

Former Oxley Secondary College community engagement report

August 2016



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Contents

1.	Overview	2
2.	Summary of engagement findings	3
3.	Online survey findings	5
	Demographics	5
	Benefit and issues	8
	Development preferences	9
4.	Community information sessions	16
	4.1 Comment forms and post-it notes	16
	Comment form summary	16
	Post-it note summary	20
	4.2 Dotmocracy	21
	Dotmocracy summary	21
	Built form	21
	Facilities	22
	4.3 Hand written survey	24
	Demographics	24
	Benefit and issues	26
	Development preferences	28
5.	Community knowledge session	32
6.	Where to from here?	34

1. Overview

Economic Development Queensland (EDQ), on behalf of the Queensland Government, has been engaging with the local Oxley community regarding future land use options for the former Oxley Secondary College site.

Other than temporary use as government offices during the fire ant eradication program, the school buildings have remained dormant since the college closed in 2000. The former Oxley Secondary College, owned by the Department of Natural Resources and Mines (DNRM), occupies 19.28 hectares and was declared surplus to government needs in 2001.

The land is currently used by the Queensland Police for training purposes and a portion of the site is leased to C&K Yuingi Community Child Care Centre.

Given the significant and varied values of this site, including proximity to transport, businesses and housing, EDQ is committed to engaging and working with the Oxley community to explore and consider the best future land use options for the site and to provide the neighbourhood with a functional and vibrant space.

Since April 2016, EDQ has been engaging with local residents and business owners to gain a better understanding of local issues and priorities through different opportunities and options including:

- an initial newsletter about community engagement opportunities, distributed in April 2016 to 9500 local households and businesses
- an online survey made available on EDQ's website from 26 April to 27 May 2016
- two community information sessions held on 12 and 17 May 2016 and attended by approximately 200 people
- a second newsletter, distributed in August 2016, outlining the results of engagement activities undertaken.

Given the high level of local interest, EDQ established a community panel to help design and run a community knowledge session. The panel held a public session for the Oxley community on 14 July 2016 and then met with EDQ officers on 18 July 2016 to present the findings of their comprehensive community engagement. An overview of the information presented to EDQ officers is included in this report.

2. Summary of engagement findings

Members of the community have expressed broad and varied views relating to the future use of the Oxley Secondary College site. This range of opinions is to be expected in such a diverse community, and EDQ respects and values all of the community's comments and suggestions.

The majority of the community expressed an understanding and acceptance of the need for some form of appropriate renewal and reinvigoration of the property, with a strong preference towards community uses. Six key themes that the Oxley community would like EDQ to consider in any planning for the site have emerged:

1. Bushland, open space and recreation

The community values the site's open space and bushland component. The community engagement identified this as the highest priority for consideration in any future land use planning. The community also identified the potential for a corridor on the site that allows wildlife to move between other local bushland areas. Many have asked for bushland to be retained for its environmental benefit, its potential role in preventing landslip, and for recreational purposes such as walking or mountain bike tracks.

2. Community uses and hub

The online survey identified that the second highest priority for any future land use planning is the inclusion of community facilities, including a community centre and retaining the child care centre (perhaps relocated out of the flood area). The community has enthusiastically discussed a broad range of possible community uses for the site including community gardens, innovation hubs, indigenous education facilities, and a cultural awareness centre. Retaining the sports fields in the flood prone section of the site was also a common suggestion.

3. Understanding the impact of flooding and landslip on the future use

The community raised concerns about how parts of the site that are affected by known flooding and landslip risks can be safely developed. There is a clear preference for no new buildings to be constructed on those areas.

4. Existing traffic and car parking issues and concerns that development will worsen these conditions

The community has broadly identified that traffic and car parking (in particular around the train station) is problematic, especially in peak travel times. Suggestions include re-opening Cliveden Avenue, accommodating additional train station car parking on the site, or reconfiguring road access to the site. Mechanisms to limit any cut-through traffic and improved street connections were both indicated as priorities if any redevelopment were to occur.

5. Housing mix

The majority of the community has clearly said it does not want the full site to be residential development, especially high density residential development. Support was expressed by a number of people for some lower density dwellings such as detached housing and specialty development such as housing for seniors and people with a disability. Some members of the community have asked that affordable housing is considered to provide opportunities for those looking to enter the housing market or to downsize from their current large houses.

6. Urban design appropriate to the site

The community is looking for any development to be complementary to the suburb's character and neighbouring uses, provide for existing uses (in particular the child care centre and playing fields), recognise the proximity to public transport, and respect the 'feel', which is described as green, bushland and rural.

Other matters

A range of other matters were raised throughout the engagement process such as innovative development, a design competition to create a master plan for the site, dog park and cycling facilities. There is a broad range of views on potential education facilities for the site including a possible relocation of the current child care centre out of the flood zone, transition to a TAFE facility, reopening the college or building an environmental or indigenous education centre.

The 19.28 hectare site is surplus to government needs. Education Queensland has advised EDQ the existing network of schools will be able to accommodate future needs and re-opening the college is not a viable or appropriate option for the site.

3. Online survey findings

To gain an understanding of local issues and priorities in the possible redevelopment of the former Oxley secondary college site, an online survey was developed and made available on EDQ's website from 26 April to 27 May 2016.

The purpose of the survey was to understand:

- existing issues with the site in its current form
- community preferences regarding the possible changed land uses and built form
- if redevelopment of the site could help address existing issues in the local area.

A total of 202 online surveys were completed.

Demographics

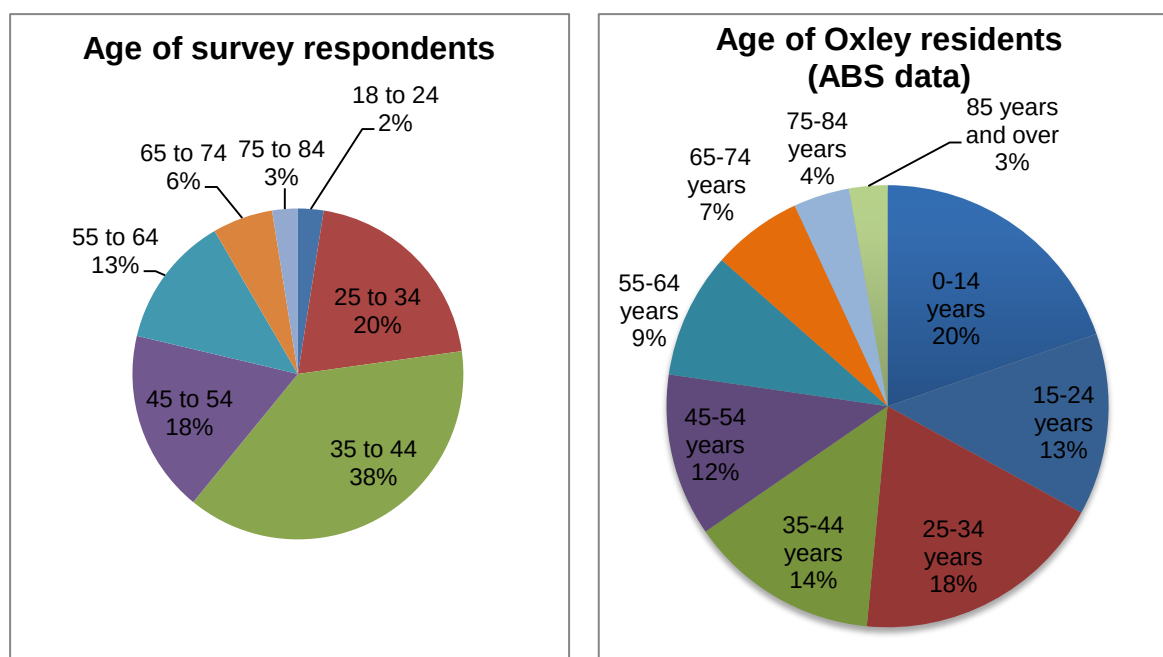
Age

Thirty-eight per cent of respondents were aged between 35 and 44. This age group is nearly double the size of the next largest age group of participants (25–34 years), and is more than double the third largest group of respondents (45–54 years).

The lowest response rate was in the 18 to 24 year age group, with just five participants (two per cent).

However, seniors were also under-represented with nine per cent of respondents being 65 years or older.

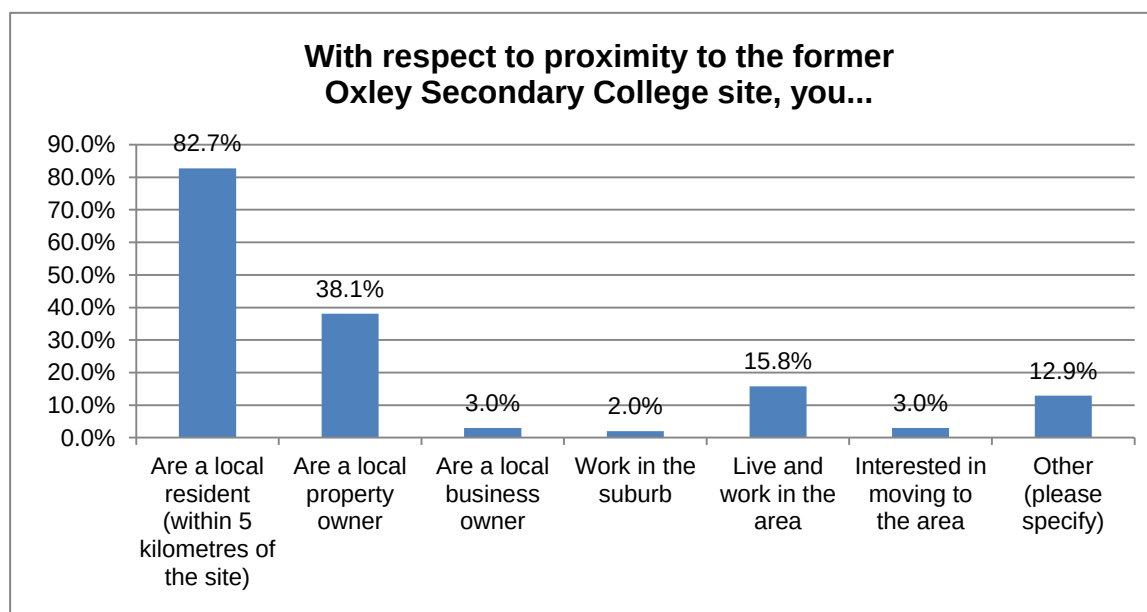
When comparing survey respondents to Australian Bureau of Statistics (ABS) data for Oxley demographics, it is clear that younger people were under-represented in this engagement activity and that the 35 to 44 year age group was over-represented in terms of reflecting an accurate range of ages in the local community.



Proximity to the site

Primarily, respondents were people who live and/or own property in the local area. The overwhelming majority of respondents were existing local residents (83 per cent). Almost 40 per cent of respondents stated they are local property owners.

