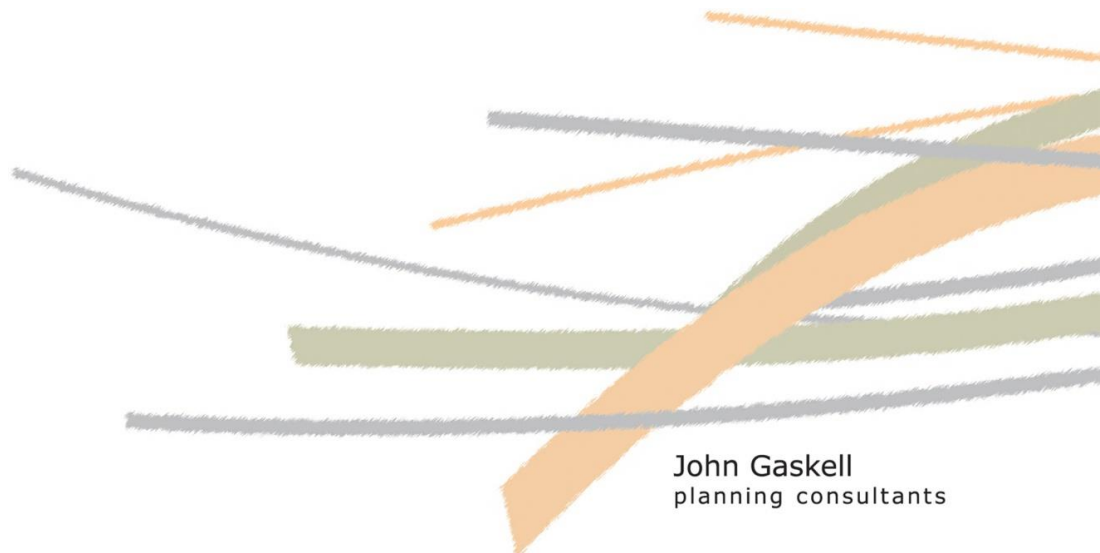




**DRAFT  
ENVIRONMENTAL  
ASSESSMENT REPORT**

St Aidan's Anglican Girls School

Proposed Ministerial Designation



John Gaskell  
planning consultants

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*Prepared by:*

John Gaskell Planning Consultants Pty Ltd  
PO Box 8103 Woolloongabba Qld 4102  
p. 07 3392 1911  
f. 07 3392 1399  
e. [info@jgplan.com.au](mailto:info@jgplan.com.au)  
[www.jgplan.com.au](http://www.jgplan.com.au)

*Prepared for:* St Aidan's Anglican Girls' School

*John Gaskell planning consultants staff responsible for this report:*

Version:	V1	Prepared By	Lauren Higgins
Reviewed By	John Gaskell	Position	Planner
Position	Director	Signed	
Signed		Date	28 August 2019
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### 1.1 INTRODUCTION

This draft Environmental Assessment Report ('DEAR') has been prepared by John Gaskell Planning Consultants ('JGPC') on behalf of St Aidan's Anglican Girls' School ('the School'). In accordance with Chapter 2, Part 5 of the *Planning Act 2016* ('PA'), the School seeks to designate land located at 26 Kathleen Street, and 2, 10, 18 and 39 Ruthven Street, Corinda QLD 4075 and described as Lot 11 on SP152919, Lot 1 on RP54475, Lot 2 on RP29582, Lot 1 on RP163033 and Lot 64 on RP29566 (hereafter referred to as the 'subject land'). The School seeks to designate the subject land for:

- educational facilities (Schedule 5, Part 2, Item 6 of the Planning Regulation 2017); and
- facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated (Schedule 5, Part 2, Item 9 of the Planning Regulation 2017).

This DEAR has been prepared in accordance with Chapter 7 of the Minister's Guidelines and Rules ('MGR') and includes the following sections:

- Section 2, describes the subject land and its surrounds;
- Section 3, provides a detailed description of the proposed infrastructure;
- Section 4, sets out the State, regional and local planning context for the proposed infrastructure;
- Section 5, provides a comprehensive assessment of the potential environmental, social and economic impacts of the proposed infrastructure;
- Section 6, provides a summary of the previous development approvals over the subject land;
- Section 7, sets out the consultation strategy for the proposed infrastructure; and
- Section 8, the conclusion.

This DEAR is accompanied by:

- drawings prepared by Blight Rayner; and
- a noise statement prepared by Stantec.

# SITE CONTEXT AND DESCRIPTION

## 2.1 SITE CONTEXT

The subject land is located within the suburb of Corinda, which is located approximately 8.8 kilometres southwest of Brisbane's Central Business District ('CBD'). Corinda is surrounded by the suburbs of Sherwood, Rocklea, Oxley and Fig Tree Pocket across the Brisbane River.

Corinda is characterised by a mix of both residential (including dwelling houses and multiple dwellings) and non-residential uses (including educational facilities and outdoor sport and recreational areas). The suburb is bounded by Oxley Creek at its eastern extent and the Brisbane River at its western extent. The railway line and Oxley Road dissect the suburb, providing highly accessible public transport options to its residents and visitors.

Refer to Figure 1 for a Location plan.

Figure 1: Location plan



Source: Brisbane City Council Interactive Mapping 2014

## 2.2 SITE LOCATION, DESCRIPTION AND EXISTING USE

The land the subject of the proposed Ministerial Infrastructure Designation ('MID') is located on land at 26 Kathleen Street, and 2, 10, 18 and 39 Ruthven Street, Corinda QLD 4075 and described as Lot 11 on SP152919, Lot 1 on RP54475, Lot 2 on RP29582, Lot 1 on RP163033 and Lot 64 on RP29566.

The subject land comprises an area of approximately 2.0036 hectares and is separated into two parts by Ruthven Street. Land located:

- north of Ruthven Street, being Lot 11 on SP1152919 and Lot 64 on RP29566, is hereafter referred to as the 'northern portion'; and
- south of Ruthven Street, being Lot 1 on RP163033, Lot 2 on RP29582, and Lot 1 on RP54475 is hereafter referred to as the 'southern portion'.

### 2.2.1 Northern Portion

The northern portion of the subject land has frontage to:

- Kathleen Street at the northern site boundary for approximately 104 metres;
- Ruthven Street at the southern site boundary for approximately 165 metres; and
- Aidans Way at its eastern site boundary for 100 metres.

The senior school currently operates from Lot 11 on SP152919, whilst Lot 64 on RP29566 is occupied by a single storey brick dwelling house (constructed post 1946) that provides accommodation for persons associated with the School.

Existing built form on the northern portion of the subject land extends to three storeys in height. A swimming pool and an outdoor open space / recreation area is located at the centre of the site. Onsite car parking is located at grade on the corner of Kathleen Street and Aidans Way. Vehicular access to the northern portion of the subject land is provided at:

- Ruthven Street, providing access to Lot 64 on RP29566 (the dwelling house);
- Aidans Way at two separate locations, providing access to the at grade car park, and a one way drop off/pick up area; and
- Kathleen Street at two separate locations, providing access beneath the gymnasium to storage and to a service area.

The northern portion of the subject land is generally flat and is not identified on local or State government mapping as a heritage place, containing significant vegetation, or subject to flooding. Further, the northern portion of the subject land is not burdened by and does not benefit from easements.

### 2.2.2 Southern Portion

The southern portion of the subject land has frontage to:

- Ruthven Street at the northern site boundary for approximately 118 metres; and

- Watt Street at the eastern site boundary for approximately 36 metres.

The kindergarten and junior school currently operate from Lot 1 on RP163033 and Lot 2 on RP29582, whilst Lot 1 on RP54475 is occupied by a two storey dwelling house (constructed in 1946 or earlier) that provides accommodation for persons associated with the School.

Existing built form on the southern portion of the subject land extends to two storeys. Open space / recreation areas are located around the buildings, whilst at grade car parking is provided at the Ruthven Street frontage of the site. Vehicular access to the southern portion of the subject land is provided at:

- Ruthven Street at two separate locations, providing access to the at grade car park, and a one way drop off/pick up area; and
- Watt Street, providing access to Lot 1 RP54475 (the dwelling house).

The southern portion of the subject land is generally flat and is not identified on local or State government mapping as a heritage place, containing significant vegetation, or subject to flooding. Further, the southern portion of the subject land is not burdened by and does not benefit from easements.

Importantly, whilst each portion of the subject land is occupied by either the senior school or kindergarten and junior school the School operates as a single entity and facilities on either portion of the subject land can be used by the different school cohorts/grades (e.g. the pool is used by the entire School, not just the senior school).

An aerial photo and Cadastre SmartMap of the subject land are provided at Figures 2 and 3 below.

