

PDA Planning Assessment Report (MCU)

53 Seventeen Mile Rocks Road, Oxley

Honeycombes Developments Pty Ltd



COMMERCIAL IN CONFIDENCE

This document is commercial-in-confidence. The recipient of this document agrees to hold all information presented within as confidential and agree not to use or disclose or allow to use or disclosure of the said information to unauthorized parties, directly or indirectly, irrespective of the acceptance or rejection of the presentation or at any time before, during or after an agreement has been reached, without prior written consent.

LIMITATIONS

This report is prepared by PEAKURBAN Pty Ltd for exclusive use by its client only. No responsibility is accepted for the use of or reliance upon this report in whole or in part by any third party.

The sole purpose of this report and the associated services performed by PEAKURBAN Pty Ltd is to display information in accordance with the scope of services set out in the contract/quotation between PEAKURBAN Pty Ltd and its client. The scope of works and services were defined by the requests of the client, by the time and budgetary constraints imposed by the client, and by the availability of access to site/s and information.

This report is prepared with information supplied by the client and possibly others which is presumed to be accurate and complete. No responsibility is accepted for information that is withheld, incorrect or that is inaccurate, nor for changes to the conditions over the passage of time or from latent circumstance or conditions. No warranty or guarantee is made in relation to the data, findings and conclusions expressed in this report.

This report has been compiled at the level of detail specified in the report and no responsibility is accepted for interpretations made at more detailed levels than so indicated.

PEAKURBAN Pty Ltd

ABN 44 615 403 506

Brisbane

Level 4, 196 Wharf Street
Spring Hill Qld 4000

Sunshine Coast

Level 2, 1 Innovation Parkway
Birtinya Qld 4575

Melbourne

Level 1, 1-5 Nantilla Road
Notting Hill Vic 3168



E enquiries@peakurban.com.au

W peakurban.com.au

DOCUMENT CONTROL

21-0116 MCU02-V1

Version	Date	Details	Prepared	Checked	Approved
1	27/10/2021	FINAL Issue for Lodgement	CL	NW	NW

CONTENTS

1.	APPLICATION SUMMARY	1
1.1.	Explanation and Supporting Material	2
1.2.	Pre-Lodgement Discussions	3
1.3.	Currency Period	3
2.	THE SITE	4
2.1.	Approval History	6
2.1.1.	Approval DEV2020/1099	6
2.1.2.	Approval DEV2021/1178	7
2.1.3.	Application DEV2021/1194	8
3.	DEVELOPMENT PROPOSAL	10
3.1.	Overview	10
3.2.	Staging Details.....	13
4.	RELEVANT LEGISLATION	14
4.1.	Economic Development Act 2012	14
4.2.	Development Scheme	14
4.3.	Assessment Manager	15
4.4.	Level of Assessment	15
4.5.	Public Notification.....	15
4.6.	State Interests	15
5.	ASSESSMENT AGAINST THE DEVELOPMENT SCHEME.....	19
5.1.	Defined Uses	19
5.2.	Precinct	19
5.3.	Overlays	20
5.4.	Infrastructure Plan	20
6.	DETAILED PLANNING ASSESSMENT.....	21
6.1.	PDA Vision	21
6.2.	PDA-wide criteria	23
6.2.1.	Environment, sustainability, open space and recreation	23
6.2.2.	Community safety and development constraints.....	24
6.2.3.	Built form.....	26
6.2.4.	Street and movement network.....	27
6.2.5.	Service infrastructure	29
6.3.	Precinct Provisions.....	30
6.3.1.	Precinct 3 - Community	30

7. CONCLUSION	34
---------------------	----

ATTACHMENTS

Attachment 1	Property Searches
Attachment 2	Architectural Design Report
Attachment 3	Architectural Plans
Attachment 4	Landscape Concept Package
Attachment 5	Traffic Engineering Assessment
Attachment 6	Engineering Services Advice
Attachment 7	Pre-lodgement Meeting Minutes
Attachment 8	Bushfire Management Plan
Attachment 9	Addendum to Bushfire Management Plan



1. APPLICATION SUMMARY

Address:	53 Seventeen Mile Rocks Road, Oxley
Real Property Description:	Lot 902 on SP322400 ("Proposed Lot 302 on SP326512")
Site Area:	<ul style="list-style-type: none">▶ Existing Site Area: 13.38ha▶ Proposed Lot 302: 9,644m²
Land Owner(s):	Minister for Economic Development Queensland

Priority development area:	Oxley
Development Scheme:	Oxley PDA Development Scheme
Precinct:	Precinct 3 - Community
Sub-precinct:	Precinct 3b - Lifestyle and Care
Overlays:	Not applicable
Application Type:	Material Change of Use – Development Permit
Application Description:	<ul style="list-style-type: none">▶ A Development Permit for a Material Change of Use for a Retirement Facility (77 units over 4 stages);▶ A Development Permit for a Material Change of Use for a Community Use (Community Centre); and▶ A Development Permit for a Material Change of Use for a Sales Office.
Category of Development:	Permissible development
Referral Agencies:	Not applicable
Public Notification:	Yes – Refer Section 4.5

Applicant:	Honeycombes Developments Pty Ltd (A.B.N. 23 087 960 610) C/- PeakUrban Pty Ltd
Contact Person:	Nathan Wilson
Contact Details:	Level 4, 196 Wharf Street, Spring Hill QLD 4000 PO Box 1344, Buddina QLD 4575 Ph: 07 3532 1300
Reference:	21-0116



1.1. Explanation and Supporting Material

PEAKURBAN Pty Ltd (**PEAKURBAN**) have been engaged by Honeycombes Developments Pty Ltd ABN 23 087 960 610 (**Honeycombes Developments**) for the purposes of preparing, lodging and managing the assessment process for a PDA development application (**Development Application**) which seeks (**Proposed Development**):

- ▶ A Development Permit for a Material Change of Use for a Retirement Facility (77 units over 4 stages);
- ▶ A Development Permit for a Material Change of Use for a Community Use (Community Centre); and
- ▶ A Development Permit for a Material Change of Use for a Sales Office.

over land located at 53 Seventeen Mile Rocks Road, Oxley described as Lot 902 on SP322400 ("Proposed Lot 302 on SP326512") (**Site**).

