

ENVIRONMENTAL ASSESSMENT REPORT

**PROPOSED MINISTERIAL
INFRASTRUCTURE DESIGNATION
– ORMISTON COLLEGE**

Prepared for
ORMISTON COLLEGE
June 2025



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sophie Lam
Associate Director	Liam Martin
Consultant	Chris Johnston and Karan Rao
Project Code	P0035995
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

TABLE OF CONTENTS

	Table of Contents	2
1.	Executive Summary	4
	Applicant and Urbis Contact Details	5
2.	Introduction	6
3.	The Site and Surrounds.....	8
3.1.	Site Details	8
3.2.	Site Infrastructure Characteristics.....	9
3.3.	Surrounding Context	10
3.4.	Existing Development Approvals	10
4.	The Proposal.....	13
4.1.	Overview of the Proposed Designation	13
4.2.	Intent Of the Designation	13
4.3.	Development component Overview and Description.....	14
4.4.	Consistency with Previous Development Approvals	15
4.5.	Rehabilitation and conservation.....	15
4.6.	Community Benefits.....	15
4.7.	Specialist Information.....	16
4.8.	Designation Process	16
5.	Statutory Planning Framework	17
5.1.	State and Regional Planning Framework	17
5.1.1.	State Planning Policy.....	18
5.1.1.1.	Environment and Heritage.....	19
5.1.1.2.	Natural Hazards Risk and Resilience	19
5.2.	Local Planning Framework	20
5.2.1.	Land Use Definition	20
5.2.2.	Zoning.....	20
5.2.3.	Key Planning Assessment – Planning Scheme Zone Codes.....	21
5.3.	Planning Scheme Overlays	24
5.4.	Strategic Outcomes of the Redland City Plan	26
5.4.1.	Strategic Intent	26
5.4.2.	Strategic Framework Assessment Summary	27
6.	Environmental Assessment	29
6.1.	Transport Infrastructure	29
6.1.1.	Site Access and Traffic Impacts	29
6.1.2.	Car Parking.....	29
6.3.	Natural Hazards	30
6.3.1.	Flood Impacts	30
6.4.	Landscape Design	31
7.2.1.	Additional Stakeholder Engagement	33
8.	Conclusion	38
9.	Disclaimer	39

Appendix A	Title Search
Appendix B	Existing Master Plan
Appendix C	Proposed Master Plan
Appendix D	Site Based Stormwater Management Master Plan
Appendix E	Traffic Engineering Report
Appendix F	Noise Impact Assessment
Appendix G	Bushfire Hazard Assessment
Appendix H	Landscape Master Plan
Appendix I	Ecological Assessment
Appendix J	Draft Consultation Material
Appendix K	Preliminary Engagement Responses

1. EXECUTIVE SUMMARY

Urbis Ltd has been commissioned by *Ormiston College* (the **Applicant**) to prepare this Environmental Assessment Report in accordance with Section 36 of the *Planning Act 2016* (**Planning Act**), in support of a request to the Minister of State Development, Infrastructure and Planning (the **Minister**) for the designation of land at 97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston (Ormiston College).

Table 1 – Property Information

Item	Details
Site 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 • Lot 3, Lot 4, Lot 5 on SP342447 • Lot 1, Lot 2 on RP110831 • Lot 1 on RP127130 • Lot 3 on RP49638
Property Name	Ormiston College
Landowner	Ormiston College Limited & Ormiston College Foundation Limited
Total Site Area	272,435m ² (approx.)
Local Government	Redland City Council

This request seeks the designation of infrastructure in accordance with Schedule 5 of the *Planning Regulation 2017* (**Planning Regulation**). The following types of infrastructure are sought as part of this designation:

- 3 *Community and cultural facilities, including community centres, galleries, libraries and meeting halls*
- 6 *Educational Facilities*
- 9 *Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated*
- 10 *Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated*

This Environmental Assessment Report has been prepared in accordance with Section 36 of the Planning Act and the Minister's Guidelines and Rules (**MGR**), a statutory instrument made pursuant to Section 17 of the Planning Act.

The proposal has been assessed against the relevant legislative provisions. This assessment demonstrates the proposed designation maintains consistency with the relevant statutory instruments and does not result in additional environmental impacts.

This Environmental Assessment Report demonstrates the proposed designation maintains consistency with previous development approvals, minimises environmental impacts, and results in significant community benefits including:

- Supporting the growth of South East Queensland through the provision of critical infrastructure in a high growth area.

- Providing opportunities for local employment.
- Building and enhancing a sense of local community and identity.
- Continuing to support a variety of education offerings and choice for the local community.
- Allowing flexibility for the school to adapt to future and emerging trends in education delivery into the future.
- Allowing for the staged delivery of the school campus for the needs of staff and students into the future.

On the basis of the assessment contained within this report, the Minister is requested to favourably consider the proposed designation.

APPLICANT AND URBIS CONTACT DETAILS

Applicant	Ormiston College
Urbis contact person	Liam Martin Chris Johnston Karan Rao
Urbis contact details	(07) 3007 3800 lmartin@urbis.com.au cjohnston@urbis.com.au kpadbidri@urbis.com.au
Urbis reference	P0035955

2. INTRODUCTION

Urbis has been commissioned by *Ormiston College* (the **Applicant**) to prepare this Environmental Assessment Report, in support of a request to the Minister of State Development, Infrastructure and Planning (the **Minister**) for the designation of land at 97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston (Ormiston College).

This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation 2017 (**Planning Regulation**). The following types of infrastructure are sought as part of this designation:

- 3 *Community and cultural facilities, including community centres, galleries, libraries and meeting halls*
- 6 *Educational Facilities*
- 9 *Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated*
- 10 *Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated*

The intent of this designation is to provide for the timely and cost-effective delivery of a combination of major and minor infrastructure works to broaden the campuses offering. The campus has been operating since 1988 and with rapid growth of the surrounding residential population, it is prudent to ensure the school can continue to provide for the needs of students, staff and the surrounding community into the future.

This designation seeks the provision of new buildings and facilities, including sporting fields, admin facilities, and new educational buildings. New buildings and facilities will broaden the campuses offering to students by providing purpose-built facilities to support growth of the campus and allow the college to remain a central hub of the community.

The proposed designation has been designed with a focus on maintaining and strengthening existing matters of environmental significance. This has resulted in a development footprint with net-zero loss to existing Koala Habitat. This is supported by robust technical supporting documentation.

This report provides an overview of the proposed infrastructure, along with an assessment of matters a designator must be satisfied with pursuant to Section 36 of the *Planning Act 2016* (**Planning Act**) and Chapter 7 of the *Minister's Guidelines and Rules 2016* (**MGR**).

Specifically, this report has been prepared to address the following in accordance with Chapter 7, Part 1, Section 2.2 of the MGR, as follows:

- (a) *the site description including the location of the premises proposed to be designated;*
- (b) *any existing uses on the premises proposed to be designated;*
- (c) *existing uses on adjoining sites;*
- (d) *the type of infrastructure;*
- (e) *information about the nature, scale and intensity of the infrastructure and each use proposed;*
- (f) *the intended outcomes of the proposed uses on the site;*
- (g) *any anticipated impacts on the surrounding infrastructure network (both state and local);*
- (h) *a list of the applicable state interests as identified by the infrastructure entity and a statement about how they relate to the infrastructure proposal;*
- (i) *a statement about any relevant regional plans and state development areas that are applicable to the site and how they are relevant to the infrastructure proposal;*
- (j) *sufficient information to address the requirements of section 36(1) of the Act;*
- (k) *a proposed consultation strategy for the proposed designation that has taken into account the level of impact of the infrastructure proposal and that includes a method for consultation with directly affected*

landowners, adjoining landowners, and identified Native Title parties, differentiated from general public consultation; and

(l) any other matter the infrastructure entity considers relevant to the request.

This report should be read in conjunction with relevant architectural drawings and specialist reports included as appendices.

3. THE SITE AND SURROUNDS

3.1. SITE DETAILS

The site is located at 97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston. Key site details are provided in **Table 2**.

The site has a total area of approximately 272,435m² and has frontages to Sturgeon Street (North); Delancey Street (East); and Dundas Street West (South).

The site is improved by the existing Ormiston College Campus, including classrooms, administration buildings, car parking areas and recreation/sporting facilities and ovals. The existing condition of the site is illustrated in **Figure 1**.

Table 2 – Key Site Details

Item	Details
Site Address	97 – 153 Dundas Street West, 6-182 Delancey Street, and 122 – 134 Sturgeon Street, Ormiston QLD 4160
Real Property Description	Lot 1 on RP127130, Lot 3, 4 & 5 on SP342447, Lot 100, 101 & 102 on SP306734, Lot 3 on RP49638, Lot 1 & 2 on RP110831.
Property Name	Ormiston College
Total site area	272,435m ²
Landowner	Ormiston College Limited & Ormiston College Foundation Limited
Encumbrances	The site has four (4) known encumbrances, including: ▪ ASP310595 ▪ BSP310595 ▪ CSP310595 ▪ JSP346395
Road frontages	The site has three (3) road frontages, being: ▪ Sturgeon Street (North) ▪ Delancey Street (East) ▪ Dundas Street West (South/South-west)
Existing improvements	The site is currently occupied by Ormiston College, and it operates an early learning centre and school which contains classrooms, sports centres, sports fields, and administration offices.
Vegetation	The majority of the site is largely cleared, with the exception of mature vegetation located to the site's south-east corner. Further details are included in Section 6.3 below.
Vehicle Access	The proposal will be accessed via eight (8) vehicle accesses, including four (4) combined ingress/ egress from Dundas Street West, a singular ingress-only access off Dundas Street West, two (2) egress-only accesses off Dundas Street West and one (1) combined ingress/ egress access of Sturgeon Street roundabout.

