

## Future opportunities for consultation

EDQ will provide opportunities for the local community to comment on the proposed development scheme for the Oxley PDA. The proposed development scheme will be publicly notified for a minimum of 30 business days, during which time the community will be able to make a formal submission on the proposed scheme.

Each submission received during the submission period will be considered on its merit and the proposed development scheme may be amended if it is considered appropriate. Details will be made available regarding the public notification period and how submissions can be made.



## STAY UPDATED

If you have any questions about the Oxley project, PDAs or would like to register your interest and receive regular updates then visit

[www.qld.gov.au/oxley](http://www.qld.gov.au/oxley)



## Community newsletter Economic Development Queensland



### Oxley Priority Development Area

August 2018

### Declaration of a Priority Development Area

On Friday 10 August 2018, the site of the former Oxley Secondary College was declared a Priority Development Area (PDA) by the Queensland Government. The 19-hectare PDA is bordered by Cliveden Avenue to the north, Blackheath Road to the east, Seventeen Mile Rocks Road to the south east and is in close proximity to the Oxley railway station and the Bywater Medical Centre and Canossa Services.

PDAs are parcels of land within Queensland, identified for specific accelerated development, with a focus on economic growth and development for community purposes.

The secondary college closed in 2000 and was declared surplus to government needs in 2001.

Economic Development Queensland's (EDQ) vision for the Oxley PDA is to:

- respect the existing urban and natural environment

- protect significant vegetation and habitat
- deliver a new flood-free C&K Uyingi Community Child Care Centre
- deliver protection from flood and landslip risk to the developed land
- deliver sustainable communities with a strong identity and access to facilities that meet the needs of the local community
- improve connectivity, permeability, safety and accessibility within the PDA for vehicles, cyclists and pedestrians
- manage traffic impacts by limiting through traffic and improving street connections
- promote high-quality urban design in the built form and open space, including best practice sub-tropical design
- contribute to the unique sense of community of the surrounding area.



\*maps and images indicative only



## May/June engagement sessions

EDQ hosted community engagement sessions on 31 May and 2 June 2018 to discuss the proposed Oxley development concept and design principles.

There were 146 responses received both online and hard copy surveys, during the engagement sessions. Community feedback included key areas of support focusing on the overall development outcome, the principles to encourage visual amenity and the provision of community uses including the relocation of the Yuingi C&K child care centre out of the location that flooded in 2011.

The community raised some areas of concern in relation to the initial concept including:

- Traffic: the impact the proposed development may have on the local road network and the impact the development may have at proposed access locations
- Height and density: particularly regarding a possible retirement or aged care facility
- Community purposes: whether the site should be used for a school or converted entirely to public open space instead
- Extent of development footprint: the development footprint be further restricted to minimise impacts on flora and fauna and other site constraints.

Concerns raised by the community around the proposed development concept and design principles, have been carefully considered in the preparation of the Interim Land Use Plan (ILUP) and will be further considered in the drafting of the development scheme and throughout the development application process.

- In relation to traffic, EDQ has included provisions in the ILUP to require that development minimises impact on the local road network. EDQ will work with other relevant authorities to ensure that sufficient traffic measures are in place to manage the impact of additional residents on local traffic conditions.
- The ILUP includes provisions relating to the building height and scale of development, this includes provisions requiring that new dwellings built in the PDA should complement and integrate with the scale of neighbouring development.
- The redevelopment of the site will provide for community purposes including a new community facility and publicly accessible open space.
- The ILUP ensures that low density residential development will be integrated with significant trees on hillside lots, minimising major earth works and ensuring maximum tree retention on the site.

## EDQ's renewal commitment

- Preserve high value vegetation
- Remediate and protect the landslip prone area
- Detached houses only on average 800m<sup>2</sup> lots
- Flood free child care centre
- Aged care/retirement precinct

## Illustrative development form



Residential



Community garden



Retirement / Ageing in Place



Streetscape

## ILUP precinct plan



## Timeline



## Where to next for the project?

Following the declaration of the Oxley PDA, an ILUP came into immediate effect and will remain in place for up to 12 months while the development scheme is being prepared. The Oxley ILUP provides the planning framework to allow early works to begin including the demolition of existing buildings.