

Q&As – Stage 1 DA Approval

About the project

What is the project?

The Oxley Priority Development Area (PDA) was approved by the Queensland Government and declared as a PDA on 10 August 2018.

The site was formerly the old Oxley Secondary College, which was vacated in 2000, then demolished in 2019 after the PDA was declared.

Stage 1 of the Oxley PDA is earmarked for development, to create 39 residential lots and two future sites for the purpose of relocating the C&K Yuingi Childcare Centre and a retirement/aged living facility.

Future development is subject to a further (Stage 2) development application which is forecast for lodgement in early-2021.

Development of the site is classified as low density, with an average of 800 square metre sized lots, resulting in a low or non-densification of the land.

Why can't the development go elsewhere?

Despite submissions and disagreement about the development, suitable housing and investment is needed across South-East Queensland, particularly since COVID-19.

There is also a substantial number of people in the broader community who wish for the project to go ahead (given the site has remained dormant for nearly 20 years), offering them the opportunity to purchase land and build their forever home within close proximity to shops, public transport, cafes, restaurants, schools and other services.

About the development application process to date

Why have works started onsite when there is no approval?

Site remediation works, removing Asbestos Contaminated Fill (ACF) is considered acceptable development under the August 2019 Oxley PDA Development Scheme, therefore an operational works approval was not required.

An operational works approval (DEV2020/1101) was granted for tree removal for impacted trees (associated with the remediation works) where tree root systems were impacted due to removal of contaminated material, impacting the trees health.

About the vegetation removal and impacts to open, green space

Why do the trees have to be removed?

Approximately 346 trees 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 communications services. An overwhelming majority of the trees to be removed are classified as weed species and are therefore, insignificant.

Only 36 trees are significant, i.e. trunk diameter size of 500mm or greater.

This road alignment in Stage 1 was carefully considered to ensure tree clearing was not required in the adjacent conservation area. Ensuring major infrastructure, such as roads and services, did not encroach on or impact the tree protection zone (TPZ) of trees in the conservation area was of critical importance to EDQ and its specialist designers/consultants.

Will there be offset planting?

Yes. Whilst a tree offset requirement does not apply under the approved August 2019 development scheme, native trees considered as the *least concern regional ecosystem* in the *Regulated Vegetation Management mapping system* will be replaced at the rate of 3:1, with approximately 400 trees to be planted in the conservation area as part of future Stage 2 works.

What about other fauna living in the trees and surrounds?

There will be an arborist and a spotter/catcher onsite, to identify, remove and relocate any fauna (i.e. possums, birds, lizards etc) in the trees prior to any tree removal.

How many trees will be retained in Stage 1?

Approximately 116 native trees will be retained as part of the Stage 1 development, including 27 significant trees, i.e. trunk diameter of 500mm or greater.

Additional tree retention will occur within the Stage 2 development footprint, which is still subject to DA approval. It is envisaged the DA for Stage 2 will be lodged in early-2021.

About Stage 1 slope stability

What investigations are being undertaken to determine the stability of the slope?

EDQ geotechnical engineers (Butler Partners) have commissioned a combined total of 14 bore and monitoring well investigations across the Stage 1 site. This is in addition to the 15 bore and monitoring well investigations conducted on the balance of the site. This is important given the groundwater level characteristics of the eastern and southern hillside areas were believed, and have been confirmed, to be very similar.

The latest Butler Partners Stage 1 slope stability report indicates development on the Stage 1 southern hillside area has minimal risk of slope stability failure provided recommended design criteria is adopted and adhered to.

Design criteria includes, development exclusion zones at rear of lot, limitation of one metre cut and fill on crest of slope, construction of lined spoon drain to capture surface and subsurface drainage from adjacent rear properties (Seventeen Mile Rocks service road), planting of trees on the crest of the slope and assessment of building loads proposed on slope prior to construction. Ongoing ground water monitoring of the site is occurring during construction as recommended.

Butler Partners also recommend subsurface drainage connections be installed to the rear of the existing homes on Seventeen Mile Rocks Road so they can connect any free draining stormwater downpipes to the Oxley PDA reticulated drainage system. These properties represent the greatest risk of slippage given their current illegal discharge of stormwater and the risk that this would increase the level of groundwater beneath their homes and, over time, compromise foundations.

EDQ's RPEQ geotechnical engineers and civil engineers are working closely to ensure design aspects of Stage 1 are in line with the recommendations outlined in the Stage 1 geotechnical advice.

What about any damage to my property?

EDQ undertook a dilapidation or building inspection survey prior to the works starting in these immediately adjacent areas. These reports provide a property owner and EDQ with a record of the property condition prior to works starting in these directly adjacent areas.

These reports outline a baseline of property condition, which enables independent experts to determine if any damage experienced while works were underway, is directly attributed to the works. If it is deemed so, EDQ will work with property owners to rectify any damage.

About traffic management

What traffic studies were completed as part of this project?