All documentation included with the Development Application is outlined in the following table.

ASSOCIATED DOCUMENTATION	CONSULTANT	DOCUMENT REFERENCE	DATE OF REPORT/PLAN
Consultant Reports			
Architectural Design Report	Conrad Gargett	Rev A	22 nd October 2021
Landscape Concept Package	Place Design Group	1021043 Rev B	20 th October 2021
Traffic Impact Statement	TTM	21BRT0290	22 nd October 2021
Engineering Services Advice	PeakURBAN	21-0116.TM01A.AN.jg	26 th October 2021
Bushfire Management Plan	Land & Environment Consultants	19061 Final V4	20 th August 2020
Addendum to Bushfire Management Plan	Land & Environment Consultants	-	13 th November 2020
Proposed Plans			
Architectural Plans <ul style="list-style-type: none"> ▶ Cover Sheet ▶ Location Plan ▶ Master Plan ▶ Basement Level Plan ▶ Ground Level Site Plan ▶ Level 1 Plan ▶ Typical Level Plan ▶ Level 5 Plan ▶ Roof Level Plan ▶ Community Centre Floor Plan ▶ Recreational Area Floor Plan ▶ Stage 2, Building 2 Plan ▶ Stage 3, Building 3 Plan ▶ Stage 4, Building 4 Plan ▶ Street Elevations - Sheet 1 ▶ Street Elevations - Sheet 2 ▶ Building 01 - Elevations ▶ Building 02 - Elevations ▶ Building 03 - Elevations - Sheet 1 ▶ Building 03 - Elevations - Sheet 2 ▶ Building 03 - Elevations - Sheet 3 	Conrad Gargett	<ul style="list-style-type: none"> ▶ DA 000-Rev 3 ▶ DA 031-Rev 3 ▶ DA 035-Rev 3 ▶ DA 101-Rev 13 ▶ DA 102-Rev 19 ▶ DA 103-Rev 3 ▶ DA 104-Rev 3 ▶ DA 105-Rev 3 ▶ DA 106-Rev 3 ▶ DA 150-Rev 7 ▶ DA 152-Rev 7 ▶ DA 153-Rev 3 ▶ DA 154-Rev 3 ▶ DA 155-Rev 2 ▶ DA 200-Rev 3 ▶ DA 201-Rev 3 ▶ DA 202-Rev 3 ▶ DA 203-Rev 3 ▶ DA 204-Rev 3 ▶ DA 205-Rev 1 ▶ DA 206-Rev 1 	26 th October 2021



ASSOCIATED DOCUMENTATION	CONSULTANT	DOCUMENT REFERENCE	DATE OF REPORT/PLAN
<ul style="list-style-type: none">▶ Building 04 - Elevations - Sheet 1▶ Building 04 - Elevations - Sheet 2▶ Overall Sections 01▶ Development Analysis▶ GFA▶ Perspective View 01▶ Perspective View 02▶ Perspective View 03▶ Community Centre from Street▶ Perspective 04▶ Community Centre Entry from Street		<ul style="list-style-type: none">▶ DA 207-Rev 3▶ DA 208-Rev 3▶ DA 210-Rev 5▶ DA 300-Rev 3▶ DA 301-Rev 3▶ DA 350-Rev 4▶ DA 351-Rev 3▶ DA 352-Rev 3▶ DA 353-Rev 3▶ DA 354-Rev 3▶ DA 356-Rev 3	

1.2. Pre-Lodgement Discussions

A pre-lodgement meeting was most recently held with Economic Development Queensland ("EDQ") on the 27th April 2021 to discuss the Proposed Development. All relevant matters arising from these discussions have been considered in the final design of this application.

A copy of the applicant's meetings minutes is contained in **Attachment 7** along with a response to the key matters discussed.

1.3. Currency Period

No changes to the standard currency periods are sought for the Development Application.



Figure 2 confirms, the site is currently vacant and largely clear of any existing vegetation with construction works underway.

The site is surrounded by existing low-density detached residential dwellings to the south and east of the Site.



Figure 2: Site Aerial (Source: Nearmap)

2.1. Approval History

Since the declaration of the Oxley Priority Development Area, several development applications and approvals have been progressed over the Site, the key details of which are discussed below.

2.1.1. Approval DEV2020/1099

On 9 December 2020, the Minister for Economic Development Queensland granted a development approval over the Site for:

- ▶ Preliminary Approval for a Material Change of Use for (Oxley Masterplan);
- ▶ Development Permit for Reconfiguring a Lot (2 into 39 residential lots, 2 non-residential lots, 1 park lot and new road);
- ▶ Development Permit for a Material Change of Use (Plan of Development for Stage 1 Dwelling houses); and
- ▶ Development Permit for Operational Works (Vegetation clearing).

In addition to creating 39 residential lots for future Dwelling houses, the approved Masterplan established a framework for development on the site nominating specific land use precincts, development staging and whole of site solutions for traffic, stormwater and flooding, civil engineering, bushfire and ecology.

Figures 3, 4 & 5 show, the Site is located within approved Stage 1C on approved Lot 102 which is nominated as a “future retirement living precinct”.