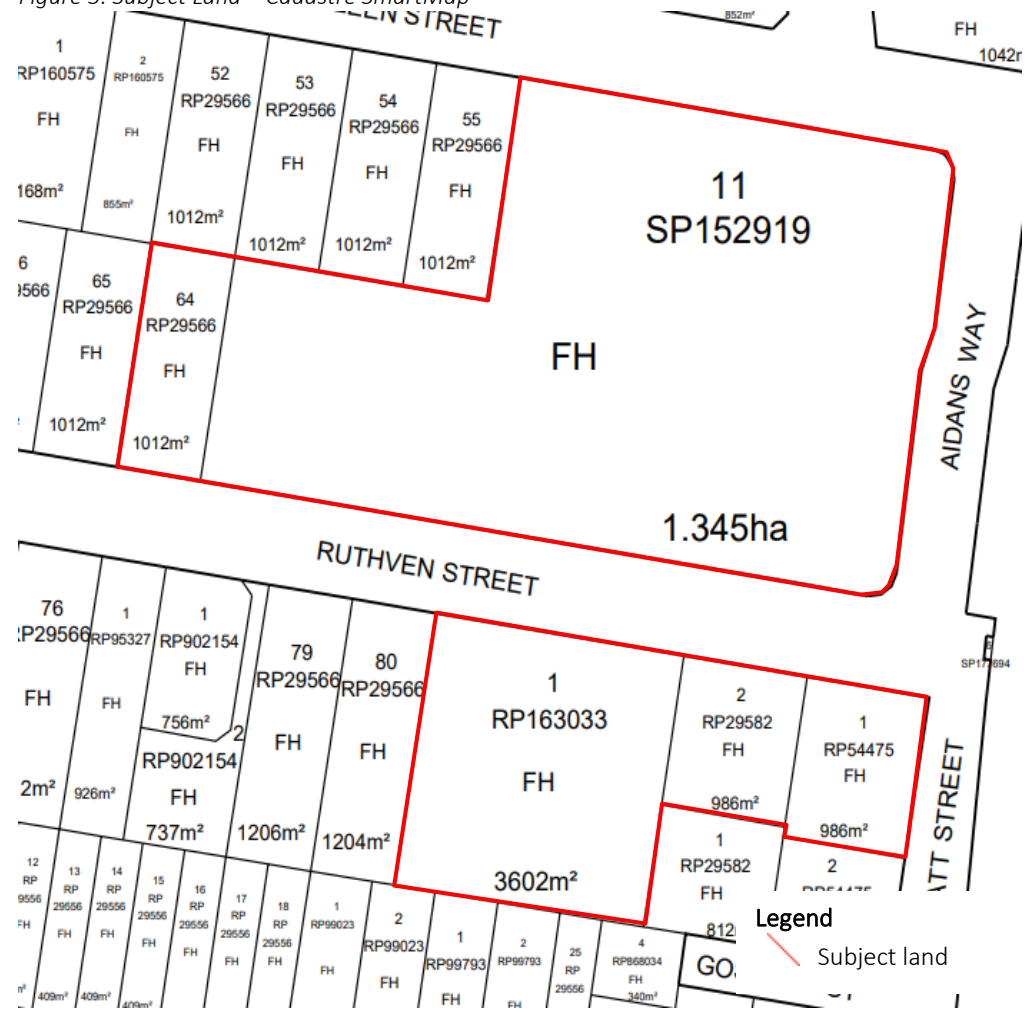
*Figure 2: Subject Land – Aerial Photograph*



Source: Nearmap, 2019 (Image date: 24 March 2019)



Figure 3: Subject Land – Cadastre SmartMap



Source: The State of Queensland (Department of Natural Resources and Mines), 2019

### 2.2.3 Landowner

The subject land is owned by The Society of the Sacred Advent Schools Pty Ltd ATF The Society of the Sacred Advent – St Aidan’s Trust, (the ‘Trustee’), the owner of the school grounds and assets. St Aidan’s School Council is contracted to govern the School as agent for the Trustee.

### 2.3 EXISTING USES ON ADJOINING SITES

As discussed and illustrated at Figures 2 and 3 above, the subject land has frontage to Kathleen Street, Ruthven Street, Aidans Way and Watt Street. All boundaries that do not have frontage to a road adjoin residential development (land occupied by dwelling houses).

The subject land is located to the west of the Corinda Railway Station and trainline. Pedestrian access to the Corinda Railway Station is directly accessible from Watt Street.

### 3.1 TYPE OF INFRASTRUCTURE

The MID is proposed to facilitate the efficient allocation of resources and enable the timely supply of the community infrastructure. It is proposed to designate the subject land for:

- educational facilities (Schedule 5, Section 13, Part 2, Item 6 of the PR); and
- facilities at which an education and care service under the Education and Care services National Law (Queensland) is operated (Schedule 5, Part 2, Item 9 of the PR).

It is the School's intention that the subject land will continue to be utilised for educational facilities for students from kindergarten to grade 12 and will continue to provide outside school hours care ('OSHC').

### 3.2 NATURE, SCALE AND INTENSITY OF INFRASTRUCTURE AND EACH USE PROPOSED

As previously discussed, the proposed MID is for the designation of all the subject land for the type of infrastructure identified at Section 3.1 above. The MID is proposed to acknowledge what the school use most of the subject land for today, whilst also enabling use of Lot 64 on RP29566 and Lot 1 on RP54475 for the type of infrastructure listed above.

The proposed MID will not change the existing hours of operation or activities at the School, and the student and staff population will generally be maintained (with allowances for normal increases and decreases in population at education facilities). The population at the School is expected to increase by approximately:

- 51 students, resulting in an approximate population<sup>1</sup> of 910 students at 2020; and
- 1 staff member (full time equivalent), resulting in a total population of 122 persons at 2020.

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<sup>1</sup> A master plan document submitted to Council as part of a previous development approval identifies a population of 1085 students and 124 staff (full time equivalent) for the School. Accordingly, the population of the School remains under the expected student and staff population for the subject land.

The above increase in population at the School is not a direct result of the proposed MID. The School population results from the introduction of the prep year in 2007 and grade 7 to secondary schools in 2015 across Queensland (refer to Section 3.4 below). Importantly, the total student and staff population at the School will not increase above the highest ultimate population set out in master plan documents submitted to the Brisbane City Council ('Council') in support of previous development applications at the School. The most recent master plan document (submitted to the Council in 2009) identifies an ultimate population of 1085 students, and 124 staff (full time equivalent).

Student populations at St Aidan's have fluctuated over time. Previously higher enrolments were reached of around 900 students and these levels have fluctuated over time.

Further details of the approval history relevant to the subject land are provided in Section 6 and Appendix A8 of this report.

### 3.2.1 Proposed Works

The proposed MID will not involve the construction of a new building on the subject land. All works proposed involve internal refurbishment works to existing buildings and include:

- converting part an existing building within the northern portion of the subject land currently used for staff facilities back to teaching and learning spaces;
- internal refurbishment to the dwelling house on Lot 1 on RP54475 for administration purposes; and
- partial enclosure of open area at ground floor of Le Fanu Building to retain current use as café and seating area.

As identified above, the proposed MID will not involve the construction of a new building on the subject land. Should the School be successful at designating the subject land and should they wish to proceed with new development in the future an application will be made at the relevant time for amending the designation. As you are aware, this will involve an assessment of the proposed development (including a new EAR and additional consultation activities) and seeking the Minister's consent.

#### Teaching and Learning Spaces

Existing rooms within the Le Fanu Building have been converted into staff facilities (e.g. offices). These existing rooms were previously used as teaching and learning spaces. The proposed MID will involve converting these rooms back to teaching and learning spaces. The proposed MID therefore will not increase the number of teaching and learning spaces on the subject land from that previously approved.

#### Wellbeing Centre

The proposed 'Wellbeing Centre' on Lot 64 on RP29566 will provide spaces for the guidance counsellor(s), chaplaincy and staff, and will be accessed by students for counselling and pastoral care services. Such services will generally involve one on

one sessions, or very small groups sessions with students. Students will access the 'Wellbeing Centre' from within the existing School campus.

The hours of operation of the proposed 'Wellbeing Centre' will be consistent with existing staff facilities on the subject land, generally being 7am to 6pm.

The existing landscape treatment (both soft and hard landscaping) along the common boundaries to residential development will be maintained.

#### Staff Facilities

The existing building on Lot 1 on RP54475 will provide spaces for staff, for example offices for the administrative and finance department. Students will not regularly access the building. Should access be provided to students, it will be infrequently and will be for purposes such as purchasing bus passes or textbooks.

The hours of operation of the proposed staff facilities will be consistent with existing staff facilities on the subject land, generally being 7am to 6pm.

The fence between Lot 1 on RP54475 and Lot 2 on RP29582 will be removed to create an open space between the existing junior school and the administrative building, and to improve student and staff access. The existing landscape treatment (both soft and hard landscaping) along the common boundaries to residential development will be maintained.

Architectural drawings of the proposed plan of designation have been prepared by Blight Rayner and are provided at Appendix A1.

### **3.3 INTENDED OUTCOMES OF PROPOSED USES**

The intended outcomes are as follows:

- designate the subject land for:
  - » educational facilities; and
  - » facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated;
- undertake the proposed development as outlined in this report, and accompanying drawings; and
- generally maintain the existing student and staff population, with allowances made for normal increases and decreases in population at schools.