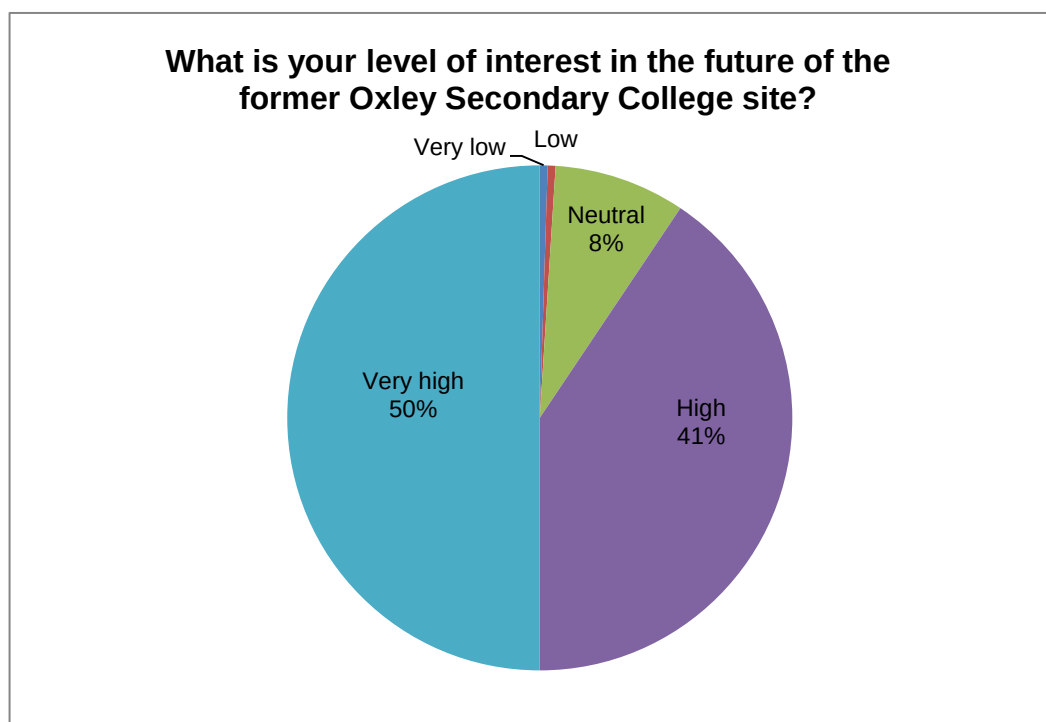
Within the 'other' category, eight respondents advised their connection to the site relates to the existing child care centre and four respondents nominated as former students of the college.



Other interest in the site	Number of responses
Child care	8
Former resident	4
Former student	4
Live around 10 km from the site	2
Coach local sports	1
Community organisations	1
Development potential	1
Family live in the area	1
Investment property	1
Police – dog training	1

Level of interest

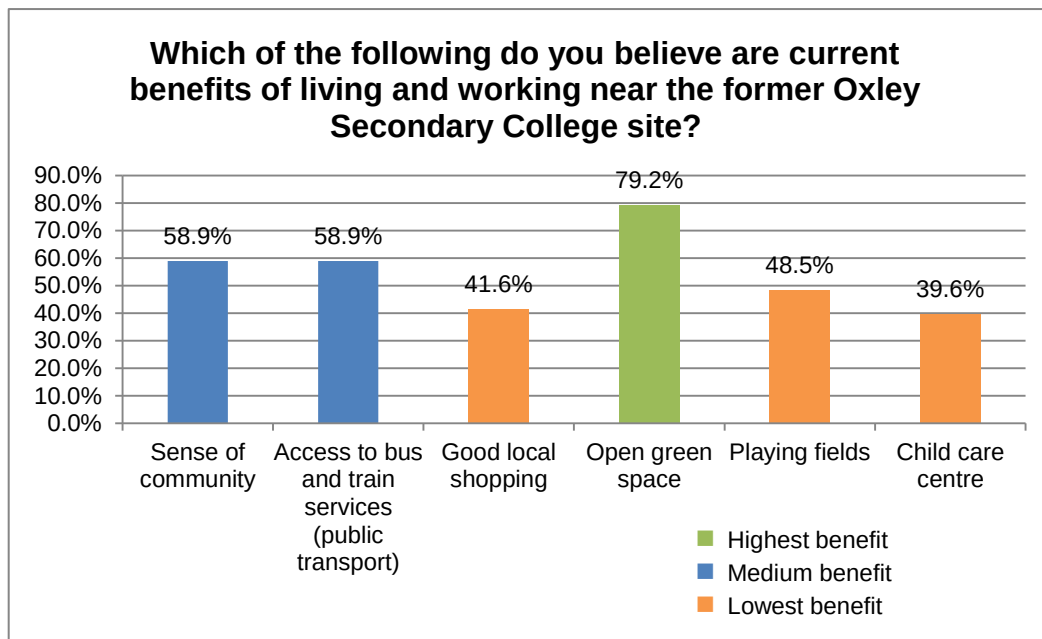
Ninety-one per cent of respondents stated their interest in the site is high or very high. Only two respondents (one per cent) stated their interest in the future was low or very low.



Benefit and issues

Existing benefits

Nearly 80 per cent of respondents believe the open green space is the greatest benefit of living or working near the site. Close to 60 per cent of respondents believe the sense of community and proximity to public transport are benefits.

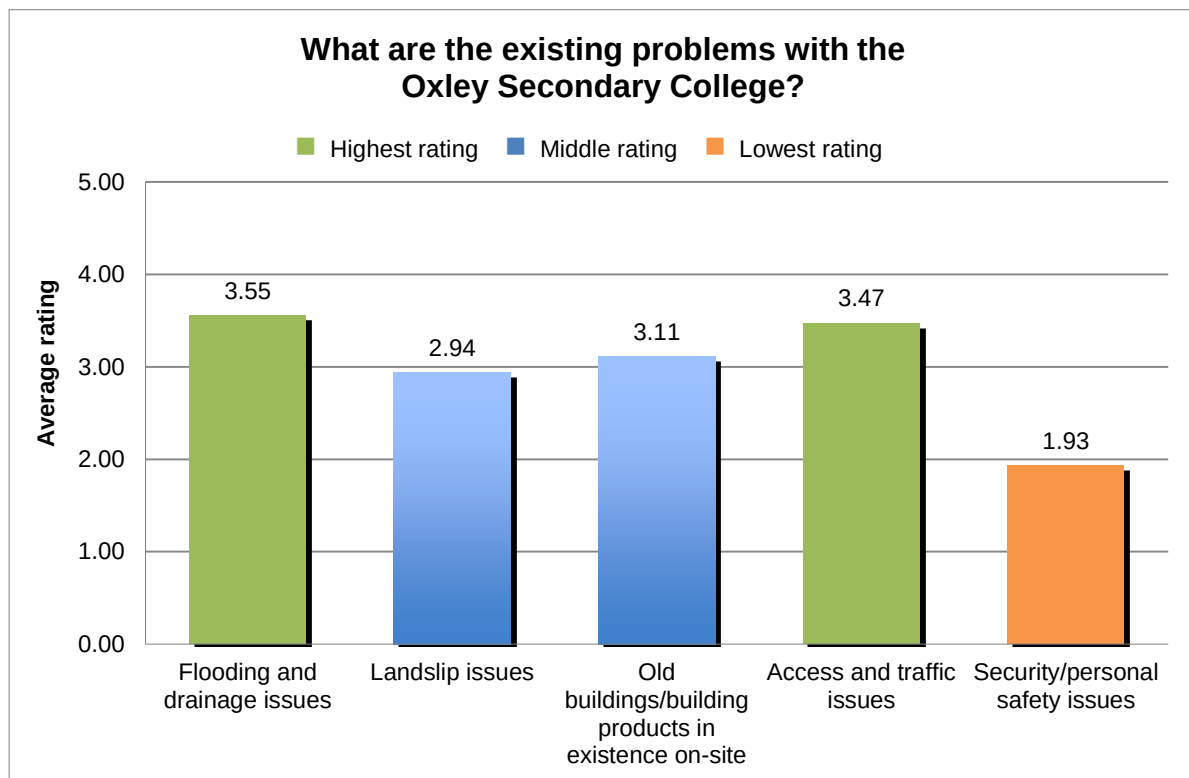


Existing issues

Respondents were asked to rate existing issues from most important to least important using a scale of 1 to 5.

Average ratings indicate the most important issues are flooding and drainage, closely followed by access and traffic, then old buildings /building products on site and landslip.

The variation in these four issues is quite small, indicating the community finds all four issues important. Security and personal safety issues scored much lower in importance.



Development preferences

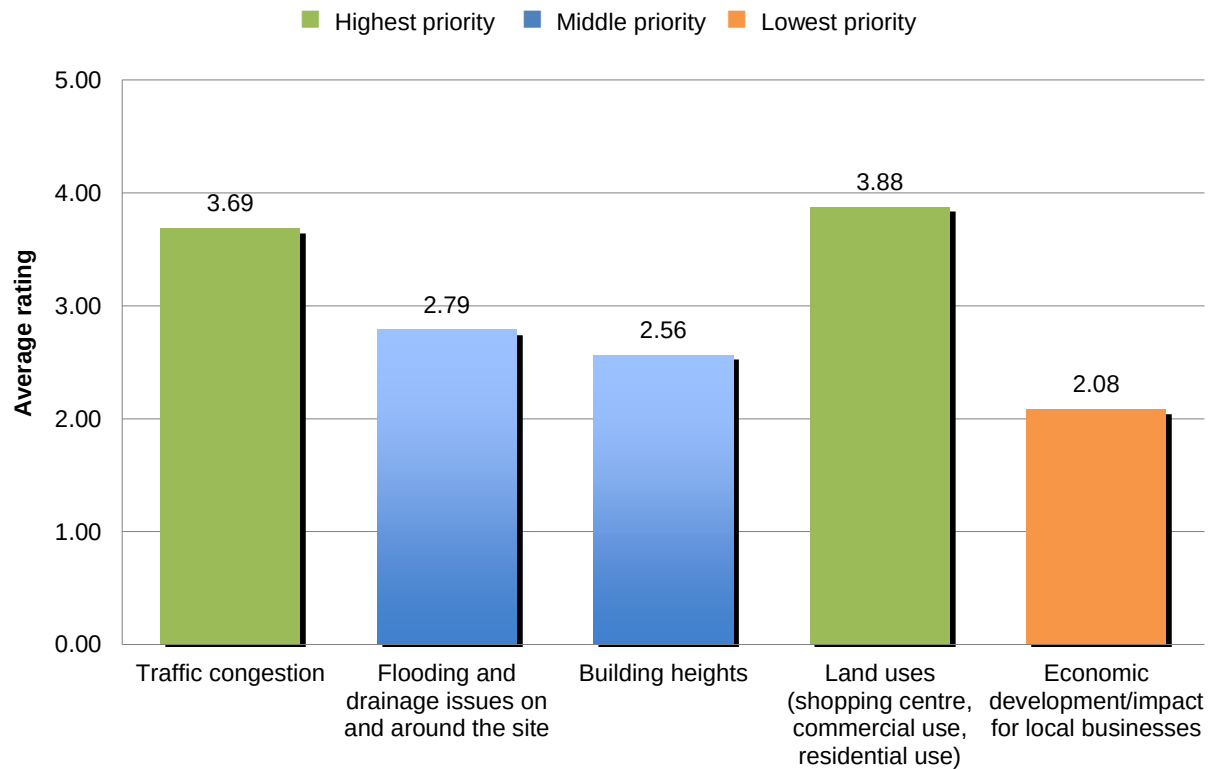
Highest priority issues if redeveloped

Respondents were asked to rate their highest priority issues if the site were developed from most important to least important.