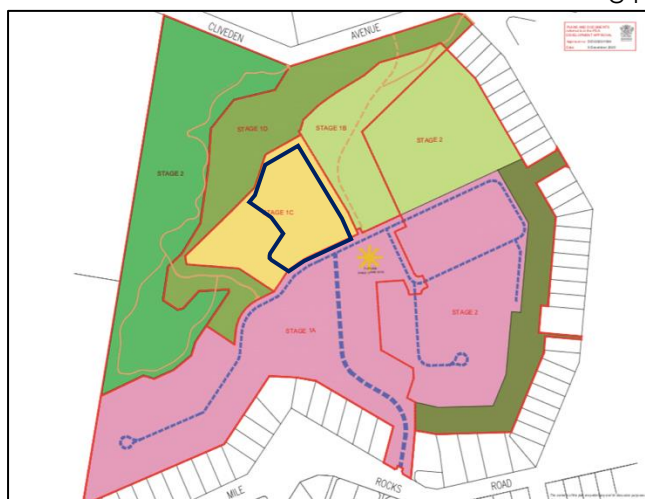


Figure 3: Approved Masterplan (Source: Place Design)



Figure 4: Approved Subdivision Plan (Source: Place Design) – Site outlined in blue

Accompanying this development approval, included several studies and investigations that addressed a range of site and project related issues.

These investigations have largely considered the broader servicing and infrastructure related aspects of the PDA in addition to various design aspects including bushfire, environment and traffic.

Specifically, we understand these reports entailed the following:

- ▶ Ecological Assessment Report (Doc No. 9216E, 21 August 2020), prepared by SaundersHavill Group;
- ▶ Vegetation Clearing and Fauna Management Plan (9216 E VCFMP G 20 August 2020 and amended in red on 23 November 2020), prepared by Saunders Havill Group;
- ▶ Bushfire Management Plan (Doc Ref: 19061; Version 4 20 August 2020 and amended in red on 23 November 2020) prepared by Land and Environment Consultants;



Figure 5: Approved Reconfiguration of a Lot Plan (Source: Place Design)

- ▶ Arboricultural Impact Assessment (Doc Ref: IAS#6172; Dated 14 August 2020), prepared by Independent Arboricultural Services;
- ▶ Traffic Engineering Report (18BRT0087 Rev 6; Dated 20 August 2020 and amended in red on 23 November 2020) prepared by TTM;
- ▶ Functional Layout Plans prepared by KN Group which dealt with and addressed various infrastructure and servicing items related to bulk earthworks, roadworks, stormwater, sewer and water.

As a result of these prior approved investigations and reports, no additional consideration of these issues has occurred with the preparation and lodgement of this Development Application.

2.1.2. Approval DEV2021/1178

On 4 May 2021, the Minister for Economic Development Queensland issued a separate Development Permit for Reconfiguring a Lot.

As **Figure 6** shows, this approval subdivides the site into two (2) allotments for the purpose of removing all of Stage 1 from the Environmental Management Register by completing the necessary remediation works.

This subdivision precedes that approved as part of DEV2020/1099 and has recently been registered with the Titles Office.

