

# Ormiston College Master Plan

## PROPOSED MINISTERIAL INFRASTRUCTURE DESIGNATION (MID)

Ormiston College is an award winning Prep to Year 12 independent, co-educational non-denominational Christian school seeking to achieve academic excellence.

Servicing the Redland City community since 1988, the College aims to nurture and encourage enthusiasm for and commitment to the pursuit of lifelong learning. The College is committed to providing holistic, integrated educational programs which develop problem solving, decision making, critical and creative thinking skills to enable students to participate as confident and contributing members of society, capable of meeting the demands of a technologically advanced and rapidly changing world.

### About this Proposed MID

Ormiston College proposes to request a Ministerial Infrastructure Designation (MID) under the Planning Act 2016 ('Planning Act').

The proposed MID will incorporate the following types of infrastructure:

- » Education Facilities; and
- » Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated.
- » These categories of infrastructure are defined in Schedule 5, Part 2 of the *Planning Regulation 2017*.
- » Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated.

### Why is a MID Needed?

Ormiston College currently supports over 1,500 students (including the Early Learning Centre), and 200 staff.

Through the effective management of finances and facilities, Ormiston College has been able to establish one of Queensland's most impressive school campuses.

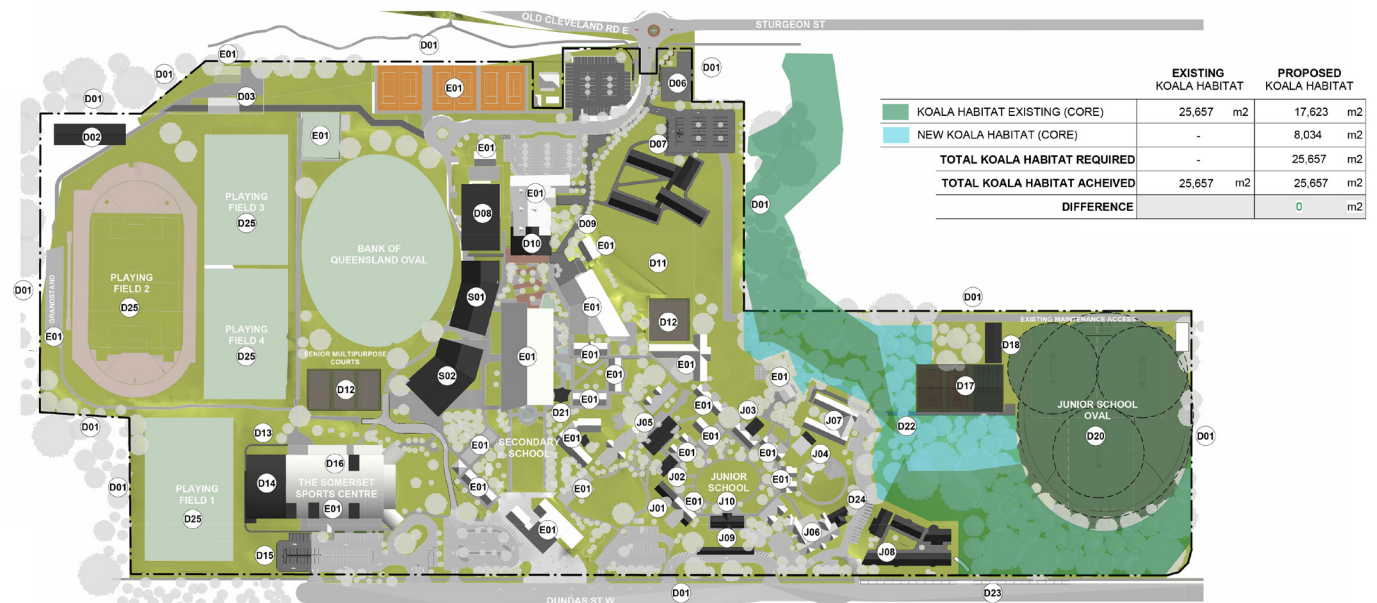
Ormiston College is a popular school and enrolment places are in strong demand. With enrolment numbers expected to exceed 1,600 by 2026, campus building upgrades and extensions are required to ensure Ormiston College continues to maintain and develop an infrastructure and environment conducive to the provision of quality education.