Average ratings indicate priority issues were clustered:

- Highest priority – land use and traffic congestion.
- Middle priority – flooding and drainage and building heights.
- Lowest priority – economic development/impact for local businesses.

**If the former Oxley Secondary College were to be developed
what issues would you consider the highest priorities?**

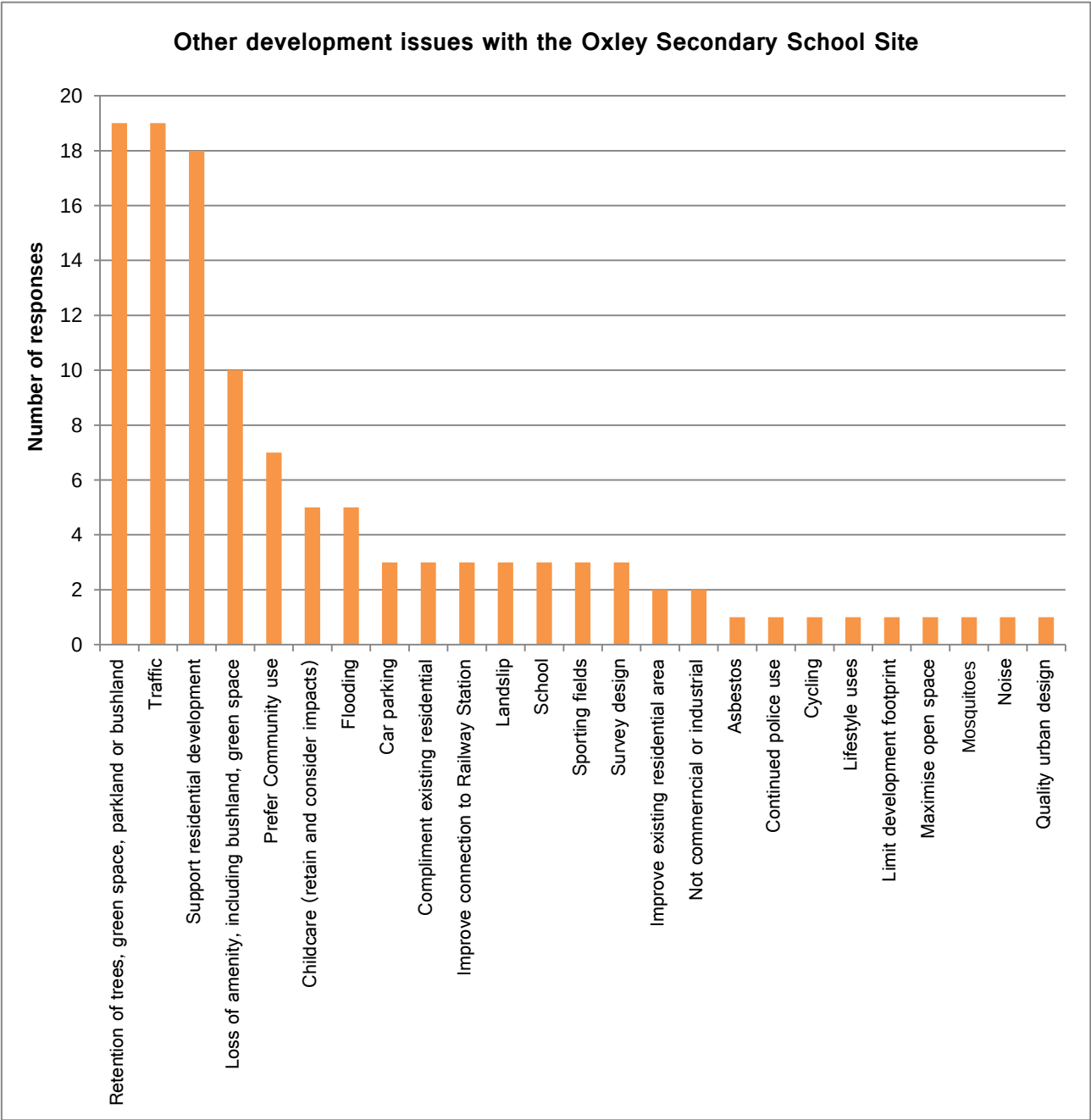


Other priority issues if developed

Within the ‘open field’ response of the survey, the retention of green space, bushland and open space, traffic and support for residential development were the three highest issues.

Support for types of residential development varied, with some respondents specifying a preference such as for detached homes, medium density development or a limited number of residential dwellings.

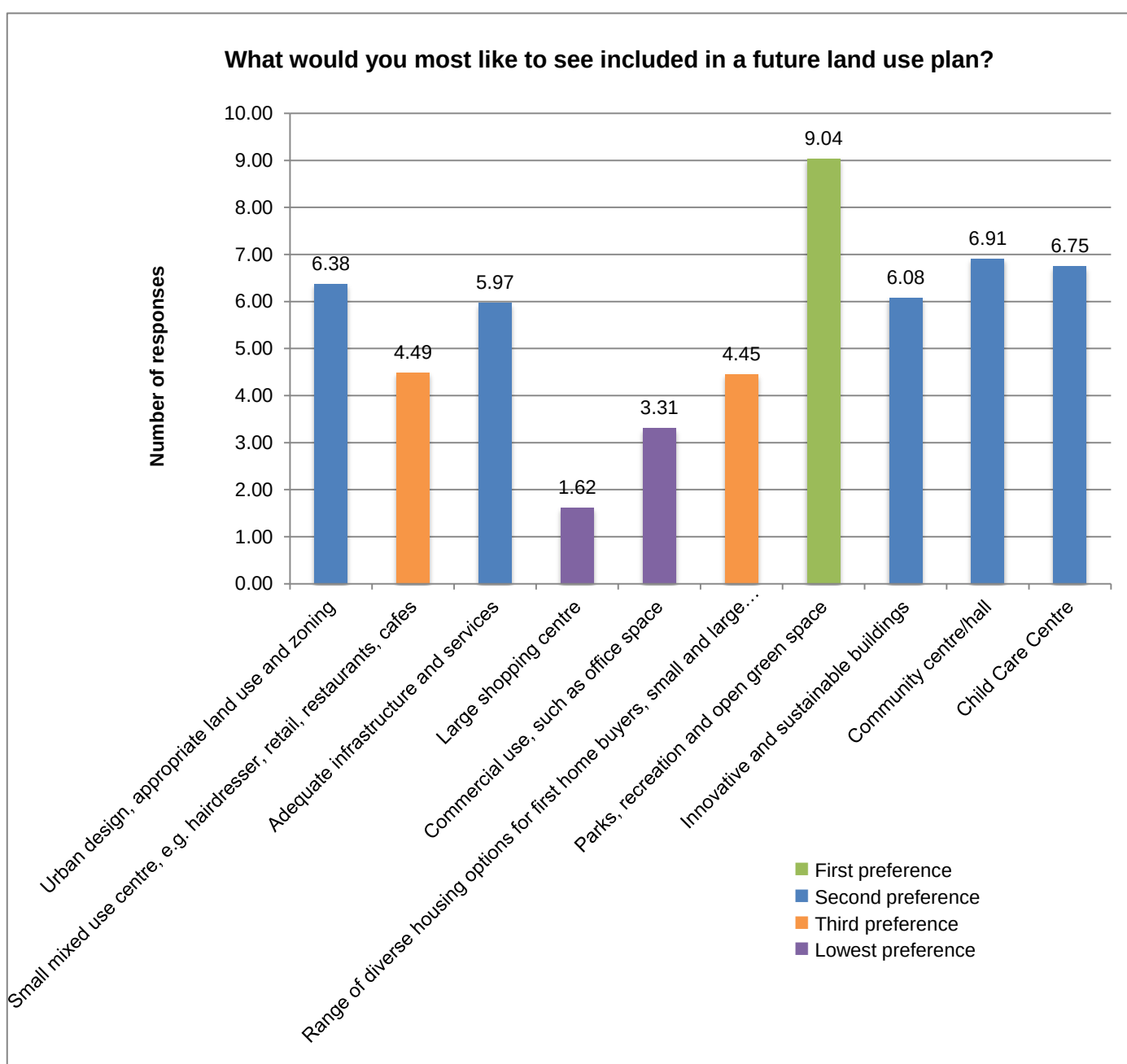
The next highest issue related to a concern about the loss of amenity including bushland and green space. The difference in responses from the community indicates that an equal number of respondents prioritised retention of green space within any possible redevelopment and expressed concern about loss of green space.



Future land use preferences

Respondents were asked to rate their future land use preferences from most to least important. Average ratings indicate respondents had a clear preference for park, recreation and open green space to be part of any future land use plan. Preferences have been clustered into distinct groups:

- First preference – park, recreation and open green space.
- Second preference – community centre, child care centre, urban design, innovative/sustainable buildings and adequate infrastructure.
- Third preference – small mixed use centre and range of diverse housing.
- Lowest preference – commercial uses and large shopping centre (with this option being a clear least preferred option).



Respondents identified a range of additional preferences including a BMX park and mountain biking trails, arts centre, car parking for the train station, an incubator/community business hub, aged care facilities, housing for people with disabilities, a dog park, tourism centre (including a historical village and water park), community gardens/farming, and affordable housing.

Some respondents clarified that they would like any development to include green space and retain the bushland where possible or that development be contained to the existing school footprint.

A small number of respondents also expressed their preference for the site to become a school again or for no development to occur.