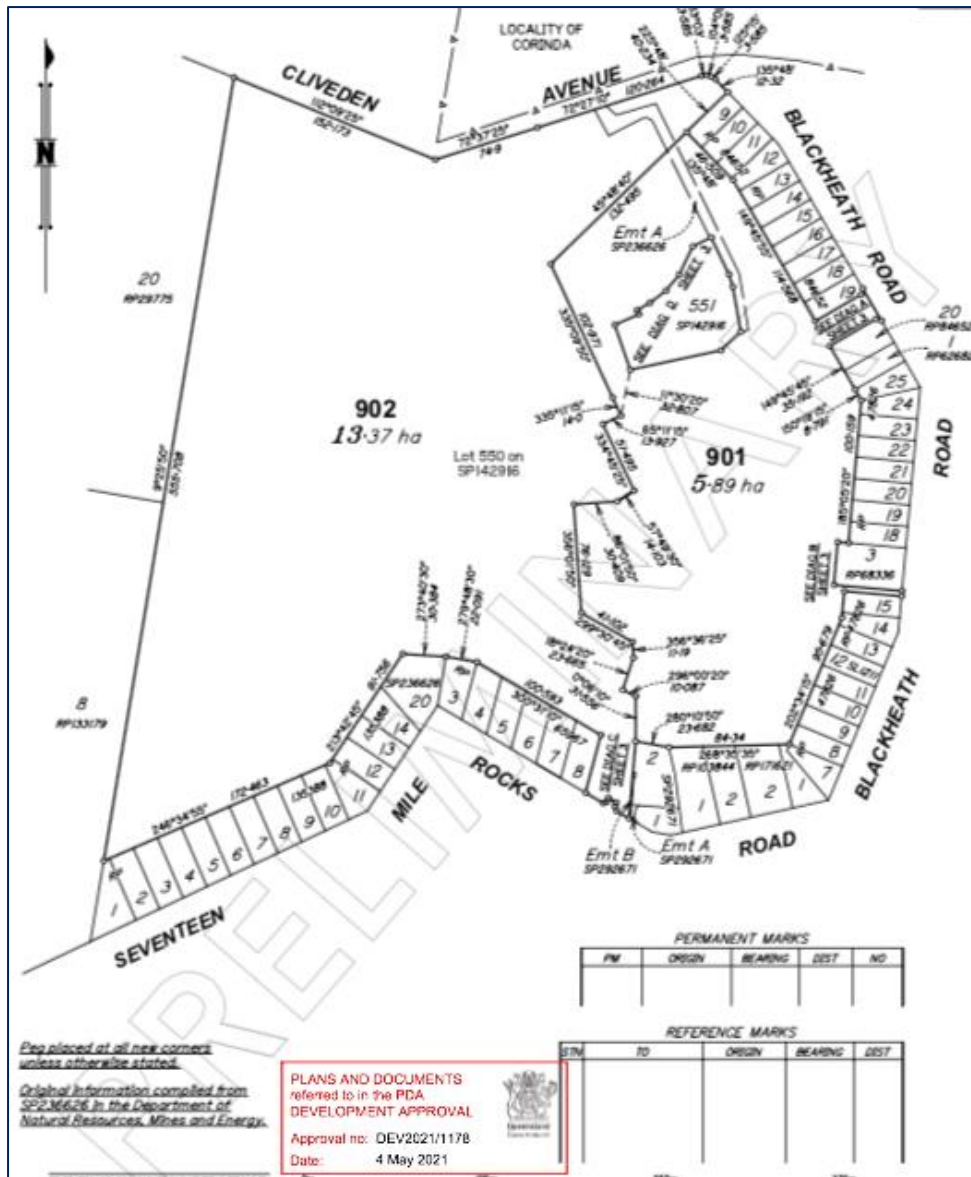
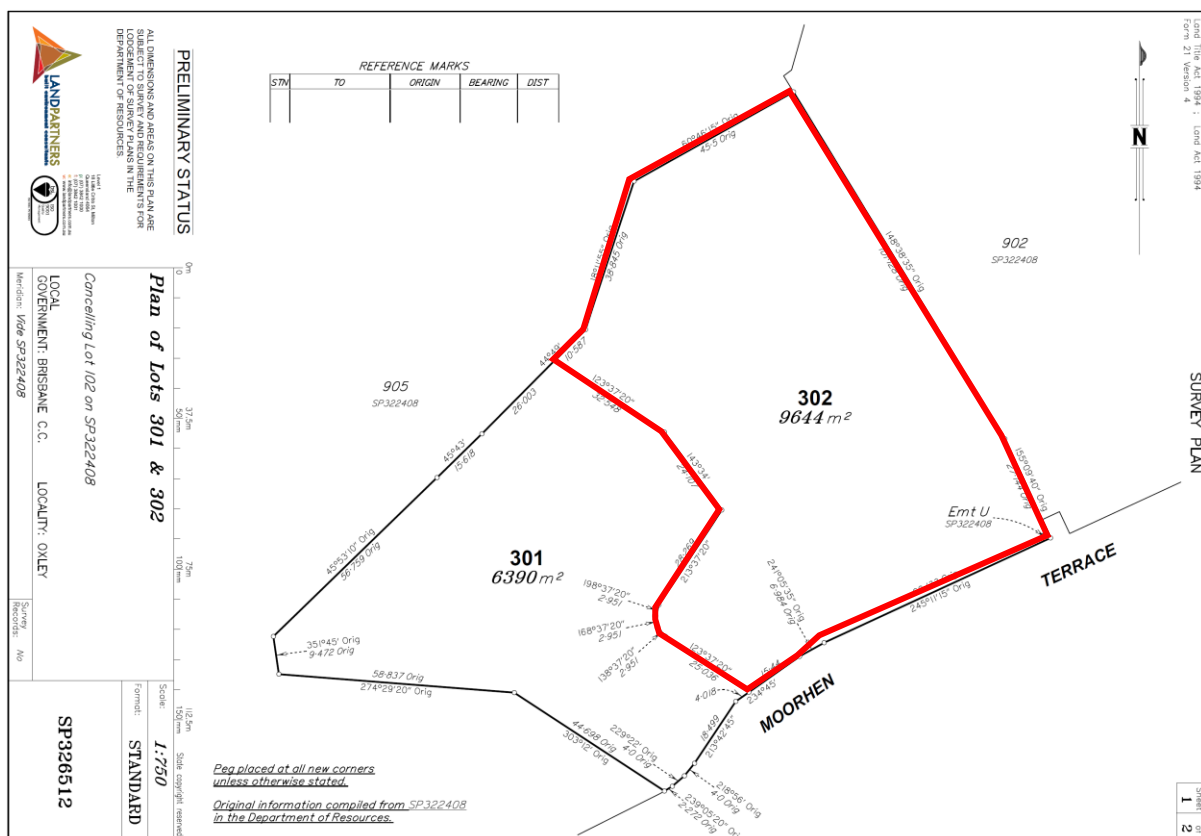


Figure 6: Approved Subdivision Plan (Source: LandPartners)

2.1.3. Application DEV2021/1194

Subsequent to receiving the above, on 17th June 2021, Economic Development Queensland lodged another development application seeking a Development Permit for Reconfiguring a Lot (1 into 2 lots). As **Figure 7** depicts, this development application is for a management subdivision only, with no physical works proposed. Instead, the proposal seeks to establish Stage 1C as a “development pad” for the future development of a retirement facility.

This Development Application seeks approval to construct a retirement facility on proposed Lot 302 which comprises an area of 9,644m² and gains vehicular access via Moorhen Terrace. Proposed Lot 301 is intended to accommodate a Residential care facility independently developed by another entity.



21-0116 MCU-V1 | Planning Assessment Report (MCU) | 53 Seventeen Mile Rocks Road, Oxley



3. DEVELOPMENT PROPOSAL

3.1. Overview

This report has been prepared by PEAKURBAN on behalf of Honeycombes Developments Pty Ltd in support of a PDA Development Application which seeks approval for:

- ▶ A Development Permit for a Material Change of Use for a Retirement Facility (77 Units over 4 stages);
- ▶ A Development Permit for a Material Change of Use for a Community Use (Community Centre); and
- ▶ A Development Permit for a Material Change of Use for a Sales Office;

over land located at 53 Seventeen Mile Rocks Road, Oxley described as Lot 902 on SP322400 ("Proposed Lot 302 on SP326512").

The proposed development has been designed as a model for innovative retirement living which comprises a range of living options that respond to the occupant's accommodation needs.

Specifically, the development proposes 77 retirement living units spread across a range of 2 and 3 bedroom dwelling types, that are accommodated within three standalone multi-storey buildings that comprise:

- ▶ Building 2: 3 levels with 12 two and three bedroom apartments;
- ▶ Building 3: 6 levels with 36 two and three bedroom apartments;
- ▶ Building 4: 6 levels with 29 two and three bedroom apartments.

To facilitate the orderly development of this project in a feasible and cost-effective manner, the proposed development will be progressively completed over five stages. The proposed staging has been outlined within Section 3.2 of this Report.

