ A1; 1:1000 @ A3

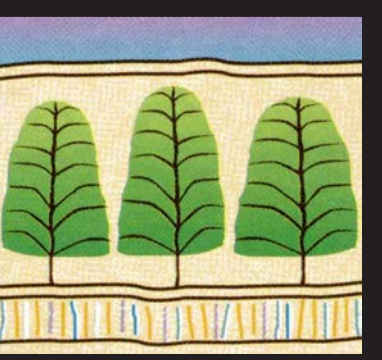
ORMISTON COLLEGE MID - Landscape Master Plan

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SCALE AS SHOWN  
DATE APRIL 2025  
DRAWING 2022-113 SK02  
ISSUE [P3]

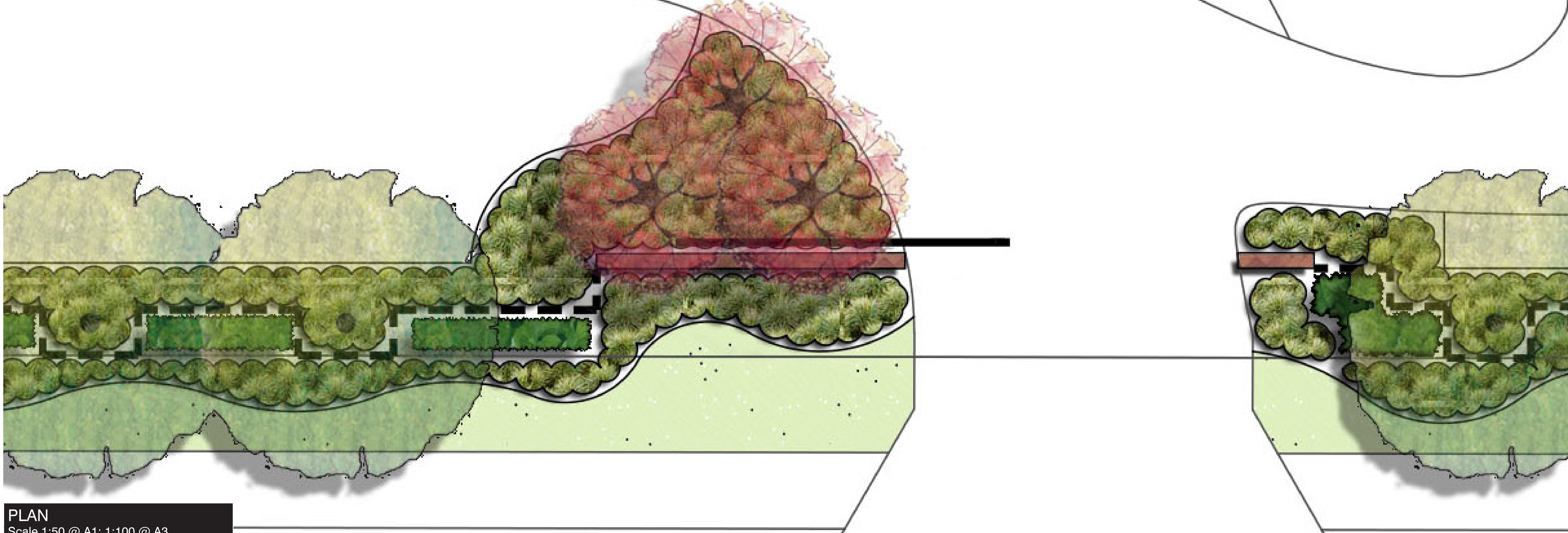


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D1. DUNDAS STREET FRONTAGE LANDSCAPING



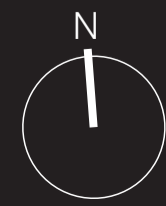
PLAN  
Scale 1:50 @ A1; 1:100 @ A3



TYPICAL ELEVATION  
Scale 1:50 @ A1; 1:100 @ A3

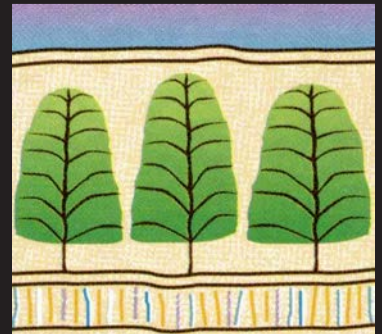
# ORMISTON COLLEGE MID - Landscape Master Plan