Further comments on the School's population are provided at Section 3.4 below.

### **3.4 REQUIREMENTS OF SECTION 36(1) OF THE ACT**

The proposed MID meets Section 36(1)(b) of the Act.

The MID is proposed in order to facilitate the efficient allocation of resources and enable the timely supply of the community infrastructure, whilst also affirming the existing use of the subject land. There is an ongoing need for the School to provide independent education for girls, continuing a long tradition of providing educational services in Brisbane.

In 2007 the 'Prep Year' was introduced and in the following year the starting age at grade 1 was raised across Queensland schools. This resulted in reduced student cohorts across the State, including at St Aidan's Anglican Girls' School. These reduced cohorts are set to exit the secondary school system at the end of 2019. From 2020, secondary schools across Queensland will return back to full cohorts for all six grades (grades 7 to 12). The proposed MID will assist the School to accommodate the full cohorts for all six grades.

### **3.5 ONGOING REFURBISHMENT WORKS**

Internal refurbishment works of the dwelling house on Lot 1 on RP54475 and minor works to improve landscaping on Lot 64 on RP29566 are prescribed accepted development under the Brisbane City Plan 2014. Therefore, these works are likely to proceed where required until a decision is made on the proposed MID.

#### 4.1 PLANNING ACT 2016

As previously discussed, the School seeks to designate the subject land for:

- educational facilities (Schedule 5, Part 2, Item 6 of the Planning Regulation 2017); and
- facilities at which an education and care service under the Education and Care services National Law (Queensland) is operated (Schedule 5, Part 2, Item 9 of the PR).

Chapter 2, Part 5, Section 36 of the PA (amongst other matters) sets out the criteria for the designation of premises for the development of infrastructure. The following table provides comments specific to the proposed MID against the 'criteria for making or amending designations'.

Criteria	Response
(1) To make a designation, a designator must be satisfied that— (a) the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or (b) there is or will be a need for the efficient and timely supply of the infrastructure.	Refer to Section 3.4 above.
(2) To make or amend a designation, if the designator is the Minister, the Minister must also be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is the subject of the designation or amendment.	This DEAR has been prepared to provide an environmental assessment of the proposed designation and will be made available during consultation. Consultation will be carried out for 20 business days as required by the DSDMIP, and the DEAR will be amended and finalised following consultation.
(3) The Minister may, in guidelines prescribed by regulation, set out the process for the environmental assessment and consultation.	This DEAR is prepared, and consultation will be carried out in accordance with Chapter 7 of the MGR.

Criteria	Response
(4) The Minister is taken to be satisfied of the matters in subsection (2) if the process in the guidelines is followed.	Refer to above comments.
(5) However, the Minister may be satisfied of the matters in another way.	No comment required.
(6) Sections 10 and 11 apply to the making or amendment of the guidelines as if the guidelines were a State planning policy.	No comment required.
<p>(7) To make or amend a designation, a designator must have regard to—</p> <p>(a) all planning instruments that relate to the premises; and</p> <p>(b) any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and</p> <p>(c) 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</p> <p>(ca) 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</p> <p>(d) any properly made submissions made as part of the consultation carried out under section 37; and</p> <p>(e) the written submissions of any local government.</p>	<p>Planning instruments relevant to the subject land are discussed within the following sections of this report.</p> <p>There are no known other assessment benchmarks.</p> <p>The subject land is not located in a State Development Area.</p> <p>The subject land is not located in a Priority Development Area.</p> <p>Properly made submissions will be considered as part of the amended and final EAR.</p> <p>Submissions from the local government will be considered as part of the amended and final EAR.</p>

#### 4.1.1 Effect of the Designation if Made

Chapter 3, Part 1, Section 44 of the PA defines categories of development. With relevance to the designation of land for infrastructure, this section of the PA states:

*'(b)development in relation to infrastructure under a designation is—*

*(i) to the extent the development is building work under the Building Act—the category of development stated for the building work under a regulation; or*

*(ii) otherwise—accepted development'.*

Accordingly, if designated, development on the subject land under the designation is accepted development, and no further development approvals are required under the PA.

## 4.2 STATE INTERESTS

### 4.2.1 State Planning Policy

The State Planning Policy ('SPP') clearly identifies the State's interests in land use planning and development. The SPP sits above regional plans and local government planning schemes in the hierarchy of Queensland's planning instruments, as set out in section 8(4)(a) of the PA.

The following table identifies the State interests contained in the SPP and their applicability to the proposed MID of the subject land:

State Planning Policy	Applicability
Planning for Liveable Communities and Housing	
Housing supply and diversity	N/A
Liveable Communities	N/A
Planning for economic growth	
Agriculture	N/A
Development and construction	N/A
Mining and extractive resources	N/A
Tourism	N/A
Planning for the environment and heritage	
Biodiversity	N/A
Coastal environment	N/A
Cultural heritage	N/A
Water quality	Refer to comments below
Planning for safety and resilience to hazards	
Emissions and hazardous activities	N/A
Natural hazards, risk and resilience	Refer to comments below



State Planning Policy	Applicability
Planning for infrastructure	
Energy and water supply	N/A
Infrastructure integration	N/A
Transport infrastructure	Refer to comments below.
Strategic airports and aviation facilities	Refer to comments below
Strategic ports	N/A

A copy of the SPP interactive mapping results is provided at Appendix A2.

### Water Quality

Works associated with the proposed MID will only involve internal refurbishment works to existing buildings on the subject land. The proposed MID will not increase impervious areas on the subject land and all existing stormwater quality measures will be maintained. No new building is proposed.

The proposed MID therefore is not expected to impact on receiving waters.

### Natural Hazards, Risks and Resilience

Whilst the subject land is identified on SPP mapping in the 'Natural hazards risk and resilience - Flood hazard area - Local Government flood mapping area' mapping layer, Brisbane City Plan 2014 ('City Plan') does not identify the subject land on the Flood overlay as located in a Brisbane River flood planning area, Creek/waterway, or Overland flow flood planning area.

Accordingly, the subject land is not located in a Flood hazard area identified on local government flood mapping and, the proposed MID is not expected to be impacted by flooding caused by a natural hazard or increase exposure to risks associated with this natural hazard (both within and outside the site).

### Transport Infrastructure

SPP mapping identifies part of the subject land is located on the opposite road frontage to a rail corridor, and public passenger transport facility.

The proposed MID:

- will not involve works in the rail corridor;
- will not increase the extent of impervious area on the subject land or alter existing stormwater management arrangements;
- will not increase student or staff population at the School above those numbers provided in master plan documents submitted to Council for the assessment of previous development applications at the School;

- involves a use that benefits from convenient access to, and supports public transport facilities; and
- will maintain existing access arrangements to the public passenger transport facility (Corinda railway station).

Accordingly, the proposed MID is not expected to adversely impact on the railway corridor or public passenger facility and will continue to provide a land use that encourages sustainable transport.

Further, administrative layers on the SPP mapping identify part of the subject land in the 'Transport noise corridor – railway' and the following categories:

- Cat 1: 70 dB(A) - 74 dB(A)
- Cat 2: 75 dB(A) - 79 dB(A)
- Cat 3: 80 dB(A) - 84 dB(A)
- Cat 4: Noise Level  $\geq$  85 dB(A)

The above layers are located over land in Queensland in proximity to designated transport noise corridors (e.g. the adjacent rail corridor) and relate to standards to residential development to minimise the impacts of transport on occupants of dwellings. The proposed MID does not involve a residential use. Accordingly, the above 'Transport noise corridor – railway' categories are not relevant to the proposed MID.

#### Strategic Airports and Aviation Facilities

SPP mapping identifies the subject land in the 'Strategic airports and aviation facilities' layer as included in the:

- Obstacle limitation surface area;
- Lighting area buffer 6km; and
- Wildlife hazard buffer zone.

This is further reflected on City Plan's City Plan Airport environs overlay where the subject land is identified as located in the:

- Obstacle Limitation Surfaces ('OLS') – Horizontal limitation surface boundary;
- Procedures for air navigation surfaces ('PANS'); and
- Bird and bat strike ('BBS') zone – Distance from airport 3-8km and LI – Within 6km – Max intensity of light sources 3 deg above horizon.

Whilst included on these mapping layers, the proposed MID will not involve works (or lighting) that extend into the OLS or PANS and will not involve a use that attracts wildlife (such as birds or bats). The proposed MID is therefore not expected to impact on strategic airports and aviation facilities.

#### 4.2.2 State Development Assessment Provisions

A review of the State government's Development Assessment ('DA') Mapping System has been undertaken. The DA Mapping System identifies the following layers apply to the subject land:

- SEQ Regional Plan triggers – SEQ Regional Plan land use categories – Urban footprint;
- Water resources – Water resource planning area boundaries; and
- Areas within 25m of a State Transport Corridor – Area within 25m of a railway corridor.