The proposed Community Centre will provide a focal point for activity within the proposed development that will support various social and community events and gatherings. The Community Centre will remain under the control of the management of the Retirement Facility but will be made publicly available for public hire.

A Display Suite (i.e. defined as Sales Office) is to be nominated on site for the purposes of providing visualisation of the retirement accommodation options afforded by the proposed development. The display suite will be nominated within one of the residential buildings. The operation of the Display Suite will be temporary on site until such time as the development has achieved sufficient sales.

A summary of the key aspects of the development proposal are summarised in **Table A** below.

Table A – Development Summary	
Key Development Parameter	Proposed Development
Total Site Area	13.38ha
Development Area	Proposed Lot 302 - 9,644m ²
Building Height	<ul style="list-style-type: none"> ▶ Community centre (Building 1) – 1 storey; ▶ Retirement facility (Building 2) – 3 storeys ▶ Retirement facility (Building 3) – 6 storeys; ▶ Retirement facility (Building 4) – 6 storeys;
Number of Dwellings	77 dwellings comprising: <ul style="list-style-type: none"> ▶ 35 x 2 bedroom dwellings; and ▶ 42 x 3 bedroom dwellings
Gross Floor Area	2,202m ² which comprises <ul style="list-style-type: none"> ▶ Retirement Facility – 1,925m² ▶ Community Centre – 277m²
Car Parking	158 car parks comprising:



	▶ 127 x resident car parks ▶ 31 x visitor parks
--	--

Regarding the Retirement Facility, the diverse dwelling types offered throughout the Proposed Development have been evenly dispersed throughout the development to ensure a balanced mix of apartment design and building form to promote maximum visual interest and attractiveness to the streetscape and surrounds.

All units have been suitably designed to ensure the provision of a comfortable, stimulating living environment through the provision of adequate living opportunities, both indoors and outdoors, ensuring that future residents can suitably identify with their homes and enable some level of personalisation of living areas, particularly private open space which has been designed to take advantage of the natural outlook in the form of protected environmental areas and/or future sports field that will ultimately adjoin these residential buildings.

The overall building height does not exceed the maximum building height permitted under the Oxley PDA Development Scheme being 6 storeys. The building bulk of the various buildings have been substantially reduced by a combination of building materials, various colours and textures, and extensive recesses and projections in the general design, all of which combine to provide an attractive and desirable residential development.

Associated building setbacks have also been carefully considered ensuring the location of all buildings and units achieve a high level of amenity, attractive and inviting streetscape, and avoid overshadowing of adjoining dwellings and land uses.

A detailed overview of the project vision and design philosophy has been prepared by the project architects, Conrad Garnett, and is enclosed within the accompany **Architectural Design Report** (Report Ref: Rev A; Dated 22nd October 2021).

The proposed natural setting of the development lends itself to a unique outcome by way of open space and recreation with a large percentage of the site allocated to communal open space, ensuring the recreational needs of the residents are achieved.

Private open space within each villa has been provided by way of individual patios together with adjoining private courtyards. Most units will maximise their outlook and natural surroundings by ensuring views are optimised from private open space areas. Climate responsive design principles have ensured that wherever possible, access to sunlight has been maximised to all apartments, with any direct south facing apartments avoided.

The Proposed Development will comprise a range of communal open space options including the Community Centre, which is to be located adjacent Moorhen Terrace, ultimately centrally located within Precinct 3b – Lifestyle and Care, of the PDA. The Community Centre will provide a range of activity spaces, that will act as a community hub for the development, generating the social infrastructure needed for residents and creating a unique sense of community for the residents and wider community.

Further, the Retirement Facility will be further surrounded by an extensive communal open space network that includes a gym, heated outdoor swimming pool and recreation plaza. It is further noted that the swimming pool will be heated allowing for year round use and residents will have the opportunity to bring in external consultants when utilising the gym, further maximising the active and recreational opportunities afforded by the Proposed Development.

The communal open space network will be suitably embellished to a high standard and ultimately comprise a range of passive and active areas and nodes (e.g. community garden, 'alfresco node', quiet lookout zone) all of which will be interconnected by an extensive pathway network.



A **Landscape Concept Package** (Report Ref: 1021043 Rev B; Dated 20th October 2021) has been prepared by Place Design Group, a copy which has been enclosed with this Development Application. The Landscape Concept Package establishes the general overall open space and recreation vision, design philosophy, and planting palette to be used for the landscaping of the Proposed Development, including suggested proposed species list and preliminary design specification notes.

Access to the site will be via a 2-way driveway crossover from Moorhen Terrace which flows through to turnaround facility, visitor parking and basement level car park beyond, which has been carefully designed so that the area is screened and suitably landscaped to ensure an overall attractive streetscape is maintained.

A total of 158 car parks have been provided on site, with 127 car parks provided within the proposed basement level car park for the purposes of servicing the needs of the Retirement Facility. 31 visitor car parks (including disabled parking spaces) are proposed at ground level adjacent the entry road, for the purpose of providing sufficient visitor parking needs for the Retirement Facility and Community Centre. Additional visitor will be allocated within the basement level parking where needed.

On site waste management will comprise the provision of bulk bins, to be suitably accommodated within the basement level car park. The provision of a designated waste collection bay adjacent the entry road and entry to the basement level car park, will enable the efficient servicing of the bulk refuse bins, which are to be suitably transported by the on-site management on bin collection days. It is noted that the bin collection bay will also be used for all bulk deliveries (e.g. furniture) made to the Site.

Detailed consideration of the on-site traffic management, parking and refuse collection arrangements have been suitably considered and documented within the **Traffic Engineering Assessment** (Report Ref: 21BRT0290; Dated 22nd October 2021) as prepared by TTM, a copy of which has been enclosed with this Development Application.

