



## A local school with a global outlook

10 February 2025

Dear Neighbours,

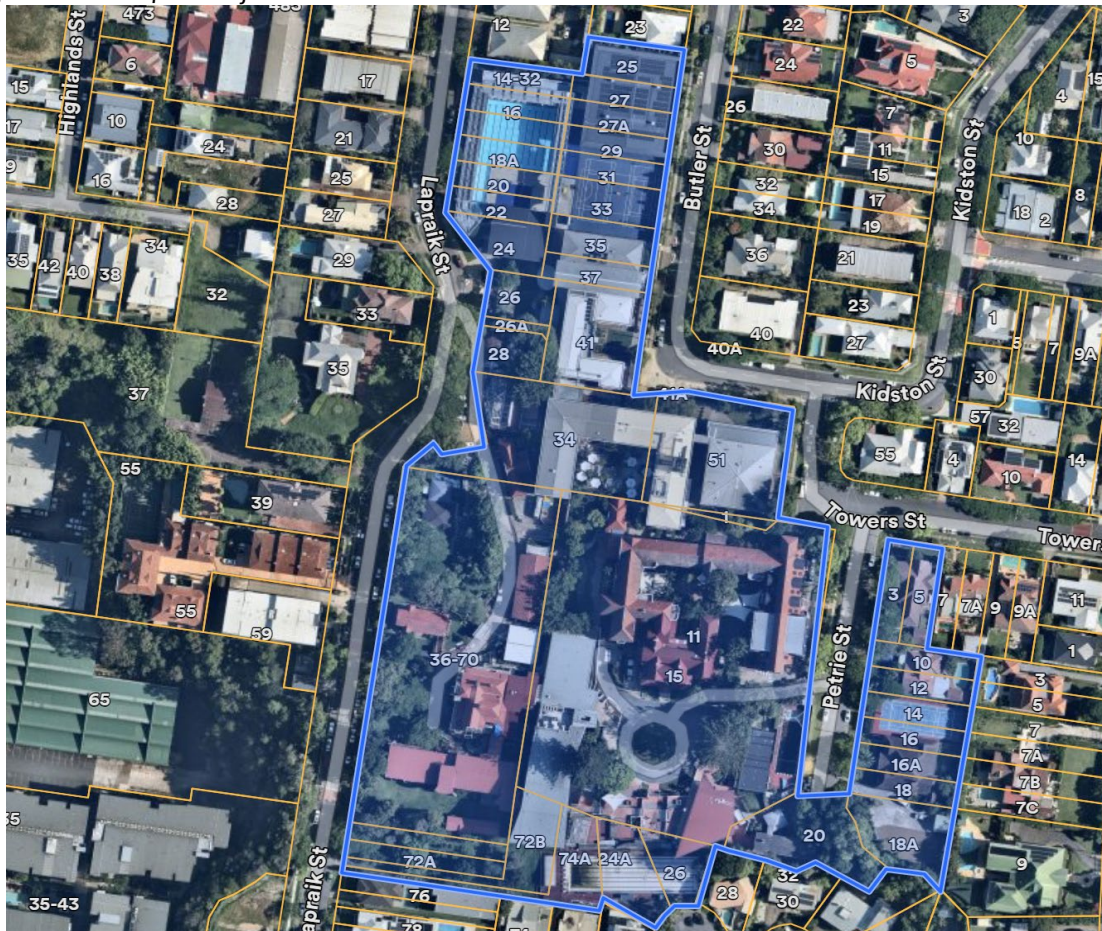
**RE: FORMAL CONSULTATION FOR THE PROPOSED MINISTERIAL INFRASTRUCTURE DESIGNATION AMENDMENT OF ST MARGARET'S ANGLICAN GIRLS SCHOOL UNDER CHAPTER 2, PART 5 OF THE PLANNING ACT 2016**

### OVERVIEW

St Margaret's Anglican Girls School is contacting you regarding the formal consultation phase of the Ministerial Infrastructure Designation ('MID') process. This phase aims to gather feedback on the master plan, which seeks to enhance the student and teaching facilities on the campus. We are seeking your input on the proposed amendment to the MID to address any concerns or potential impacts our campus developments may have on our neighbouring community.

An aerial view of the subject land has been provided in **Figure I** below for your reference.

**Figure I: Aerial of the Subject Land**



Source: Nearmap, 2024 (image captured 27 November 2023).

## **PRELIMINARY COMMUNITY CONSULTATION**

### **Overview**

As a first step, we sought initial feedback from our neighbours and key stakeholders on the master plan for the campus, aiming to understand their perspectives on how the proposal might impact them. This process took place between January 29, 2024, and February 21, 2024.

### **Summary of Issues Raised**

#### Purpose of the Arts Centre

A key issue raised during the submissions included concerns around the purpose and use of the proposed Performing Arts Centre. The school has confirmed that this building will be primarily utilised for St Margaret's use, with potential for some community groups to use the building at various times where it does not interfere with the school's use of the facility. This use will be occasional only.