Built form preferences

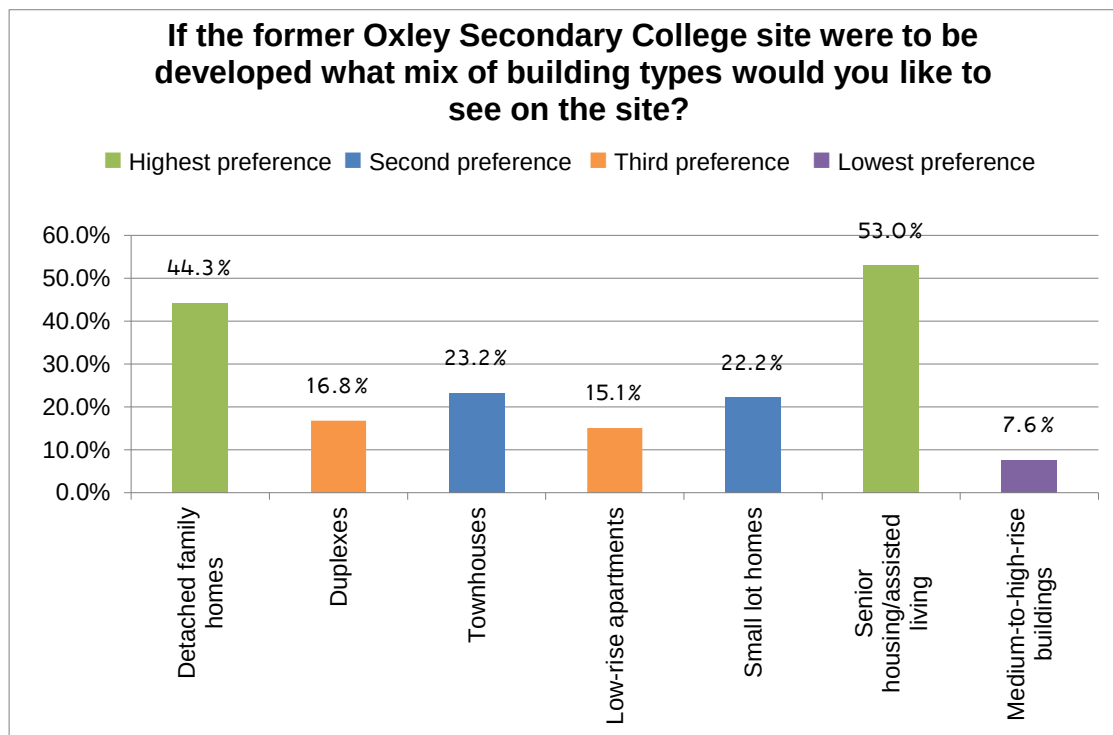
In terms of built form options, when asked what mix of building types people would prefer if the site was redeveloped, respondents had a clear preference towards seniors housing/aged care and detached family homes. The next preference was for townhouses and small lot homes, then duplexes and low-rise apartments.

Generally, respondents indicated a preference for lower density development.

In the 'open field' response to building types, some respondents provided examples of their preferred building types. Other respondents reiterated their views, which varied from limiting or having no development, a preference towards retaining the site for green/open space (or ensuring that is within the mix), building only sporting facilities or picnic shelters, and retaining the child care centre, disability housing and playgrounds.

Feedback included:

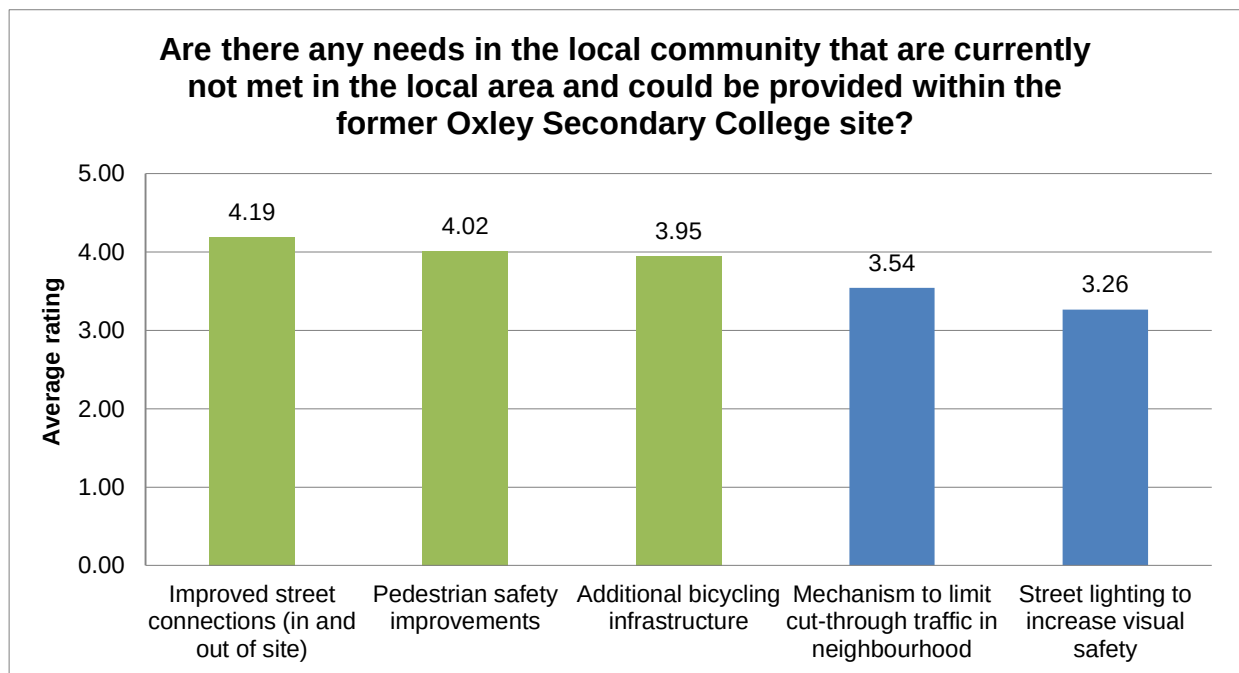
- 'Site would be ideal for innovative development...'
- 'As few buildings as possible.'
- 'None of the above I would like to see the space transformed as a green space'.
- 'Terraced housing on freehold lots.'
- 'A retirement village would be suitable.'
- 'Consider community housing for organisations like Youngcare or as a retreat for those with post-traumatic stress disorder (PTSD) or other mental health issues.'



Opportunities if the site were redeveloped

Respondents were asked to rate what local community needs could be addressed or provided within the site from most to least important. Average ratings indicate respondents did not clearly single out the highest needs that could possibly be addressed, indicating that the community saw these needs as being quite equal.

There was a slight preference towards improved street connections, pedestrian safety improvements and additional bicycling infrastructure, followed by mechanisms to limit cut-through traffic and improve street lighting.



In the ‘open field’ response to needs that could be addressed by the site, a handful of new ideas were captured including a tertiary institution, police beat or academy. A number of existing community groups, such as the Oxley Creek Rejuvenation Project, were outlined as possibly needing a space/place that could be accommodated if the site is redeveloped.

Several respondents reiterated preferences previously captured including:

- housing for people with a disability
- BMX/biking track
- return to a school
- parkland
- dog park
- improved pedestrian links to the railway station
- sporting fields/facilities
- no more commercial buildings/shops.

4. Community information sessions

Community information sessions were held at the Oxley Bowls Club on:

- Thursday 12 May 2016, 6 pm – 7.30 pm
- Tuesday 17 May 2016, 2.30 pm – 4 pm

These ‘talk to the planner’ style sessions were very well attended with approximately 200 people taking advantage of the face-to-face engagement opportunity. Throughout the sessions, members of the community could see materials relating to the project team’s early site investigations and were able to speak to planning experts.

Attendees were also able to:

- complete comment forms
- add their thoughts to a listening board (on Post-it® notes)
- participate in a ‘dotmocracy’ (see 4.2) on preferred built forms and community uses
- complete hand written surveys

4.1 Comment forms and Post-it® notes

A total of 44 comment forms were completed across the two sessions. Comment forms were separated into three sections: comments, concerns, and ideas.

Common themes have been identified and categorised as follows:

- built form/urban design
- bushland/open space
- education/school
- flooding
- housing types and mix
- landslip
- recreation
- traffic/roads
- other/general.

A total of 45 Post-it® notes were added to a poster. Comments on these notes have been categorised into the following themes:

- | | |
|----------------------|------------------------|
| • child care | • process/content |
| • development | • public transport |
| • disability housing | • site access |
| • education | • sport and recreation |
| • emergency services | • urban design. |
| • parkland/bushland | |

Comment form summary

Through comment forms, the community expressed a broad range of ideas.

- Most respondents expressed acceptance for some level of development, however a small number of respondents suggested no development be progressed.
- There is a strong call for development to give consideration to the risks of flooding and landslip associated with the site.
- The wish to retain or protect bushland and plan for green and open spaces is important to many in the community.

- Existing traffic and potential impacts will need to be considered and addressed.
- Understanding how future demand for education facilities will be managed if this site is developed is a question raised by some in the community.

Comments

Category	Number of times raised	Comment summary
Bushland/open space	19	Many comments were received about the bushland. Suggestions were made about linking the site to River Rocks Park, not progressing with any development, improving the existing sports fields, and maintaining a green corridor and natural vegetation.
Built form/urban design	14	Several comments were made about a need for a community centre, or potential to repurpose existing school buildings for community use. There were also suggestions to subdivide the land into just a few large parcels (suggesting apartment style built form), support for seniors' living and affordable housing options. There were several comments suggesting keeping the sports fields, and finding a way to retain as much green space/bushland/open space within the plan.
Education/school	5	These comments suggested reopening the school or simply retaining the land for the purpose of building a new school in the future as the suburb grows. There was also the suggestion to transition the site to a TAFE facility.
Traffic/ roads	4	These comments highlighted existing traffic and congestion issues and that any new development will need to consider and address these for current and future use.
Flood	2	These comments highlighted that the site has flood and landslip issues that must be considered.
Other/general	17	Some comments outlined the poor condition of the existing buildings and the need for maintenance. Some comments noted the site is a popular dog walking area. A number of comments referred directly to the consultation, either asking for a public meeting format, commenting on the survey design, and ensuring accessible project communications.

Concerns

Category	Number of times raised	Comment summary
Traffic	20	The majority of these comments raised existing traffic issues. Some suggested how to improve traffic and that development could provide more parking.
Bushland	12	These comments primarily related to the loss of bushland and/or green space.
Landslip	12	These comments primarily indicated the site has areas that are prone to landslip. Some comments provided details of where landslips may have not been documented. Some comments made recommendations regarding how to address landslip through development.
Flooding	9	These comments highlighted the known risk of flood. Some called for planning to consider the 1974 flood levels. One comment suggested the C&K child care centre be moved out of the flood zone.
Housing types and mix	8	These comments primarily supported a range of housing. Some comments called for higher density, other for lower density. Specific suggestions included ensuring housing is affordable for a range of buyers, including a mix of product (such as 1 and 2 bed product) and providing adequate car parking.
Education/school	4	These comments questioned how the future schooling needs will be met as the local population grows or if more housing is built. One comment stated existing public schools are at capacity.
Recreation	2	One comment stated the sports fields are currently not being maintained. The second comment related to parks being too small.
Other/general	17	There was a great variation in other comments, including identifying areas that are underdeveloped, seeking to retain sports fields for public use, ensuring appropriate environmental studies are undertaken and that development doesn't exacerbate existing flooding problems, suggestions that commercial, shopping centre and aged care are already well catered for in the local area, and requests that no development is pursued.

Ideas

Category	Number of time raised	Example comments
Recreation	21	The community had a variety of ideas for recreation uses including keeping and improving the existing sports fields, building a fenced all-ability playground, indoor/ outdoor play space for pre-teens and teens, a cycling track or facilities that enable safe riding/racing off road, and improving links to existing walking circuits.
Bushland	16	The community outlined a number of preferred bushland corridors to be protected and potential wildlife corridors to be improved within the site. There were also ideas to improve hiking and mountain biking tracks through the site and the idea to include an organic farm.
Built form/urban design	12	The community's comments outlined a range of built form and urban design considerations. There were several suggestions for a community centre or hub that could be an arts or innovation centre. Different housing types including detached homes, and homes for retirees and people with a disability were also suggested.
Education/school	9	The community's comments can be separated into two categories: (1) child care and (2) high school. There is support to keep and increase the child care services. There is also a question about the existing public school's capacity and whether these will keep up with local growth.
Other/general	22	There was great variety in other comments, such as to: • hold a design competition to create a master plan for the site • include community gardens and BBQs • ensure the community will have continued access to the site • build an enviro-development or environmental/ indigenous education centre • include a women's refuge • ensure development complements the existing community and site features. There are a small number of comments seeking no development.