Regarding site servicing and infrastructure, PeakUrban have reviewed and considered the prior reporting undertaken with the related PDA Development Approval (Ref: DEV2020/1099), which has been documented within the **Engineering Services Advice** Letter (Report Ref: 21-0116.TM01A.AN.jg; Dated: 26th October 2021), a copy of which has been enclosed with this Development Application.

This approved documentation included several studies and investigations that addressed a range of site and project related issues. Such studies included but were not limited to hydraulic and stormwater management, engineering services (sewer, water connections) and bulk earthworks. Thus, in consideration of these previously approved studies and investigations, it is confirmed that the Site (proposed Lot 302) and Proposed Development is serviceable from an engineering perspective if developed in accordance with the existing masterplans and reports.

Lastly, sustainable design initiatives and measures are being considered to reduce the environmental footprint of Proposed Development. Such measures may include the use of solar panels. This would enable residents to reduce body corporate costs by utilising power generated to supply the common property and pool heating therefore incorporating the principles of enviro development outcomes.

Ultimately, development of the subject site for the purposes of a Retirement Facility supported by an integrated Community Centre represents the highest and best use of one of the key sites within the Oxley PDA. The proposed Retirement Facility provides a unique, architecturally designed retirement (over 55s) community within an attractive, bushland setting. The accommodation, amenity and recreation offerings proposed by the Retirement Facility will ensure the provision of an innovative, integrated model for retirement living.



3.2. Staging Details

The proposed development is intended to be staged as follows:

- ▶ Stage 1: Construction of the proposed Community Centre building.
- ▶ Stage 2: Construction of Building 2 including:
 - 6 x 2 bedroom dwellings;
 - 6 x 3 bedroom dwellings;
 - 22 x resident basements car parks; and
 - Communal pool and gym.
- ▶ Stage 3: Construction of Building 3 including:
 - 12 x 2 bedroom dwellings;
 - 24 x 3 bedroom dwellings; and
 - 61 x resident basements car parks.
- ▶ Stage 4: Construction of Building 4 comprising:
 - 5 x 2 bedroom dwellings;
 - 24 x 3 bedroom dwellings; and
 - 44 x resident basements car parks.

Regarding the staging of the Proposed Development, the provision of infrastructure and internal servicing networks will be suitably designed and provided on Site to ensure the provision of such infrastructure is undertaken in an efficient and cost-effective manner that addresses the progressive needs of the project overall.

4. RELEVANT LEGISLATION

4.1. Economic Development Act 2012

The *Economic Development Act 2012* (**ED Act**) provides the planning and development framework for development within a declared Priority Development Area (**PDA**).

Section 87 of the Act sets out a range of matters that must be considered in the assessment of a PDA development application. These include:

- a) the main purpose of the ED Act which is “to facilitate economic development, and development for community purposes, in the State”;
- b) any relevant State interest;
- c) any submissions made to it about the application, during the submission period (if applicable); and
- d) the relevant Development Scheme.

4.2. Development Scheme

Figure 8 shows the site is located within the bounds of the Oxley PDA which was declared on 10 August 2018. All development within the PDA is regulated by the Oxley PDA Development Scheme (**Development Scheme**) which came into effect on 9 August 2019.



Figure 8: Extract of Oxley PDA Boundary Plan (Source: Development Scheme)



4.3. Assessment Manager

As the site is located within the declared Oxley PDA, the Minister for Economic Development Queensland (**EDQ**) is the Assessment Manager for the Development Application.

4.4. Level of Assessment

Table 2.8.3 of the *Development Scheme* specifies that the Proposed Development constitutes Permissible Development, as the proposed uses are not specified in Column 1 – PDA accepted development or, Column 2B - prohibited development,

4.5. Public Notification

Section 84 (1)(c) of the *ED Act* specifies that public notification may be required if the assessment manager, “within 20 business days after making the application, gives the applicant notice that the applicant must comply with this section”.

Furthermore, section 2.2.7 of the *Development Scheme* specifies that the Minister may require public notification if:

- i. for the first development application for a reconfiguring of a lot to define the precinct boundaries, or
- ii. the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

Advice provided by EDQ within the prelodgement meeting held on the 27th April 2021, confirmed that the MEDQ will require this development application to be publicly notified.

Given this, we acknowledge that public notification will be undertaken in accordance with Section 84 of the *Economic Development Act 2012* at the direction of EDQ, for a notification period not less than twenty (20) business days.

4.6. State Interests

While section 2.2.8 of the *Development Scheme* specifies that State interests have been considered in the preparation of the *Development Scheme*, section 87 of the *ED Act* confirms that any relevant State interest must be considered in deciding a development application.

To avoid any doubt that a State interest has not been considered in the design of the Proposed Development, an assessment of all State Interests as prescribed in the State Planning Policy (SPP), is provided in **Table B** below.

Table B – Assessment of SPP Benchmarks		
Assessment Benchmark - Liveable Communities		
Applicable to Development	SPP Requirement	Comment



✓	<ul style="list-style-type: none"> (1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently. (2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. (3) Fire hydrants are suitable identified so that fire services can locate them at all hours. 	Complies – The Proposed Development is ultimately intended to be serviced by all required services and infrastructure, including the provision of fire hydrants where required by Economic Development Queensland, with all proposed roads of a sufficient width for emergency vehicles to gain access.
---	--	---

Assessment Benchmark - Mining and Extractive Resources

Applicable to Development	SPP Requirement	Comment
✗	<ul style="list-style-type: none"> (1) Development within a resource/processing area of a KRA will not impede the undertaking of an existing or future extractive industry development. (2) Development of sensitive land uses and other potentially incompatible land uses is avoided within the separation area for a resource/processing area of a KRA, if it could impede the extraction of the resource. (3) Development not associated with extractive industry in the transport route separation area unless the development mitigates the impacts of noise, dust and vibration generated by the haulage of extractive materials along the transport route. (4) Development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources. 	Items 1-4 – N/A – The Site is not located within a resource/processing area of a KRA.