CLIENT ORMISTON COLLEGE  
 SCALE AS SHOWN  
 DATE APRIL 2025  
 DRAWING 2022-113 SK03  
 ISSUE [P3]



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 LANDSCAPE ARCHITECT

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 E: jeremy@jeremyferrier.com.au



**Annexure 5 to Schedule 1 – Acoustics**

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*adhering to noise controls is achieved. In case of not being leased out, the college must assign a responsible person must be assigned from within the college.*

7. Review schedule

*A noise management review schedule will be determined by the college based on complaints received, if any. The review of the management will be carried in line with other reviews currently scheduled by the college.*

## **5 REVIEW OF SPECIFIC NEW NOISE EMISSIONS**

The acoustic review in Section 2 identified general noise emissions and controls, with detailed assessment of considerable new noise sources addressed below.

### **5.1 TENNIS COURTS**

Not assessed as part of this submission. These areas are addressed in a separate DA submission.

### **5.2 PLANT AND EQUIPMENT**

As identified in Section 2, new/upgraded mechanical plant would be introduced to several areas. Due to the considerable distance of most buildings from noise sensitive sites (except D17 – New Indoor Multi-Purpose Courts with Enclosed Cricket Pitch and Nets), compliance with noise emission limits (Section 4.3) can be achieved by the following general methods:

1. Selecting quiet plant and locating away from noise sensitive uses within the College and outside of the college;
2. Adding attenuators and internally lined ducts as required.
3. Adding appropriate vibration isolation treatment to avoid structure borne noise generation and vibration transfer.
4. Acoustically treating plantrooms and other building elements.

Plant and equipment selection has not occurred and requires full assessment to ensure that noise objectives are achieved. Council sets approval conditions which require plant and equipment certification.

In addition to the requirement of achieving noise emission limits (Section 4.3), full assessment of all plant and equipment is required to achieve acceptable noise levels withing external areas of the College (nominally 48dB(A) at external recreation, pedestrian and external to other buildings within College, except at night external to sleeping areas where lower noise impacts must be targeted to achieve acceptable indoor noise levels at night) as well as within College indoor areas to satisfy DoE, DETE and Ormiston College own requirements, whichever is relevant and applicable.

### **5.3 MAINTENANCE BUILDING (D03) TOOL USAGE**

Acoustic Logic has carried out measurements of noise emissions 20 metres from maintenance sheds whilst drop saw was used with sporadic hammering (colorbond construction with foil faced glasswool thermal layers) with roller doors opened – 56dB(A)<sub>L<sub>eq,T</sub></sub>.

