

# Community newsletter

## Economic Development Queensland



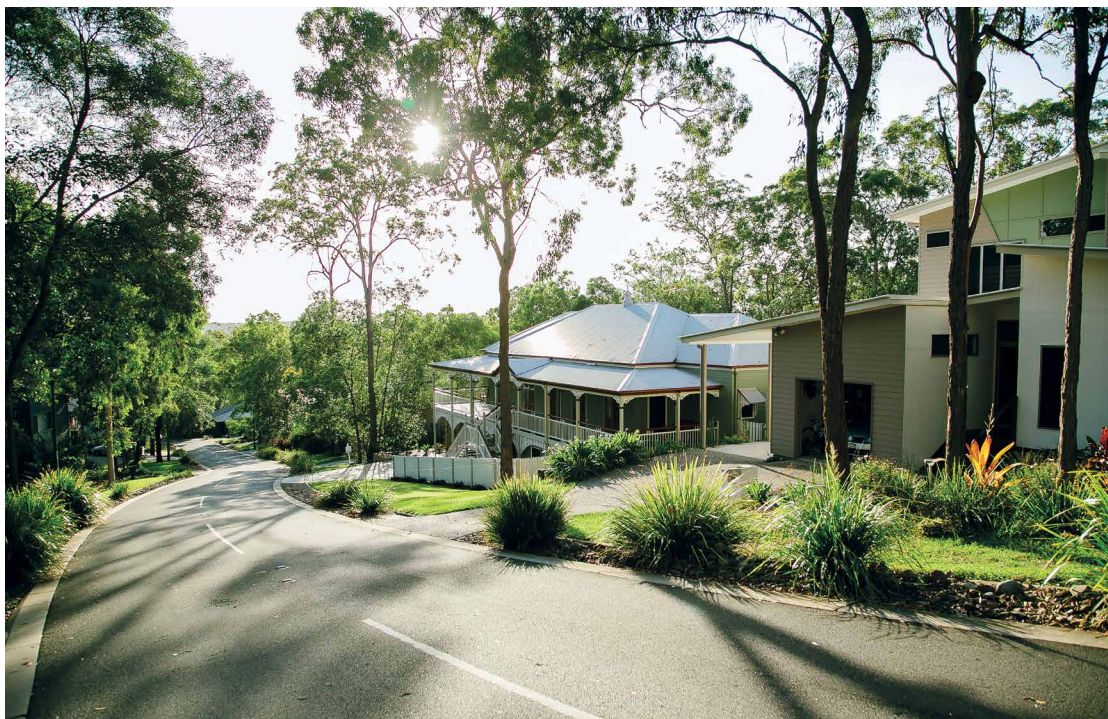
\*Indicative view from Cliveden Avenue

### Oxley Priority Development Area Proposed Development Scheme

February 2019

#### About the Oxley Priority Development Area (PDA)

The Oxley PDA is a 19-hectare site bordered by Cliveden Avenue to the north, bushland to the west and surrounded by existing residential dwellings on Blackheath Road to the east, Seventeen Mile Rocks Road to the south and is close to the Oxley railway station and the Bywater Medical Centre and Canossa Services.



#### Proposed development scheme

Since 2016 the Oxley community has played a meaningful role in guiding the future of this site. On 10 August 2018 the Oxley site was declared a PDA and an Interim Land Use Plan (ILUP) came into immediate effect. The Oxley ILUP provided the planning framework that allowed early works to begin including the demolition of existing buildings, while the development scheme was being prepared.

The proposed development scheme is now available for public notification and the community is encouraged to have its say.



Vision

The proposed development scheme's vision for the Oxley PDA is to:

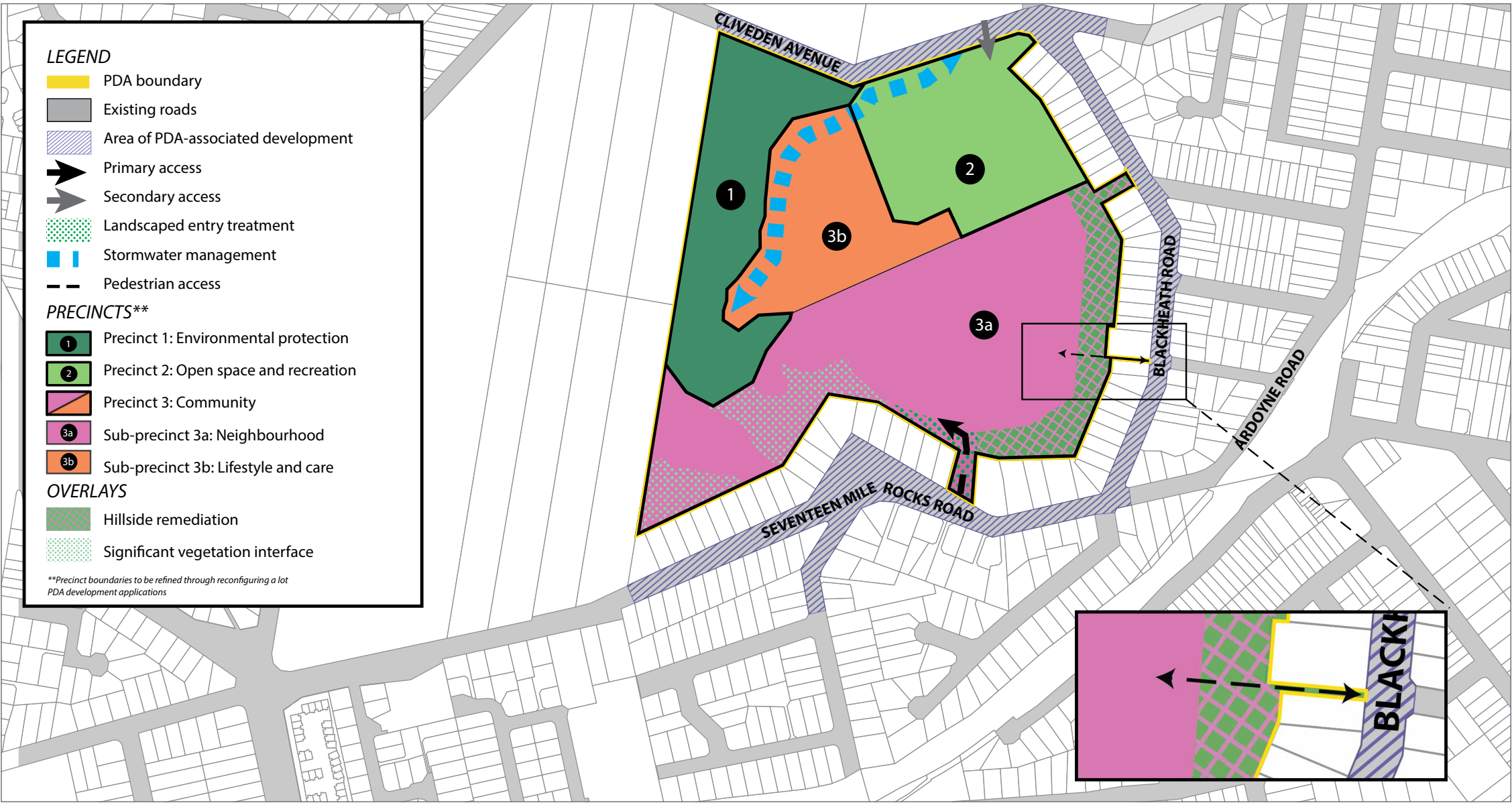
- respect the existing urban and natural environment
- value and protect matters of environmental significance, including vegetation and habitat, ensuring the health and resilience of biodiversity is maintained or enhanced to support ecological processes
- protect people and property and enhance the community's resilience to natural hazards including flood, landslip risk and bushfire
- 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, and
- contribute to the unique sense of community of the surrounding area.

The proposed development scheme establishes a framework for the future development of the site and sets out the intended land uses, development criteria and infrastructure envisaged for the PDA.

Renewal of the 19-hectare parcel of land will deliver a sustainable community in conjunction with the preservation of significant bushland, and access to facilities to meet the needs of the local community.

The relocation of the existing C&K Yuingi childcare centre out of the area's flood zone is another key aspect of the project.

Structural elements plan



Structural elements plan

The structural elements plan supports the delivery of the vision and illustrates the following:

- indicative precinct boundaries for precincts 1, 2 and 3 (including sub-precincts 3a and 3b)
- areas that are of environmental significance (Precinct 1)
- key areas of public realm (Precinct 2 Landscaped entry treatment)
- areas where development will be focused (sub-precincts 3a and 3b)
- indicative overlays identifying areas requiring careful management (Hillside remediation overlay, and Significant vegetation interface overlay)
- key access and connections to and from the PDA, and
- primary stormwater management areas.

These structural components are shown in the context of the entire PDA demonstrating how each component will relate and connect to the existing community and infrastructure in the Oxley area.

EDQ's renewal commitment

EDQ committed to delivering specific outcomes to the community during previous consultations, including:

- Preservation of high value vegetation (Precinct 1 and Significant vegetation interface)
- Remediation and protection of the landslip prone area (Sub-precinct 3a and Hillside remediation)
- Detached houses on average 800m² lots (Sub-precinct 3a)
- A flood free child care centre (Sub-precinct 3b)
- An aged care/retirement precinct (Sub-precinct 3b)





## How you can have your say

You can view more information and have your say on the proposed development scheme for the Oxley PDA:

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

**Email:** [edq@dsdmip.qld.gov.au](mailto:edq@dsdmip.qld.gov.au)

**Mail:** Economic Development Queensland  
GPO Box 2202,  
Brisbane QLD 4001

## Community information sessions

Economic Development Queensland will host two community information sessions to:

- provide information to the community about the proposed development scheme
- listen to the community's views about the proposed development scheme
- explain how to make a submission.

**Date:** Thursday 14 March 2019

**Time:** drop in at any time between 6.00 - 8.00 pm

**Venue:** Oxley Bowls Club 24A Englefield Road, Oxley

**Date:** Saturday 23 March 2019

**Time:** drop in at any time between 10.00 am - 12.00 pm

**Venue:** Oxley Bowls Club 24A Englefield Road, Oxley



## Timeline for development scheme

- AUGUST 2018**  
PDA declaration and commencement of ILUP
- SEPTEMBER 2018 – JANUARY 2019**  
drafting of development scheme
- FEBRUARY 2019 – APRIL 2019**  
public notification of the development scheme
- AUGUST 2019**  
development scheme approval

## PUBLIC NOTIFICATION OF THE PROPOSED DEVELOPMENT SCHEME

Public notification of the proposed development scheme commences on Monday 25 February 2019 and formal submissions must be received by Friday 5 April 2019.

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