Assessment Benchmarks - Water Quality

Applicable to Development	SPP Requirement	Comment
✓	<ul style="list-style-type: none"> (1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values. 	<p>The Site is not located in a water supply buffer area.</p> <p>The Engineering Services Advice Overview in Attachment 6 confirms the Proposed Development can achieve the applicable stormwater management design objectives outlined in tables A and B.</p>

Assessment Benchmarks - Natural Hazards, Risk And Resilience

Applicable to Development	Applicable to Development	Applicable to Development
✓	<p>Erosion prone areas within a coastal management district:</p> <ul style="list-style-type: none"> (1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere as is: <ul style="list-style-type: none"> (a) coastal dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. 	<p>Items 1 & 2: N/A – Site not located within an erosion prone area within a coastal management district.</p> <p>Item 3: While the site is mapped within the "Flood hazard area – Local government flood mapping area", the <i>Development Scheme</i> does not identify proposed Lot 302 as subject to flooding or for "stormwater management".</p>



	<p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	<p>With regards to the site's bushfire hazard, a 19m wide bushfire protection zone is proposed to be provided along the north-western boundary of proposed Lot 302 as recommended by within the approved Bushfire Management Plan (Doc Ref: 19061; Version 4 20th August 2020 and amended in red on 23rd November 2020) prepared by Land and Environment Consultants that formed part of Approval DEV2020/1099 (Refer Section 2.1.1 of this Report).</p> <p>Further to this, an Addendum to Bushfire Management Plan for Oxley Parkside (Dated 13th November 2020) as prepared by LEC, which for completeness, has also been included with this current development application. This report is an addendum to the above mentioned (approved) Bushfire Management Plan.</p> <p>The indicative location of the bushfire protection zone shown within the previous Bushfire Management Plan was subject to refinement upon the progression of design work for the waterway corridor open space area which adjoins the south and west boundaries of proposed Lots 301 and 302 (Refer Section 2.1.3 of this Report).</p> <p>The further design work undertaken, and subsequent reassessment of the bushfire hazard on site, has resulted in changes occurring to the location of the 10 kW/m2 bushfire protection zone. The provision of a 19.1m wide bushfire protection zone along proposed Lot 302's north-western boundary has been identified.</p> <p>Importantly, the proposed development has been suitably assessed for potential bushfire hazards and identifies suitably mitigation measures to be implemented on site to minimise risk to people and property.</p> <p>Item 4-7: The provision of a 19.1m wide bushfire protection zone along proposed Lot 302's north-western boundary seeks to ensure the proposal does not directly, indirectly or cumulatively increases the potential for damage on the Site or other properties.</p>
Assessment Benchmarks - Strategic Airports and Aviation Facilities		
Applicable to Development	Applicable to Development	Applicable to Development



✖	<ul style="list-style-type: none">(1) Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation.(2) Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer.(3) Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.(4) Development and associated activities do not attract wildlife hazards within a wildlife hazard buffer zone.(5) Development and associated activities within a building restricted area do not interfere with the function of aviation facilities.(6) Development does not increase the risk to public safety within a public safety area.(7) Development within the 20 ANEF contour or greater is appropriately located and designed to prevent adverse impacts from aircraft noise.	Item 1-7 – N/A – The Site is not located within/near strategic airports and aviation facilities. Furthermore, the Proposed Development does not protrude into the Obstacle limitation surface area.
---	---	---



5. ASSESSMENT AGAINST THE DEVELOPMENT SCHEME

An assessment of the Proposed Development against the Oxley PDA Development Scheme is provided in the sections below.

5.1. Defined Uses

Schedule 2 of the *Development Scheme* defines the Proposed Development as follows:

Community use: Community use means the use of premises for—

- a) providing artistic, social or cultural facilities or community services to the public; or
- b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Retirement facility: Retirement facility means a residential use of premises for—

- a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or
- b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).

Sales Office: Sales office means the use of premises for the temporary display of land parcels or buildings that—

- a) are for sale or proposed to be sold; or
- b) can be won as a prize in a competition.

5.2. Precinct

While the site currently comprises land within all three (3) precincts - Precinct 1: Environmental protection; Precinct 2: Open space and recreation and Precinct 3: Community - proposed Lot 302 is wholly included within Precinct 3 and Sub-precinct 3b: Lifestyle and care.

The *Development Scheme* intends for Precinct 3 to “establish a new neighbourhood comprising dwelling houses and community uses as well as a childcare centre and a retirement facility/residential care facility, connected by high quality streetscape”.

Section 2.6.3.6 of the *Development Scheme* specifies that the preferred land uses within Sub-precinct 3b: Lifestyle and care include:

- i. community use;
- ii. residential care facility; and
- iii. retirement facility.

The Proposed Development accords with the Precinct intent as it seeks to provide both a Community use and Residential care facility.



Figure 9: Extract of Oxley PDA Structure Elements Plan (Source: *Development Scheme*)

5.3. Overlays

Proposed Lot 302 is unaffected by any overlays.

5.4. Infrastructure Plan

The Proposed Development is not required to provide any trunk infrastructure.

Infrastructure charges are expected to be levied in accordance with section 3.4 of the *Development Scheme*.



6. DETAILED PLANNING ASSESSMENT

The following section provides a full assessment of the Proposed Development, against all relevant provisions of the Development Scheme.

For clarity, the table below identifies those parts of the Development Scheme against which assessment has been provided.