The mapping search is undertaken to establish what aspects of the proposed development may trigger referral (under Schedule 10 of the *Planning Regulation 2017* [PR]) to the State Assessment and Referral Agency ('SARA') (as a concurrence or advice agency) for their assessment against the relevant State Development Assessment Provisions ('SDAP') during the 'normal' development application process.

Schedule 10 of the PR states referral agencies and their jurisdictions and includes triggers that (amongst other matters) relate to certain thresholds. A review of Schedule 10 of the PR has been undertaken which confirmed that under the 'normal' development application process, referral to SARA may be required for State transport corridors. This determination is on the basis that the part of the subject land involving a change of use (specifically Lot 1 on RP54475) is located within 25m of a State transport corridor.

Accordingly, State Code 2 (Development in a railway environment) of the State Development Assessment Provisions has been reviewed with consideration given to the proposed MID, specifically the use of the existing dwelling house on Lot 1 on RP54475 for education facilities. The proposed MID will:

- only involve internal refurbishment of the dwelling house on Lot 1 on RP54475. No new buildings are proposed;
- not result in development in, above or beneath the railway corridor;
- continue to enable development on the subject land to be maintained without requiring access to the railway corridor;
- not alter existing setbacks to overhead powerlines in the railway corridor (note, existing structures are separated from the railway corridor by the adjacent road reserve);
- not involve new pipework, services or utilities in the railway corridor;
- not add or remove loading that will cause damage to rail transport infrastructure or a railway corridor;
- maintain existing vegetated screening adjacent to the eastern façade of the building on Lot 1 on RP54475;

- not involve filling or excavation or construction of retaining structures;
- not involve changes to existing stormwater and drainage;
- maintain existing vehicular and pedestrian access arrangements, and will not enable or encourage unauthorised access to the railway corridor;
- not involve relocation of public passenger transport infrastructure;
- not be located on land identified for future planned upgrades of rail transport infrastructure; and
- not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney General, 2016.

Furthermore, an acoustic statement has been prepared by Stantec and is provided at Appendix A3 of this report. This statement identifies that 2 Ruthven Street is situated within a State Noise Corridor (Rail Network). The proposed use of 2 Ruthven Street is for administrative purposes, which is outside the definition of an Educational Establishment. Accordingly, Stantec has advised that the proposed development does not require any further assessment against the SDAP.

Accordingly, the proposed MID is not expected to adversely impact on or be negatively impacted by the nearby railway corridor including its operation. A copy of the results of the DA Interactive Mapping search is provided at Appendix A4.

### **4.3 REGIONAL PLAN**

The South East Queensland Regional Plan 2017 ('SEQ Regional Plan') provides a framework for managing growth over the next 25 years and sets a vision for the next 50 years. This includes defining a desired future settlement pattern that aims to use land more efficiently whilst also protecting community values. The SEQ Regional Plan provides a regional growth pattern that designates land into three regional land use classifications; those being, Urban Footprint, Rural Living Area, and Regional Landscape and Rural Production Area.

As identified above, the SEQ Regional Plan includes the subject land in the Urban Footprint, an area identified to meet the region's urban growth needs to 2041 and seeks to accommodate a range of urban uses, including but not limited to, housing, industry, business, community facilities and urban open space.

The scope of works proposed as part of this proposed MID will involve internal refurbishment works which will support the School's current and future student and staff population. When considering the nature of the proposed development and the subject lands location within the Urban Footprint, the intended use of the subject land accords with and promotes the outcomes, strategies and overall vision of the SEQ Regional Plan.

#### 4.4 STATE DEVELOPMENT AREAS

The subject land is not identified as a State Development Area.

#### 4.5 LOCAL PLANNING SCHEME

The Brisbane City Plan 2014 ('City Plan') commenced on 30 June 2014 and is the applicable planning scheme for the subject land. Whilst development within existing school buildings within the intended designation is categorised as accepted development (and therefore not requiring assessment against the City Plan), regard has been given to relevant provisions of the City Plan.

##### 4.5.1 City Plan Provisions

The following table provides a summary of the key City Plan provisions applicable to the subject land.

City Plan Provisions	
Zone / Zone Precinct	<ul style="list-style-type: none"> <li>• Education purpose precinct of the Community facilities zone;</li> <li>• Low density residential zone (Lot 64 on RP29566 only); and</li> <li>• Character precinct of the Character residential zone (Lot 1 on RP54475 only).</li> </ul>
Neighbourhood Plan	Sherwood-Graceville District neighbourhood plan, with part of the subject land included in the St Aidan's School precinct (NPP-006). Lot 64 on RP29566 and Lot 1 on RP54475 are not located in a neighbourhood plan precinct.
Overlays	<ul style="list-style-type: none"> <li>• Airport environs overlay (OLS – Horizontal limitation surface boundary, Procedures for air navigation surfaces, BBS zone – Distance from airport 3-8km, LI – Within 6km – Max intensity of light sources 3 deg above horizon);</li> <li>• Bicycle network overlay;</li> <li>• Critical infrastructure and movement network overlay (Critical infrastructure and movement planning area sub-category);</li> <li>• Dwelling house character overlay (Lot 64 on RP29566 and Lot 1 on RP54475 only);</li> <li>• Road hierarchy overlay;</li> <li>• Streetscape hierarchy overlay;</li> <li>• Traditional building character overlay (Neighbourhood character sub-category) (Lot 1 on RP54475 only); and</li> <li>• Transport noise corridor overlay (Designated State Noise corridor – rail network: Category 2: 75 dB(A) – 80 dB(A), Designated State Noise corridor – rail</li> </ul>

## City Plan Provisions

network: Category 3: 80 dB(A) – 85 dB(A), Designated State Noise corridor – rail network: Category 4: Noise level > 85 dB(A).

A copy of the mapping relevant to Section 4.5 of this report is provided at Appendix A5. Relevant City Plan provisions have been referenced in Section 5 of this report in the environmental assessment of the proposed MID.

### Sherwood-Graceville district neighbourhood plan

The Sherwood-Graceville district neighbourhood plan states the following overall outcome for the St Aidan's school precinct (NPP-006):

*'(a) St Aidan's school continues to operate in its current location with any expansion or redevelopment ensuring the location, height and massing of new buildings retains the amenity of surrounding residential areas.'*

The proposed MID will not involve the construction of a new building on the subject land. All works proposed involve internal refurbishment works to existing buildings. Therefore, the proposed MID remains consistent with the objectives sought by the Sherwood-Graceville district neighbourhood plan.

Notwithstanding the above, it is noted City Plan's Sherwood – Graceville district neighbourhood plan includes an acceptable outcome that allows buildings of a greater than height than those currently on the subject land.

### 5.1 PURPOSE

This section of the DEAR provides an assessment of the proposed MID to identify:

- anticipated impacts on the surrounding infrastructure network; and
- all environmental, social and economic impacts (both positive and negative) and identifies how potential negative impacts will be mitigated.

### 5.2 ANTICIPATED IMPACTS ON SURROUNDING INFRASTRUCTURE NETWORK

#### 5.2.1 Infrastructure

##### Water

###### *Existing and Proposed Context*

Existing water reticulation mains are located within Kathleen Street, Aidans Way, Ruthven Street and Watt Street and are understood to currently service the subject land.

The proposed MID will continue to utilise the existing connections on the subject land. The proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. The propose MID therefore is not anticipated to place significantly more demand on the network.

###### *Actions*

No further actions are considered to be required.

##### Sewer

###### *Existing and Proposed Context*

Existing sewer mains that are understood to service the subject land are in Kathleen Street and Ruthven Street.

The proposed MID will continue to utilise the existing connections on the subject land. As previously discussed, the proposed MID will continue to utilise the existing connections on the subject land. The proposed MID will not increase the School's

population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. The propose MID therefore is not anticipated to place significantly more demand on the network than currently.

#### *Actions*

No further actions are considered to be required.

#### Stormwater

##### *Existing and Proposed Context*

Existing stormwater infrastructure that are understood to service the subject land is located along parts of Kathleen Street, Aidans Way, Ruthven Street and Watt Street.

The proposed MID will not involve the construction of a new building on the subject land, an increase in impervious area, or a new lawful point of discharge. Accordingly, the proposed MID will not change existing stormwater management (both quality and quantity) measures for the subject land and is not anticipated to impact on the existing stormwater network.

#### *Actions*

No further actions are considered to be required.

#### Electricity

##### *Existing and Proposed Context*

Existing electrical infrastructure that is understood to service the subject land is located within Kathleen Street, Aidan's Way and Ruthven Street.

The proposed MID will continue to utilise the existing connections to the subject land. Again, the proposed MID will continue to utilise the existing connections on the subject land. The proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. The propose MID therefore is not anticipated to place significantly more demand on the network than currently.

#### *Actions*

No further actions are considered to be required.

#### Telecommunications and National Broadband Network

##### *Existing and Proposed Context*

The subject land is currently serviced by telecommunication networks. It is understood National Broadband Network ('NBN') cable ducts have been designed



and constructed along Aidans Way and Watt Street. Further, a trench exists on Ruthven Street containing designed and planned NBN cables.

