

Vision

Development in the Oxley PDA will:

- respect the existing urban and natural environment
- value and protect matters of environmental significance, including vegetation and habitat
- protect people and property and enhance the community's resilience to natural hazards including flood, landslip risk and bushfire
- deliver sustainable communities with a strong identity and access to facilities that meet the needs of the local community
- improve connectivity, safety and accessibility within the PDA for vehicles, cyclists and pedestrians
- manage traffic impacts by limiting through traffic and improving street connections
- promote high-quality urban design in the built form and open space, including best practice sub-tropical design, and
- contribute to the unique sense of community of the surrounding area.



Precincts

Precinct 1: Environmental protection

- includes areas that are of environmental significance and have associated conservation, biodiversity, habitat and scenic amenity values. This area reinforces the sense of place and connection to the natural environment
- this precinct provides, to the greatest extent practicable, enhanced habitat and connections to external corridors that allow wildlife to move between other local bushland areas. Adjoining development does not disturb, compromise, diminish or detract from the environmental values.

Precinct 2: Open space and recreation

- this precinct accommodates an integrated open space network, providing for multi-purpose functions that respond to community needs, including informal sport and recreation area and community gardens supported by adequate parking and traffic management
- significant vegetation is retained, including feature trees where appropriate, to provide fauna habitat as well as shade and shelter for visitors.

Precinct 3: Community

- this precinct establishes a new neighbourhood comprised of dwellings and community uses as well as a childcare centre, a retirement facility/ residential care facility, connected by high quality streetscapes.

Precinct 3A: Neighbourhood

- within Precinct 3, Precinct 3A is predominantly comprised of residential development involving detached dwellings on lots averaging 800m², and dwellings which do not exceed a building height of 9.5m
- vegetation is retained within residential lots, preserving the bushland character of the site.

Precinct 3B: Lifestyle and care

- within Precinct 3, Precinct 3B contains retirement living and residential care services, community uses, a childcare centre and a community centre which provide adaptable spaces to cater for the changing needs of the Oxley community
- building heights do not exceed six storeys and are stepped back from the road frontage to reduce the visual impact and provide a more sensitive transition to street level.



Structural elements

The structural elements plan (Map 2) indicatively illustrates the highest-order physical components that are critical to achieve the Vision.

- indicative precinct boundaries for Precincts 1, 2 and 3 (including Sub-precincts 3a and 3b)
- areas that are of environmental significance (Precinct 1)
- key areas of public realm (Precinct 2 Open space and recreation and landscaped entry treatment)
- areas where development will be focused (Precincts 3a and 3b)
- indicative overlays identifying areas requiring careful management (Hillside remediation overlay and Significant vegetation interface overlay)
- key access and connections to and from the PDA
- primary stormwater management areas.

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

Themes from prior engagement	How the development scheme addresses these themes
Bushland, open space and recreation The site's open space and bushland component was identified as the highest priority for consideration in any future land use planning.	- the extent of the development footprint is limited to minimise impacts on flora and fauna (Precinct 1 protects this area from development) - large lots retaining significant vegetation - large portions of open space - significant vegetation overlay protects biodiversity.
Community uses and hub Inclusion of community facilities, including a community centre, retaining the child care centre and sports fields.	- an integrated open space network, providing for multi-purpose functions that respond to community needs - informal sport and recreation and community gardens - Precinct 3 establishes a new neighbourhood comprising dwelling houses on large lots, retirement/residential care and community uses - childcare centre relocated out of the flood prone land.
Flooding and landslip susceptibility Clear preference for no new buildings to be constructed on those areas prone to flooding and landslip risks.	- the development footprint does not encroach on areas susceptible to landslip or flooding - detailed criteria to maintain the safety of people and property.
Traffic and parking Existing traffic and car parking issues - improved street connections and limiting cut-through traffic.	- the primary access point will be on Seventeen Mile Rocks Road (the existing access) with a secondary access point off Cliveden Avenue - a legible street network within the PDA is provided for along with the recognition that additional roadworks may be required around the PDA (PDA associated development) - further traffic impact assessment will be required at development application stage to ensure traffic impacts from development are mitigated - car parking rates are consistent with Brisbane City Plan 2014.
Urban design complementary to the neighbourhood The community would like any development to be complementary to the suburb's character and neighbouring uses.	- low density residential development (with an average lot size of 800m²) will be integrated with significant trees in keeping with the existing bushland character of the site and surrounding area - the retirement facility is to be located as far away from existing residents as possible and on a flat part of the site. Maximum building height for the retirement facility is six storeys and stepped back from the road frontage to reduce the visual impact - further detail will be provided at development application stage.

