



## Learn more about the plans for Stuartholme School

Stuartholme School has been educating young women from our Bardon Campus for over 100 years. We are planning to seek endorsement from the State Government for a Ministerial Infrastructure Designation (MID) to improve the learning facilities for our students over time. Read on to learn more about the application, approval process, timeframes and upcoming engagement opportunities.

### Drop-in community information session

We would like to invite you to attend a drop-in information session with the School and our town planning consultants (Ethos Urban). This session will provide more information on this project and give you an opportunity to ask questions of the project team.

**When:** Friday 23<sup>rd</sup> July 2021, between 5pm and 7pm.

**Where:** Stuartholme School Main Campus 365 Birdwood Terrace, Toowong QLD 4066. Room details to be advised upon RSVP.

**RSVP is essential:** Please email [QLDEngagement@ethosurban.com](mailto:QLDEngagement@ethosurban.com) by Friday 16<sup>th</sup> July 2021 to confirm attendance. Due to the uncertain and changing restrictions of COVID-19 there may be limits on attendance and RSVP'ing for the event is strictly required, or the session may need to be held virtually.

### What is a ministerial infrastructure designation (MID)?

A MID provides an alternative planning approval pathway to a development approval under the Planning Act 2016. It is different to the typical development assessment process because MIDs are assessed and decided by the Planning Minister.

Through this process, particular public and private infrastructure providers, including schools, are able to gain a high-level approval for a master plan. This approves a development footprint that allows future development to occur, if it complies with specific conditions. The designation lasts for six years to allow development to occur, then applies to the site in perpetuity.

Under the Minister's Guidelines and Rules applicants must undertake early engagement with the community key stakeholders to gather and respond to feedback before the Planning Minister will endorse the designation. The assessment of MIDs are focussed on the type and scale of external impacts that the proposal could have on the surrounding area.

### What is being proposed?

The MID will seek approval for new buildings and works the Main Campus and Freers Site (refer to Figure 1), as identified in the Stuartholme Masterplan 2020. These projects focus on providing high-quality, indoor and outdoor sport and recreation spaces, flexible learning spaces, improving accessibility and connectivity across the campus, and making better use of the campus land and facilities.

The two proposed Main Campus buildings are generally consistent with the building footprint and extent of vegetation clearing approved under an existing Brisbane City Council development approval (A003207744 / A005600921). Therefore, the primary focus of the MID is the Freers Site development.

Site	Description of works	Timeframe
 <b>Main Campus: Multi-purpose Sports and Innovation Centre</b>	Learning spaces, multi-purpose courts, basketball / gymnasium, spectator seating, cafeteria, amenities and an arts display foyer and court.	10+ years
 <b>Main Campus: Education Support Facilities Building</b>	New learning areas, creative and cultural activities.	10+ years
 <b>Freers Site: Training Fields &amp; Courts</b>	Training fields and courts for predominately internal School use during weekdays and the upgrade of the existing building.	Commence construction 2022, operational 2023.



STUARTHOLME  
SCHOOL



### Student numbers

Stuartholme School is a Catholic secondary school in the Sacred Heart ethos, educating girls from years 7-12. Over the past ten years enrolments have fluctuated between 632 to 750 students, with a current enrolment of 681 students and 60 staff, and an approved cap of 900 students. The MID application is based on the School reaching a target enrolment of 800 students (including 130 boarding students) and 67 staff.

The School's appeal and identity is derived from its relatively small size. The MID project is focused on improving the quality of learning and recreational spaces for students, while also supporting the School to resume its previous/approved student population size.



### About the Freers Site

The Freers Site will be predominately used by the School during weekdays for sports training before and after school hours and for physical education classes. The proposal includes:

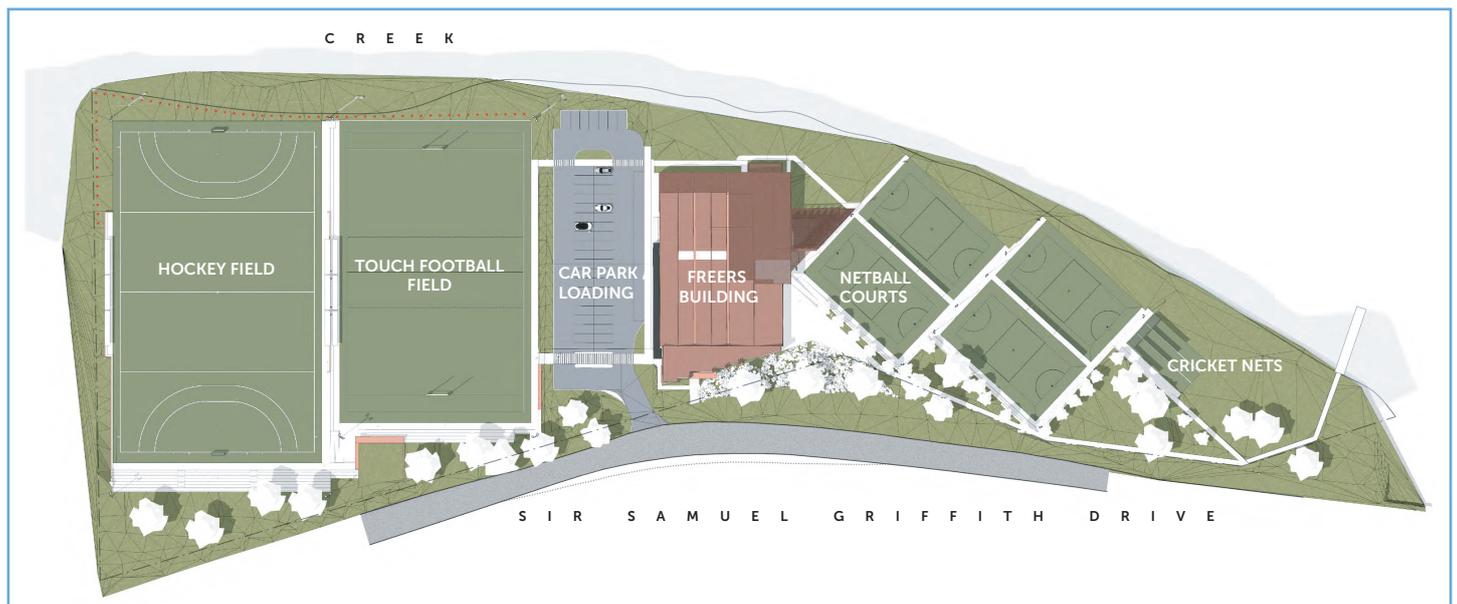
- Two (2) sporting fields for touch football and hockey,
- Four (4) netball courts,
- Three (3) cricket nets, and
- Car parking and bus parking.

The existing Freers Building will be refurbished to store rowing boats and equipment and house a gym, change rooms and amenities for use by students. It will also include a small canteen and two tenancies intended to be used for complementary activities, such as a café or physio.

The Freers Site will predominantly be used Monday to Friday between the hours of 6am to 8pm. On Saturdays, the playing fields and courts may occasionally be used between 7:30am to 3pm to accommodate overflow needs of sports fixtures that are occurring elsewhere. The site is not intended to be used for regular large sporting events.

The site may be used from time to time for internal events, such as presentation nights, until 10pm.

The Freers Site will be used predominately by the School, however, to make good use of the facilities it will be available to lease by community groups and sporting clubs on an ad-hoc basis.





#### Acoustics

Modelling indicates that the proposal will comply with Brisbane City Council's noise criteria. The following noise mitigation measures will also be put in place to reduce impacts to the surrounding area:

- Where practical playing fields and courts located in the south-eastern portion of the site will be used as the first preference as these are located further from sensitive receivers (e.g. houses).
- Use of less obtrusive whistles.



#### Traffic

A Traffic study has been undertaken to understand the impacts of the proposal on the surrounding road network. It found that the proposed 47 car spaces for the Freers Site adequately services the anticipated demand for the internal school training use. A generous internal pick-up and drop-off zone will be provided adjacent to the Freers building, to allow parents and buses to efficiently and safely transport children. The Freers site training fields and courts are anticipated to result in low traffic generation, and a negligible impact on the surrounding local surrounding road network. Based on the modelling, more vehicle movements are anticipated to occur via Sir Samuel Griffiths Dr to the south (70 to 75%) rather than Sir Samuel Griffiths Dr / Simpsons Rd to the north (25 to 30%). A minor widening of Sir Samuel Griffith Drive on its western side (opposite the Freers site) is proposed to provide a right turn into the site from a northbound approach while also allowing through traffic. This minor road widening will also improve sightlines for traffic includes cyclists.



#### Flooding

A flood risk assessment has found that proposed works to the Freers Site do not substantially alter the flood behaviour of Ithaca Creek and does not create actionable impacts to neighbouring properties or the surrounding area.



#### Ecology

An Ecological Assessment demonstrates that the proposed works are largely located in highly modified areas that do not have any significant ecological value. The extent of works does not involve the alteration of the East Ithaca Creek bank or disturbance of riverine vegetation. There will be some vegetation removal, as previously approved, on the Main Campus. Rehabilitation works will occur onsite to offset vegetation removed.



#### Bushfire

A Bushfire Hazard Assessment and Management Plan identifies an Inner Asset Protection zone around the refurbished Freers building. Vegetation management, including mowing, removal of leaf litter build up, and weed management, will occur within this zone to ensure vegetation is maintained consistent with the use of sports fields.

### Project timeframes

It is anticipated that an application will be lodged with the State Government in August 2021. There will also be a formal statutory consultation period of 25 business days as part of the assessment process where you can make a submission.

A number of supporting technical reports and plans have been prepared or are currently being prepared to address the above matters as well as further civil engineering, heritage, and design investigations. These will be made publicly available once the application is lodged.

