

Q: When were the Master Plan and Stage 1 development applications lodged?

A: The Master Plan and Stage 1 subdivision development application was lodged on 21 February 2020. The public notification and submissions period closed on 11 May 2020.

Q: When will the community start to see the first stage of construction begin on the site?

A: It is expected bulk earthworks and Stage 1 subdivision works will commence in August 2020.

Q: Were any other remediation options considered?

A: EDQ's environmental consultants investigated the feasibility of burying impacted material beneath the former school oval but found the groundwater level to be too shallow at only 1.7 metres.

Given the need for any buried impacted material to be capped with a clean layer of fill, of not less than 1.5 metres, only a small volume of area in the former school oval is able to be buried.

It is estimated in excess of 40,000m³ of asbestos containing material (ACM) is situated onsite with 3,100m³ of the ACM able to be buried in the former school oval. This means, a very large portion of ACM would still need to be removed from site.

To avoid ACM burial works near C&K Yuingi Childcare and acknowledging the limited volume of ACM able to be buried, it was determined best to remove all material from site in favour of burying only a small portion on site.

Q: When will the remediation and associated vegetation clearing works begin?

A: We would expect the successful contractor for the sub-surface asbestos remediation and associated vegetation clearing works are to commence on site in late May 2020.

Remediation and associated vegetation clearing works and are expected to take approximately three months to complete.

All works will be carried out in accordance with the relevant legislation, regulations and guidelines that govern the management and disposal of asbestos impacted soil. Regular inspections will be carried out by Workplace Health and Safety Queensland, to ensure these standards are being met and maintained.

Q: Where on the site will the remediation works occur?

A: The bulk of remediation works will occur within the area of the former school buildings. Any works within close proximity to C&K Yuingi Childcare will be considered very carefully and, if necessary, be carried out after hours or on weekends. Shallow remediation works will also be necessary in some areas adjoining existing residences in Blackheath and Seventeen Miles Rocks Roads where illegal dumping has occurred in the past. These works will be managed carefully given the proximity to existing residences.

Q: How many truck movements per day are expected?

A: Earthmoving trucks will be used for the removal of impacted soil, with a large number of movements occurring over approximately three months. Based on the anticipated volume of impacted soil requiring removal from the site, it is estimated the total number of truck movements from site will be 8-10 per hour or 70-80 per day. The successful contractor will be appointed in early May 2020, following this we can confirm truck movements.

Q: What route will the trucks take – Seventeen Mile Rocks Road or Cliveden Avenue?

A: Subject to confirmation with the successful contractor, site access will likely be via the:

1. main entrance on Seventeen Mile Rocks Road; and
2. gate on Cliveden Avenue (west of the entrance to C&K Yuingi Childcare), with heavy vehicle movements expected to move across the west side of the lower school oval via a temporary haulage track. Trucks will maintain a safe distance from C&K Yuingi Childcare and enter / exit the site via Cliveden Avenue and Fort Road.

The C&K Yuingi Childcare driveway will be avoided, other than for potential after hours / weekend use.

Q: What safety measures will be in place for the excavation and cartage of the fill?

A: Areas where remediation and associated vegetation clearing works will occur will be fenced off using temporary fencing to prevent access. This will result in a significant part of the site being inaccessible to the public for safety reasons.

In accordance with the relevant legislation, regulations and guidelines that govern the management and disposal of asbestos impacted soil, all trucks loaded with impacted soil will be covered to prevent spill during transport off the site. Air-monitoring devices and dust control equipment and techniques will be adopted by the contractor undertaking the works.

Health and safety measures such as air monitoring and dust control are of utmost importance during such works and these will be monitored very closely each day on site by EDQ's environmental engineers (Butler Partners) who will have a full-time presence on-site during remediation works.

The successful contractor will be required to keep C&K Yuingi Childcare and adjoining residents informed of onsite activities and be available to address any concerns on a daily basis.

Q: How much soil disposal is likely to be removed?

A: Initial investigations estimates disposal of in excess of 40,000 m³ of impacted soil to an appropriately licenced landfill.

Q: Are there plans to clear any of the significant trees from the site? If so, how many?

A: A great deal of consideration has been given to the footprint of the future residential development site.

In April 2019, sub-surface asbestos containing material was identified beneath slabs / foundations and underground services of the former Oxley school buildings. In August 2019, further investigations and testing were undertaken for the balance of the site identifying soil and fill material contaminated with asbestos, metals or petroleum hydrocarbons.

A remediation action plan has been completed by EDQ's appointed environmental engineers. The plan indicates the remediation zone has a total site area of 4.3ha and in excess of 40,000m³ of impacted material, which will need to be removed and transported off site for disposal.

The vegetation clearing plan will be facilitated through a phased approach. Phase 1 relates only to vegetation clearing in the remediation zones of the site (displayed in Image 1). This work is planned during May 2020 to June 2020.

In some areas, the impacted material is situated in and below the root system of existing trees. As a consequence, remediation work to remove the impacted material at these depths is required. The proximity of remediation works to existing trees will impact the integrity and health of some trees.

EDQ's environmental engineers and ecologists have identified approximately 169 trees will need to be removed in the remediation zone. It has been identified that large eucalypt trees (Diameter > 500mm at chest height) are situated in the designated 4.3ha remediation zone and Phase 1 of the vegetation clearing (in the remediation zone) would require approximately 10 large eucalypt trees to be removed.

A civil site supervisor, independent arborist and environmental engineer will determine, on a case-by-case basis, whether some identified high-risk trees can be retained. All vegetation removal will adhere to relevant Australian Standards associated with the Protection of Trees on Development Sites.

Q: Are there plans to replace the trees that are being removed?

A: Retained trees and new trees planted by EDQ will exceed the total number of trees being removed from the Oxley PDA site. At project completion, it is estimated EDQ will plant well over 655 trees, ranging in size from 45 litre stock to 400 litre stock and ranging in height from 2m to 4m when planted. Trees will be located in road verges and open space areas, including the 1.3ha hillside remediation area. In addition, over 90,000 plants and tube stock will be planted which, over time, will mature to shrubs. Retention of significant native vegetation within the site will also occur, including 100 per cent preservation of the 3.5ha area designated as protected bushland.

The existing large Eucalyptus tree in the future Stage 2, adjacent to the hillside remediation area will be retained. The hillside remediation area will also receive approximately 400 new trees, in addition to the well over 200 new trees planted elsewhere across the site.

On completion, over 30 per cent of the Oxley PDA will include substantial vegetation and more than 50 per cent of the Oxley PDA will consist of a mix of active and passive public open space and protected bushland.

Q: Are there any plans to remove trees in the bushland area and are any works being undertaken in this area?

A: 100 per cent of the 3.5ha bushland will be preserved.

The master plan for the Oxley PDA allows informal walking tracks (generally less than two metre-wide and formed from natural materials) for public use to enhance the appreciation of the environmental qualities of the protected bushland area. Any such informal walking tracks would meander through the bushland area to avoid removal of trees.

Q. Why was the May 2020 Construction Update not distributed to local letter boxes?

A: Due to risks associated with coronavirus and the Queensland Government's prioritisation of the health and safety of Queenslanders, EDQ is not conducting letterbox drops in the near future.

Alternative methods including social media, interactive websites and email have been utilised in order to reach as many community members as possible. We encourage all Oxley and surrounding residents to register on the Oxley Have Your Say website to ensure you remain up to date with the latest information. Residents can also feel free to email us edqengagement@dsmip.qld.gov.au or call (07) 3452 7880.