Figure 1 – Site Aerial



Source: Nearmap 2025 (Marked up by Urbis)

3.2. SITE INFRASTRUCTURE CHARACTERISTICS

Table 3 below provides a general description of the infrastructure which services or is directly related to the site.

Table 3 – Site Infrastructure Overlay

Infrastructure	Description
Road Infrastructure	The site has three (3) road frontages. This includes the following: ▪ Sturgeon Street – Secondary Road ▪ Delancey Street – Local Road ▪ Dundas Street West – Local Road
Public Transport Network	The site is serviced by bus services, including Ormiston college's private bus service and designated TransLink Bus stops along Delancey Street and Sturgeon Street. Relevantly, a bus stop pair is located to the immediate north-east of the site at the intersection of Sturgeon and Delancey Street. Additionally, the Sturgeon Street Bus stop near Starkey Street is approximately 400m to the north-west. There are additional bus stops along Sturgeon Street approximately 100m further east of Delancey Street. These bus stops are serviced by route 251 and 252. Further, the Ormiston Train Station is located within approximately 600m of the site. This railway line operates regular train services inbound and outbound of the Redlands.
Urban Infrastructure	The site is connected to all essential services, including sewer, water, stormwater, electricity and telecommunications.

3.3. SURROUNDING CONTEXT

The site is located within the suburb of Ormiston, specifically in an area that comprises of business, office, retail and low-density residential development. The site, in its immediate context is shown in **Figure 2** below.

At a local scale, the site has the following surrounding context:

- **North** – Immediately North is Fellmonger Park and Hilliard’s Creek Park, offering a green space for recreation and leisure. Further beyond are residential dwellings that contribute to the suburban character of the area.
- **East** – Predominantly residential development is located to the east, with townhouses immediately adjacent to the property and extending towards Raby Bay. Approximately 600m east of the site is the Ormiston Train Station, providing convenient public transport access. This area also provides various community and educational facilities, including Redlands Pickleball Club and Ormiston State School.
- **South** – Immediately south of the site are Skinner Urban Habitat, Dundas Street Park, and a portion of the Hilliard’s Creek Corridor, providing additional greenspaces and natural landscapes.
- **West** – To the west is the Hilliard’s Creek Corridor, surrounded by residential dwellings and the Wellington Point Shopping Centre/Mall. The Wellington Point Shopping Centre offers a variety of healthcare services, Café’s and other small businesses.

Figure 2 – Aerial Image of the Site (Intermediate Context)



Source: Nearmap, 2025 (Marked up by Urbis)

3.4. EXISTING DEVELOPMENT APPROVALS

Table 4 below provides a list of existing development approvals in effect over the site.

The approvals listed include all Development Permits for Material Changes of Use associated with the College which have been granted in the past 10 years.

The table below provides a summary of the approvals, and the extent to which the proposed Designation will not conflict with these approvals.

Table 4 – Approvals over the Site

Council Reference Number	Description
MCU18/0252.03	On 20 January 2025, Council approved a Minor Change to the existing development permit for Material Change of Use for Educational Establishment (Car Park) and Operational Works (Excavation and Fill). This approval related to the Sturgeon Street Car Park of the Ormiston College Campus. The minor change sought for the temporary extension of the car park to utilise areas earmarked for future resumption by Council.
MCU24/1053	On 2 December 2024, Council approved a Minor Change to the Existing Development Permit granted over the site on 10 May 2022 (Council Ref: MCU22/055). This Minor Change sought the establishment of a Shed on-site for additional storage capacity.
MCU22/0084	On 2 March 2023, Council approved a Development Permit for a Material Change of Use for an Educational Establishment (Tennis Courts). The proposed designation will not prejudice the delivery of the approved development. The proposed master plan illustrates these approved tennis courts to the site's northern boundary.
MCU22/0055	On 10 May 2022, Council approved a minor change to an existing approval for C1262 granted on the 21 October 1986. This approval provided for the replacement of the existing science building. A further minor change to the approval was granted on 25 November 2024 which sought to include a storage shed on site (Council ref: MCU24/0153).
MCU18/0252.02	On 3 April 2019, Council approved a Development Permit for a Material Change of Use and Operational Works for an Educational Establishment Carpark and Excavation and Fill. A minor change to the approval was granted on 20 January 2025 which sought minor modifications to the car park layout (Council ref: MCU18/0252.03). From recent aerial imagery of the site, the carpark has now been constructed.

There are a range of additional development approvals which relate to the site, with the earliest approval granted in 1970. Whilst these approvals are not included above in **Table 4**, the designation is not expected to impact the delivery of approved infrastructure or compliance with the conditions of these approvals.

3.5. CURRENCY OF APPROVALS

With respect to the existing approvals, much of the approved works have been delivered. Only the approved shed determined through Development Permit **MCU24/0153** is yet to be developed, alongside multiple building works approvals. The currency period (or relevant period) for each of these approvals extend across legislation (including the *Sustainable Planning Act 2009* or *Planning Act 2016*) which varies the length currency of each approval.

Accordingly, the Applicant seeks the provision of development yet to be constructed to be assessed through the MID process, rather than continuing to proceed with development applications under development

permits approved under and assessed against the Planning Scheme. The MID process has been selected as the most appropriate approval pathway to facilitate the timely development of the college campus.

3.6. COMPLIANCE WITH CONDITIONS

The Applicant acknowledges and notes that the MID process does not remove or negate the need for ongoing compliance with development approval conditions. Any ongoing obligations and former operational conditions associated with the abovementioned development approvals, will be captured through the Environmental Assessment Process, to ensure any conflicts are avoided.

In this regard, we have undertaken a review of the conditions of approval for the most recent development permits and noted only general conditions and those specific to the approved works were applied. As such, the proposal is considered compliant or likely compliant with all current conditions of approval.

4. THE PROPOSAL

4.1. OVERVIEW OF THE PROPOSED DESIGNATION

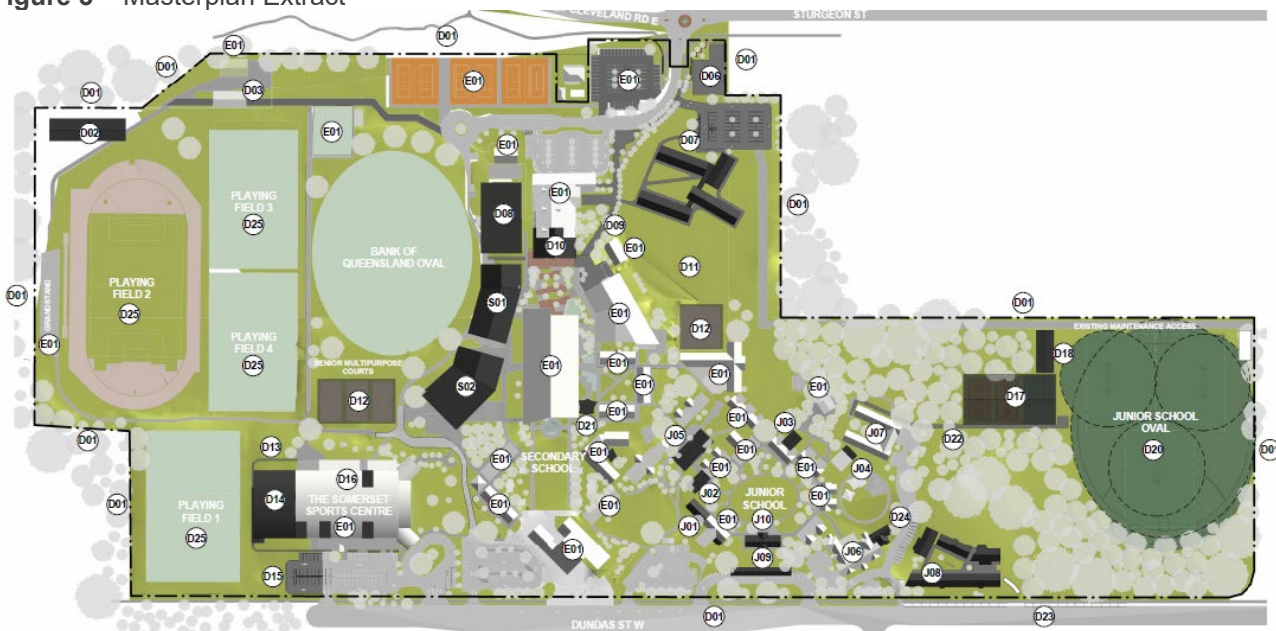
This Environmental Assessment Report seeks the designation of the land at 97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston, formally described as Lot 1 on RP127130, Lot 3, 4 & 5 on SP342447, Lot 100, 101 & 102 on SP306734, Lot 3 on RP49638, Lot 1 & 2 on RP110831 for the provision of infrastructure.

This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation. The following types of infrastructure are sought as part of this designation:

- 3 *Community and cultural facilities, including community centres, galleries, libraries and meeting halls*
- 6 *Educational Facilities*
- 9 *Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated*
- 10 *Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated*

The Designation will result in the upgrades and extensions to existing campus buildings and facilities to introduce new infrastructure on campus. The proposal is shown in the following masterplan extract in **Figure 3** and the attached Architectural Drawings in **Appendix C**.