The proposed MID will continue to utilise the existing connections. Again, the proposed MID will continue to utilise the existing connections on the subject land. The proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. The proposed MID therefore is not anticipated to place significantly more demand on the network than currently.

#### *Actions*

No further actions are considered to be required.

### **5.2.2 Traffic and Transport**

#### Site Access and Traffic

##### *Existing and Proposed Context*

Vehicular access to the subject land is currently gained via:

- Ruthven Street at three separate locations, providing access to Lot 64 on RP29566 and providing access to the at grade car park, and a one way drop off/pick up area on Lot 1 on RP163033;
- Aidans Way at two separate locations, providing access to the at grade car park, and a one way drop off/pick up area on Lot 11 on SP152919;
- Kathleen Street at two separate locations, providing access beneath the gymnasium to a storage and service area on Lot 11 on SP152919; and
- Watt Street, providing access to Lot 1 RP54475.

As identified above, existing passenger set down areas (drop-off/pick-up) are located along part of the subject land's frontage to:

- Aidans Way, servicing the senior school on the northern portion of the subject land; and
- Ruthven Street, servicing the kindergarten and junior school on the southern portion of the subject land.

A bus zone for the School is also located along part of the subject land's frontage to Kathleen Street. Furthermore, various parking restrictions (including no parking and no standing areas) are enforced by Brisbane City Council along the local streets adjoining and within proximity to the subject land.

The proposed MID will not alter existing vehicular access, passenger setdown areas, bus zones or parking restrictions for the subject land and surrounding road network.

Pedestrian access to the subject land is provided at all street frontages at multiple locations, and pedestrian paths are provided within the verge to all street frontages

to the subject land. Designated pedestrian school crossings are also located at Ruthven Street and Aidans Way, which are overseen by crossing managers before (7:45am-8:30am) and after (3pm-3:45pm) school hours as students travel to and from the School. These designated pedestrian crossings and the surrounding pedestrian pathway network provide safe and convenient access from the subject land to the adjacent Corinda railway station. The proposed MID will not alter these existing arrangements.

The proposed MID is not expected to place significantly more demand on existing site access and traffic. Importantly, the proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School. All of the above arrangements are understood to have been considered through the assessment of previous development over the subject land (or were exempt from assessment).

Further details of the existing traffic arrangements are provided in the accompanying plans prepared by Blight Rayner at Appendix A1 of this report.

#### *Actions*

No further actions are considered to be required.

#### Car Parking and Servicing

##### *Existing and Proposed Context*

The proposed MID will not change existing car parking arrangements at the School. A total of 44 formal car parking spaces are provided within the subject land, those being:

- 38 spaces (including 2 spaces for people with disabilities) on the northern portion of the subject land, accessed via Aidans Way; and
- 6 spaces (including one space for people with disabilities) on the southern portion of the subject land, accessed via Ruthven Street.

Furthermore, the proposed MID will not change existing car parking arrangements on Lot 64 on RP29566 and Lot 1 on RP54475. A total of:

- 4 car parking spaces are provided on Lot 1 on RP54475, 2 in the carport and 2 on the internal driveway;
- 2 car parking spaces are provided on Lot 64 on RP29566, on the internal driveway.

Accordingly, a total of 50 onsite car parking spaces are provided.

The proposed MID will not alter existing car parking arrangements. City Plan sets out car parking rate provisions for development involving an educational establishment and childcare centre (both approved uses on the subject land). Those being:

- 1 space per staff plus 0.1 space per staff for visitors for development of an educational establishment; and
- 1 space per 5 children for development of a childcare centre.

Importantly, the proposed MID will not change the number of children at the childcare centre (kindergarten). The development approval for this use on the subject land restricts the population to 22 children. The proposed MID will maintain this existing population.

Furthermore, and as previously discussed the proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School. Car parking requirements are understood to have been considered through the assessment of previous development over the subject land.

Accordingly, no additional car parking spaces are required to meet City Plan requirements. It is noted however that it is proposed as part of the MID that the existing car parking spaces on Lot 64 on RP29566 and Lot 1 on RP54475 be utilised by the School. Accordingly, these existing car parking spaces will provide an additional 6 car parking spaces for use by the School.

#### *Actions*

No further actions are considered to be required.

#### Transport

##### *Existing and Proposed Context*

The subject land is highly accessible by public transport, with Corinda Railway Station located on the opposite frontage to Aidan's Way and Watt Street. Pedestrian access to the station is provided from these street frontages and connects to the surrounding pedestrian pathway network (and designated pedestrian crossings) to the subject land. Train services from Corinda Railway Station provide access to the City and western suburbs.

Furthermore, the School operates three bus routes through Belbaker Bus Charters for students and staff at the School. This bus service is available in the morning and afternoon on school days only and includes three routes being:

- Route 1 Moggill: Moggill, Bellbowrie, Pinjarra Hills, Brookfield, Kenmore, Fig Tree Pocket (Western side of river), Jindalee, Mt Ommaney;
- Route 2 Bardon: Bardon, Toowong, Indooroopilly, Fig Tree Pocket (Easter side of river), Sinnamon Park, Seventeen Mile Rocks; and
- Route 3 Mt Gravatt: Mt Gravatt, Sunnybank, Salisbury, Moorooka, Tarragindi, Yeerongpilly, Yeronga, Tennyson, Graceville.

The proposed MID will not alter these existing arrangements.

Refer to the above section on Site Access and Traffic for discussion regarding passenger setdown areas (drop off / pick up).

Again, the proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. Accordingly, the proposed MID is not expected to place significantly more demand on the transport facilities than currently.

*Actions*

No further actions are considered to be required.

### **5.3 ASSESSMENT OF ALL ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS**

#### **5.3.1 Soils and Geology**

##### Erosion Risk

###### *Existing and Proposed Context*

The proposed MID does not involve the construction of a new building on the subject land, and works will only involve the internal refurbishment of existing buildings (that is, no soil disturbance). Accordingly, it is considered that there is no need to implement an erosion and sediment control plan.

*Actions*

No further actions are considered to be required.

##### Acid Sulfate Soils

###### *Existing and Proposed Context*

City Plan does not identify the subject land on the Potential and actual acid sulfate soils overlay as containing potential and actual acid sulfate soils. Furthermore, the proposed MID does not involve the construction of a new building on the subject land, and works will only involve the internal refurbishment of existing buildings (that is, no soil disturbance). Accordingly, the proposed MID will not result in disturbance of acid sulfate soils.

*Actions*

No further actions are considered to be required.

##### Contaminated Land

###### *Existing and Proposed Context*

The subject land is not listed on the Contaminated Land Register or the Environmental Management Register. The subject land is currently, and has historically been used for, sensitive land uses.

The proposed MID does not involve notifiable activities.

### *Actions*

No further actions are considered to be required.

### **5.3.2 Natural Resources**

#### *Existing and Proposed Context*

The subject land is not included on the Stage government's SPP Interactive Mapping System as:

- Agriculture (Important agricultural areas, Agricultural land classification – class A and B, or Stock route network); or
- Mining and Extractive Resources (Key Resource area – resource /processing area, separation area, transport route, transport route separation area).

Accordingly, the proposed MID will not result in adverse impacts on natural resources associated with these State government mapping layers.

### *Actions*

No further actions are considered to be required.

### **5.3.3 Natural Hazards**

#### Flood

#### *Existing and Proposed Context*

As discussed at Section 4.2 above, City Plan does not identify the subject land on the Flood overlay as Brisbane River flood planning area, Creek/waterway, or Overland flow flood planning area.

Furthermore, the proposed MID does not involve the construction of a new building on the subject land, and works will only involve the internal refurbishment of existing buildings.

Accordingly, the proposed MID is not expected to be impacted by flooding, increase risks associated with this natural hazard, or result in flooding external to the subject land.

### *Actions*

No further actions are considered to be required.

#### Bushfire

#### *Existing and Proposed Context*

City Plan does not include the subject land on the Bushfire overlay as High hazard area, Medium hazard area, High hazard buffer area, or Medium hazard buffer area.

### *Actions*

No further actions are considered to be required.

### Landslide

City Plan does not include the subject land on the Landslide overlay as Landslide susceptibility area.

#### *Actions*

No further actions are considered to be required.

### Coastal Hazard

#### *Existing and Proposed Context*

City Plan does not include the subject land on the Coastal hazard overlay as Coastal management district, Erosion prone area – coastal erosion, Erosion prone area – permanent inundation due to sea level rise at 2100, High storm tide inundation area, or Medium storm tide inundation area.

#### *Actions*

No further actions are considered to be required.

### 5.3.4 Water Quality

#### *Existing and Proposed Context*

As discussed at Section 4.2 above, works associated with the proposed MID will only involve internal refurbishment works to existing buildings on the subject land. The proposed MID will not increase impervious areas on the subject land and all existing stormwater quality measures will be maintained.

The proposed MID therefore is not expected to impact on receiving waters.

#### *Actions*

No further actions are considered to be required.