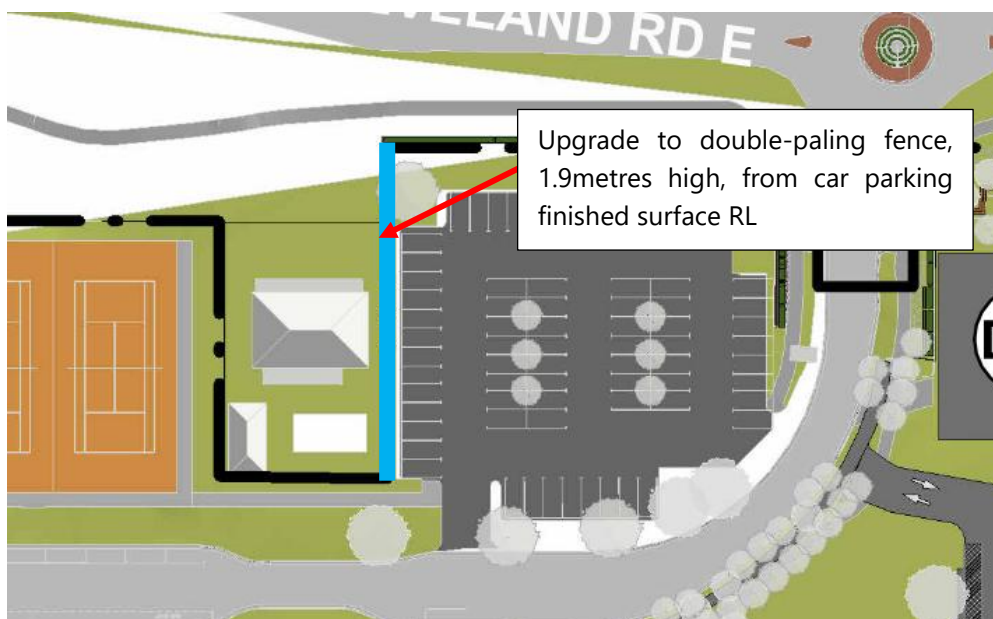
The shed is located in excess of 200 metres from surrounding residential buildings, which allows at least additional 20dB noise reduction and results in impacts of 36dB(A)<sub>L<sub>eq,T</sub></sub>. Such impacts are substantially below noise emission limits and on that basis, on the proviso that plant noise emissions are achieving compliance, the maintenance shed noise emissions are not predicted to lead to adverse noise impacts. The shed construction is recommended to be min. colorbond with foil face glasswool internally on walls. Doors of the maintenance shed are recommended to be kept closed after 10pm and prior to 6.30am.

## 5.4 STURGEON CAR PARKING REVIEW

Car parking is proposed at the Sturgeon Street entrance, with 72 spots. We note that this is an existing car parking area which will be paved and extended (currently approximately 20 parking bays).

Our analysis is based on a turnaround of half of the parking spots in every hour, with 9 metre separation distance to the residence (i.e. entry driveway to car parking) and 5km/h speed. This equates to generally 36 second movement per car or average sound power level of 78dB(A) $L_{eq}$  per hour. Due to the separation of 9 metres (no barrier assumed, thus 27dB reduction), the impact is predicted to be 52dB(A) $L_{eq,1hr}$ , which is compliant with daytime noise limits, but exceed slightly evening noise limits. The  $L_1$  noise of a car door is 90dB(A) which would lead to exceedances as well with no acoustic barrier. Given the impacts, the following is recommended:

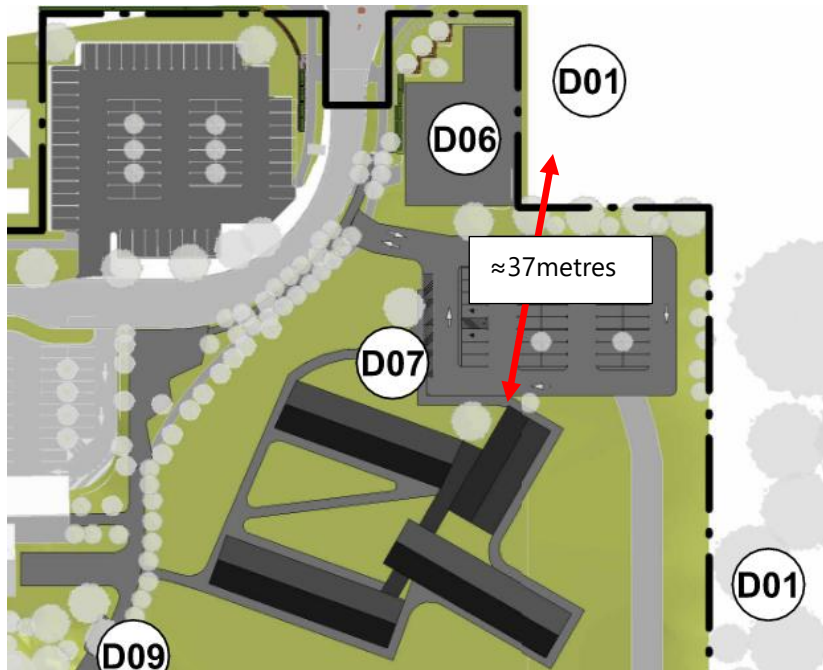
- Due to the increased car movements in the area and the proximity to the existing residential site to the West, we recommend upgrading the separating fencing to a double paling acoustic fence (minimum 10kg/m<sup>2</sup> overall surface weight), with no gaps or holes.