Figure 3 – Masterplan Extract



Source: Rohrig

4.2. INTENT OF THE DESIGNATION

Ormiston, as a part of Redland City has experienced a substantial increase in population, growing at a rate of 2.45 per cent as compared to 1.88 per cent across the rest of Redland (Source: ABS SA1 Geographies). Planning for this growth is essential, in terms of providing adequate infrastructure, and particularly educational infrastructure that meet the community's expanding needs. Ormiston College has a long-standing reputation in the local area, offering comprehensive educational services from preschool to secondary learning.

The intent of this designation is to provide for the timely and cost-effective delivery of a combination of major and minor infrastructure works across the Ormiston College Campus. Established in 1988, the college currently has a waitlist of 1,015 students from prep to year 11 and 230 children waiting for a place at the

early learning centre in 2026, a number that is increasing due to the rapid residential growth in the surrounding area. The proposed works are essential to accommodate this growing demand and to continue meeting the needs of students, staff and the broader community.

This designation seeks the renovation of existing buildings and the construction of new facilities. These new buildings will enhance the campus's offerings, providing purpose-built spaces that support the college's growth and reinforce its role as a central hub within the broader community.

4.3. DEVELOPMENT COMPONENT OVERVIEW AND DESCRIPTION

This designation seeks the delivery of upgrades and extensions to existing campus buildings to introduce new infrastructure on campus. For the purposes of this request, the proposed infrastructure is generally described as follows:

Buildings

- New Multi-Use Building – Education teaching spaces and storage (2-storeys);
- New Multi-Use Building – Utilities, maintenance and archive (2-storeys);
- New grounds/green keeper's shed;
- New Boarding Facility (3-storeys);
- New Aquatic Centre – 50m pool (2-storeys);
- New multi-use educational building (2-storeys);
- Lingo Lin performance arts theatre extension;
- New grandstand (2-storey);
- New indoor multi-purpose courts with enclosed cricket pitch and nets;
- New storage shed including new change rooms/ amenities (1-storey);
- Building extension – Year 4 (1-storey);
- Building extension – Year 5 (1-storey);
- New changeroom/amenities (1-storey);
- Extension to amenities (1-storey);
- Extension to changeroom/ amenities (1-storey);
- Repurpose and extend existing prep for grade 1 class (1-storey);
- New early learning centre (2-storey);
- New administration building (2-storeys);
- New business studies and arts precinct (3-storeys); and
- New multi-use building – educational teaching spaces with amenities (2-storeys).

Parking

- Carpark extension to Dundas Street West carpark;
- New boarding facility associated car parking/ drop-off zone;
- New council street parallel parking; and
- Extension to Early Learning Centre existing parking.

Site Improvements

- New full perimeter boundary security fence with automatic vehicular sliding gates, pedestrian access gates and koala crossing as required;

- New outdoor play area;
- New junior school sports fields with external sports lighting;
- New Sturgeon Street connection path and landscape;
- New concrete connection pathway;
- Somerset sports centre covered entries;
- New external shaded seating;
- New concrete covered connection pathway for branch fall protection;
- New field lighting to existing field; and
- New covered junior school drop off zone.

4.4. CONSISTENCY WITH PREVIOUS DEVELOPMENT APPROVALS

As discussed, the site has the benefit of historic development approvals which have facilitated the current school campus and development footprint.

The proposed designation has been refined with consideration of these previous development approvals to ensure the designation meets the needs of the surrounding community.

The development has been designed to contain the proposed designation generally within the footprint of existing school facilities.

For the most part, the proposed designation is entirely consistent with the development footprint of the previous development approvals over the site. The proposed designation maintains consistency with the site's previous development approvals and minimises impacts to that which were previously approved.

4.5. REHABILITATION AND CONSERVATION

In addition to the proposed extensions and new buildings of the proposed designation, a fundamental element in the broader master plan is the conservation of identified matters of environmental significance, namely Koala habitat

Adopting a no-net loss amelioration strategy, the proposed designation will implement a range of conservation measures that combat the resulting habitat loss. Site specific rehabilitation works include the implementation of a Site Rehabilitation Plan (SRP) which aims to improve existing ecological corridor values of the site. Additionally, a Koala Management Plan will be prepared prior to the commencement of works, ensuring that accepted clearing activities do not impede koala movement through the affected area.

Where vegetation clearing is necessary, strategically located revegetation areas totalling 0.81 hectares have been identified to preserve regions of environmental significance and strengthen existing movement corridors. This approach ensures the integrity of these sensitive zones is maintained, supporting sustainable growth essential to the college's expansion.

Furthermore, the proposed designation does not include any significant built-form elements within the cleared vegetation areas. This measure is designed to preserve fauna movement corridors, protecting these areas from potential development encroachment.

For further information please refer to the attached Architectural Drawings in **Appendix C**.

4.6. COMMUNITY BENEFITS

The Ormiston College Infrastructure Designation will result in a range of community benefits. This includes:

- Supporting the growth of South East Queensland through the provision of critical infrastructure in a high growth area.
- Building and enhancing a sense of local community and identity.
- Providing opportunities for local employment.

- Continuing to support a variety of education offerings and choice for the local community.
- Allowing flexibility for the school to adapt to future and emerging trends in education delivery into the future.
- Allowing for the staged delivery of the school campus for the needs of staff and students into the future.
- Providing a school campus for local residents.
- Promoting the use of public transport options.
- Maintaining conservation area for the local community, protecting identified matters of environmental significance into the future.

4.7. SPECIALIST INFORMATION

This report should be read in conjunction with the other supporting documentation, drawings and technical reports accompanying this Environmental Assessment Report, which are:

- **Appendix C** – Proposed Master Plan, *prepared by Rohrig*;
- **Appendix D** – Site Based Stormwater Management Plan, *prepared by Naxos Engineers*;
- **Appendix E** – Traffic Engineering Report, *prepared by Colliers International Engineering and Design (TTMC) Pty Ltd*;
- **Appendix F** – Acoustic Impact Assessment, *prepared by Acoustic Logic*;
- **Appendix G** – Bushfire Hazard Assessment, *prepared by Rob Friend and Associates*;
- **Appendix H** – Landscape Concept Plan, *prepared by Jeremy Ferrier*; and
- **Appendix I** – Ecological Assessment, *prepared by JWA Ecological Consultants Pty Ltd*.

These detailed technical reports have been prepared to respond to and address the relevant assessment matters discussed throughout this Environmental Assessment Report. Further information on the findings of each report is included in **Section 6** below.

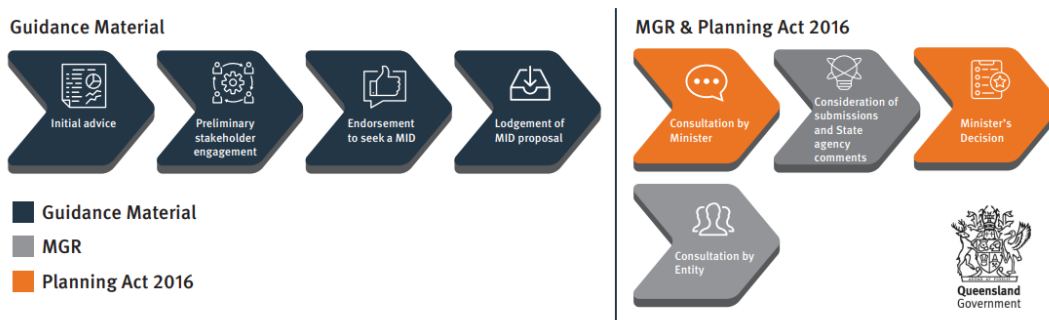
4.8. DESIGNATION PROCESS

The Queensland Government have advised that the project is eligible for the Ministerial Infrastructure Designation (MID) process. The assessment process is displayed in **Figure 4** below.

Consultation by the Minister will occur prior to and during the assessment of the Environmental Assessment Report.

Figure 4 – The MID Process

Process for making a Ministerial Infrastructure Designation (MID), and making an amendment to a MID (not a minor amendment)



Source: DSDILGP, 2022

5. STATUTORY PLANNING FRAMEWORK

5.1. STATE AND REGIONAL PLANNING FRAMEWORK

A summary assessment of the State and Regional planning framework as relevant to the proposed designation is outlined in **Table 5** below.

