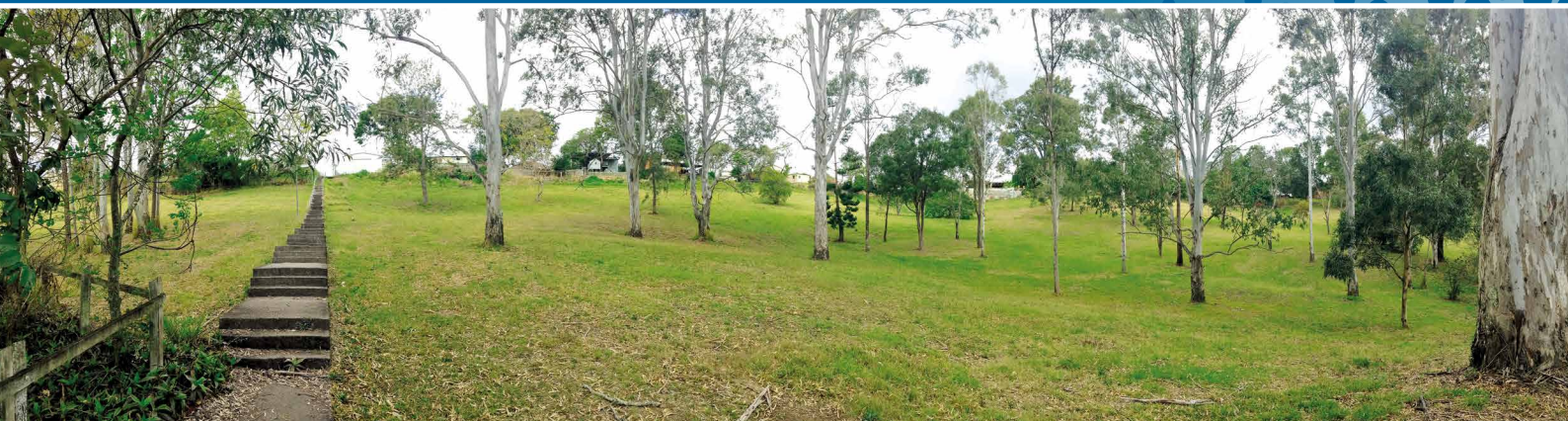


Community newsletter - No 2

Economic Development Queensland



Former Oxley Secondary College site

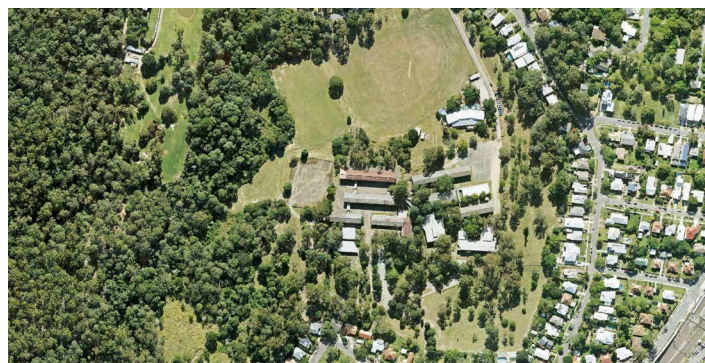
August 2016

What's happened so far

Welcome to the second community newsletter about the former Oxley secondary college site. This newsletter provides an update on community engagement activities undertaken by Economic Development Queensland (EDQ), on behalf of the Queensland Government since May 2016, and will outline the next steps in this process.

The former college was closed at the end of 2000 and the school buildings have significantly deteriorated since then. The government believes there is an opportunity for the site to be renewed and reinvigorated to once again become a functional and vibrant place for the Oxley community.

EDQ, the Queensland Government's specialist land use planning and property development unit, is consulting with the community about the site. EDQ has undertaken a range of engagement activities to give community members different opportunities and options to express their views. To date, EDQ has distributed a community newsletter to 9500 local residents and businesses,



conducted an online survey, undertaken two 'talk to a planner' information sessions and facilitated a community-led engagement process including community knowledge sessions.

A number of key themes have emerged during the consultation including the types of future uses the community would like to see on the site. This information is available in the full engagement report available on the EDQ website at www.edq.qld.gov.au/Oxley.



A vote of thanks

EDQ would like to express our sincere thanks to the Oxley community for their enthusiastic approach to our recent community engagement process.