A MID will allow for the timely and efficient delivery of infrastructure.

### The Site

The proposed Ministerial Infrastructure Designation (MID) applies to the Ormiston College campus at 97-153 Dundas Street West, 168-182 Delancey Street, 122-134 Sturgeon Street, Ormiston.

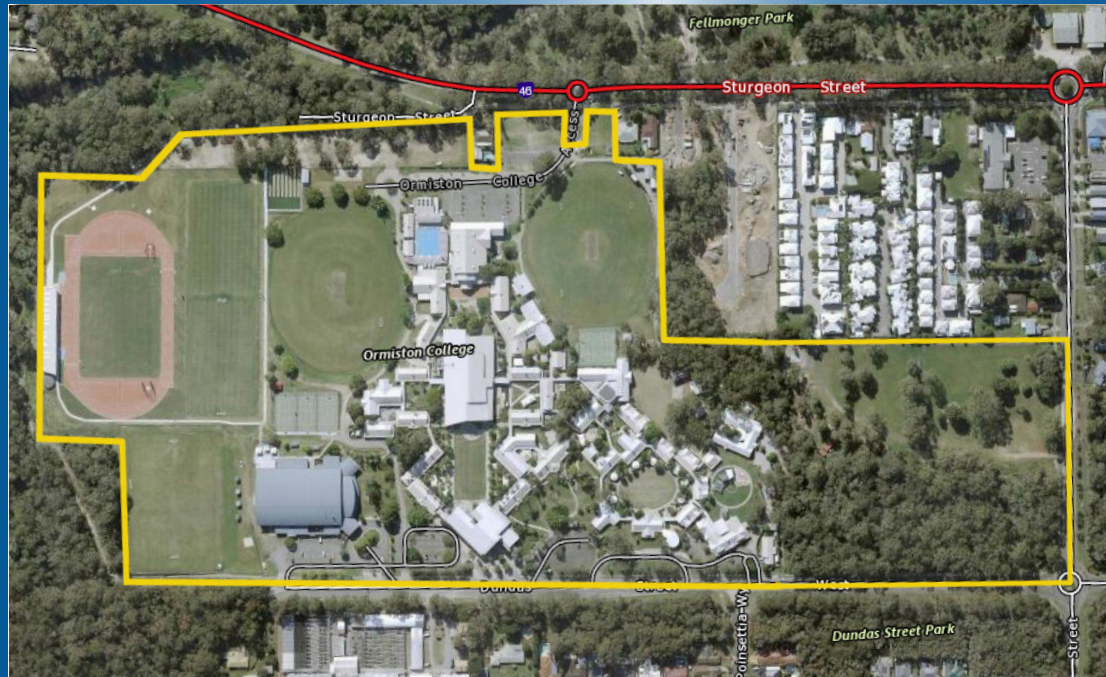
As shown in the image, the site has frontages to Dundas Street West, Delancey Street and Sturgeon Street.