Table 5 – Overview of State and Regional Planning Framework

Instrument/Assessment Benchmark	Publication Date for Instrument	Assessment against Proposal
<i>Planning Act 2016</i> (Planning Act)	29 November 2024	This application relates to the making of a designation for infrastructure in accordance with Section 36 of the Planning Act.
<i>Planning Regulation 2017</i> (Planning Regulation)	3 February 2025	This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation. The following types of infrastructure are sought as part of this designation: 3 <i>Community and cultural facilities, including community centres, galleries, libraries and meeting halls</i> 6 <i>Educational Facilities</i> 9 <i>Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated</i>
<i>Minister's Guidelines and Rules Version 3.0 (MGR)</i>	22 July 2024	The MGR is a statutory instrument made pursuant to Section 17 of the Planning Act. In accordance with Section 36(3) of the Planning Act, the Minister may, in guidelines, set out the process for the environmental assessment and consultation. This application has been prepared to satisfy the requirements of the MGR.
<i>State Planning Policy (SPP)</i>	25 May 2024	Section 36(7) of the Planning Act requires that to make, or amend, a designation, a designator must have regard to all planning instruments that relate to the premises. Further, the designation must have regard to any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendments. The SPP is identified as a relevant instrument in this instance, and therefore, must be considered. The following state interest matters are relevant to the premises: ▪ Environment and Heritage: Biodiversity – MSES – High ecological significance wetlands; MSES – Regulated vegetation (essential habitat),

Instrument/Assessment Benchmark	Publication Date for Instrument	Assessment against Proposal
		Regulated vegetation (wetland) and MSES – Wildlife habitat (koala habitat areas – core), Wildlife habitat (endangered or vulnerable). ▪ Safety and Resilience: Natural Hazards Risk and Resilience – Flood Hazard Area – Local Government Flood Mapping Area and Bushfire prone area. An assessment against the SPP assessment benchmarks relevant to the site are provided in Section 5.1.1 below. The proposed designation complies with the relevant assessment benchmarks of the SPP.
<i>ShapingSEQ 2023</i> (Shaping SEQ)	15 December 2023	The site is located within the Urban Footprint area. To achieve its purpose, the SEQ Regional Plan sets forth a land use pattern to accommodate the region's urban growth needs. The site is located within the Urban Footprint, which identifies land predominantly allocated to provide for the region's urban development needs for the next 50 years. The proposed development is consistent with the Urban Footprint designation of the site. The proposal seeks the efficient and timely upgrade of educational facilities at an existing school campus in the Urban Footprint area. The proposal will continue to support surrounding community, providing a much-needed enhanced facility to accommodate its students and ensure the viability and success of the college into the future.
<i>State Development Assessment Provisions</i> <i>Version 3.2</i> (SDAP)	3 February 2025	In accordance with Section 44(6)(b)(ii) of the <i>Planning Act 2016</i>, development in relation to infrastructure under a designation is Accepted Development. As such, the proposal does not require assessment against the SDAP.

5.1.1. State Planning Policy

Consideration of the SPP is relevant to the making of a designation in accordance with Section 36(7) of the *Planning Act*. The SPP outlines state interests that are to be considered by local government and implemented into every local planning scheme to ensure their long-term protection.

The state interests relevant to the site and a high-level overview of the proposal's compliance with the SPP is provided below.

5.1.1.1. Environment and Heritage

The site is identified on the SPP Interactive Mapping System as potentially comprising the following:

- Biodiversity:
 - MSES – High ecological significance wetlands;
 - MSES – Regulated vegetation (essential habitat), Regulated vegetation (wetland);
 - MSES – Wildlife habitat (koala habitat areas – core), Wildlife habitat (endangered or vulnerable).

In relation to potential biodiversity values, Part 2 of *Redlands City Plan 2018* confirms the Planning Scheme has appropriately integrated provisions of the SPP which relate to biodiversity values. Further, the proposed development is located within the mapped MSES and will impact on the biodiversity values on the site.

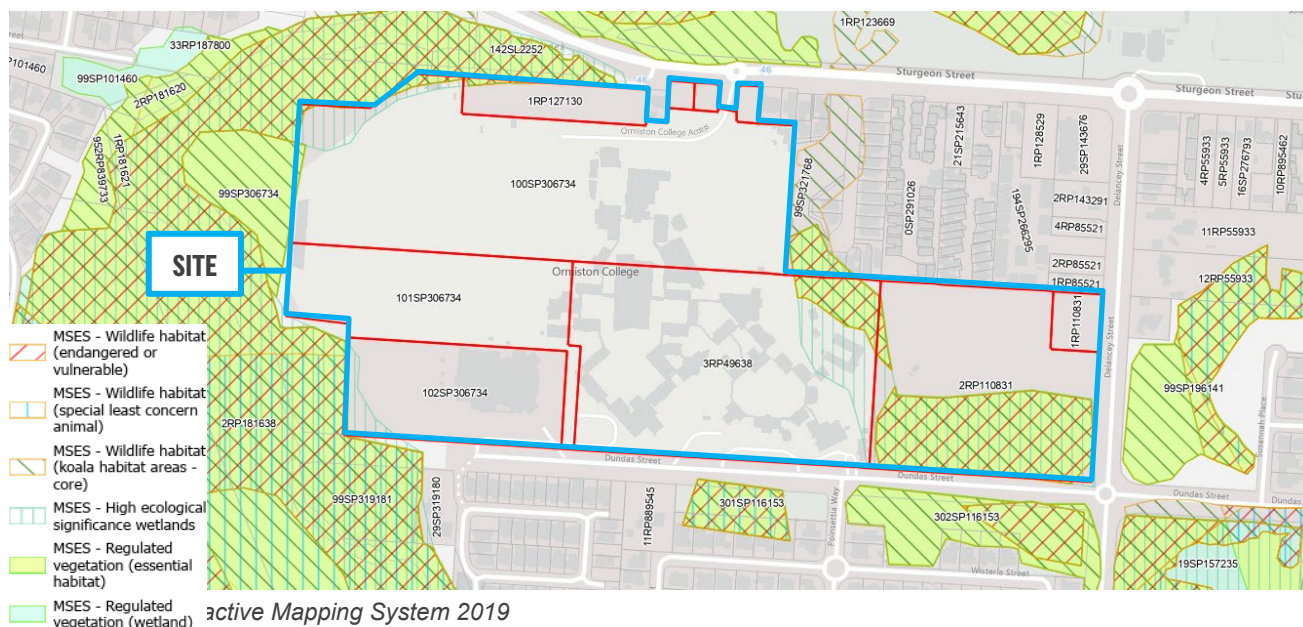
As shown in **Figure 5**, matters of environmental significance are limited to vegetation within south-east portion of the site. Relevantly, most of the site is clear of matters of environmental significance reflecting the extent of development which has occurred to facilitate the existing school campus.

The proposed designation is generally contained within areas of the site clear of matters of environmental significance to ensure that negligible impacts occur. The exception to this, is the proposed junior school sports fields in the eastern corner of the site. This infrastructure will be delivered with compensatory planting to be undertaken in the vacant area adjacent to the development.

Notwithstanding that the designation is contained within areas generally outside of mapped MSES, the proposed works and has been supported by an Ecology Assessment Report, prepared by JWA Ecological Consultants at **Appendix I**.

The outcomes of this ecological assessment provided additional recommendations which include the preparation of a Koala Management Plan prior to commencement of works. Whilst the redevelopment of the site will result in clearing and modification of vegetation, the designation offers a real opportunity for improvement of the condition of the retained regulated vegetation.

Figure 5 – SPP Matters – Environment and Heritage



5.1.1.2. Natural Hazards Risk and Resilience

The site is identified on the SPP Interactive Mapping System as potentially comprising the following:

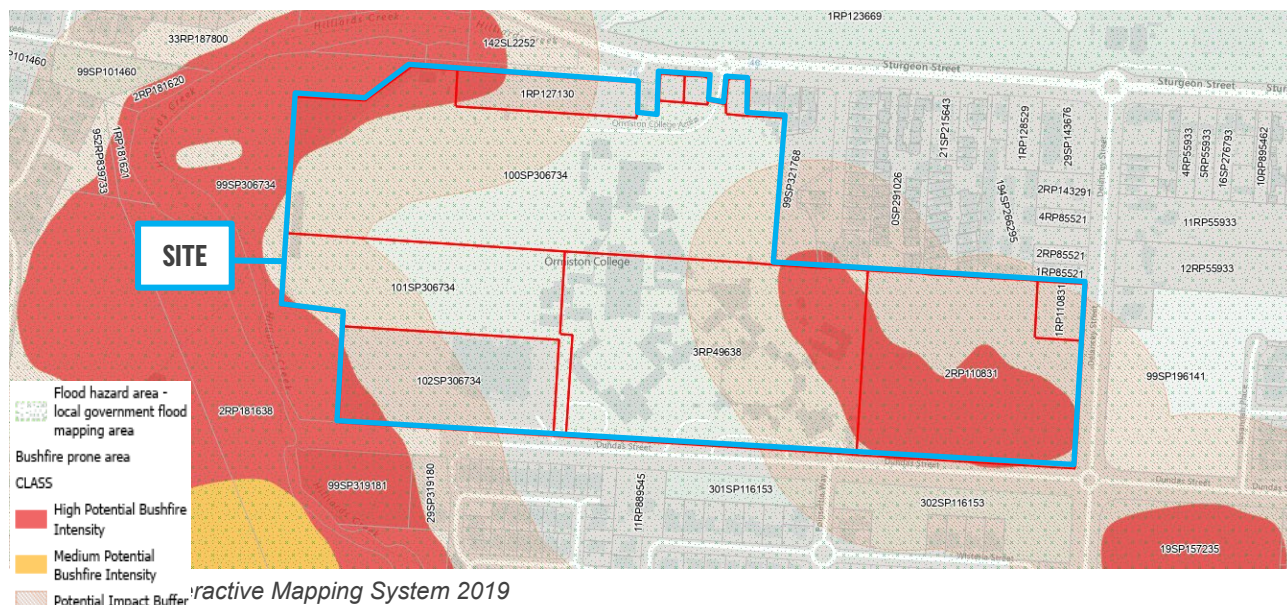
- Natural Hazards Risk and Resilience:
 - Flood Hazard Area – Local Government Flood Mapping Area; and
 - Bushfire prone area.