#### Traffic and Safety along Comus Avenue, Towers, Butler and Lapraik Streets

Residents identified traffic and safety concerns relating to Comus Avenue and the bus set down and parking area off Butler and Lapraik Streets. Traffic congestion has also been identified by local residents. The proposed road widenings for the pick-up/set down zone in Butler Street will reduce the need for buses to pull out beyond the middle of the road to pass queued cars. The masterplan also seeks to redistribute some of the traffic and parking around the school. A new student pick-up/set down area is proposed within the school, accessed from Lapraik Street. In addition, the staff carpark to Comus Avenue will be accessible by staff only, with the exit being gated (to prevent unauthorised use) and there will be no pedestrian access to the school from Comus Avenue. Staff will be able to exit the carpark either via Comus Avenue or Lapraik Street.

A Traffic and Transport Engineering Report has been prepared by TTM Consulting in support of the proposed MID amendment and includes a response to the traffic concerns raised during the early engagement (Section 14 of their report).

#### Carparking

We acknowledge residents' concerns regarding on-street parking and propose the following additional measures, which will be implemented in the short term in line with our current designation:

- Utilise the school owned property at 18 Petrie Street to convert the existing tennis court and land on the southern side of the house to create off-street staff carparking with approximately 26 car parks. Demolition of the carport at 3 Towers St to provide approximately 6 parking spaces.

The implementation of these measures as a solution to ease on-street parking congestion is considered to provide a solution that will have immediate positive impact.

In addition, the following new works will also be sought under the proposed MID amendment:

- Inclusion of approximately 6 additional parking spaces within the approved carpark adjoining Comus Avenue.
- Creation of a new parking area on ground at the location of Stage 2 of the Performing Arts Centre, providing approximately 40 additional carpark spaces. These spaces would then form part of the permanent building when Stage 2 is constructed.

This approach demonstrates the school's commitment to addressing resident concerns and is considered a positive and effective solution that balances the needs of the community with the operational requirements of the school.

### Consultation

Some residents had concerns with the level of consultation undertaken. The early engagement undertaken by the school has been above and beyond the minimum requirements of the Minister's Guidelines and Rules (Version 2.0). St Margaret's values the feedback from neighbours and will continue to consult widely on its plans to improve its facilities.

### Interface between Comus Avenue and Proposed Development

Residents raised concerns about the issues such as stormwater impacts on neighbouring residents, in particular Comus Avenue. The project team has engaged a civil engineer to undertake a high-level stormwater management plan. Detailed architectural and engineering reporting will be undertaken at the detailed design stage for the proposal to address stormwater management concerns.

### Design Aspects, and Height and Bulk of Buildings

Other key points raised during early engagement included the interface between Comus Avenue properties and the proposed development, and design aspects of the proposal. Our architect, Blight Rayner, have reviewed these submissions and, wherever possible, will be addressing the issues raised by updating the masterplan. Additional detailed drawings have been prepared to address the concerns raised and will be shared during this consultation stage.

### **Integration into MID Report**

The feedback received during this initial engagement process will be integrated into the MID Proposal Report submitted to the Queensland Government. A copy of the report is available on the Queensland Government website at:

<https://planning.statedevelopment.qld.gov.au/planning-framework/infrastructure-planning/ministerial-infrastructure-designations>.

This report contains details about the school's proposal and information on how potential impacts have been addressed. We have sought a range of technical advice regarding the proposed campus improvements and are now in a position to discuss this further with the broader community.

## **PLANS TO IMPROVE FACILITIES AT ST MARGARET'S ANGLICAN GIRLS SCHOOL**

The master plan for St Margaret's Anglican Girls School has been developed by Blight Rayner to articulate the school's vision and outline detailed long-term campus planning. This process involves an MID amendment to the existing MID-1117-0216 approval for the subject land. An excerpt from the master plan is provided in **Figure 2**, highlighting (in blue) the new projects proposed as part of the MID amendment process. These projects include:

- A new St Margaret's Arts Precinct ('SMAP'), to be delivered over two (2) stages, will consist of a Performing Arts Building which will accommodate performing arts, such as music activities, drama, and school events, such as assemblies, presentations, awards and gatherings, and includes a basement carpark.
- New 2 storey classroom and exam room building including two (2) general learning areas ('GLAs'), a kitchen, exam room, and arrival plaza, with stair and lift access
- New 2 storey secondary classroom building including six (6) GLAs and stair access.