## 5.5 BOARDING FACILITY (D07)

New 2 storey boarding facility and drop off/parking (39 spots) are proposed to be located in an existing sports field with considerable noise emissions

Car parking noise emission compliance is predicted at all times based on half of car parking turnaround every hour and the 14 metre separation distance. Even if all parking lots have a turnaround every hour, compliance with day and evening noise emissions limits are still predicted.



Boarding facilities shall be fully enclosable buildings and the only noise emission is anticipated to be generated by new plant and equipment, and noise from children. The latter is currently present, given the boarding facility is proposed to be located at a play field.



Current sports field activities.

Noise emissions from the boarding facility will be managed by college (i.e. quiet times after 10pm). With 37 metre separation (-39dB), conversational noise emissions would have to exceed substantially 85dB(A)<sub>Leq</sub> in order to lead to exceedances of day and evening noise emission limits. Given that conversational noise levels are between 65-70dB(A)<sub>Leq,T</sub>, exceedances of noise limits during day and evening periods are not predicted.

Pumps and refrigeration equipment are not proposed; however, we anticipate air conditioning and other plant. To achieve noise emission limits at the noise sensitive receiver, we recommend the following limits for the plant at the source.

Target for New Plant and Equipment (combined for all)	Noise Levels dB(A) @ 3metres from Plant/Intake/Exhaust		
	Daytime operation	Evening operation	Night time operation
Air-conditioning equipment	71 <sup>1</sup>	66 <sup>1</sup>	57 <sup>1</sup>
Other Plant	66 <sup>1</sup>	61 <sup>1</sup>	54 <sup>1</sup>

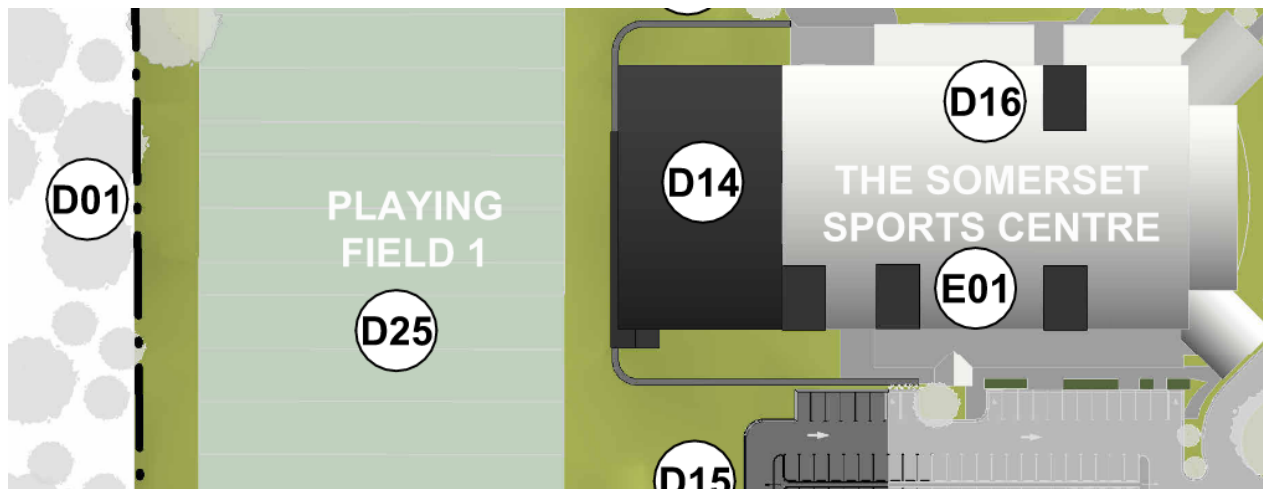
Note 1: the noise limits are only indicated for the purposes of achieving noise emission limits at residential buildings outside of the College and not within the college. Reduced noise emissions/additional acoustic treatment is required to achieve compliance within outdoor areas of the College, as well as achieving indoor noise limits within the buildings. Detailed review of plant would be required once the selection has occurred, and we recommend to achieve acceptable noise levels within external areas of the College (nominally 48dB(A) at external recreation, pedestrian and external to other buildings within College, except at night external to sleeping areas where lower noise impacts must be targeted to achieve acceptable indoor noise levels at night) as well as within College indoor areas to satisfy DoE, DETE and Ormiston College own requirements, whichever is relevant and applicable.