Post-it® note summary

Participants at the two community information sessions wrote ideas and suggestions on Post-it® notes, which were affixed to a poster board on display.



Theme	No. of comments	Summary of comments from listening board
Child care	3	More child care, retain child care
Development	1	No high density development
	1	Any development to be innovative and sustainable
	2	Mixed use
	4	Specialty, such as women's refuge, disability, aged care
	5	Community uses
Disability housing	2	Safe, sustainable area for ladies with an intellectual disability to live
Education	6	Retain the site for future education use, or repurpose as a TAFE college Create an outdoor classroom, or outdoor education facility
Emergency services	4	Ambulance, fire and police service were all suggested
Parkland/ Bushland	15	Multi-use parkland
		Community garden
		Green space
		Bike paths
		Ages 12–17 challenging space
		Pedestrian route through the site and links
		Wildlife survey
Public transport	1	Ferries and more public transport
Site access	2	Access to the site is a key concern, left-in, left-out access from 17 Miles Rocks Rd preferred not Blackheath Rd
Sport and recreation	2	Bike circuit, sports fields, synthetic hockey field
Urban design	1	No six-foot fences
Other	3	Not dormant for 15 years, used by police and fire ants
		Release everyone's idea's to the community i.e. survey results and feedback unedited
		There is a weekly farm market on Fridays on Blackheath Rd Limited design competition

4.2 Dotmocracy

Dotmocracy is a process where the community is invited to prioritise or preference options.

At the community information sessions participants had two different dotmocracy opportunities:

1. Built form.
2. Facilities (community uses).

At the first information session, participants were given two green dots to indicate their preferred built form types and two red dots to indicate their least preferred types. At the second session, participants were given two white dots to indicate their preferred built form types and two black dots to indicate their least preferred types. Many participants elected not to select preferred types, or only selected one preferred type. Most participants elected to indicate their two least preferred building types. A total of 123 preferred votes were received, compared to 237 not preferred votes.

Dotmocracy summary

When it comes to built form, most participants preferred seniors' housing and traditional housing (detached family homes) and do not support the highest density types.

Built form

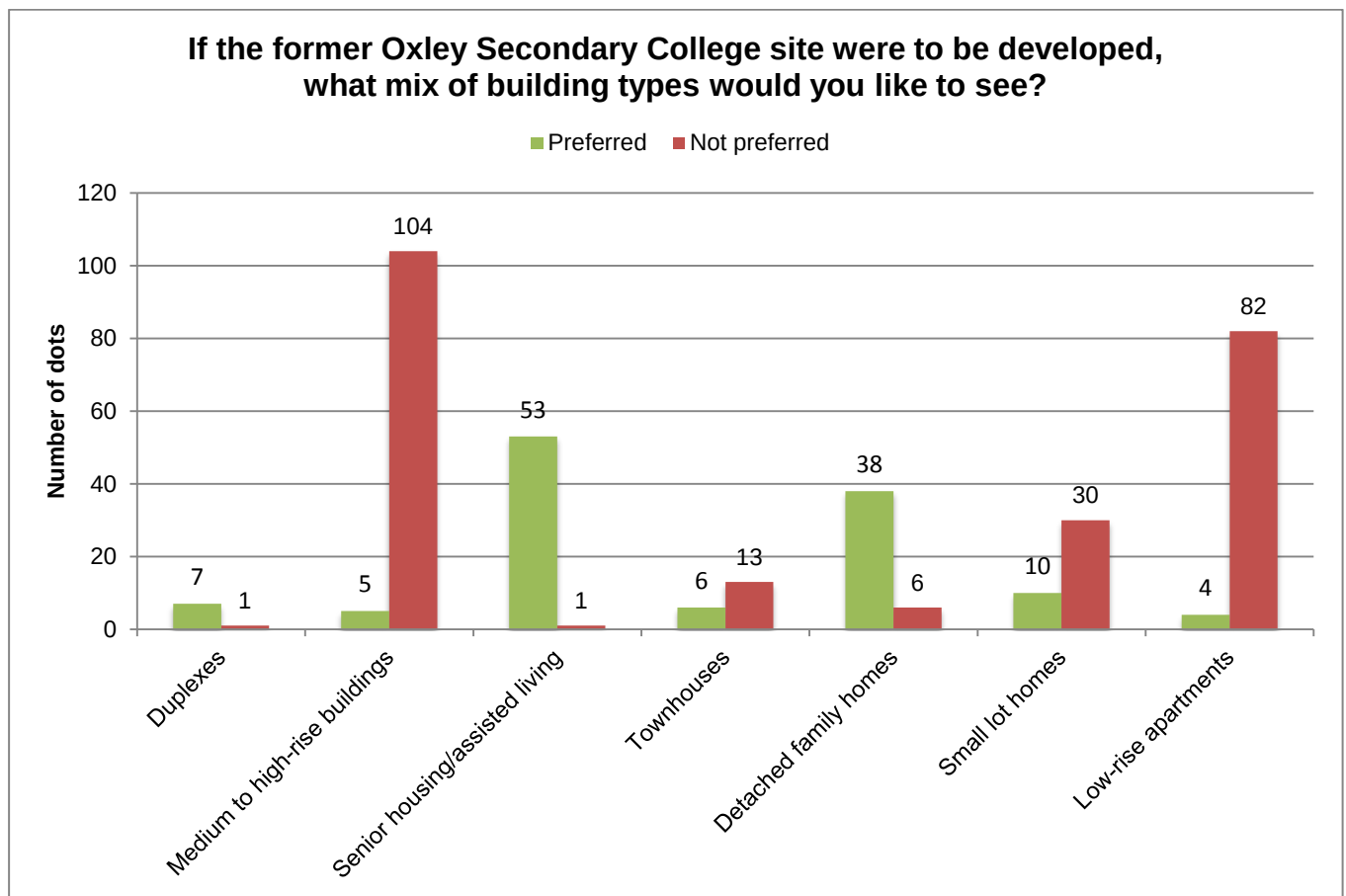
The built form poster asked: If the former Oxley Secondary College site were to be developed, what mix of building types would you like to see?

The poster included example imagery of seven housing types:

- Duplexes.
- Medium to high-rise buildings.
- Seniors' housing/assisted living.
- Detached family homes.
- Small lot homes.
- Low-rise apartments.
- Townhouses.

When considering the preferred built form types, the most support was for seniors' housing, then detached family homes. All other types received 10 or fewer supporting votes: small lot homes (10), duplexes (7), townhouses (6), medium to high-rise apartments (5) and low-rise apartments (4).

When considering the least preferred types, participants had the strongest opposition to the highest density forms, with medium to high-rise apartments then low-rise apartments attracting 104 and 82 opposing dots respectively. The next least preferred option was small lot homes (30), then townhouses (13) and detached family homes (6). Both duplexes and senior/assisted living attracted one red dot.



Facilities

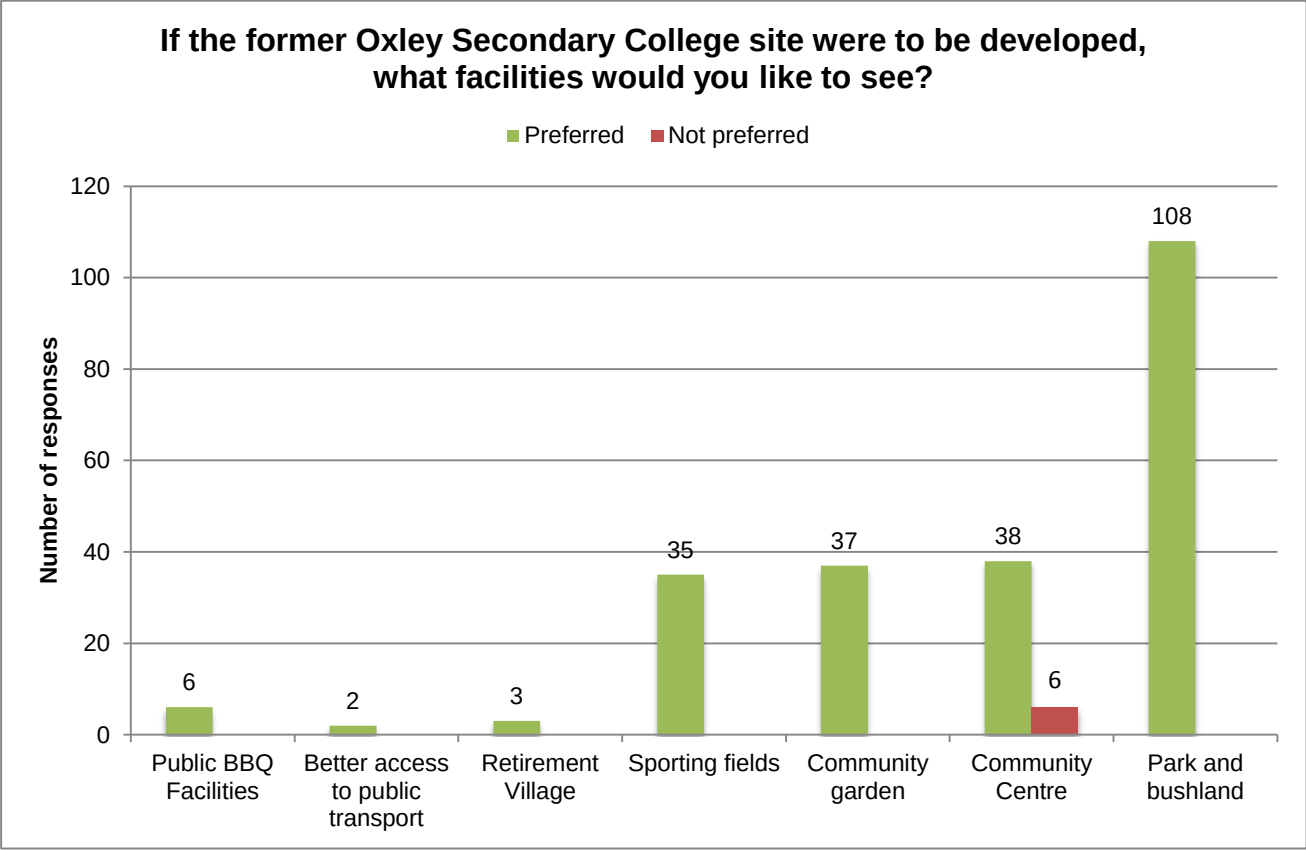
The facilities poster asked: If the former Oxley Secondary College site were to be developed what facilities would you like to see?

The poster included example imagery of seven community facility types:

- Public BBQ facilities.
- Better access to public transport.
- Retirement village.
- Sporting facilities.
- Community garden.
- Community centre.
- Park and bushland.