In relation to potential flood inundation, the determination of flooding impacts is delegated to the Local Government and relevant flood mapping. Pursuant to Redlands City Plan Flood hazard overlay, the north-west and south-east corners of the site is minorly flood affected. Therefore, the SPP matters relating to flooding still apply.

With respect to the site's bushfire hazard, a Bushfire Risk Assessment has been prepared and complemented this submission. It is anticipated that any recommendations contained within this report will be conditioned on any plan of designation to ensure ongoing bushfire compliance and mitigation.

Refer to the mapping provided in **Figure 6** for more details.

Figure 6 – SPP Matters - Natural Hazards Risk and Resilience



5.2. LOCAL PLANNING FRAMEWORK

The *Redland City Plan 2018* (Version 12) (**Planning Scheme**) is ordinarily the relevant local categorising instrument used to assess and decide development applications within the Redland City Council local government area (**LGA**).

A MID assessment, while being undertaken by the State, must have regard to local provisions. Therefore, the following sections of this report provide a high-level assessment of the proposed development against the relevant provisions of the City Plan.

5.2.1. Land Use Definition

Pursuant to the Planning Scheme, the proposal if it was to be subject to assessment against the Planning Scheme, would be defined as an Educational Establishment as follows:

Educational establishment

- training and instruction to impart knowledge and develop skills; or
- student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

5.2.2. Zoning

In accordance with the Planning Scheme, the College is located within three City Plan Zones, including the Conservation Zone, Low Density Residential Zone, and the Community Facilities Zone (Education Establishment precinct).

The site's planning scheme zone designation is shown in the **Figure 7** below.

Figure 7 – Zoning



Legend

 Community Facilities	 Low Density Residential
 Low-medium Density Residential	 Conservation

Source: Redland City Council

It is acknowledged that the extent of the site located within the Low Density Residential is very small, in context to the balance of the site. This area of the site has also been recently developed through tennis courts, under the abovementioned development approval granted by Council on 2 March 2023 (Council Ref: MCU22/0084).

Noting this area of the site represents a very minor extent of the premises, of which is already developed, additional assessment of this area of the site has not been undertaken for the purposes of this Designation request.

A detailed assessment of the relevant Planning Scheme Overall Outcomes of the Community Facilities and Conservation Zone are provided below.

5.2.3. Key Planning Assessment – Planning Scheme Zone Codes

The following sections of this report provide a high-level assessment of the proposed designation against the purpose and Overall Outcomes of the relevant Planning Scheme zone codes pertinent to the site.

5.2.3.1. Community Facilities Zone – Assessment of Overall Outcomes

The proposal is consistent with the purpose and Overall Outcomes of Community Facilities Zone (refer to **Table 6**) and represents an appropriate infrastructure outcome, which is contemplated on the site by the zone.

Table 6 – Community Facilities Zone – Assessment against overall outcomes

Overall outcomes	Assessment of proposal
a) other supporting or complementary uses may occur where they are compatible with and subordinate to the primary community related activity, and do not compromise the intended role or successful functioning of centres;	Complies The proposal caters to new and providing extensions to existing facilities on campus. These uses are compatible with and subordinate to the primary community related activity (education) on site.

Overall outcomes	Assessment of proposal
	Natural landscape buffers are maintained to the eastern boundary of the existing campus and the new early learning centre at Lot 9 & 10. The proposed materials and façade treatments are made of contemporary materials which promote energy efficiency. Crime prevention through environmental design has been incorporated into the redesign of the building, by virtue of the operation and nature of the school campus where safety of children is paramount.
b) community related activities are protected from the intrusion of incompatible activities that may constrain or conflict with their ongoing operation;	Complies Incompatible activities are not outlined as a part of this designation. Thereby, not constraining or conflicting with the campuses ongoing operation. Natural landscape buffers are maintained to the eastern boundary of the existing campus and the new Early learning centre at Lot 9 & 10. These buffers will protect the existing amenity of the neighbouring dwellings.
c) is of a height and scale that allows for the community related activity for which the land is intended while minimising impacts on the locality;	Complies The height of new buildings and extension works remain sensitive to established structures on site with a considered approach adopted to minimise any likely impacts on the locality. New buildings are responsive to existing topography and incorporates views into the landscape. The maximum height of any new buildings is 3 storeys, however, due to undulating site topography will result in negligible external view changes.
d) development makes a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design; and	Complies The architectural design adopted ensures a highly articulated and high-quality built outcome. A range of landscape works are proposed that cater to the immediate amenity and overall Redland city image.
e) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment and sensitive land uses.	Complies Buffer planting is proposed along the north-eastern boundary. These vegetative screens will protect the existing amenity of adjoining properties.

In summary, the designation complies with the Overall Outcomes of the Community Facilities Zone. The designation maintains a character that is consistent with and complements the existing character of the area and maintains a suitable level of amenity for neighbouring residential development.

The proposal has been specifically designed to occupy existing cleared areas of the site and to maintain existing buffers to neighbouring dwellings.

5.2.3.2. Conservation Zone – Assessment of Overall Outcomes

The proposal is consistent with the purpose and Overall Outcomes of Conservation Zone (refer to **Table 7**) and represents an appropriate infrastructure outcome, which is contemplated on the site by the zone.

Table 7 – Conservation Zone – Assessment against overall outcomes

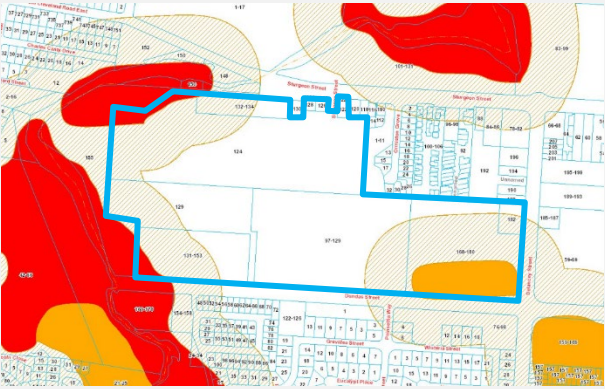
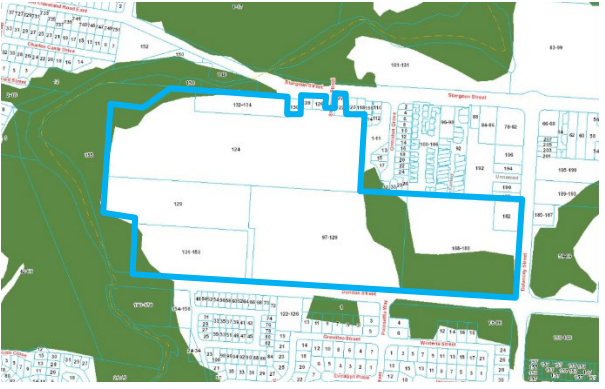
Overall outcomes	Assessment of proposal
a) the landscape qualities, environmental values and ecological functions of land within this zone are maintained or enhanced;	Complies A range of landscape works are proposed that improve site landscape qualities, environmental values and ecological functions, including planting of new Koala trees, vegetative screen planting, garden beds, etc. This is demonstrated through the Ecological Assessment Report at Appendix I.
b) development is small in scale and limited to management and conservation activities, or nature-based education, tourism and recreation;	Complies The extent of development located within the Conservation Zone relates to the new multi-use building only. This development is small-scale and complements the balance of development across the site.
c) reconfiguration avoids further fragmentation of land;	Not Applicable The proposal does not involve any reconfiguring a lot component.
d) development is compatible with flooding and storm tide hazards or other drainage constraints affecting the land; and	Complies The proposal will remain compatible with flood and drainage constraints affecting the north-western and south-eastern portions of the site. This is demonstrated through the Site Based Stormwater Management Plan at Appendix D.
e) development minimises adverse impacts on scenic and natural values of land within the conservation zone.	Complies The proposal maintains natural values of land and where they are likely to be impacted implements conservation measures that mitigate impacts. This is demonstrated through the Ecological Assessment Report at Appendix I.

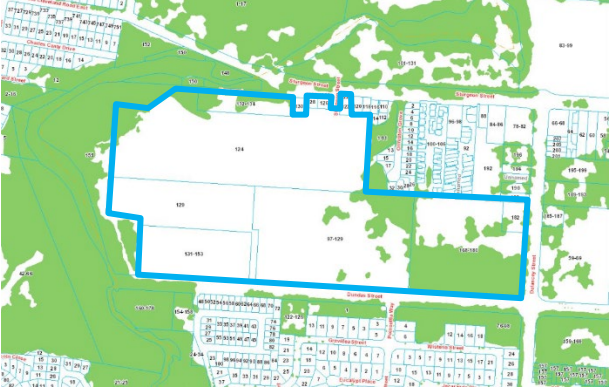
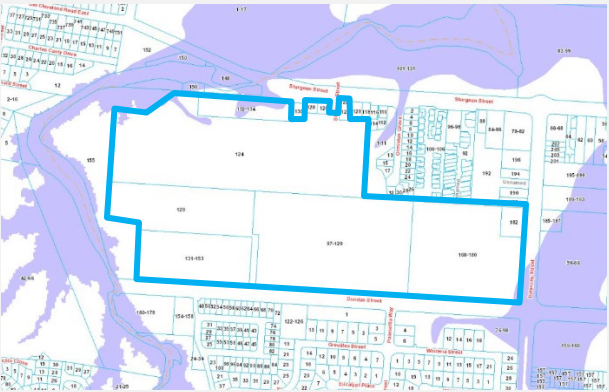
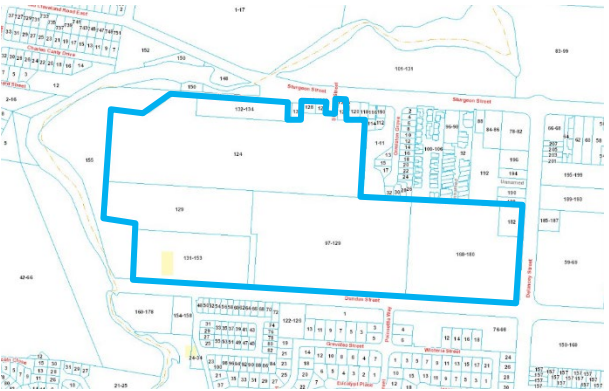
In summary, the designation complies with the overall outcomes of the Conservation Zone. The extent of the site located within the Conservation Zone is located along the north-western periphery of the campus and provides for the provision of conservation areas only. Development in this area will, as a result, not negatively impact on the surrounding biological diversity and ecological features.