## 5.6 GRAND STAND (D14)

Cover over existing spectator viewing area is proposed adjacent to Playing Field 1. The use of the Playing field grand stand will be limited to 7am to 10pm, thus no night time noise emissions would occur.

The covered area is located approximately 110metres from closest residential receiver outside of the college (-49dB noise reduction). In order to exceed Redland Comparison of like parameters, the sound power level at the source must exceed 99dB(A) $L_{eq,T}$  / 102dB(A) $L_{10,T}$  / 107dB(A) $L_{1,T}$ .

Based on loud crowds in venues, as per 'Prediction of Noise from Small to Medium Sized Crowds' by M.J. Hayne et al, 2011, the crowd has to exceed 230 people to achieve such sound power levels. The proposed Grand Stand is small and located at the existing spectator area and on that basis, we consider the proposal acoustically acceptable. When loudspeakers are used, we recommend to locate these at the Grand Stand and limit combined sound power level to 88dB(A) $L_{eq}$ .

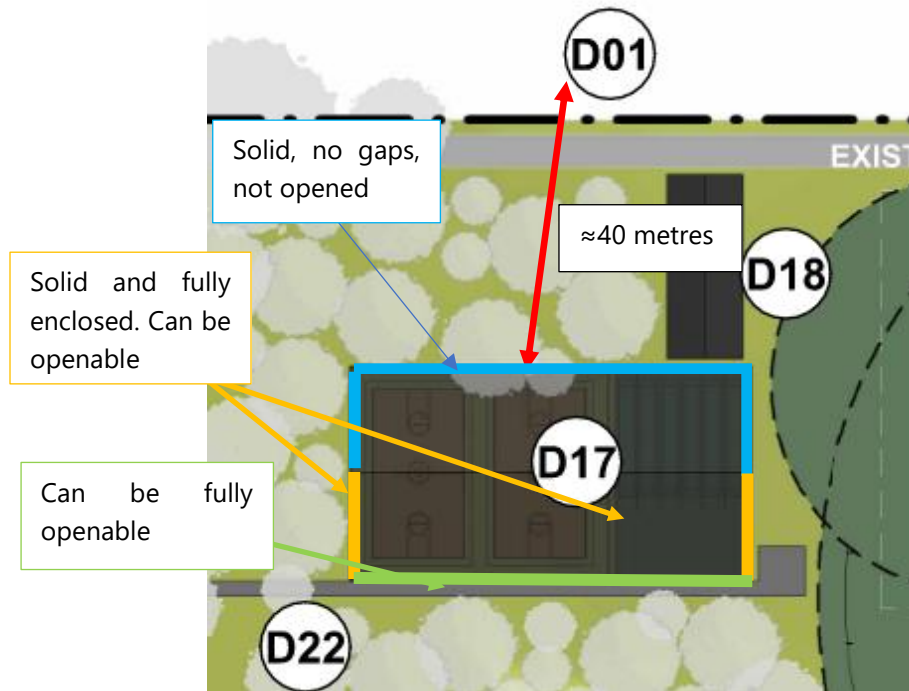


Given that no new noise sources are introduced for the sports centre area, these changes are acoustically acceptable and have not been further addressed.

## 5.7 NEW INDOOR MULTI-PURPOSE COURTS (D17)

The following is recommended (refer to Figure below), noting that:

1. Roof construction – colorbond with Anticon blanket over purlins (note: additional acoustic treatment (e.g. solid plasterboard ceiling) would be required to address rain noise and external noise impacts and sound absorption (e.g. sound absorptive panels) to satisfy DoE, DETE and Ormiston College own requirements).