The community indicated a strong preference for park and bushland (108). The community equally selected a community centre (38), community garden (37) and sporting fields (35). The least popular facilities were BBQs (6), retirement village (3) and access to public transport (2).

Some participants (6) indicated a community centre is not preferred however, as not all participants used their dots for a preferred vote, it does not give a good indication of preference/non-preference more broadly among participants.



4.3 Handwritten survey

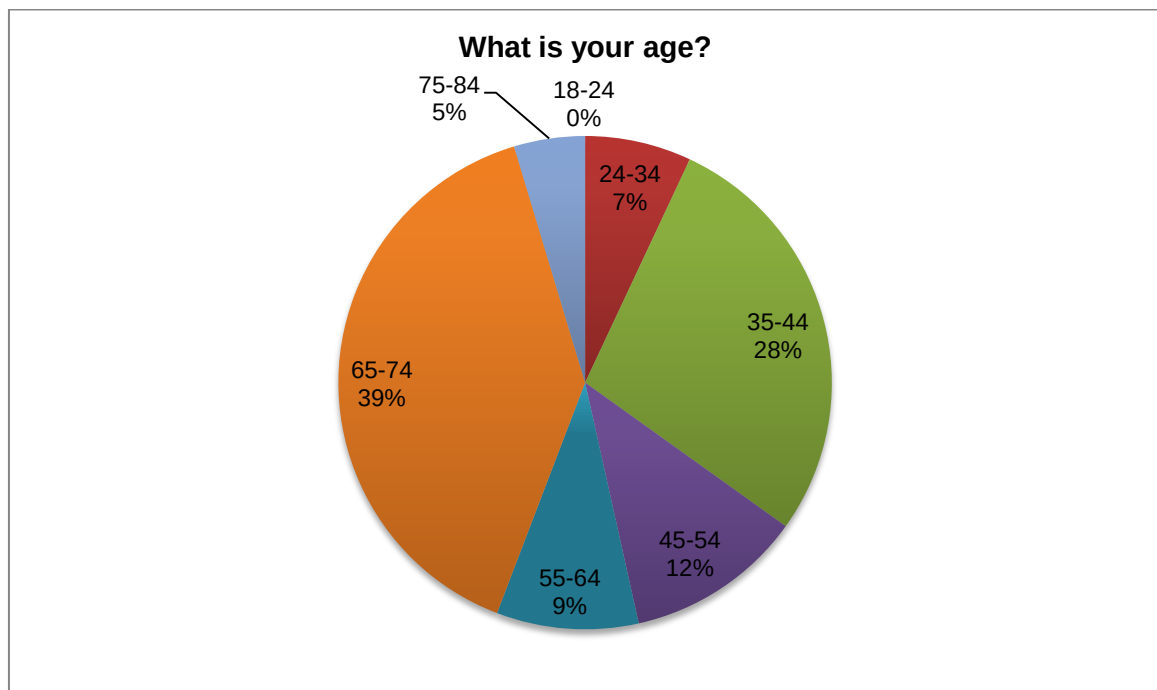
During the two information sessions, 46 handwritten surveys were completed. Although the survey was the same as the online survey, few were fully completed, which makes it difficult to input and analyse alongside the online survey results. The following is an analysis of handwritten surveys. It is worth noting that the handwritten survey findings mostly mirror the online survey findings.

Demographics

Age

The age of respondents who completed the handwritten survey is skewed to the older population brackets. More than half of the respondents are aged 55 years or older. The largest group is 65 to 74 years (39 per cent) followed by 35 to 44 years (28 per cent).

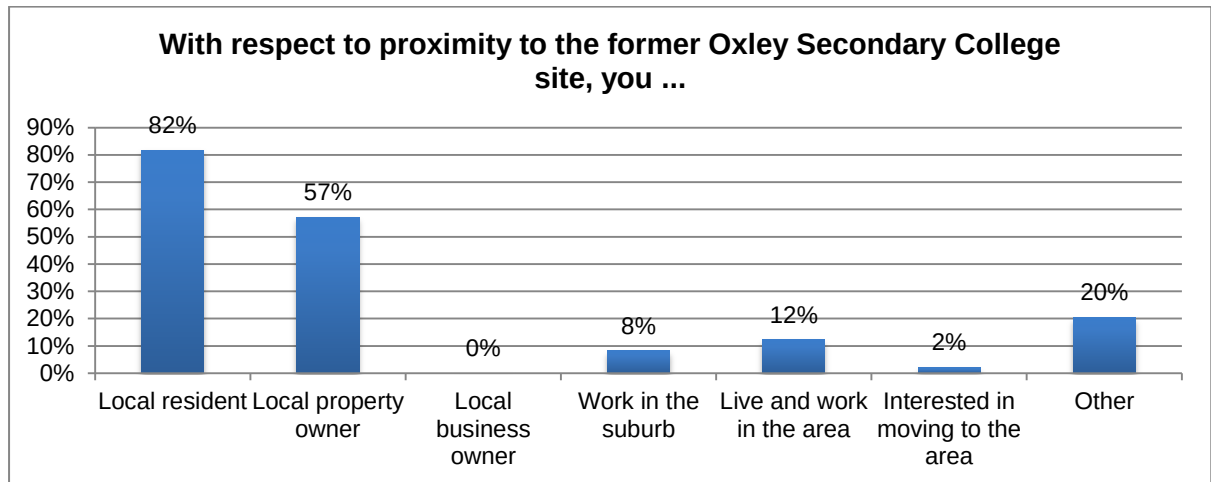
NB: this is different to the online survey results.



Proximity to the site

Primarily, respondents were made up of people who live and/or own property in the local area. The overwhelming majority of respondents are local residents (82 per cent). Close to 60 per cent of respondents stated they are local property owners.

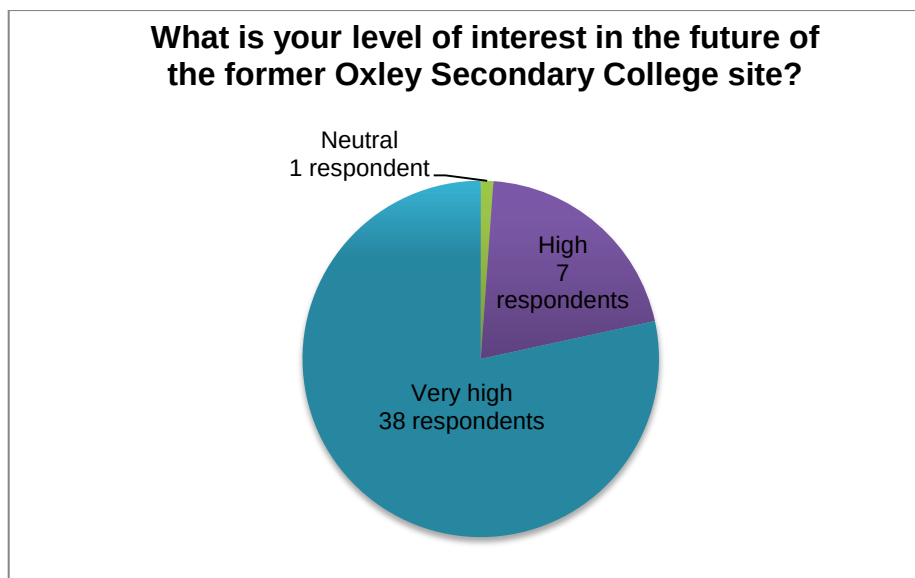
Within the 'other' category, respondents advised their connection to the site relates to the existing child care centre, community work, or that they are in other nearby suburbs (further than five kilometres from the site).



NB: This is similar to the online survey findings.

Level of interest

Forty-five respondents stated their interest in the site is high or very high. Only one respondent stated their interest in the future was neutral.