EDQ engaged TTM traffic engineers to undertake traffic modelling for the Oxley PDA. The traffic engineering report has been endorsed by a RPEG traffic engineer.

The transport aspects associated with the Oxley PDA development included:

- access configuration to provide efficient and safe traffic movement between the Oxley PDA site and public road network
- identification of likely traffic volumes and traffic distribution from existing site and the future development
- identification of likely traffic impact of the development on the public road network and required external road works, which includes works to upgrade the existing roundabout on Seventeen Mile Rocks Road.
- adequacy of the internal road layout
- adequacy of access and internal facilities to provide for pedestrians and cyclists
- access to public transport facilities.

The development will place more traffic on the local road network. Why wasn't any consideration given to these impacts when designing the development?

The traffic impact assessment on the existing local road network were considered in EDQ's traffic modelling undertaken by a RPEQ traffic engineer. The traffic modelling identified potential traffic demands at both anticipated opening year of the development, assumed in 2021 and a 10-year design horizon (2031). It was established the existing road network is adequate to accommodate the proposed development without need to upgrade any road links (i.e. between intersections).

What options are there for EDQ or Brisbane City Council to improve the local road network as part of the project?

The traffic impact assessment report indicates that Seventeen Mile Rocks Road/Kingsgate Street/Service Road intersections would operate at acceptable levels of performance, provided EDQ undertakes an intersection upgrade (under the existing approved August 2019 development scheme). If the intersection upgrade were to proceed, it would do so in consultation with Brisbane City Council and would be as part of EDQ's Stage 2 works, which still require DA approval (expected lodgement in early-2021).

This proposed intersection upgrade will include the provision of two eastbound lanes on Seventeen Mile Rocks Road on approach and departure to the intersection. There has been no planning or design work completed in relation to this proposed upgrade.

By the 10-year design horizon unacceptable delay and queuing would be experienced on the service road (northern) approach to the intersection caused by the additional traffic demand associated with the Oxley PDA development.

About flooding and drainage

What drainage options are being included as part of the Stage 1 project?

Stormwater quantity and flood objectives for the Oxley PDA site are consistent with the Brisbane City Council Stormwater Code, Flood overlay code and Statement Planning Policy 2017.

EDQ will be constructing a flood detention basin (near retirement site), waterway corridor (adjacent to Cliveden Avenue) and sediment and bioretention basin situated in the public open space area which are designed to detain, treat and release stormwater in accordance with Brisbane City Council standards. EDQ will also construct a concrete swale (within its lots) to capture surface and

subsurface (connections to rear of lots only) stormwater from existing properties situated on the Seventeen Miles Rocks service road.

The site currently floods. How will flooding be addressed as part of the development?

Site flooding is confined to the open space and drainage reserve in the north east corner of the site fronting Cliveden Avenue and extending upstream around the northern edge of the development zone (retirement precinct) where a main flood detention basin catches upstream flow. All development lot levels are above the 1% AEP/100-year ARI local flood level.

The Oxley PDA development has been designed to achieve flood immunity levels with commensurate with the proposed land uses. In achieving flood immunity levels and ensuring no adverse impacts to flooding or drainage characteristics on properties external to the site, EDQ will construct (as part of Stage 1 works) a flood detention basin (near retirement site), waterway corridor (adjacent to Cliveden Avenue) and sediment and bioretention basin situated in the public open space area designed to detail, treat and release stormwater in accordance with Brisbane City Council standards.

About the childcare centre

Why is the proposed new childcare centre site smaller than the current location?

The brand-new C&K Yuingi childcare centre, building footprint will be the same size as the existing centre. The new childcare centre lot size has increased from 2,008sqm (from February 2020) to 2,320sqm (current proposal) and will cater for the same number of children as the existing centre (72 children).

Although there will be some decrease in usable play space area between the old and the new centre, EDQ's new 2,320m² childcare site well exceeds the minimum lot size area required under the early childcare legislative requirements with excess usable play area and carparking space.

The State and EDQ values safety as its highest priority and relocating the existing centre from a "flood prone area" in the estate to a "flood free area" in the estate will achieve this outcome.

About the retirement village

There are several retirement village living options within and adjacent to Oxley (i.e. Sinnamon Park, Seventeen Mile Rocks, Jindalee). Why was it decided to include more retirement living options as part of this development?

EDQ recognises the need to accommodate its ageing population which is reflected in the Oxley PDA Development Scheme (August 2020).

Retirement/aged care operators, as part of their due diligence process, will determine the viability and demand of a retirement/aged care precinct in this catchment and factor in the competition of similar operators in proximity. EDQ is confident further demand to house and care for its ageing population is required in the Oxley catchment.

What is the maximum allowable height for buildings on the retirement site?

Section 2.6.3.5 v. of the approved Oxley PDA Development Scheme sets out:

- v. buildings which do not exceed a building height of 6 storeys and are stepped down to the road frontage to reduce the visual impact and provide more sensitive transition to street level.