

Economic Development Queensland

Construction Update – July 2021

Economic Development Queensland (EDQ) is committed to keeping the community informed about the project on the site of the old Oxley Secondary College off Seventeen Mile Rocks Road.

The development of the Oxley Priority Development Area (PDA), known as the Oxley Songbird development,

has been actively progressing throughout 2021. Civil contractors, Shadforth, is in possession of the site, acting under the direction of EDQ for the delivery of development works.

Below is an update of current and upcoming works on site.

Stage 1 civil works

Stage 1 civil works are progressing with practical completion expected in October 2021. Works are progressing well and are making up for delays experienced earlier in the year due to inclement weather.

Current works include:

- Internal roads being “boxed out” with subgrade material being compacted (boxed out – means that the earth is being dug in preparation for construction)
- new sewer reticulation lines being installed along the “boxed out” roads
- stormwater infrastructure being installed in readiness for connection to new future homes.

Internal retaining walls have been constructed in preparation for fencing the lot boundaries and the import of fill for Stage 1 works has also been completed which will mean less trucks on the road for these development works.

EDQ would like to thank the community’s ongoing patience during Stage 1 works, in particular those residents situated along Fort Road, Seventeen Mile Rocks service road, Cliveden Avenue, Blackheath Road and the childcare workers, parents and children associated with C&K Yuingi Childcare Centre.

Overland flow and roof water drainage works

The discharge of water from roofs and overland flow (water that runs across the land after rainfall) is being addressed along the southern hillside area within Stage 1. A concrete spoon drain at the rear of lots 1, 10, 14 – 22 will capture this water and divert it to stormwater drainage.

The concrete spoon drain is designed to collect water discharge from the rear of existing properties along Seventeen Mile Rocks

Road. EDQ will provide a roof water connection point at the rear boundary line for Seventeen Mile Rocks Road property owners to connect into if they wish, ensuring a legal point of discharge. Water will be captured and then flow into the internal basin catchment system and then dispersed into the local drainage network system.

EDQ’s contractor Shadforth will engage with existing residents along Seventeen Mile Rocks Road prior to the concrete spoon drains work commencing which are programmed for in late July 2021. Shadforth will work in with existing residents along Seventeen Mile Rocks Road to ensure the rear of their properties are secure ensuring children and pets are kept safe during construction.

Stage 1 landscape contractor

EDQ has conducted a competitive tender process for Stage 1 landscape works and awarded Interface Landscapes the Stage 1 landscaping contract. Subject to weather, works are forecast to commence in August 2021 with completion expected in November 2021, landscaping works will feature:

- streetscape works
- rear of lot tree planting (of at least 3 metres in height) along lots 1, 10, 14 – 22 offering privacy to existing Seventeen Mile Rocks Road residents
- detention basin and bio retention basin planting and maintenance
- waterway corridor planting and maintenance
- planting in open space corridor
- entry statement works including fencing.



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Stage 1 shared rear lot boundary fencing

EDQ has been in close communication with adjoining residents (earlier in the year) along Seventeen Mile Rocks Road, discussing boundary fencing at the rear of lots. A majority of residents along Seventeen Mile Rocks Road have requested that the height of fence (on the shared rear property boundary of Seventeen Mile Rocks Road and lots 1, 10, 14 – 23) be increased from the intended 1.5 metres to 1.8 metres.

In response to this input, EDQ will install a new 1.8-metre-high black powder coated tubular style permeable fence on the shared rear property boundary, at its own cost. The requirement to install a permeable style fence is stipulated in EDQ's stage 1 Development Approval (DEV2020/1099) issued on 9 December 2021. The requirement for a permeable style fence allows water overland flow and roof water to move freely from existing properties along Seventeen Mile Rocks Road and captured into EDQ's concrete spoon drain constructed within EDQ's lots.

Stage 2 Development Application

A development application for stage 2 (DEV2021/1191) has been lodged for assessment and confirmed to be properly made on 25 June 2021. Stage 2 of the Oxley Priority Development Area (PDA) proposes to create 48 residential lots (lot sizes ranging from 287sqm to 865sqm), one public park, one public open space lot, open space lot, one open space reserve lot, one conservation space lot and new road in four substages. Stage 2 is in accordance with the approved master plan.

As the Stage 2 proposed development meets the requirements of the approved master plan, notification is not required under the provisions of the Oxley PDA Development Scheme. No formal submission period for Stage 2 is required.

If you have any queries which relate to Stage 2 proposed development please refer to the Oxley PDA Have your Say Page on <https://haveyoursay.dsdmip.qld.gov.au/oxley> and refer to the uploaded "Questions and Answers" file in the library document section within the webpage.

Current Operational Works Application for Filling or Excavation under review

EDQ has lodged an operational works application (DEV2021/1180) and proposes to place fill in the proposed Stage 2 parcel. The request to place fill in the proposed Stage 2 parcel at this time is to best mitigate any Workplace Health and Safety concerns by placing fill prior to the public and builders being able to access the site following completion of Stage 1 works, forecast in October 2021 (weather permitting).

Subject to operational works approval, the import of fill to be placed in proposed Stage 2 parcel would be completed over a four week period and would finalise the requirement for any future "heavy hourly truck movements into the estate" i.e. up to 15 trucks per hour. The benefit of this timing is that this will concentrate any heavy truck movements in and out of the site into a single period and reduce any risks associated with truck movements once residents move in and there is more activity on site. As noted above, this would be the last time any such heavy truck movement is required during construction.

The import of fill and placement into Stage 2 parcel does not necessitate a Stage 2 development approval.

Proposed Retirement Development Application

EDQ is currently in final negotiations with the proponents for the delivery of a residential retirement and a residential aged-care facility. These proposed developments are located on a 1.6-hectare parcel of land, situated within Stage 1 of the Songbird Oxley estate.

The proponents of the residential retirement and residential aged-care facilities lodged their development applications (DA) in June 2021. Subject to the applications being "properly made" the supporting documents to the DA can be viewed online at: <https://www.statedevelopment.qld.gov.au/economic-development-qld/buying-and-developing-land/development-applications-and-assessment/current-applications-and-approvals>