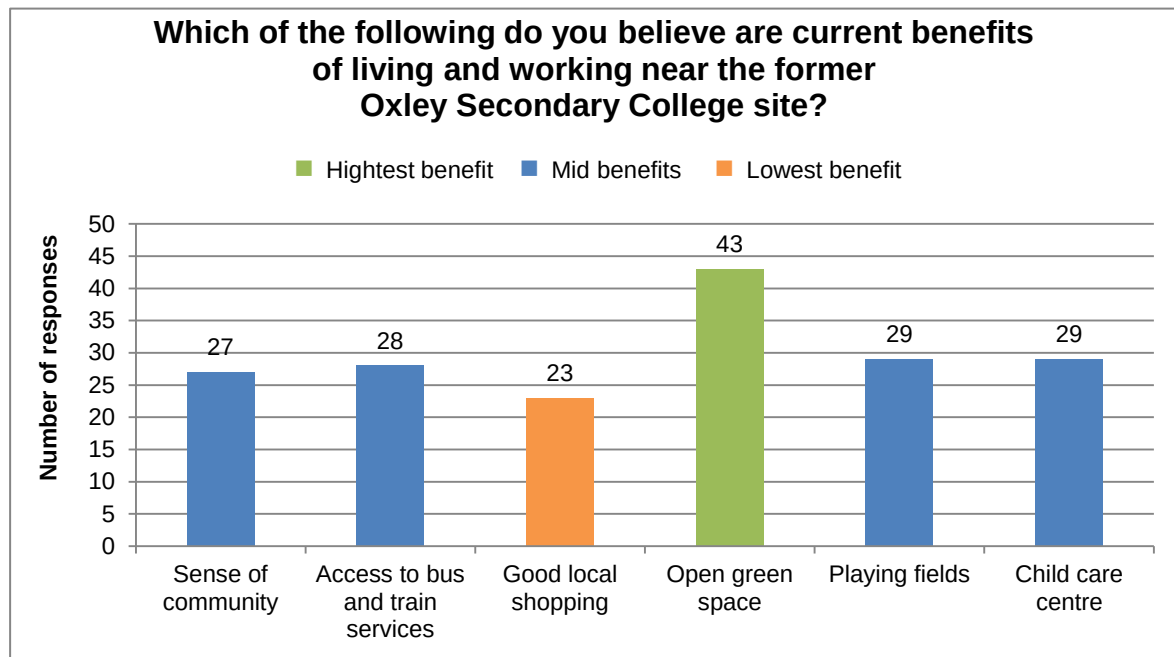


Benefit and issues

NB: These findings are similar to the online survey result

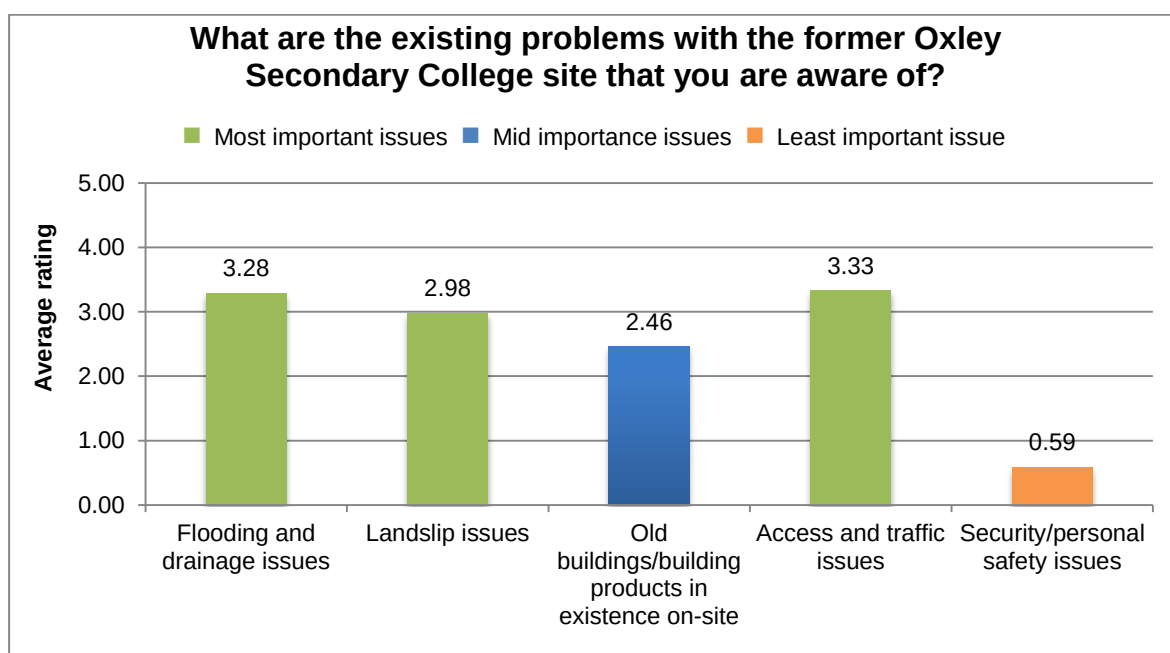
Existing benefits

More than 90 per cent of respondents (43) believe the open green space is the greatest benefit of living or working near the site. Approximately 60 per cent of respondents believed the sense of community, proximity to public transport, playing fields and child care centre were benefits.



Existing issues

Respondent were asked to rate existing issues from most important to least important. Average ratings indicate three issues: access and traffic, flooding and drainage, and landslip were the most important problems on the site, followed by the old buildings /building products. Security and personal safety issues score much lower importance.



In the open field response the following issues were raised:

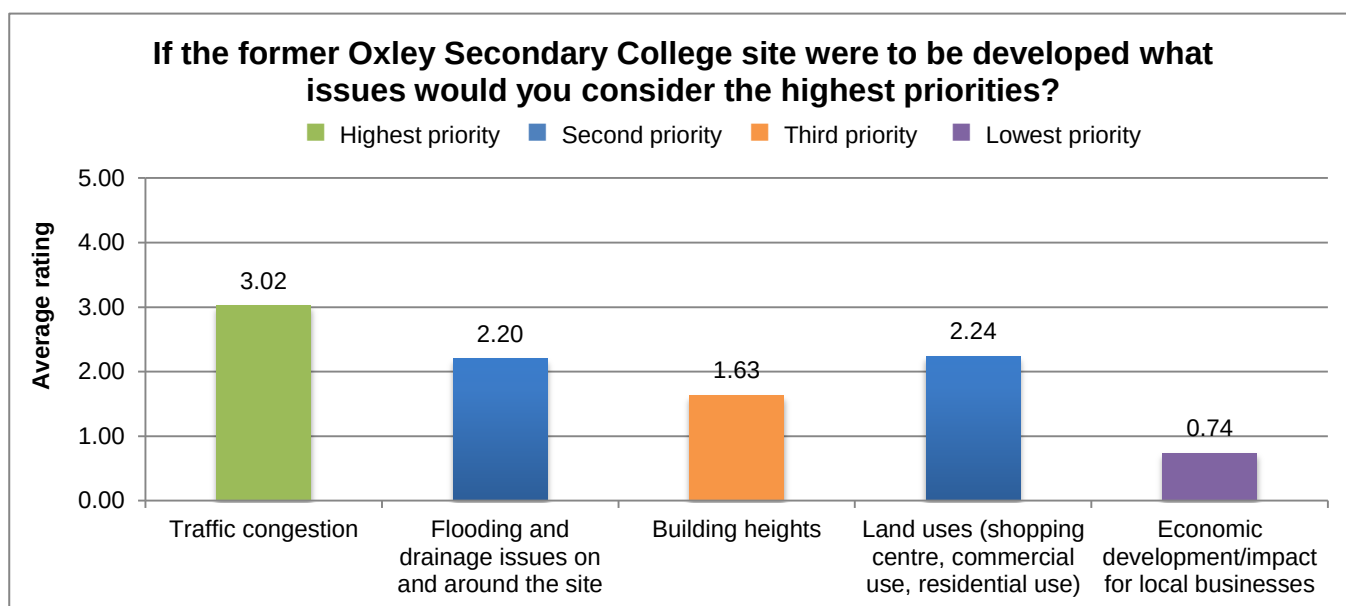
Other existing problems with Oxley Secondary College	Number of responses
Maintenance	2
Traffic	2
Wildlife	2
Access	1
Asbestos	1
Infrastructure	1
Noise	1
Pests in buildings (pigeons and rats)	1
Unrealised potential benefit for Oxley	1
Vandalism	1
Weeds	1

Development preferences

Highest priority issues if redeveloped

Respondents were asked to rate, from most to least important, their highest priority issues if the site were developed. Average ratings indicate traffic congestion was the highest priority issue. The next two issues of similar priority were land use, and flooding and drainage, followed by building heights. The least important issue was economic development/impact for local businesses.

NB: this is different from the online survey result.



Other priority issues if developed

In the 'open' field response, the following issues were raised:

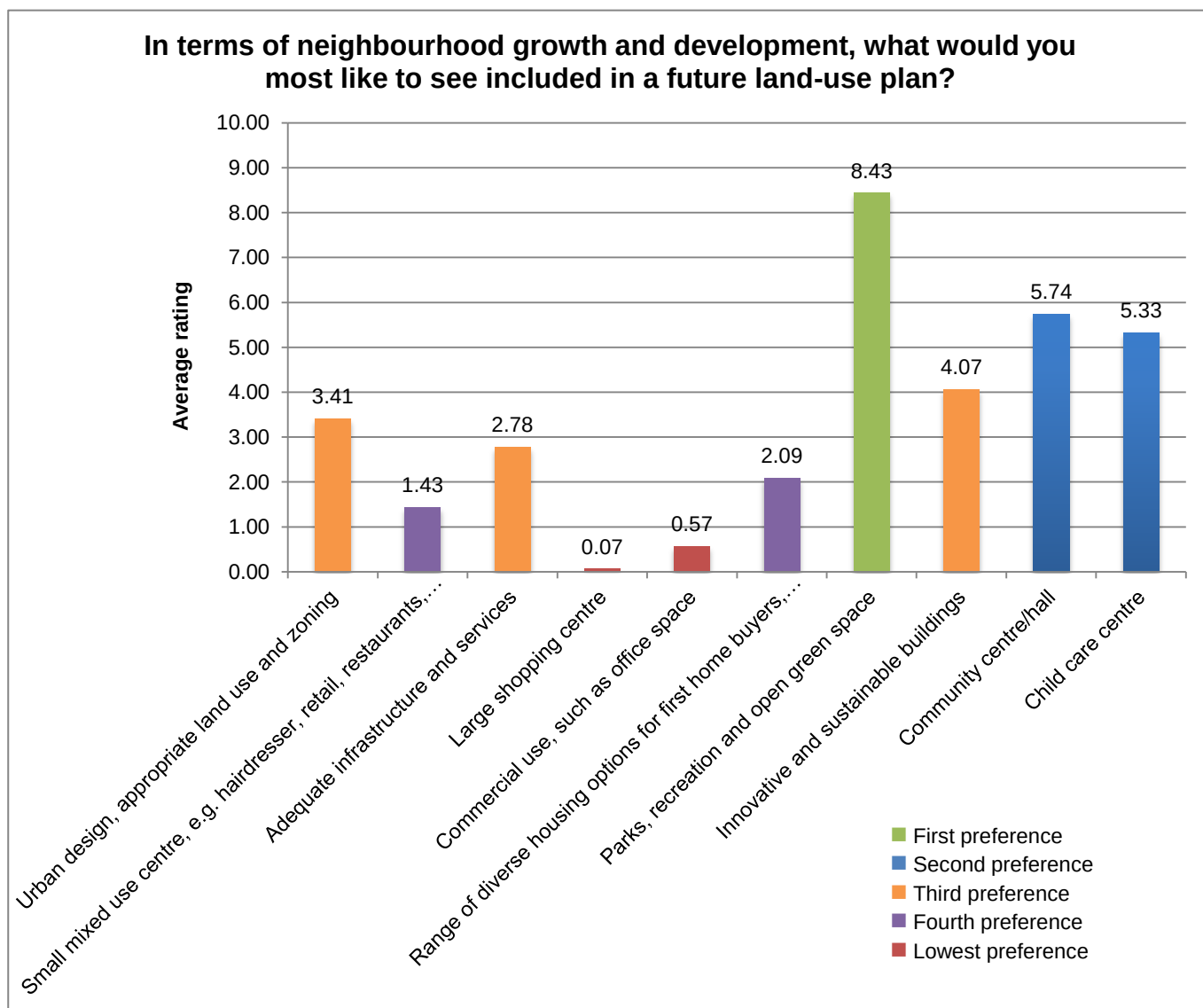
Other development issues	Number of responses
Environmental impact	7
Traffic	5
Landslip	3
Loss of amenity	3
Car parking (train)	1
Community centre	1
Flooding	1
Impact suburb character	1
Increase useable green space	1
Insufficient public schools	1

Future land use preferences

Respondents were asked to rate, from most to least important, their preferred land uses if the site were developed. Average ratings indicate respondents had a clear preference for park, recreation and open green space to be part of any future land use plan. Preferences have been clustered into distinct groups:

- First preference – park, recreation and open green space.
- Second preference – community centre and child care centre.
- Third preference – urban design, innovative/sustainable buildings and adequate infrastructure.
- Fourth preference – diverse range of housing and small mixed use centre.
- Last preference – commercial uses and large shopping centre (with this option being a clear least preferred option).

NB: The high priority findings are similar to the online survey. There is some variation in the middle and lower priorities.