### 5.3.5 Flora and Fauna

#### Environment Protection and Biodiversity Conservation Act 1999

#### *Existing and Proposed Context*

An *Environmental Protection and Biodiversity Conservation Act 1999* ('EPBC Act') Protected Matters Report has been obtained for the subject land (refer to Appendix A6). This report identifies:

- 2 Listed Threatened Ecological Communities may occur within the area;
- 53 Listed Threatened Species or species habitat are either likely to occur, are known to occur, may occur within the area, or foraging, feeding or related behaviour is known to occur within the area;

- 34 Listed Migratory Species or species habitat are either likely to occur, are known to occur, or may occur within the area;
- 39 Listed Marine Species or species habitat are either likely to occur, are known to occur, may occur within the area, or are known to breed within the area; and
- 40 Invasive Species or species habitat are either likely to occur, are known to occur, or may occur within the area.

As previously discussed, the proposed MID does not involve the construction of new buildings on the subject land. Works associated with the proposed MID will only involve internal refurbishment works to existing building and will not involve the removal of existing vegetation on the subject land.

Furthermore, the subject land is a developed site within an established urban area and does not comprise vegetation that forms part of an ecological corridor. Therefore, the proposed MID is unlikely to impact on any species protected by the EPBC Act.

*Actions*

No further actions are considered to be required.

Vegetation Management Act 1999

*Existing and Proposed Context*

The State government's DA Mapping System identifies the subject land as Native Vegetation Clearing – Category X on the regulated vegetation management map (refer to Appendix A6). The subject land is freehold. The State government's 'List of exempt clearing work' identifies clearing of vegetation (for all purposes) on freehold land illustrated as Category X on the regulated vegetation management map does not require assessment under the *Vegetation Management Act 1999*.

*Actions*

No further actions are considered to be required.

Nature Conservation Act 1992

*Existing and Proposed Context*

The State government's Protected Plants Flora Survey Trigger Map identifies the subject land is located within the 'High risk' area for protected plants (refer to Appendix A9). Notwithstanding, the subject land is located within an established urban area and there are no known Endangered, Vulnerable or Near Threatened ('EVNT') plants on the subject land. Furthermore, the proposed MID does not involve the construction of new buildings on the subject land. Works associated with the proposed MID will only involve internal refurbishment works to existing building and will not involve the removal of existing vegetation on the subject land.

The proposed MID is therefore not anticipated to have any impacts upon any EVNT.

*Actions*

No further actions are considered to be required.

#### Protected and Vulnerable Areas

##### *Existing and Proposed Context*

The State government's DA Mapping System identifies the subject land is not located within or containing Fisheries, Fish habitat areas, Wetlands or Waterways. Development on the subject land will not involve Aquaculture, Removal, destruction or damage of a marine plant or Waterway barrier works. Therefore, the proposed MID will not adversely impact on protected and vulnerable areas.

##### *Actions*

No further actions are considered to be required.

#### Koala Conservation

##### *Existing and Proposed Context*

The State government's DA Mapping System identifies the subject land is not identified as a Koala assessable development area or a Priority koala assessable development area.

##### *Actions*

No further actions are considered to be required.

#### Invasive Species

##### *Existing and Proposed Context*

As previously discussed, an EPBA Act Protected Matters Report has been obtained for the subject land (refer to Appendix A6). This report identifies 40 invasive species are either likely to occur, are known to occur, or may occur within the area.

The subject land is well maintained and therefore it is unlikely to have any of the declared species on site. Furthermore, the proposed MID does not involve the construction of new buildings on the subject land. Works associated with the proposed MID will only involve internal refurbishment works to existing building and will not involve the removal of existing vegetation on the subject land.

##### *Actions*

No further actions are considered to be required.

### **5.3.6 Cultural Heritage and Native Title**

#### National or Queensland Heritage Place

##### *Existing and Proposed Context*

The SPP Interactive Mapping System does not identify the subject land as a National heritage place, or State heritage place.



Furthermore, the subject land does not adjoin land included within these layers.

#### *Actions*

No further actions are considered to be required.

#### Queensland Estate, Aboriginal and Torres Strait Islander Cultural Heritage

##### *Existing and Proposed Context*

A search of the Aboriginal and Torres Strait Islander Cultural Heritage database was undertaken. The subject land is not listed on the database.

#### *Actions*

No further actions are considered to be required.

#### Local Heritage Place

##### *Existing and Proposed Context*

City Plan does not include the subject land on the Heritage overlay as a Local heritage place, State heritage place or an Area adjoining heritage. Accordingly, the proposed MID will not result in adverse impacts to any local heritage places.

#### *Actions*

No further actions are considered to be required.

#### Native Title

##### *Existing and Proposed Context*

A search of the Register of Native Title Claims, and National Native Title Register was undertaken. The National Native Title Register identifies a determination was made in 2015, which determined that Native title does not exist throughout the Brisbane City local government area, inclusive of the subject land.

#### *Actions*

No further actions are considered to be required.

### **5.3.7 Health, Safety, Amenity and Social Impacts**

#### Socio-economic Profile

##### *Existing and Proposed Context*

The School currently provides positive socio economic impacts and will continue to do so under the proposed MID. The proposed MID will provide:

- ongoing long term educational and associated employment opportunities (employment opportunities during both construction and operation);

- modern, up to date facilities to enable Australian Curriculum to be delivered whilst also meeting School needs; and
- significant investment and associated benefits to the economy.

#### *Actions*

No further actions are considered to be required.

#### Construction Management

##### *Existing and Proposed Context*

Only part of the subject land will be affected by construction activities as a result of the proposed MID (that being Lot 1 on RP54475, as well as part an existing building on Lot 11 on SP152919). The proposed construction activities only involve internal refurbishment works, no new buildings are proposed.

Notwithstanding the above, where required construction activities will be undertaken in accordance with a Construction Management Plan that will address (where applicable):

- public safety, amenity and site security;
- construction hours. Works will be carried out in accordance with the minimum default noise standards stated in the *Environmental Protection Act 1994* ('EP Act') unless otherwise granted through permits etc. The EP Act states building work must not make audible noise:
  - » before 6.30 am and after 6.30 pm on a business day or Saturday; or
  - » on any other day, at any time;
- noise control (refer to above comment);
- dust management. Dust control will be implemented in accordance with relevant Australian Standards and *Workplace Health and Safety Act 2011* and regulations;
- stormwater and sediment control. Works will be carried out in accordance with a site specific erosion and sediment control plan;
- light. External lighting will be provided in accordance with the relevant Australian Standards;
- waste management. Waste generated from development works will be handled and disposed of in accordance with the requirements of the EP Act; and
- traffic management (including details of construction access and parking).

#### *Actions*

Prior to work commencing on the subject land a Construction Management Plan will be prepared by a suitably qualified consultant in accordance with relevant

requirements and will be implemented and kept onsite while the internal refurbishment works are being carried out.

#### Operational Impacts

##### **Traffic**

###### *Existing and Proposed Context*

Refer to Section 5.2 above. As previously discussed, the proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. Accordingly, the proposed MID is not expected to result in a direct increase in traffic generation or car parking demand.

###### *Actions*

No further actions are considered to be required.

##### **Air quality**

###### *Existing and Proposed Context*

The proposed MID, consistent with the existing operation on the subject land, is not expected to generate emissions, gasses, or negative air quality impacts.

###### *Actions*

No further actions are considered to be required.

##### **Noise**

###### *Existing and Proposed Context*

The proposed MID, consistent with the existing operation on the subject land, is not expected to generate noise emissions above existing levels at the School. A slight change in environment that may occur as a result of the proposed MID may be at Lot 64 on RP29566 and Lot 1 on RP54475.

As previously discussed, the existing building on:

- Lot 64 on RP29566 will provide spaces for the guidance counsellor(s), chaplaincy and staff, and will be accessed by students for counselling and pastoral care services. Such services will generally involve one on one sessions, or very small groups sessions with students. Students will access the 'Wellbeing Centre' from within the existing School campus; and
- Lot 1 on RP54475 will provide spaces for staff, for example offices for the administrative and finance department. Students will not regularly access the building. Should access be provided to students, it will be infrequently and will be for purposes such as purchasing bus passes or textbooks.

The hours of operation at the above buildings will be consistent with existing staff facilities on the subject land, generally being 7am to 6pm, and the focus of activity will be within the buildings.

Car parking is currently available on Lot 64 on RP29566 and Lot 1 on RP54475. The proposed MID will not increase the number of cars parking on these lots above the car parking spaces currently provided. Furthermore, car parking on Lot 64 on RP29566 and Lot 1 on RP54475 will be for staff, and therefore car movements to and from these lots is only likely to be twice daily (that being, arriving and leaving work for the day).

Furthermore, the existing landscape treatment (both soft and hard landscaping) along the common boundaries of these lots with residential development will be maintained.