1. Walls – colorbond (or equivalent) with thermal treatment (e.g. Anticon or similar) on walls (note: additional acoustic treatment may be required to address noise intrusion and sound absorption to satisfy DoE, DETE and Ormiston College own requirements. Northern (Blue) walls require additional internal plasterboard/fibre cement/colorbond lining internally to increase the sound transmission loss of the wall.
2. Where openable sections (orange) are indicated, these require acoustically rated louvered windows (nominally  $Rw30$ ) and acoustic treatments of other penetrations. Doors can be standard construction with weather seals (nominally  $Rw30$ ). These areas must be kept closed after 6pm and before 7am.
3. Where openable sections are indicated (green), these do not require acoustic seals, however, to address indoor noise requirements, similar treatments as Orange areas would likely be required. Where considerable noise generation occurs after 6pm, these must be closed.
4. Plant and equipment is selected and acoustically treated to achieve noise emission limits in Section 4.2, as well as achieving acceptable noise levels within external areas of the College (nominally 48dB(A) at external recreation, pedestrian and external to other buildings within College, except at night external to sleeping areas where lower noise impacts must be targeted to achieve acceptable indoor noise levels at night) as well as within College indoor areas to satisfy DoE, DETE and Ormiston College own requirements, whichever is relevant and applicable.
5. Due to close proximity to residential receivers, we do not recommend locating any plant or equipment along the Northern side of the Hall.

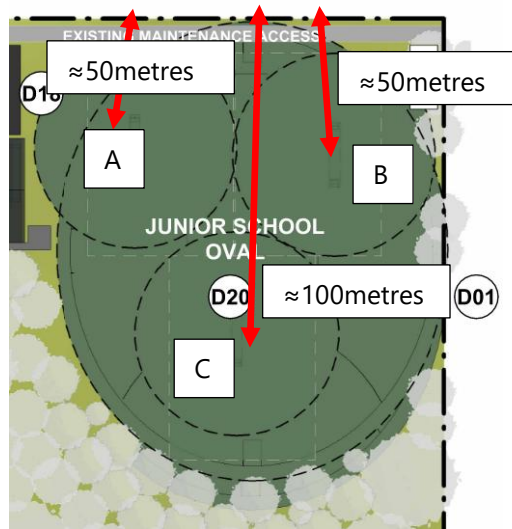
The above acoustic treatments allow indoor noise levels to exceed 85dB(A) $L_{eq}$ , which can be experienced during games or training activities and with amplified music, and would allow the indoor areas to operate between 7am and 10pm.

## 5.8 NEW CRICKET PITCH AND NETS (D17)

New cricket pitch and nets (operational between 7am and 6pm) are separated from the residential buildings by Storage shed D18, thus allowing a separation of 50metres. Considering each pitch to have two participants, i.e. combined 12 participants and using the crowd noise formula (Hayne et al, 2011), the following noise generation is considered: 80dB(A) $L_{eq,T}$  / 83dB(A) $L_{10,T}$  / 89dB(A) $L_{1,T}$ . Such noise emissions are predicted to lead to compliant noise emissions at closest sensitive residential receivers on the condition the Multi-Purpose Court treatments are implemented.

## 5.9 JUNIOR SCHOOL SPORTS FIELDS (D20)

Junior school sports ovals are proposed along the Eastern side of the College.



Considering children being scattered across all fields during classes, the assessment is based on 1 class, each with 30 children, located at each of the three areas indicated above, i.e. 90 children using the field at the same time, with 60 children on average, 50 metres from the residential receivers and 30 children 100 metres from residential receivers.

Vocal efforts of group of children are based on the following:

- Effective Sound Power Level for 'n' children = Effective Sound Power Level for 10 children +  $10 \log (n/10)$ .