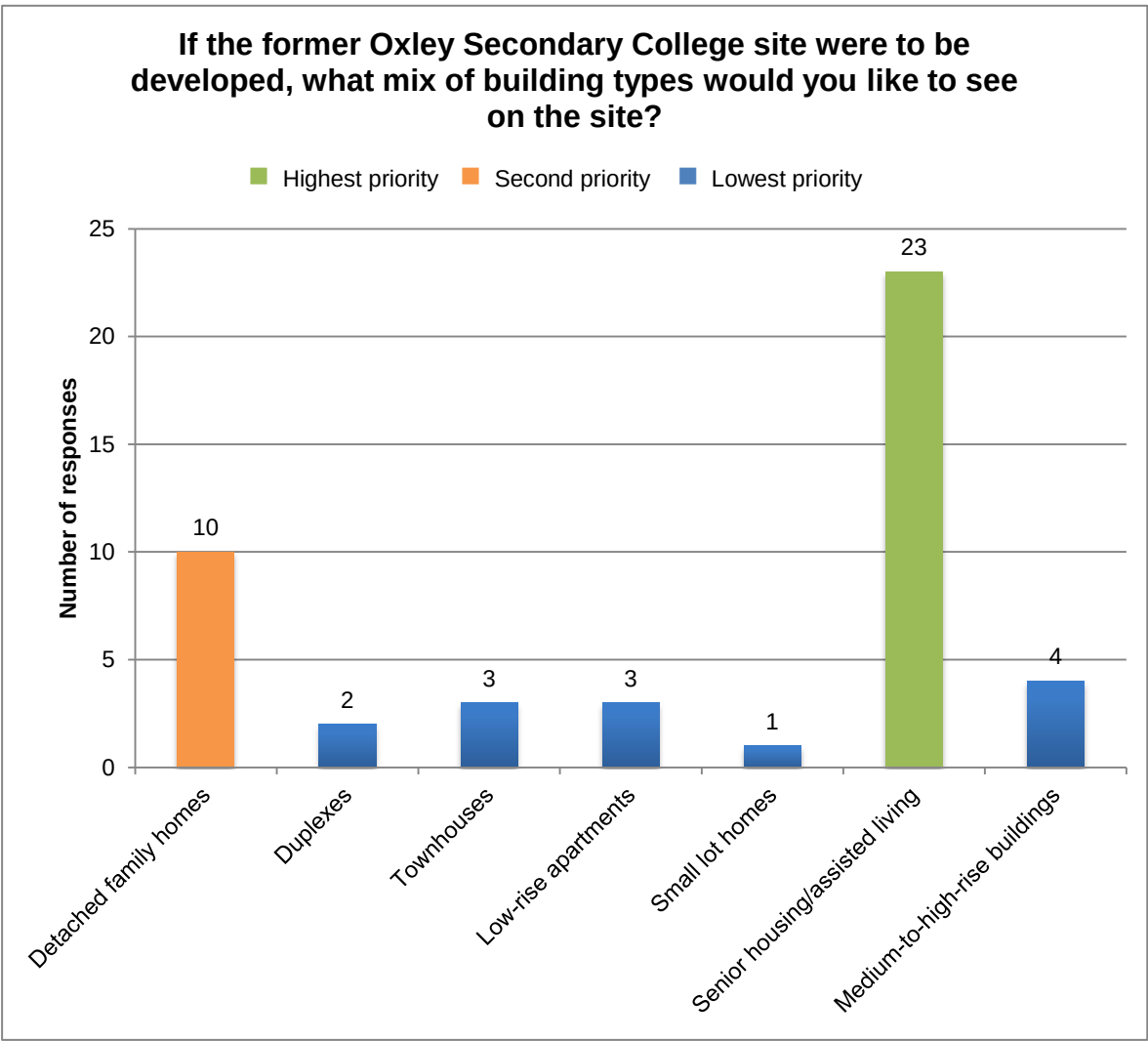


Built form preferences

When asked if the site was to be redeveloped, what mix of building types people would prefer, respondents generally had a preference for lower density development.

Of the built form options, respondents had a clear preference towards seniors' housing/aged care with 50 per cent of respondents choosing this option. Detached family homes were then preferred with almost 25 per cent of respondents selecting this option. Very few respondents selected medium-to-high-rise buildings, townhouses, low-rise apartments, duplexes and small-lot homes.

NB: This is a similar result to the online survey, although more extreme.



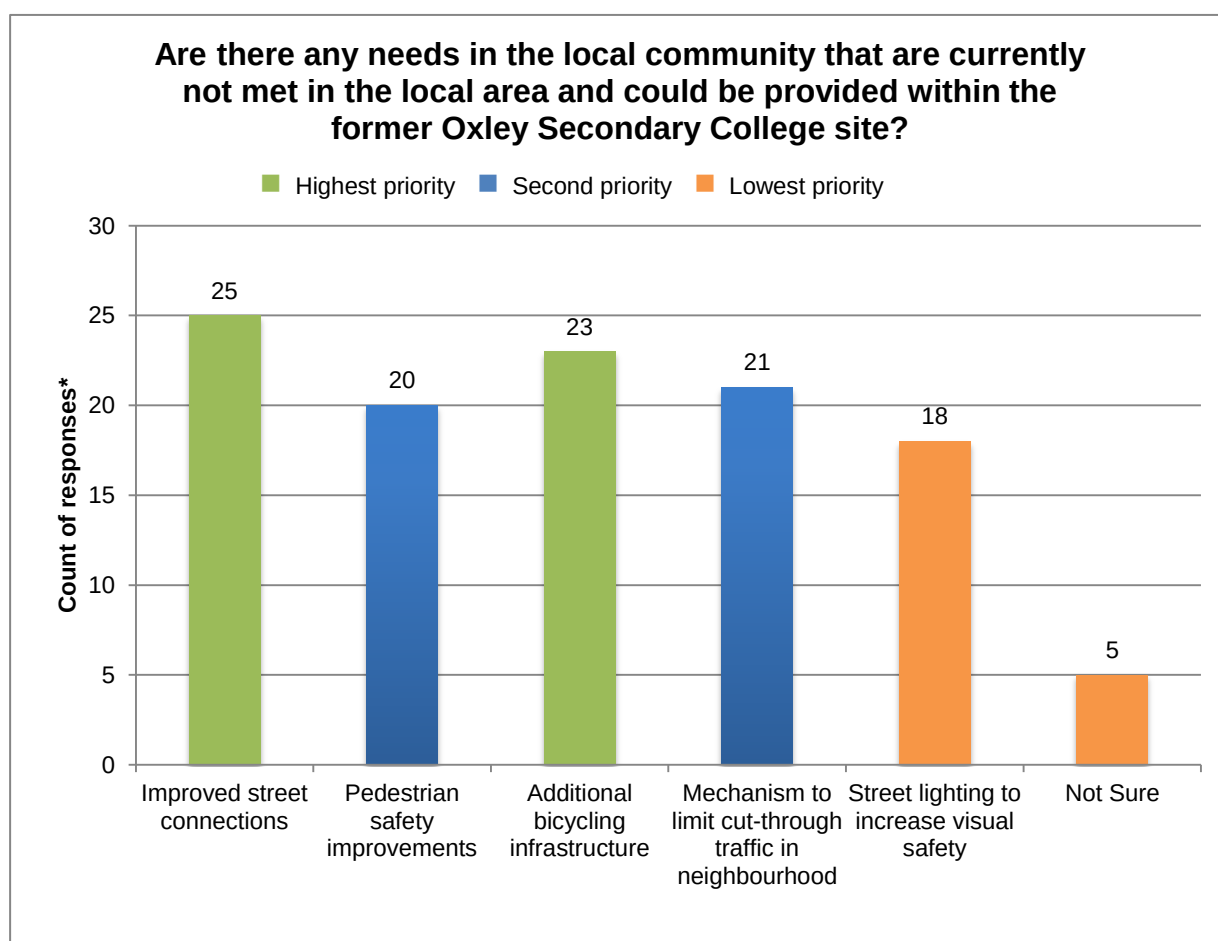
Opportunities if the site were redeveloped

Respondents were asked to rate what local needs could be addressed or provided if the site were developed from most to least important. Many respondents did not rank all of the opportunities. The count of responses indicates that the community saw many of the needs as being quite equal.

There was a slight preference towards improved street connections, and additional bicycling infrastructure, followed by mechanisms to limit cut-through traffic and improve pedestrian safety. Improved street lighting was a lower priority.

Other matters respondents suggested could be addressed included:

- Provide green space and open space for the community.
- Address traffic and rat-running in the area.
- Land bank the site for future government use.
- Provide speciality development such as housing for people with disabilities or education facilities.
- Address the priorities of adjoining owners to the site.



* As many respondents did not rank all of the options listed in this question, the responses graphed are a count of those options they did rank as opposed to a total number of responses.

5. Community knowledge session

Given the high level of community interest in the potential future of the site, EDQ established a community panel to help design and run a community knowledge session as a community-led engagement process.

Process

EDQ called for members of the community to nominate for a panel that would be responsible for planning and delivering a community knowledge session for the EDQ planning team and decision-makers. The panel had the opportunity to report on local knowledge and aspirations for the site.

A total of nine nominations were received for the community panel. Nominations were reviewed by EDQ and an appointed community liaison officer spoke with all nominees to confirm there were no commercial conflicts of interest. Satisfied that all nominees met the criteria, all nominees were invited to join the panel upon agreement to the terms of reference.

The community panel met with the EDQ community liaison officer on 15 June 2016. At this session the panel met each other, discussed the purpose and scope of the panel, and clarified EDQ's role in supporting the panel but not directing the work of the panel. Shortly after the panel commenced, two members resigned stating they felt they did not have access to the wider community.

The community panel collected views from the community by:

- monitoring and seeking feedback through a Facebook group – the Oxley Secondary Site Community Group
- reviewing the findings of a community survey (developed and distributed by a panel member prior to the community panel being established)
- distributing 5000 plans to interested parties to make recommendations or develop designs
- presenting findings to, and seeking feedback from approximately 60 members of the community on 14 July 2016 prior to the EDQ community knowledge session.

The panel also undertook desktop research and contacted local experts to understand the ecological value of existing vegetation on the site and to document the landslip and flooding risks.

On 18 July 2016, the panel presented the community knowledge session to the EDQ team. The session was attended by six members of the panel and five representatives of EDQ, including the General Manager and key project staff. One member of the panel was unable to make the session.

Community findings

At the community knowledge session, the community panel gave a short presentation that highlighted their findings.

The panel advised:

1. The community preference is parkland, community space and green space.
2. The community would prefer the site was not redeveloped for residential purposes.
3. The community has a high level of knowledge of the site in particular:
 - a. bushland of high ecological value
 - b. landslip risk
 - c. flooding.

The panel advised the community had brainstormed a lot of different ideas for their preferred community uses and selected two options to present:

1. Creation of a vibrant community precinct (referred to Samford and Sydney examples).
2. Indigenous education/experience centre (referred to Tjapukai Aboriginal Cultural Park).

The community panel expressed an understanding of EDQ's financial imperatives and other government objectives that need to be met. The panel expressed that they hoped community use may be able to meet the government's objectives.

In discussion following the formal presentation, representatives of the panel advised that the community support the C&K child care centre moving out of the flood zone (if that is possible). They also advised that approximately 10 per cent of respondents to their survey supported low density residential (detached family homes), however there were low levels of support for a seniors'/retirement development.

The community panel is currently finalising a detailed report to be submitted to EDQ that will include all submissions made to the panel and the results of their survey.

6. Where to from here?

The results of the engagement activities to date will assist EDQ in considering the best options on how to successfully revitalise the former Oxley Secondary College site. Although it is yet to be determined whether EDQ will have an ongoing role in the renewal and reinvigoration of the site, EDQ will continue to work closely with the community as planning for the site progresses.

If EDQ does not have an ongoing role in the site, information collected and presented in this report will be provided to the Department of Natural Resources and Mines. EDQ will also review the information gathered by the community panel to better understand local feedback. This information will be used, along with the information in this report, to consider possible options for the site.

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