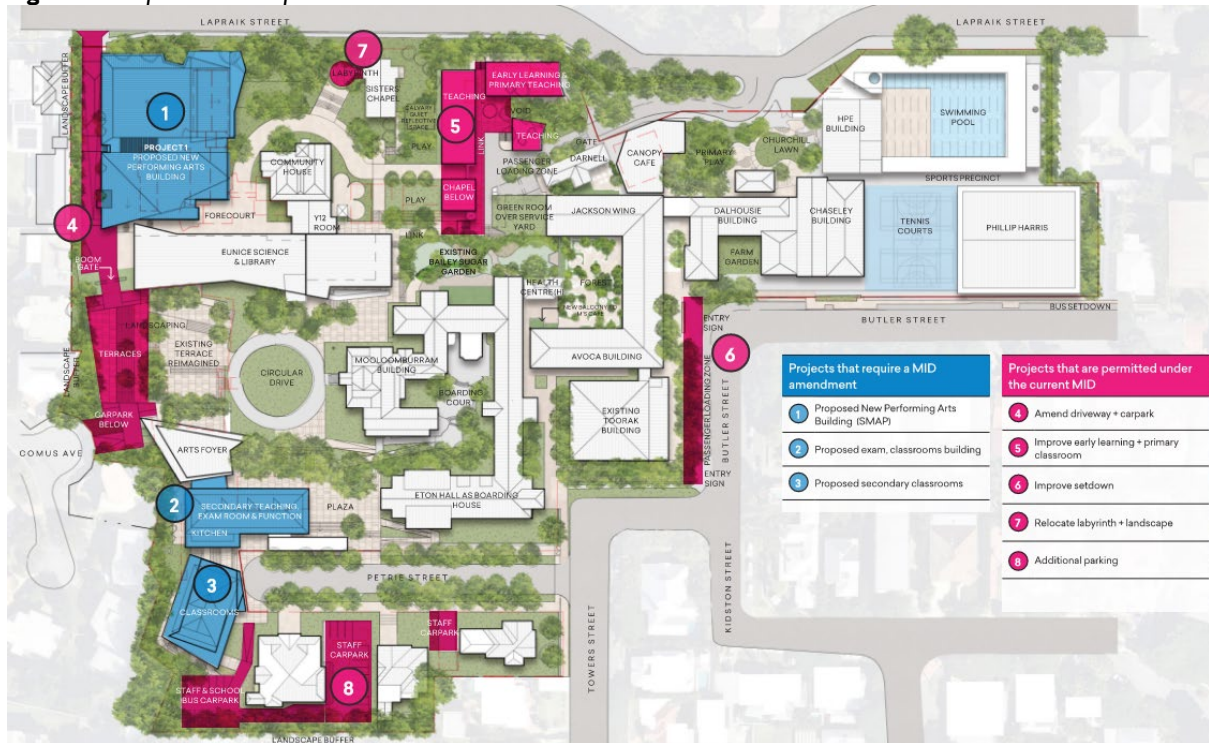
Additionally, the existing MID permits future works (illustrated in pink in **Figure 2**) to be carried out across the school campus, including:

- Driveway, landscaping and carpark works
- Improvements to the early learning and primary classroom
- Improvements to the Butler Street passenger set down
- Relocation of the labyrinth and associated landscaping works.



These projects, which have been approved under MID-1117-0216, will be implemented as needed.

**Figure 2: Proposed Masterplan**



Source: Blight Rayner, 2024.

## NEXT STEP – FORMAL CONSULTATION

Our goal is to liaise with our neighbours and the broader school community to explain how we have considered initial feedback and seek further input (refer to **Figure 3**). If you are interested in discussing the infrastructure designation with a school representative and members of our project team, you can submit your request to [projects@stmargarets.qld.edu.au](mailto:projects@stmargarets.qld.edu.au)

**Figure 3: MID Process**



## LEARN MORE AND HAVE YOUR SAY

To share your feedback on the proposed designation, you can utilize the following avenues:

- Queensland Government website: <https://planning.statedevelopment.qld.gov.au/planning-framework/infrastructure-planning/ministerial-infrastructure-designations>
- Mail addressed to the Ministerial Infrastructure Designation Team, PO Box 15009, City East QLD 4002
- Email: [infrastructuredesignation@dsdilgp.qld.gov.au](mailto:infrastructuredesignation@dsdilgp.qld.gov.au)
- Phone the Infrastructure Designations team on 1300 967 433.

Please note, if you submit feedback, it should:

- Be clearly marked as '*Proposed Ministerial Infrastructure Designation Amendment for the development of St Margaret's Anglican Girls School*'
- Be in writing, dated and signed by each person or entity who made the submission
- State the name and address of each person or entity who made the submission
- State the grounds (or reasons) for the submission and the facts and circumstances relied on in support of these grounds.

Any submission must be received by the Ministerial Infrastructure Designation Team **on or before 11 March 2025**.

All feedback received will be carefully considered in our planning process, and we will provide updates on any follow-up actions taken where required.

Thank you for your time and contribution to shaping the future of our school campus.

We look forward to hearing back from you.

Yours sincerely,



**Ros Curtis AM**  
Principal