- |     |   |                      |  |
|-----|---|----------------------|--|
| D01 | New Full Perimeter Boundary Security Fence with Automatic Vehicular Sliding Gates, Pedestrian Access Gates and Koala Crossing as Required | D20                  | New Junior School Sports Fields with External Sports Lighting                  |
| D02 | New Multi-Use Building - Educational Teaching Spaces and Storage (2 Storey)   | D21                  | New External Shaded Seating  |
| D03 | New Multi-Use Building - Utilities, Maintenance and Archive (2 Storey)  | D22                  | New Concrete Covered Connection Pathway for Branch Fall Protection             |
| D06 | New Grounds/Green Keepers' Sheds  | D23                  | New Council Street Parallel Parking  |
| D07 | New Boarding Facility (3 Storey) and Associated Car Paking/ Drop Off Zone   | D24                  | Extension to Existing Car Park   |
| D08 | New Aquatic Centre (50m Pool) & Multi-Use Educational Building (2 Storey)   | D25                  | New Field Lighting to Existing Field   |
| D09 | New Sturgeon Street Connection Path and Landscape   | E01                  | Existing Buildings, Structures and Embellishments                              |
| D10 | Lingo Lin Performing Arts Theatre Extension   | J01                  | Building Extension - Year 4 (1 Storey)   |
| D11 | New Outdoor Play Area   | J02                  | Building Extension - Year 5 (1 Storey)   |
| D12 | Covered Area to Existing Multi-Purpose Courts   | J03                  | New Changeroom/Amenities (1 Storey)  |
| D13 | New Concrete Connection Pathway   | J04                  | Extension to Amenities (1 Storey)  |
| D14 | Sports Court Extension and New Grandstand (2 Storey)  | J05                  | Extension to Changeroom/Amenities (1 Storey)                                   |
| D15 | Car Park Extension to Dundas St W Car Park  | J06                  | Repurpose and Extend Existing Prep for Year 1 Class (1 Storey)                 |
| D16 | Somerset Sports Centre Covered Entries  | J07                  | Repurpose Existing ELC for Prep Precinct (1 Storey)                            |
| D17 | New Indoor Multi-Purpose Courts with Enclosed Cricket Pitch and Nets  | J08                  | New Early Learning Centre and Connected Car Park (2 Storey)                    |
| D18 | New Storage Shed Inc. New Changeroom/Amenities (1 Storey)   | J09                  | New Covered Junior School Drop Off Zone  |
|     |   | J10                  | New Junior School Administration Building (2 Storey)                           |
|     |   | S01                  | New Business Studies and Arts Precinct (3 Storey)                              |
|     |   | S02                  | New Multi-Use Building - Educational Teaching Spaces with Amenities (2 Storey) |
|     |   | Existing Car parking | 338  |
|     |   | New Car parking      | 107  |

## Mitigation Measures

- » A **Traffic Impact Assessment** has been prepared and submitted within the MID. A School Transport Management Plan has also been completed.
- » A professional Ecologist was engaged to prepare an **Ecological Impact Assessment**. Tree removal was avoided where possible, and mitigation measures have been implemented.
- » The MID is supported by a **Stormwater Management Plan**, addressing the impact of stormwater and localised flooding.
- » A **Bushfire Hazard Assessment** has been prepared to ensure all bushfire hazards are considered by the MID.
- » An **Acoustic Impact Assessment** has been prepared and submitted within the MID.



## Ecological Aspects

- » No net loss to Koala habitat - 1:1 on site planting.
- » 526 new preferred Koala food trees will be planted.
- » The project has strategically identified sparse locations to ensure revegetation placement significantly strengthens the Koala corridor.
- » Only low-risk, least-concern vegetation types will be cleared (no threatened species found).
- » The design was carefully considered with many rounds of design iterations to the preservation of bushland. This included the deletion of Early Learning Centre carparking, repositioning buildings and adjustment of sporting fields in the final design.
- » Adjustments to minimise visual impact on nearby homes are made.

## The MID Process

A Ministerial Infrastructure Designation (MID) allows for the delivery of essential community infrastructure.

This provides an alternative process to lodging a Development Application with the relevant local government.

The Planning Minister is responsible for making an infrastructure designation, while the department coordinates the assessment process.

This includes obtaining assessment advice from other state agencies and technical experts.



## Comments and Questions

Submissions about the proposed designation can be made to the Infrastructure Designation Team in DSDILGP via:

- Online: <https://planning.statedevelopment.qld.gov.au/planning-framework/infrastructure-planning/infrastructure-designations>;
- Email: [infrastructuredesignation@dasilgp.qld.gov.au](mailto:infrastructuredesignation@dasilgp.qld.gov.au); or
- Post: PO Box 15009, City East, Queensland 4002.



**ORMISTON  
COLLEGE**