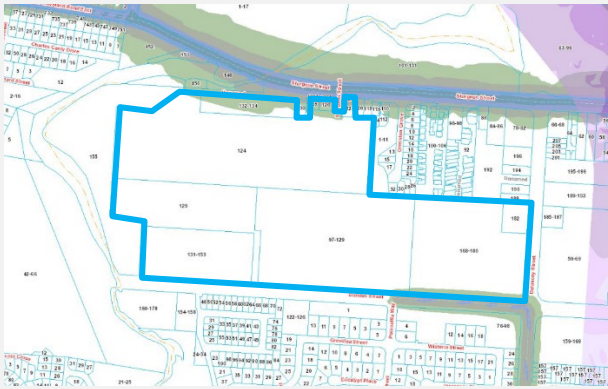
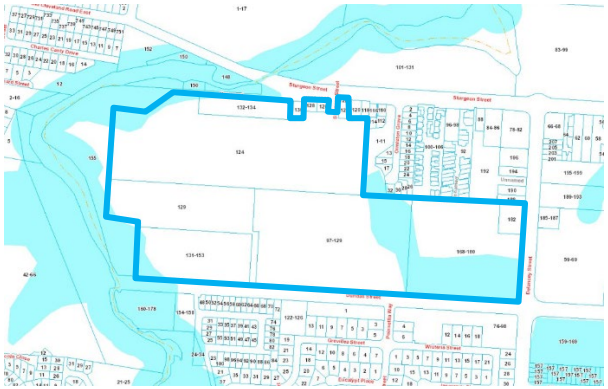
5.3. PLANNING SCHEME OVERLAYS

This section provides a brief overview of the Planning Scheme overlays affecting the site (refer to **Table 8**), and consideration of their relevance, and the designations compliance with the relevant overlay codes of the Planning Scheme.

Table 8 – Planning Scheme Overlays Assessment

Relevant Overlay	Overlay Map	Relevance to Proposed Development
Bushfire Hazard Overlay - High Potential Bushfire Intensity - Medium Potential Bushfire Intensity - Potential Impact Buffer		The proposed development that is sited within mapped bushfire hazard areas are deemed to fall within an acceptable risk category greater than 100m from bushfire hazard area. Only a portion of the new multi-use structure sited within the north-western fringe falls within a risk area have its vulnerable uses located outside it. To mitigate any likely risks, disaster management capabilities have been put in place. This position is supported by a Bushfire Hazard assessment at Appendix G.
Environmental Significance Overlay	 MSES – Environmental Significance Overlay	The proposal has been generally located within cleared and established areas of the site, and as such, the proposal is considered to result in minimal impacts to priority species. Notwithstanding, it is acknowledged that the proposed designation may involve unavoidable clearing to

Relevant Overlay	Overlay Map	Relevance to Proposed Development
	 MSES – Environmental Significance Overlay	certain areas of environmental significance. An Ecological Assessment has been prepared at Appendix I which recommends rehabilitation and conservation measures that ensure impacts are minimised to the greatest extent possible.
Flood and Storm Tide Hazard Overlay Flood prone area		The proposed works are not sited within any mapped areas of the Flood Hazard overlay. Flood prone areas represent a small portion of the lot along its northern and southern perimeters. Therefore, this code is not a relevant assessment benchmark.
Landslide Hazard Overlay Low hazard		The proposed works will occur within areas of the site which are already improved by educational facilities, or which are located generally outside areas affected by steep slopes.

Relevant Overlay	Overlay Map	Relevance to Proposed Development
Transport Noise Corridor Overlay Noise Corridor – Local Road (Category 1 & 2)		The proposed designation has been appropriately considered having regard to surrounding road corridors and Noise. The development will implement suitable design measures to mitigate impacts.
Waterway Corridors and Wetlands Overlay		The proposed designation has considered waterway corridors, with an Ecological Assessment prepared at Appendix I. The report identifies that no waterways are observed on site, and no areas are considered to be representative of a wetland occur on site.

5.4. STRATEGIC OUTCOMES OF THE REDLAND CITY PLAN

The Strategic Framework is the highest order element of the Planning Scheme and is intended to provide policy direction for the entire Planning Scheme. Ordinarily, the Strategic Framework is relevant to the assessment of Impact Assessable development applications and is to be read and assessed in its entirety.

In this instance, the broad application of the Strategic Framework is not relevant to the assessment of the designation, however, should be reviewed in order to determine that the proposed designation does not conflict with the achievement of the policy direction of the Planning Scheme.

In this regard, the following section of this Environmental Assessment Report provides a high-level summary of the Strategic Framework, and the designations compliance with these provisions.

5.4.1. Strategic Intent

The strategic intent of Redland City provides a high-level planning vision, with the intent of accommodating over 188,000 and 24,000 jobs over a planning horizon of 2041. The proposed designation supports the achievement of the strategic intent as follows:

- The strategic intent of the Planning Scheme seeks for urban land to be utilised for urban purposes. The site is located within an urban area. As such, the proposed infrastructure is appropriately located on well-serviced urban land in the city.
- The site is located in the proximity of a Principal Centre (Cleveland) and District Centre (Alexandra Hills). These areas have been identified to be transformed into vibrant mixed-use centres that provide enhanced employment and lifestyle opportunities. The expansion of the campus will better service the surrounding residents and local employment area through offering complementary educational offerings.

- The Planning Scheme aims to stimulate growth of economic sectors that focus on productive and knowledge intensive activity, connectivity and economic density. The aim is to deliver a well-designed and vibrant city that is renowned for a robust local economy that caters to its growing community. The proposal will specifically aim to contribute to this growth through the timely and efficient redevelopment of existing educational (knowledge) facilities.
- The proposal provides for the expansion of the campus for the continued use of the site for community infrastructure - educational establishment, this will, by virtue, facilitate continued access to education. The designation will provide a direct service to a broad catchment of students, as well as provide employment opportunities for staff. The intent of this designation is to ensure that the existing campus continues to provide for the needs of surrounding residents, by improving current facilities, and providing additional facilities to cater for students and staff.
- The architectural design of the proposal is in keeping with the existing campus and will provide an extension to these facilities. Where new buildings are proposed, the designation will encourage purpose-built facilities which will comprise a contemporary architectural style. Development will maintain a low to medium-rise built-form, in keeping with the designated height of the Community Facilities Zone.
- The proposal will retain, enhance, or rehabilitate areas of environmental significance and contains the development within areas which have already been developed. The proposal, therefore, allows for the extension of existing school facilities, as well as conservation of important environmental elements long-term.

5.4.2. Strategic Framework Assessment Summary

The strategic framework of the Planning Scheme guides the implementation of the high order strategic intent for the city. The strategic framework is separated into five (5) themes. These themes include:

- (a) *Theme 1: Liveable communities and housing;*
- (b) *Theme 2: Economic growth;*
- (c) *Theme 3: Environment and heritage;*
- (d) *Theme 4: Safety and resilience to hazards; and*
- (e) *Theme 5: Infrastructure.*

The designation complies with the Planning Scheme's strategic framework as demonstrated in the following high-level summary. Refer to **Table 9** below.

Table 9 – Summary of Strategic Framework Outcomes

Strategic Outcome	Proposal Response
Theme 1: Liveable communities and housing	The proposal will facilitate additional facilities and extensions to existing buildings for students and staff on campus, enhancing the school's infrastructure and college amenity. This will cater to the needs of the growing community in the city and the region. Furthermore, the site is located within well-established employment areas including community facilities, shopping centres and residential areas. This will directly influence a number of families located locally into the site and surrounding area.
Theme 2: Economic growth	The proposal continues to deliver education facilities as per current operations. The provision of new buildings and extension to established structures represent an improvement of the current offering

Strategic Outcome	Proposal Response
	within the college campus. With the site being in the vicinity of Centres of significance, the hierarchy of functions they service will adequately be accommodated with this improved educational offering. This will enhance the city's accessibility and inclusivity to all and create a culturally vibrant place attracting economic, intellectual and social capital.
Theme 3: Environment and heritage	The proposal is largely maintained within its existing footprint and is generally outside any protected environmental corridors. The proposed facilities that encroach into areas of ecological significance have been proposed with relevant rehabilitation and conservations measures put in place. Additionally, the proposal is designed to manage and reduce risk to any mapped overlay constraints and will continually adapt to best environmental performance and compatibility of the land use.
Theme 4: Safety and resilience to hazards	The designation aims to expand an existing educational institution without compromising the city's safety and resilience. The proposal will not generate emissions affecting nearby residential areas and will not disrupt key community hubs or existing infrastructure. Site constraints and natural hazards have been addressed through the construction of the current campus. Where additional constraints pose potential hazards, the proposal is supported by technical documentation demonstrating compliance with the Planning Scheme.
Theme 5: Infrastructure	The proposal will continue to facilitate the provision of efficient and effective infrastructure that critically underpins the city's social, economic and environmental prosperity. The expansion of campus offerings will offset the growing services communities need, protecting surrounding key growth nodes, infrastructure corridors and sites of significance. The proposal remains consistent with the existing building footprint and land uses.