Accordingly, the proposed MID is not expected to general unreasonable acoustic impacts on adjoining residential development

As previously discussed, the existing building on Lot 1 on RP54475 is located within 25 metres of a rail corridor. Accordingly, a noise statement has been prepared by Stantec. The noise statement identifies that the proposed use of the building on Lot 1 on RP54475 is for administrative purposes and therefore is not required to meet the acceptable and performance outcomes of State provisions. Stantec has not recommended any actions be undertaken as a result of the proposed development.

#### *Actions*

No further actions are considered to be required.

#### ***Light***

##### *Existing and Proposed Context*

As per standard operations, the School currently operates with both internal and external lighting. The proposed MID will not alter existing operations.

#### *Actions*

No further actions are considered to be required.

#### ***Safety and Security***

##### *Existing and Proposed Context*

Existing safety and security measures are employed at the subject land. Buildings are locked and alarmed and the alarms are monitored by an external security company. Grounds are patrolled at intervals during the evenings and School holidays and gates (on the southern portion) are locked each night by security patrols. The proposed MID will not change the existing arrangements.

#### *Actions*

No further actions are considered to be required.

## Visual Amenity

### Existing and Proposed Context

As previously discussed, the proposed MID will not involve the construction of a new building, works will only involve internal refurbishment works to existing buildings on the subject land. Accordingly, the proposed MID will not change the:

- height of existing buildings on the subject land;
- setback of existing buildings on the subject land;
- character and streetscape appearance of development within this part of Corinda.

The appearance and visual amenity of the subject land therefore will not change as a result of the proposed MID.

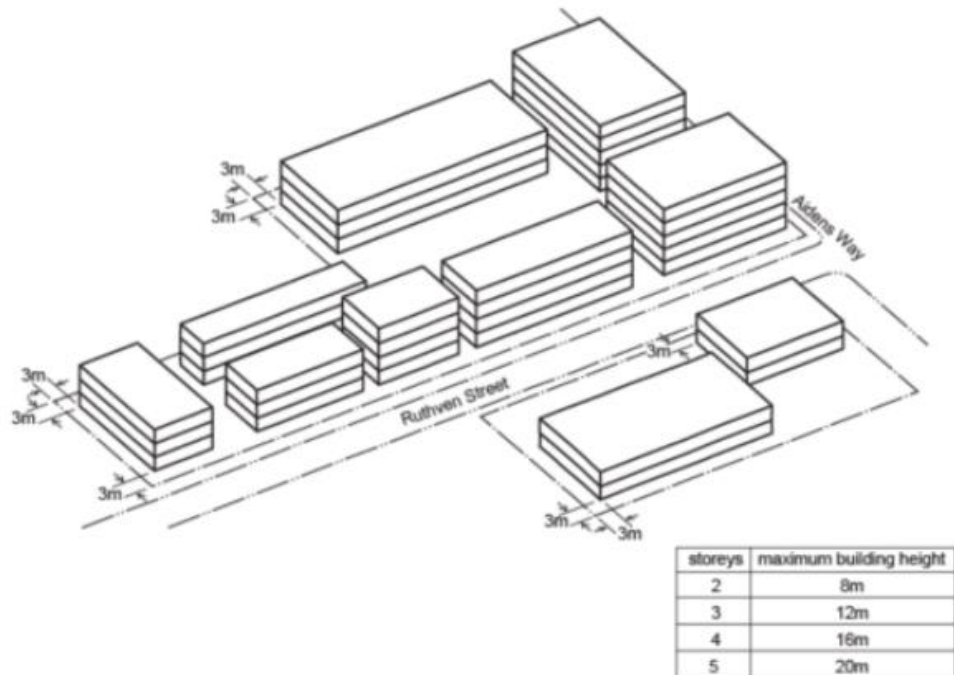
### Sherwood – Graceville Neighbourhood Plan

Notwithstanding the above, it is noted City Plan’s Sherwood – Graceville district neighbourhood plan includes an acceptable outcome that allows buildings of a greater than height than those currently on the subject land. This acceptable outcome states:

*‘Development ensures the height and location of buildings is in accordance with Figure g’.*

Figure g is provided at Figure 4 below for information purposes.

Figure 4: Figure g from the Sherwood Graceville District Neighbourhood Plan



Source: Brisbane City Plan 2014, 2019

### *Traditional Building Character Overlay*

City Plan mapping identifies the existing building located on Lot 1 on RP54475 was constructed in 1946 or earlier and includes this lot in the Traditional building character overlay. As previously discussed, the proposed MID will not involve the construction of a new building. Works will only involve internal refurbishment works to this building. Accordingly, the building will be retained together with the character and streetscape at this part of Ruthven Street and Watt Street.

Please note, City Plan does not include the existing dwelling on Lot 64 on RP29566 in the Traditional building character overlay. This brick cavity building was constructed post 1946.

#### Actions

No further actions are considered to be required.

## **5.4 SUMMARY OF ACTIONS**

The above assessment has identified the following actions are to be carried out:

- If required, prepare a Construction Management Plan (by a suitably qualified consultant) prior to work commencing on the subject land. Implement and keep the plan onsite throughout construction of the proposed development (Note: no major construction work is required, and refurbishment work can be managed consistent with current construction management requirements).
- Maintain existing landscape treatment to common boundaries to residential development.
- Maintain existing car parking numbers.
- Maintain existing drop off / pick up arrangements.

# EXISTING DEVELOPMENT APPROVALS

## 6.1 SUMMARY OF EXISTING DEVELOPMENT APPROVALS

A review of all available development approvals granted over the subject land has been carried out to understand if there are any ongoing operational obligations that may conflict with the proposed Ministerial designation.

The table provided at Appendix A8 provides a summary of the development approvals<sup>2</sup> identified on the Standard Planning and Development Certificate ('Certificate') provided by Council for land occupied by the School.

Importantly, the table identifies an approval issued on 25 March 2009 (Council reference: A001944090), which includes the following condition:

Condition 10:

*Letter of Acknowledgement*

*Submit a letter of acknowledgement, signed by representatives of the School Board for St Aidan's Anglican Girls School containing works to the effect that:*

*'The Trustees of the Society of the Sacred Advent Schools Pty Ltd for St Aidan's Anglican Girls School at the time of lodgement of the development application to the Brisbane City Council and to the best of its knowledge did not intend to materially increase in the number of students or teachers as a consequence of the extension to the Education Purposes (Performing Arts Centre).*

*However at sometime in the future, should St Aidan's Anglican Girls School proposed to start a new use or make a material change in the intensity or scale of the use of the premises, it is acknowledged that this development application will be required to lodge concurrently with any supporting material a 'Master Plan' for St Aidan's Anglican Girls School'.*

*The Master Plan is to set out the framework for the future development of St Aidan's Anglican Girls School facilities, and is to have regard to the following:*

*a. Any strategic or business plan for the school and the changes this may have to the facilities provided;*

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<sup>2</sup> For a material change of use or building works assessable against the relevant planning scheme in effect at the time of the development approval, or operational works approvals identified in the Standard Planning and Development Certificate.

- b. A ten year forward projection of student enrolments and staffing;*
- c. The building landscaping and car parking provisions including vehicle and pedestrian entry and exit arrangements;*
- d. Incorporation of “school safe” drop off and pick up areas;*
- e. How impacts on adjoining development are to be managed in terms of noise, light, privacy and building setbacks;*
- f. Pedestrian movement within the immediate vicinity of the site (i.e. to rail stations, bus stops etc) and;*
- g. Sequencing of development over a 10 year horizon.*

The master plan document submitted in support of this development application, and referenced in the above condition, identifies an ultimate population of 1085 students, and 124 staff (full time equivalent). Importantly, the total student and staff population at the School will not increase above this identified population threshold, as a direct result of the proposed MID.



### 7.1 AFFECTED PARTIES AND STAKEHOLDERS

Affected parties and stakeholders with a potential interest in the proposed MID include:

- Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP);
- Department of Education;
- Brisbane City Council;
- School community, including:
  - » current students;
  - » parents and guardians of current students;
  - » Parents and Friends Association;
  - » Alumni and Old Girls' Association;
- Affected parties (as agreed by DSDMIP), including:
  - » adjoining landowners;
  - » surrounding neighbours;
- Local elected representatives, being:
  - » Cr Nicole Johnston, Tennyson Ward;
  - » Jessica Pugh MP, member for Mount Ommaney;
  - » Graham Perrett MP, member for Moreton.
- Native title parties, being:
  - » Turrbal People;
  - » Jagera People.

## 7.2 COMMUNITY CONSULTATION STRATEGY

### 7.2.1 Pre-engagement

The following table identifies the consultation activities to be carried out as part of the pre-engagement community consultation process for the proposed Ministerial designation.

