

# Economic Development Queensland

## Construction Update - December 2020

The Development Application (DA) for Stage 1 of the Oxley PDA which was lodged on 21 February 2020 has now been approved. For further information relating to the approval, please refer to <https://www.statedevelopment.qld.gov.au/economic-development-qld/buying-and-developing-land/development-applications-and-assessment/current-applications-and-approvals> in the 'decided applications' search engine within the website.

This approval enables civil works to commence on site for the creation of Stage 1 of the project. Stage 1 of the development will deliver 39 residential housing lots, two non-residential development lots intended for retirement living/aged care and relocation of the existing flood-prone childcare centre.

A number of submissions were made in relation to the Stage 1 DA, across a range of topics including tree removal, green space, traffic management, slope stability and remediation of the hillside. Information about the approved Stage 1 DA is available on EDQ's Have Your Say webpage at <https://haveyoursay.dsdmip.qld.gov.au/oxley>.

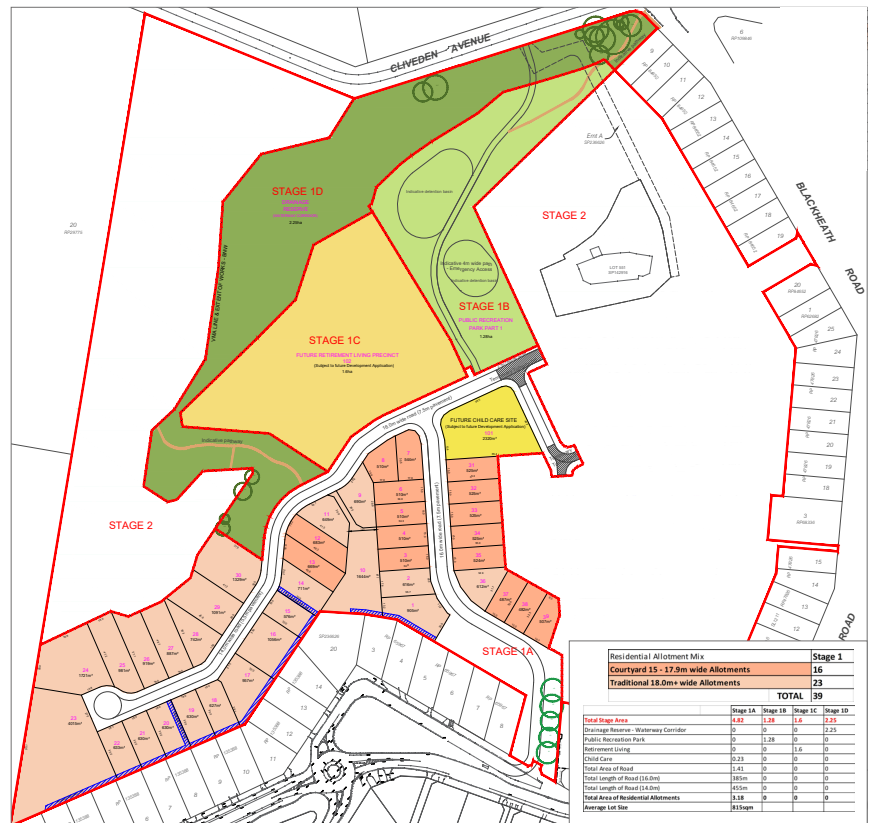


Image 1. Stage 1 approved Plan of Development layout

## Stage 1 civil works

Shadforth's Civil Pty Ltd t/a Shadforth has been appointed to undertake the Stage 1 civil works, which will begin in January 2021 and take approximately six months to complete, weather permitting. Shadforth will mobilise some machinery to site and install appropriate erosion and sediment control measures prior to the Christmas holiday period.

During these works, it is estimated there will be approximately 15 truck movements per hour, importing clean fill material (earthworks), occurring over a six-week period from late February 2021 to early April 2021. Truck movements will decline significantly following completion of earthworks. Site access will likely be via the main entrance on Seventeen Mile Rocks Road and the gate on Cliveden Avenue.