6. ENVIRONMENTAL ASSESSMENT

Prior to the designation of a premises for infrastructure, an Environmental Assessment is to be undertaken to satisfy the Minister that the proposal has been considered against Chapter 7 of the MGR and the Planning Act.

Section 36 of the Planning Act outlines the relevant environmental assessment matters as follows:

- *all planning instruments that relate to the premises; and*
- *any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and*
- *if the premises are in a State development area under the State Development Act—any approved development scheme for the premises under that Act; and*
- *if the premises are in a priority development area under the Economic Development Act 2012—*
- *any development scheme for the priority development area under that Act; and*
- *any properly made submissions made as part of the consultation carried out under section 37; and*
- *the written submissions of any local government.*

This section of the Environmental Assessment Report provides an assessment of impacts which may be generated by the designation and any recommendations to ameliorate such impacts, where they exist.

6.1. TRANSPORT INFRASTRUCTURE

The proposed designation has been supported by a Traffic Engineering Report, prepared by Colliers (**Appendix E**). This assessment provides detailed analysis of the proposed development from a traffic and transport perspective.

6.1.1. Site Access and Traffic Impacts

No new site accesses are proposed, only upgrade works for the access on the northern side of Dundas Street West. This accessway is intended to accommodate car parking and service vehicle requirements of the new Early Learning Centre. Notwithstanding, the proposed development will continue to utilise several existing access points from Sturgeon Street and Dundas Street West, consistent with the current operation of the college campus.

Colliers has evaluated the potential impacts on traffic, access, servicing, and car parking resulting from the designation and has provided insights on the future operations of the site. Among the college's access points and key intersections analysed, the updated hourly volume analysis found that the Sturgeon Street – College Northern Access would operate within acceptable limits during the weekday PM peak period.

The traffic assessment demonstrated that in the design scenarios (2027 and 2031), the additional traffic generated by the proposed development remains within operational capacity and does not introduce new operational or safety issues within the surrounding council road network.

6.1.2. Car Parking

The college currently has 339 formal car parking spaces, along with an informal parking and turnaround area. To support the proposed development, car parking provisions have been calculated based on the requirements of both Council and the Department of Transport and Main Roads (DTMR) Planning for Safe Transport Infrastructure at Schools (PSTIS). This results in a master plan with a total of 445 parking spaces.

While the proposed parking supply represents a surplus of 49 car parking spaces in consideration of both Council and PSTIS requirements, the additional parking is strategically located near sporting and recreation facilities to accommodate outside-of-hours demand, rather than pick-up/ drop-off operations. Therefore, the proposed parking supply can be justified to support ongoing and future operations of the college.

6.2. SERVICE INFRASTRUCTURE

6.2.1. Essential Infrastructure

The site has access to all essential infrastructure, including:

1. Reticulated sewer;
2. Reticulated water;
3. Electricity; and
4. Telecommunications.

6.2.2. Stormwater

This designation has been supported by a Site Based Stormwater Management Master Plan (SBSWMP), prepared by Naxos Engineers (**Appendix D**). The report provides a range of recommendations to ensure that the proposed designation adequately addresses the management of stormwater quantity and quality during the operational phase.

The stormwater management regime adopted for the designation will continue to utilise existing stormwater treatment devices where possible. The report provides recommendations for the designation to efficiently meet relevant pollutant reduction targets.

The following key outcomes of the stormwater management plan are outlined below:

- The existing stormwater management framework, combined with integration of new infrastructure will continue to ensure effective management of stormwater quantity and quality across the site. Existing stormwater catchments will be reconfigured into smaller sub-catchments to allow for targeted treatment measures that align with the nature of the proposed works.
- Treatment devices will be progressively integrated into the site's drainage network as the Master Plan is delivered. A 90m² Atlan Vault will be constructed as a part of the Master Stormwater Quality Plan to accommodate the nine Atlan Filters required to service the completed development.
- Erosion and Sediment Control (ESC) plans are proposed to be implemented to limit soil erosion and control sediment discharge from the development.

The SBSWMP provides details that indicate that the proposed development can be constructed in accordance with RCC guidelines and current Best Management Practices.

6.3. NATURAL HAZARDS

6.3.1. Flood Impacts

The proposed development has been assessed by Naxos Engineers, and a Stormwater Management Report is included in **Appendix D** of this submission. This report assesses the proposed development in relation to existing flood conditions, immunity, and its alignment with the overarching Ormiston College Master Plan. The majority of the site is not subject to any mapped constraints, with flooding primarily confined to the property's perimeter. The proposed works will be undertaken outside flood-prone areas, thereby presenting a low risk with no anticipated flood impacts. All pertinent flood mapping and information are also included in the report.

6.3.2. Bushfire

In accordance with the Planning Scheme, the site is identified as being within a Potential Bushfire Hazard Area. A significant portion of the site's bushfire hazard is mapped within the potential impact buffer, particularly affecting the western and south-eastern halves of the campus. In response, the proposed designation has been reviewed by Rob Friend & Associates and provided as a Bushfire Impact Assessment contained in **Appendix G**.

The bushfire hazard associated with the proposed development is limited, with the likelihood of fire impacts primarily restricted to the western edge of the site. The structures within this impacted portion are designated

for occasional use and are situated outside the setback required to achieve an adequate Radiant Heat Flux of 10kW/m².

The report confirms the presence of existing disaster management capabilities that mitigate risks to vulnerable community members. Additionally, it recommends the development of a fit-for-purpose Bushfire Protection Plan and a Management Plan in accordance with the Public Safety Business Agency (PSBA) guidelines and relevant Queensland Fire and Emergency Services (QFES) advisory material. These measures are designed to appropriately reduce the possibility of fire in the area.

6.4. LANDSCAPE DESIGN

A Landscape Master Plan, prepared by Jeremy Ferrier, is included in **Appendix H**. The landscape design aims to retain as many of the existing vegetative features of the campus as possible. All proposed works are centred around the new and extension works associated with this designation. The design seeks to complement and soften the appearance of new facilities while preserving the integrity of the adjoining site uses.

Some key features of the landscape design include:

- Dundas Street landscape treatment, which incorporates a security fence, shade tree planting, and garden beds to create an inviting and attractive streetscape;
- New outdoor play area featuring forest paths, balancing logs, dry creek beds, native vegetation planting and fixed play equipment, enhancing its function as an open play area; and
- Extensive planting of new Koala habitat trees to maintain the corridor habitat and offset the removal of Koala habitat, aligning with ecological advice.

This landscape design ensures the new development seamlessly integrates into the existing campus environment while improving the site's functionality and aesthetic appeal. An excerpt of the proposed landscape concept plan has been provided below as **Figure 8**.

Figure 8 – Landscape Plan Extract



Source: Jeremy Ferrier

6.5. CONSTRUCTION IMPACTS

A Construction Management Plan can be prepared and implemented during the construction phase. The Construction Management Plan will ensure that any potential impacts from construction works are appropriately managed.

It is expected that a condition will be imposed on any designation that requires the submission of a Construction Management Plan prior to any works commencing on-site.

6.6. SOCIO-ECONOMIC IMPACTS

The existing educational establishment has been operational on-site since 1988 and provides a positive contribution to the surrounding socio-economic environment.

The proposed infrastructure designation seeks to facilitate additional staff and student number, offering a broadening of educational and employment opportunities to the community.

The proposal will facilitate the refurbishment and construction of additional school facilities to cater for the growing needs of staff and the local community. Proposed works will ensure that the designation provides high-quality educational facilities, which improve on the existing socio-economic environment of the area.

The capital works will create additional local jobs, stimulating the local economy, including local construction and supply companies which will be engaged to undertake the works.

The proposal is considered to positively contribute to the areas socio-economic environment.

7. CONSULTATION

Chapter 7 of the MGR requires that an infrastructure entity must consult with affected parties and stakeholders about the proposal designation of infrastructure.

The following section of this report identified the affected parties and stakeholders and the proposed consultation strategy.

7.1. AFFECTED PARTIES AND STAKEHOLDERS

The affected parties and stakeholders relevant to the proposed infrastructure designation are as follows:

- **State Government Departments** – Department of State Development, Infrastructure and Planning; Department of Transport and Main Roads; Department of Environment, Tourism, Science and Innovation, and the Department of Education;
- **Local Government** – Redland City Council;
- **Elected Representatives** – Redland City Council Division 1 Councillor – Councillor Wendy Boglary. Hon Amanda Stoker MP (Oodgeroo Electorate) – State Member for Redlands (current member), Mr Henry Pike MP – Federal Member for Bowman;
- **Native Title Parties** – Relevant native title party;
- **Energex** – Infrastructure advice agency;
- **School Representative** – Parents of current students and staff of the Ormiston College; and
- **Local Community** – Lot owners within the immediate surrounds of the school campus.