Activity	Description	Affected Parties / Stakeholders
Brief local elected representatives	<ul style="list-style-type: none"> <li>• School to contact the offices of Cr Nicole Johnston (Tennyson Ward), Jessica Pugh MP (member for Mount Ommaney) and Graham Perrett (Federal Member for Moreton) to arrange briefings.</li> </ul>	Local elected representatives
Discuss infrastructure requirements with Brisbane City Council	<ul style="list-style-type: none"> <li>• A meeting was held with Brisbane City Council on 18 April 2019. A summary of the items raised by Council at this meeting are provided below at Section 7.2.3.</li> </ul>	Local government
Letter box drop and send flyers	<ul style="list-style-type: none"> <li>• Letter box drop and send flyers to affected parties / stakeholders.</li> <li>• Flyer will outline:               <ul style="list-style-type: none"> <li>» proposed MID</li> <li>» land to which the proposed designation applies</li> <li>» type of infrastructure for which the land is proposed to be designated</li> <li>» how the DEAR can be viewed or accessed</li> <li>» how to make a submission to the School within the 10-business day pre-engagement period</li> <li>» details about one-on-one meetings so that interested community members can meet with School representatives to discuss the Ministerial designation</li> <li>» contact details for representatives of the School.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Affected parties</li> <li>• Local elected representatives</li> <li>• Native title parties</li> </ul>

Activity	Description	Affected Parties / Stakeholders
Distribute flyer to in School newsletter	<ul style="list-style-type: none"> <li>Flyer (as outlined above) embedded in School newsletter</li> </ul>	School community
Meetings with affected parties and stakeholders	<ul style="list-style-type: none"> <li>Conduct one-on-one meetings with directly affected landowners and surrounding residents. This will be provided where residents take the opportunity offered in the letter and organise a time to meet with representatives from the School and consultants.</li> </ul>	<ul style="list-style-type: none"> <li>School community</li> <li>Affected parties</li> <li>Local elected representatives</li> <li>Native title parties</li> </ul>
Consultation Summary	<ul style="list-style-type: none"> <li>Prepare summary of: <ul style="list-style-type: none"> <li>» consultation actions and stakeholders notified</li> <li>» affected parties / stakeholders who provided feedback</li> <li>» matters raised</li> <li>» how these matters have been considered and addressed.</li> </ul> </li> </ul>	All

### 7.2.2 Community Consultation

The following table identifies the consultation activities to be carried out as part of the community engagement process for the proposed Ministerial designation.

Activity	Description	Affected Parties / Stakeholders
Brief local elected representatives	<ul style="list-style-type: none"> <li>School to contact the offices of Cr Nicole Johnston (Tennyson Ward), Jessica Pugh MP (member for Mount Ommaney) and Graham Perrett (Federal Member for Moreton) to arrange briefings.</li> </ul>	Elected representatives
Discuss infrastructure requirements with Brisbane City Council	<ul style="list-style-type: none"> <li>A meeting was held with Brisbane City Council on 18 April 2019. A summary of the items raised by Council at this meeting are provided below at Section 7.2.3.</li> </ul>	Local government
Notice	<ul style="list-style-type: none"> <li>Issue notice to launch the formal consultation period.</li> <li>Notice will outline:</li> </ul>	DSDMIP Adjoining landowners

Activity	Description	Affected Parties / Stakeholders
	<ul style="list-style-type: none"> <li>» proposed Ministerial designation</li> <li>» land to which the proposed designation applies</li> <li>» type of infrastructure for which the land is proposed to be designated</li> <li>» how the EAR can be viewed or accessed</li> <li>» how to make a submission to the Minister within the 20-business day consultation period</li> <li>» the day by when submissions may be made to the Minister</li> <li>» details about opportunities to meet with representatives from the School to discuss the Ministerial designation</li> <li>» contact details for representatives of the School</li> </ul>	<p>Department of Education</p> <p>Brisbane City Council</p>
Publish Public Notice	<ul style="list-style-type: none"> <li>• Publish public notice in South West Satellite.</li> <li>• Public notice will address requirements of Schedule 4, Section 7 of Minister’s Guidelines and Rules, outlining: <ul style="list-style-type: none"> <li>» the proposed Ministerial designation</li> <li>» the land to which the proposed designation applies</li> <li>» type of infrastructure for which the land is proposed to be designated</li> <li>» how the environmental assessment report can be viewed or accessed</li> <li>» how to make a submission about the proposed Ministerial designation</li> <li>» the day by when submissions may be made to the Minister.</li> </ul> </li> </ul>	<p>All Broader community</p>
Signage	<ul style="list-style-type: none"> <li>• Place notices on the subject land (at each street frontage).</li> <li>• The notices will:</li> </ul>	<p>All Broader community</p>

Activity	Description	Affected Parties / Stakeholders
	<ul style="list-style-type: none"> <li>» give a brief overview of the proposed Ministerial designation;</li> <li>» include a proposed site plan;</li> <li>» how to make a submission about the proposed Ministerial designation.</li> </ul>	
Letter box drop	<ul style="list-style-type: none"> <li>• Letter box drop flyer to surrounding landowners / residents.</li> <li>• Flyer will outline: <ul style="list-style-type: none"> <li>» proposed MID</li> <li>» land to which the proposed designation applies</li> <li>» type of infrastructure for which the land is proposed to be designated</li> <li>» how the DEAR can be viewed or accessed</li> <li>» how to make a submission to the Minister within the 20-business day consultation period</li> <li>» the day by when submissions may be made to the Minister</li> <li>» details about drop-in session so that interested community members can meet with project team representatives to discuss the Ministerial designation</li> <li>» contact details for representatives of the School.</li> </ul> </li> </ul>	Affected parties (i.e. surrounding landowners / residents)
Drop-in session	<ul style="list-style-type: none"> <li>• Representatives of project team to be available to discuss issues and concerns with interested landowners.</li> </ul>	Affected parties (i.e. surrounding landowners / residents)
Distribute article to School newsletters	<ul style="list-style-type: none"> <li>• Distribute article about the proposed MID.</li> </ul>	School community
Brief P&F Association	<ul style="list-style-type: none"> <li>• Toni Riordan, School Principal to meet with the P&amp;F to discuss the designation.</li> </ul>	School community
Consultation Summary	<ul style="list-style-type: none"> <li>• Prepare Community Consultation Summary and include in the final</li> </ul>	All

Activity	Description	Affected Parties / Stakeholders
	EAR. The final EAR will include a section that will summarise input from engagement process, and how this input has been considered.	

### 7.2.3 Meeting with Brisbane City Council

As previously discussed, a meeting was held with Council on the 18 April 2019. The proposed MID was outlined to Council and a request made for comments. Council provided a record of this meeting on the 13 May 2019 that identified Council expressed concern regarding:

- need for street truncations and an increase in footpath widths around the school; and
- the short stacking lane (storage) for the pick-up area and how this impacts traffic movement.

As previously discussed, the proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School and is not expected to result in a direct increase to the School's population. Existing footpath widths, street truncations, and pick up / set down areas were considered during the assessment of previous development applications and their subsequent approvals over the subject land. Accordingly changes to the existing arrangements are not considered to be required as a result of the proposed MID.

### 8.1 CONCLUSION

This DEAR has been prepared by JGPC on behalf of St Aidan's Anglican Girls' School. In accordance with Chapter 2, Part 5 of the PA, the School seeks to designate land located at 26 Kathleen Street, and 2, 10, 18 and 39 Ruthven Street, Corinda QLD 4075 and described as Lot 11 on SP152919, Lot 1 on RP54475, Lot 2 on RP29582, Lot 1 on RP163033 and Lot 64 on RP29566. The School seeks to designate the subject land for:

- educational facilities (Schedule 5, Part 2, Item 6 of the Planning Regulation 2017); and
- facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated (Schedule 5, Part 2, Item 9 of the Planning Regulation 2017).

This DEAR has been prepared in accordance with Chapter 7 of the MGR and will be updated and finalised following consultation and notice from the Minister.

The intended outcomes are as follows:

- designate the subject land for educational facilities;
- undertake the proposed development as outlined in this EAR and accompanying drawings; and
- generally maintain the existing student and staff population (with allowances made for normal increases and decreases in population at schools). As previously discussed, the School population is expected to increase by approximately:
  - » 51 students, resulting in an approximate population<sup>3</sup> of 910 students at 2020; and
  - » 1 staff member (full time equivalent), resulting in a total population of 122 persons at 2020.

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<sup>3</sup> A master plan document submitted to Council as part of a previous development approval identifies an allowable population of 1085 students and 124 staff (full time equivalent) for the School. Accordingly, the population of the School remains under the expected student and staff population for the subject land.

Importantly, the above increase in population at the School is not a direct result of the proposed MID. The School population results from the introduction of the prep year in 2007 and grade 7 to secondary schools in 2015 across Queensland. The proposed MID will not increase the School's population above the highest ultimate population set out in master plan documents submitted to the Council in support of previous development applications at the School.



A1

# ARCHITECTURAL DRAWINGS

A2

# STATE PLANNING POLICY MAPPING

**A3**

# NOISE IMPACT STATEMENT

A4

## DA MAPPING

A5

## CITY PLAN MAPPING

**A6**

# PROTECTED MATTERS REPORT

A7

# PROTECTED PLANTS FLORA SURVEY TRIGGER MAP

**A8**

# SUMMARY OF DEVELOPMENT APPROVALS