Residents and businesses near the site may experience construction noise, dust, and vibration in addition to the increased truck movements as a result of the Stage 1 civil works. Dust mitigation measures will be put in place and where necessary, traffic controllers and signage will be in place to assist with truck movements, ensuring road users and pedestrians can move safely around the site.

Shadforth will also undertake relevant before, during and after photographs of the local roads used by construction traffic. Documenting the condition of these roads before works commence is important to assist in determining whether repair works to roads are required as a result of the activity and works.



### Vegetation removal, retention and replanting

There will be some tree removal as part of the Stage 1 civil works consisting of mostly small, immature native trees and weed species.

Approximately 116 trees will be retained as part of these works, including 27 significant trees which have a trunk diameter of 500mm or greater. Approximately, 346 trees (36 trees considered significant with a trunk diameter size of 500mm or greater) will need to be removed as part of Stage 1 works to enable the provision of necessary infrastructure including roads, drainage, water, sewer, electrical and communication services. The key objective of the development is to undertake offset planting, by planting more trees than what is removed. The Stage 1 Development Approval with conditions will require an arborist to inspect and supervise these works to ensure specified trees are retained.

The alignment of the new Stage 1 road was also carefully designed to ensure there was no tree clearing in the adjacent conservation area. This means that 100 per cent of the adjacent 3.15 hectare conservation area will be retained, including approximately 1,137 trees.

Subject to future approval, rehabilitation of one hectare within the conservation zone will take place by removing low lying, noxious weeds and planting approximately 400 additional trees and providing linked walking tracks and trails through the area for the benefit of the local community.

There will also be additional tree retention and planting in the future Stage 2 area, including planting of trees along the eastern hillside. Stage 2 of the project is subject to a future development application which will be lodged in 2021. EDQ is committed to keeping residents and the community informed and will provide more information when the Stage 2 DA is lodged.

If you have any questions in relation to these works, please contact us through the Have your Say webpage or email [edqengagement@dtdti.qld.gov.au](mailto:edqengagement@dtdti.qld.gov.au)



Image 2. Weed infestation illustrated within Oxley PDA



Image 3. Existing protected native vegetation in Oxley PDA conservation area

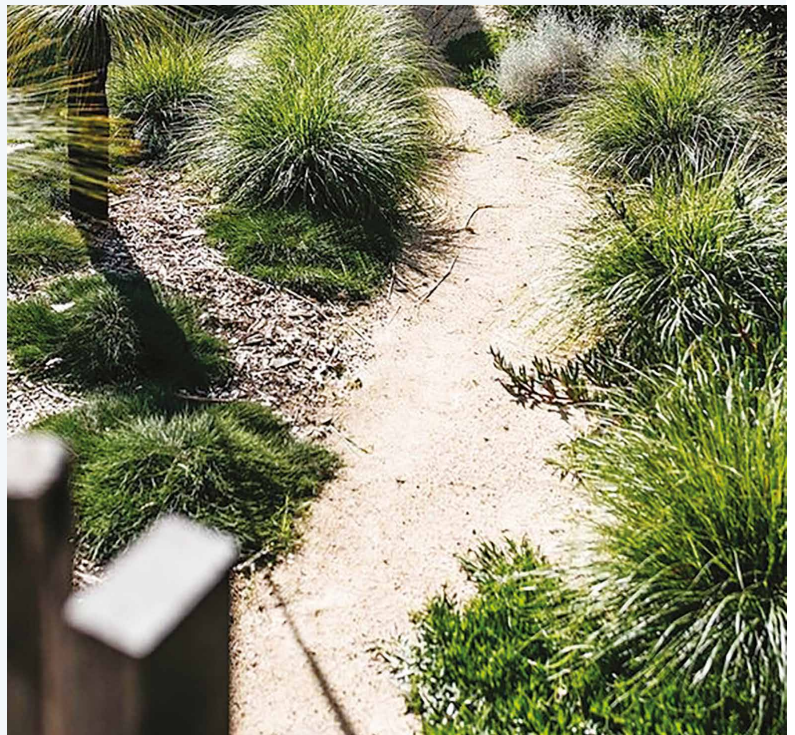


Image 4. Low impact walking trails proposed through Oxley PDA conservation area