7.2. PRE-ENGAGEMENT WITH STAKEHOLDERS

The Applicant, and its project team, have engaged with key stakeholders prior to the submission of the Streamlined MID Request. This engagement took place with all stakeholders list in Section 7.1 above.

Pre-engagement with key stakeholders occurred for a period of ten (10) business days, between 27 January 2023 and 13 February 2023. During this time, key stakeholders were notified of the proposed designation by sending a letter with details of the proposal.

During this time, a total of eight (8) formal responses were received. This includes six (6) from local residents (includes multiple submissions from particular local residents), one (1) from The Koala Action Group and one (1) from Redland City Council.

7.2.1. Additional Stakeholder Engagement

Following completion of the formal pre-consultation process, the Applicant identified key stakeholders that prepared submissions, contacted directly and undertook additional stakeholder engagement with these parties. The intent was to identify the key concerns of the local community and relevant action groups and identify commitments leading into any future Designation application.

The stakeholders engaged with, along with the outcomes of this additional engagement, is noted in **Table 10** below.

Table 10 – Summary of Additional Stakeholder Engagement

Stakeholder	Details	Outcomes
Gary Collins, Local Resident	In person meeting held on 12 July 2023. Attendees	Discussion points – Key interest is supporting existing koala habitat. – Concerns over the ability for land to be redeveloped, considering, prohibition under the Planning

Stakeholder	Details	Outcomes
	– Brett Webster, Ormiston College – Gary Collins	Regulation for development within a Koala Priority Area and Koala Habitat Area. – Concerns with the proposed Indoor Sports Facility and how this may impact outlook and amenity. – Queries whether the indoor sport facility would be hired or used outside of school hours. – Pleased to understand that the Master Plan represented many years of possible building and development rather than an imminent major project. – Was pleased to be able to meet with and check some facts with the College. Commitments – To review potential amendments to building design to ensure that impacts to visual amenity are reduced and mitigated where possible. – To identify and provide further detail on the intended use of the Indoor Sports Facility, including its use by others, and operating hours. *We note that the commitments mentioned above were made in response to the previous version of the college master plan. The current master plan includes refined building designs and relocated facilities (such as sports courts) to increase separation from nearby residential areas. Therefore, these concerns have been addressed through detailed design and plan modifications.
Eva Plaganyi-Lloyd and Penn Lloyd, Local Residents –	In person meeting held on 18 July 2023. Attendees – Brett Webster, Ormiston College – Eva Plaganyi-Lloyd – Penn Lloyd	Discussion points – Both stakeholders are environmental scientists. – Key interest is about supporting koala habitat. – Discussed opportunity for a win-win outcome for koalas and school children. – Acknowledged that the College may be somewhat constrained with the types of trees that could be planted, suitable for both koala habitat and a children's playground. – Eager to review further information and ecological reporting that would be submitted/shared with any later MID process.

Stakeholder	Details	Outcomes
		– Noted that they would be pleased to speak with students regarding the environment, in an educational session. Commitments – Preparation of a detailed ecological report for lodgement with any future Environmental Assessment Report. – Ecological Report to provide a review of Koala Habitat rehabilitation, or offsetting, as required.
Lana Campbell, Local Resident	In person meeting held on 19 July 2023. Attendees – Brett Webster, Ormiston College – Lana Campbell	Discussion points – Lives in a dwelling immediately adjoining the northern boundary to the Indoor Sport Facility. – Main concern relates to outlook toward the school. Currently has an outlook of open space and trees. – Concerned with outlook toward new buildings and blank walls. – Queried whether the proposed sports centre could be relocated. – Understood that the school had to work within requirements of government frameworks and that there were restrictions on where the school could build. Commitments – To review potential amendments to building design to ensure that impacts to visual amenity are reduced and mitigated where possible. – To review the ability to provide landscape planting between the site's northern boundary and the existing maintenance access road, as a landscape buffer to neighbouring residents. *We note that the commitments mentioned above were made in response to the previous version of the college master plan. The current master plan includes refined building designs and relocated facilities (such as sports courts) to increase separation from nearby residential areas. Therefore, these concerns have been addressed through detailed design and plan modifications.

Stakeholder	Details	Outcomes
Koala Action Group	In person meeting held on 23 August 2023. Attendees – Brett Webster, Ormiston College – Adam McArthur, JWA Ecological Consultants (Principal Ecologist) – Dr Grant Bearley, JWA Ecological Consultants (Senior Ecologist) – Debbie Pointing, Koala Action Group – Jeny Niall, Koala Action Group	The College attended a meeting with the Koala Action Group on 23 August 2023. The College was by their ecological consultants for this meeting. The meeting was an amicable discussion, helped by JWA Ecological Consultants being able to discuss the depth of analysis to date. This also included detail on JWA's general work/concern for koala habitat and wildlife conservation. Discussion points – General concern that the Ministerial Designation Process was being utilised to bypass Council processes. – Preference that more koala habitat be preserved, specifically large, isolated paddock trees. – In favour of improving the presence of preferred food trees, strengthening koala links and having koala-friendly fences. Favourable of introducing nesting boxes for other wildlife (e.g., gliders). Commitments – Preparation of a detailed ecological report for lodgement with any future Environmental Assessment Report. – Offering regular meetings, and staying in contact with, the Koala Action Group throughout the assessment process, as required.

7.3. CONSULTATION STRATEGY

Table 11 below identifies the consultation strategy undertaken to notify all abovementioned affected parties and stakeholders. A copy of draft consultation material is also provided at **Appendix I**.

Table 11 – Consultation Strategy

Strategy	Affected Parties / Stakeholders	Description
Brief Elected Representatives	Elected Representatives	▪ Distribute briefing note to Cr. Wendy Boglary, outlining the proposed infrastructure designation. If required, a follow up briefing will be provided if requested. ▪ Distribute briefing note to Hon Amanda Stoker MP, outlining the proposed

Strategy	Affected Parties / Stakeholders	Description
		infrastructure designation. If required, a follow up briefing will be provided if requested. ▪ Distribute briefing note to Mr Henry Pike, outlining the proposed infrastructure designation. If required, a follow up briefing will be provided if requested.
Concurrent EAR submission to Local Government and briefing	Local Government	Provide EAR to Redland City Council at the same time as submission to the Minister. If required, a follow up briefing will be provided to Redland City Council representatives.
Refer to Native Title Parties and Energex	Relevant native title party and Energex	Provide EAR and briefing note to the relevant stakeholder for review and comment.
Public Consultation	1. Parents of current students 2. Staff of Ormiston College 3. Adjoining and Neighbouring landowners	Place public notice in the local newspaper. Place a single sign per street frontage, for a period of 15 days, outlining the proposed infrastructure designation. Distribute letters to adjoining and neighbouring landowner's outlining the proposed infrastructure designation. Landowners included as part of consultation are shown in the attached draft consultation package at Appendix J.

8. CONCLUSION

Urbis has been commissioned by *Ormiston College* (the **Applicant**) to prepare this Environmental Assessment Report, in support of a request to the Minister of State Development, Infrastructure and Planning for the designation of land at 97-153 Dundas Street West, 168-182 Delancey Street, and 122-134 Sturgeon Street, Ormiston.

This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation 2017. The following types of infrastructure are sought as part of this designation:

- 3 *Community and cultural facilities, including community centres, galleries, libraries and meeting halls*
- 6 *Educational Facilities*
- 9 *Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated*

This report provides an overview of the proposed infrastructure, along with an assessment of matters a designator must be satisfied with pursuant to Section 36 of the Planning Act and Chapter 7 of the MGR.

This Environmental Assessment Report demonstrates that the proposed designation maintains consistency with previous development approvals, minimised environmental impacts, and results in significant community benefits including:

- Supporting the growth of South East Queensland through the provision of critical infrastructure in a high growth area.
- Building and enhancing a sense of local community and identity.
- Providing opportunities for local employment.
- Continuing to support a variety of education offerings and choice for the local community.
- Allowing flexibility for the school to adapt to future and emerging trends in education delivery into the future.
- Allowing for the staged delivery of the school campus for the needs of staff and students into the future.
- Promoting the use of public transport options.
- Increasing conservation areas for the local community, protecting identified matters of environmental significance into the future.

Overall, the designation allows for the timely delivery of renovated and new facilities at Ormiston College in accordance with Section 36(1) of the Planning Act, and maintains consistency with the relevant assessment matters outlined within Chapter 7 of the MGR. The designation therefore warrants favourable consideration.

9. DISCLAIMER

This report is dated April 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Ormiston College (**Instructing Party**) for the purpose of Environmental Assessment Report ('EAR') (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

TITLE SEARCH

APPENDIX B

EXISTING MASTER PLAN

APPENDIX C

PROPOSED MASTER PLAN

APPENDIX D

SITE BASED STORMWATER MANAGEMENT MASTER PLAN

APPENDIX E

TRAFFIC ENGINEERING REPORT

APPENDIX F

NOISE IMPACT ASSESSMENT

APPENDIX G

BUSHFIRE HAZARD ASSESSMENT

APPENDIX H

LANDSCAPE MASTER PLAN

APPENDIX K

**PRELIMINARY ENGAGEMENT
RESPONSES**