Special thanks must go to the community panel members for the planning and delivery of the community knowledge sessions on 14 and 18 July 2016 to both the local community and EDQ. The breadth of information presented and the ideas put forward were very impressive.

A great deal of research and consultation was undertaken to produce the community panel's consultation report which will be reviewed by EDQ as part of its investigation into the future of the site.

Greg Chemello, EDQ General Manager

Key findings from the community engagement

Members of the community have expressed broad and varied views relating to the future use of the 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 development, with a strong preference towards community uses. Six key themes have emerged that the Oxley community would like the Queensland Government to consider in any planning for the site.

1. Bushland, open space and recreation

The community values the site's open space and bushland. 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. Understanding the impact of flooding and landslip on the future use

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

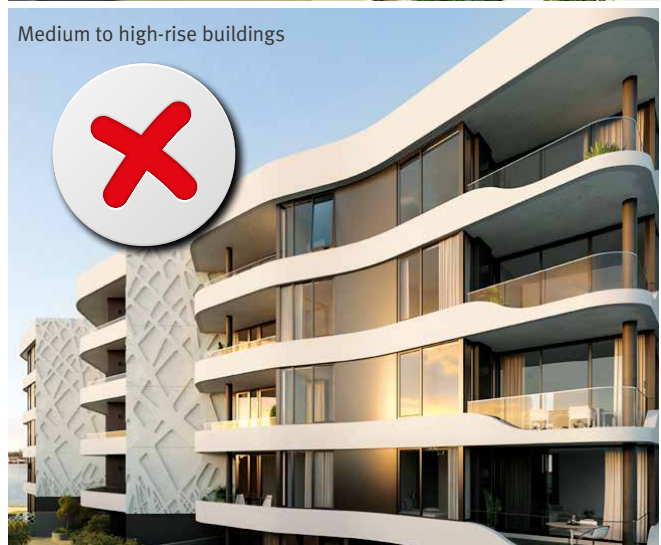


3. Existing traffic and car parking issues and concerns that development will worsen these conditions

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 through traffic and improved street connections were both indicated as priorities if any redevelopment were to occur.



80% OF EDQ'S ONLINE SURVEY RESPONDENTS BELIEVE THE OPEN SPACE IS THE GREATEST BENEFIT OF LIVING OR WORKING NEAR THE SITE



4. Community uses and hub

The online survey results 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 childcare 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 and a cultural awareness centre. Retaining the sports fields in the flood prone section of the site was also a common suggestion.



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 seniors and disability housing. Some members of the community have asked that affordable housing is considered to provide opportunities for those looking to enter the housing market, or downsize from their current large houses into more age-appropriate homes.

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 childcare and playing fields), recognise the proximity to public transport and respect the 'feel', which is described as green, bushland and rural.



Community knowledge sessions

Given the high level of local interest, EDQ established a community panel to help design and run a community-led engagement process.



**MORE THAN 90% OF EDQ'S
ONLINE SURVEY RESPONDENTS
STATED THEIR INTEREST IN THE
SITE IS HIGH OR VERY HIGH**

After an expression of interest process, seven members took on the very large task of coordinating a community-led engagement process, capturing local knowledge and aspirations, and presenting its findings to the EDQ team.

The panel held a public session for the Oxley community on 14 July 2016, attended by approximately 60 people. The panel then met with EDQ officers on 18 July 2016 to present the findings of its comprehensive community engagement.

Key issues raised by the community panel include the need to avoid any substantial development of those parts of the site that are adversely impacted by flood risk or landslip risk or are environmentally sensitive.

Community members also suggested a wide range of potential future uses and facilities for the portion of the site proposed for redevelopment including shared community facilities; an innovation, business and arts incubator; and indigenous tourism facilities.

It is very clear that sport, recreation and environmental areas are considered by the community to be essential components of any site revitalisation.



STAY INFORMED

If you have any questions or would like to receive future newsletters please email:
edq@dilgp.qld.gov.au



Where to from here?

The information, advice and suggestions gathered and shared from all of the engagement undertaken to date is now being reviewed by EDQ to ensure the interests, concerns and preferences of the community around any reinvigoration of the site are understood and considered.

Based on these contributions, EDQ will formulate a number of renewal and revitalisation options for discussion with community representatives and interested community organisations in September/October 2016. After that, it will be determined whether or not EDQ has an ongoing role in the future of the site.