

Five key themes the community would like EDQ to consider in any planning for the site included:

Themes from prior engagement	How does EDQ address this theme:
Bushland, open space and recreation — The community valued the site's open space and bushland component and it was identified as the highest priority for consideration in any future land use planning.	• Protect endangered vegetation and enhance the bushland character of the site. • Retain significant vegetation in hillside lots and for street trees and feature trees in other public realm areas. • Provide additional planting to stabilise landslide areas.
Community uses and hub — Inclusion of community facilities, including a community centre, retaining the child care centre and sports fields.	• Deliver a sustainable community with access to facilities including a community centre. • Retain areas for passive and active open space and recreation close to where people live. • Encourage community building through connections between open space,community facilities and retirement uses.
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 was a clear preference for no new buildings to be constructed on those areas.	• Apply engineering solutions and provide additional planting to stabilise landslide areas. • Locate development in areas not prone to flooding and landslip.
Existing traffic and car parking issues — Car parking, improved street connections and limiting cut-through traffic were all identified as priorities if any redevelopment were to occur.	• Development will be accessed through Seventeen Mile Rocks Road to ensure traffic is focused on the primary road network. • Provide a legible street network that complements the natural topography and protects the safety and function of the surrounding road network. • Housing mix — The community identified the need for a mix of residential and community dwellings including aged care/retirement living that will compliment the surrounding area.
Urban design appropriate to the site — The community would like any development to be complementary to the suburb's character and neighbouring uses.	• An average 800m² lots over the site. • Respect the relationship between new development and existing dwellings adjoining the site including consideration of appropriate building setbacks, bulk and massing that minimises the impacts on residential amenity. • Maximise views, vistas and outlooks including to bushland and open space.

KEY THEMES FROM PREVIOUS ENGAGEMENT





ENVIRONMENTALLY RESPONSIVE

1. Protect endangered vegetation and enhance the bushland character of the site.
2. Retain significant vegetation in hillside lots and for street trees and feature trees in other public realm areas.
3. Provide additional planting to stabilise landslip areas.
4. Protect water quality through the use of best practice total water cycle management and water sensitive urban design principles.
5. Promote innovative and efficient use of energy and water including water recycling and stormwater management.

FORMER OXLEY SECONDARY COLLEGE SITE PRINCIPLES



RESILIENT

1. Deliver a sustainable community with a strong identity and access to facilities that meet local needs.
2. Retain areas for passive and active open space and recreation close to where people live.
3. Locate development in areas that are not prone to flooding and landslip.
4. Provide for essential community infrastructure to remain functional during and immediately after a flooding event.





CONNECTED

1. Development will be accessed from Seventeen Mile Rocks Road to ensure traffic is focused on the primary road network.
2. Provide a legible street network that complements the natural topography and protects the safety and function of the surrounding road network.
3. Create streets and shared areas which prioritise the safety and experience of pedestrians and cyclists and provide connections to key locations internal and external to the site.
4. Encourage community building through connections between open space, community facilities and retirement uses.



FORMER OXLEY SECONDARY COLLEGE SITE PRINCIPLES



INTEGRATED

1. Respect the relationship between new development and existing dwellings adjoining the site including consideration of appropriate building setbacks, bulk and massing that minimises the impacts on residential amenity.
2. Maximise light penetration and air circulation between buildings.
3. Maximise views, vistas and outlooks including to bushland and open space.
4. Establish a clear relationship between public open space and adjoining land uses through appropriate interface treatment to address issues of security and surveillance.



* View south from Cliveden Avenue.



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INDICATIVE FUTURE OF FORMER OXLEY SECONDARY COLLEGE SITE



* View south from Cliveden Avenue.

Economic Development Queensland