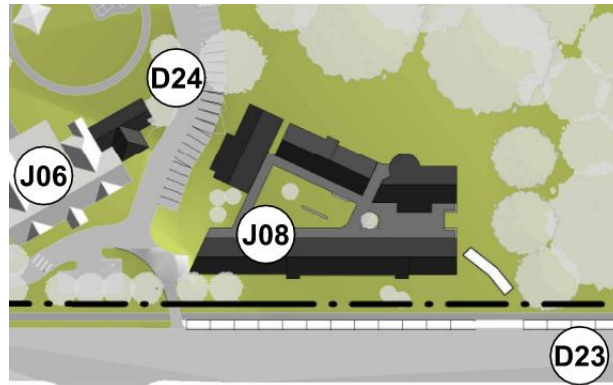
Effective sound power level ( $L_{Aeq,15min}$ ) for groups of 10 children playing is 87dB(A) which leads to each group of 30 children emitting 91.8dB(A) $L_{eq,15min}$ .

Area Noise Impact	Calculation Example		
	Sound Power, dB(A) $L_{eq,15min}$	Distance reduction, dB	Resultant Noise, dB(A) $L_{eq,15min}$
A	91.8	-42	49.8
B	91.8	-42	49.8
C	91.8	-48	44
Combined			53

The combined noise impact of 53dB(A)Leq,T is compliant with the Redland Comparison of Like Parameters applicable for daytime (7am to 6pm), however, exceed the noise limits for evening and night time. On that basis, unless participant number reduction from the above considerations are acceptable, we recommend limiting the hours of use – i.e. allowable usage between 7am and 6pm.

### 5.10 EARLY LEARNING CENTRE (J08)

New early learning centre is proposed along the Southern boundary of the College. The College has an Early Learning centre (79 approved places), operational between 7am and 6pm, however, given the new location at J08, our assessment has considered noise emissions from the new location between the same timeframes as current early learning centre but increasing the number of children to  $\leq 150$ .



The closest point of the new proposed location is approximately 72 metres from closest sensitive residential building outside of the development (-45.1dB, distance noise reduction). To achieve compliance with Redland comparison of like parameters and background creep limits, the total generated sound power level of children must not exceed 98dB(A)<sub>Leq,15min</sub>, without considering any natural barriers of shielding from building structures.

Noise emissions associated with the early learning centre are dominated by outdoor play area usages. Based on AAAC Guideline for Child Care Centre Acoustic Assessment, vocal efforts are generally determined in three age groups as follows:

- Group A, 0 to 2 years - 78dB(A) Leq,15min (group of 10);
- Group B, 2 to 3 years - 85dB(A) Leq,15min (group of 10);
- Group C, 3 to 5 years - 87dB(A) Leq,15min (group of 10);

Combined vocal efforts of group of children are based on the following:

- Effective Sound Power Level for 'n' children = Effective Sound Power Level for 10 children + 10 log (n/10).

The above leads to the following sound power levels:

Group	Calculation Example	
	Number of Children	Resultant Sound Power Level, dB(A) $L_{eq,15min}$
A	50	90
B	50	92
C	50	94
Combined		97

The above conservative calculations indicate that the noise impacts of the children are at least 1dB(A) below the limit and on that basis, compliance with noise emission limits can be achieved.

Noise impacts from children to other sites within the College shall be addressed at a later stage, to ensure that the impacts are acceptable. It is common to apply solid barriers to outdoor areas to limit noise emissions to outside, and acoustically rate building facades to limit noise emissions from internal areas.

Rain induced noise impacts and external noise impacts onto internal areas of the Early Learning centre shall be assessed during detailed design phase, to ensure acceptable indoor noise limits are achieved. Typically,  $R_w$ 32 rated glazing systems,  $R_w$ 40-45 rated façade systems, colorbond roof with Anticon over purlins and solid plasterboard are adequately addressing external noise sources.

Additional sound absorptive ceiling/wall treatments are recommended to indoor play and study areas and the like to achieve adequate reverberation time targets and reduce noise build-up. In addition, privacy between various areas of the centre shall be assessed to ensure adequate sound insulation is achieved.

Plant and equipment is selected and acoustically treated to achieve noise emission limits in Section 4.2, as well as achieving acceptable noise levels within external areas of the College and the Early Learning Centre (nominally 48dB(A) at external recreation/play areas, pedestrian and external to other buildings within College, except at night external to sleeping areas where lower noise impacts must be targeted to achieve acceptable indoor noise levels at night) as well as within College indoor areas to satisfy DoE, DETE and Ormiston College own requirements, whichever is relevant and applicable.