Table C – Assessment Framework		
Type of Code	Section / Code	Location of Code Compliance
Oxley PDA Development Scheme Part 2 – Land Use Plan		
Vision	Vision	Section 6.1
PDA-wide criteria	Environment, sustainability, open space and recreation	Section Error! Reference source not found.
	Community safety and development constraints	Section 6.2.2
	Built form	Section 6.2.3
	Street and movement network	Section 6.2.4
	Service infrastructure	Section 6.2.5
Precinct provisions	Precinct 3 – Community	Section 6.3.1
	Precinct 3b: Lifestyle and care	Section 6.3.1
Overlays	-	-

6.1. PDA Vision

VISION ELEMENT	RESPONSE
Development in the Oxley PDA will: i. respect the existing urban and natural environment	Complies The Proposed Development has been specifically designed to respect the urban and natural environment.
ii. value and protect matters of environmental significance, including vegetation and habitat, ensuring the health and resilience of biodiversity is maintained or enhanced to support ecological processes	Not Applicable Proposed Lot 302 does not contain any significant vegetation or ecological features.
iii. protect people and property and enhance the community's resilience to natural hazards including flood, landslip risk and bushfire	Complies The Engineering Advice in Attachment 6 confirms the Proposed Development is appropriately designed and sited to protect people and property from natural hazards including flood and bushfire. With regards to the site's bushfire hazard, a 19m wide bushfire protection zone is proposed to be provided along the north-western boundary of proposed Lot 302 as recommended by within the approved Bushfire Management Plan (Doc Ref: 19061; Version 4 20 th August 2020 and amended in red on 23 rd November 2020) prepared by Land and Environment Consultants that formed part of Approval DEV2020/1099 (Refer Section 2.1.1 of this Report). Further to this, an Addendum to Bushfire Management Plan for Oxley Parkside (Dated 13th November 2020) as prepared by LEC, which for completeness, has also been included with this current development application. This report is an addendum to the above mentioned (approved) Bushfire Management Plan.



VISION ELEMENT	RESPONSE
	<p>The indicative location of the bushfire protection zone shown within the previous Bushfire Management Plan was subject to refinement upon the progression of design work for the waterway corridor open space area which adjoins the south and west boundaries of proposed Lots 301 and 302 (Refer Section 2.1.3 of this Report).</p> <p>The further design work undertaken, and subsequent reassessment of the bushfire hazard on site, has resulted in changes occurring to the location of the 10 kW/m2 bushfire protection zone. The provision of a 19.1m wide bushfire protection zone along proposed Lot 302's north-western boundary has been identified.</p> <p>Importantly, the proposed development has been suitably assessed for potential bushfire hazards and identifies suitably mitigation measures to be implemented on site to minimise risk to people and property.</p>
<p>iv. deliver sustainable communities with a strong identity and access to facilities that meet the needs of the local community</p>	<p>Complies</p> <p>The Proposed Development seeks to contribute to the PDA's diverse mix of residential housing types and price points by providing the following mix of over 55 dwellings:</p> <ul style="list-style-type: none"> ▶ Two bedroom, two-bathroom apartments, designed to LHG Silver Standard ▶ Two bedroom, two bath room plus multi-purpose room apartments, designed to LHG Silver Standard ▶ Three bedroom, two bath room apartments, designed to both LHG Silver and Gold standard. ▶ Three bedroom, two bathroom plus multi-purpose room apartments, designed to LHG Gold standard. <p>Furthermore, it seeks to provide a Community Centre which has been designed to be an adaptable space to accommodate a diverse mix of users and activities including, the proposed retirement community, the adjoining future aged care facility and residents within the larger PDA.</p>
<p>v. improve connectivity, permeability, safety and accessibility within the PDA for vehicles, cyclists and pedestrians</p>	<p>Complies</p> <p>Please refer to the Traffic Engineering Assessment in Attachment 5 which confirms that the Proposed Development will not adversely affect the safety or accessibility within the PDA or broader transport network.</p>
<p>vi. Manage traffic impacts by limiting through traffic and improving street connections</p>	<p>Complies</p> <p>Please refer to the Traffic Engineering Assessment in Attachment 5 which confirms that the Proposed Development appropriately manages traffic impacts.</p>
<p>vii. promote high-quality urban design in the built form and open space, including best practice sub-tropical design, and</p>	<p>Complies</p> <p>Please refer to the Design Statement in Attachment 2 which provides details on how the Proposed Development has been designed to promote high-quality urban design and best practice sub-tropical design outcomes.</p>
<p>viii. contribute to the unique sense of community of the surrounding area.</p>	<p>Complies</p> <p>The Proposed Development has been designed to positively contribute to the unique sense of community within the PDA.</p>



6.2. PDA-wide criteria

6.2.1. Environment, sustainability, open space and recreation

CRITERIA	RESPONSE
<p>The design, siting and layout of development respects the environment, provides for open space and recreation needs of the community and supports sustainable outcomes by:</p> <ul style="list-style-type: none"> i. avoiding or minimising impacts on biodiversity values, ecological features and ecological processes by <ul style="list-style-type: none"> a) protecting endangered vegetation (identified as environmental protection in map 2) and enhancing the bushland character of the site b) retaining significant vegetation in hillside lots and for street trees and feature trees in roads, public and open space areas c) protecting and managing areas of essential habitat, including wildlife corridors through the PDA, and d) utilising fencing that facilitates the safe movement of fauna e) ensuring additional planting is restricted to local native plant species compatible with the adjacent bushland and habitat values of the site 	<p>Complies</p> <p>This application seeks to develop the site in accordance with the principles established as part of the overall master plan approved over the site and surrounding land (Council Ref: DEV2020/1099).</p> <p>The Master Plan does not identify any significant native vegetation as being required to be retained on the site.</p> <p>With regards to the site's bushfire hazard, a 19m wide bushfire protection zone is proposed to be provided along the north-western boundary of proposed Lot 302 as recommended by within the approved Bushfire Management Plan (Doc Ref: 19061; Version 4 20th August 2020 and amended in red on 23rd November 2020)(Refer Attachment 8) prepared by Land and Environment Consultants that formed part of Approval DEV2020/1099 (Refer Section 2.1.1 of this Report) and as most recently identified within the enclosed Addendum to Bushfire Management Plan for Oxley Parkside (Dated 13th November 2020)(Refer Attachment 9) as prepared by LEC, which for completeness, has also been included with this current development application. This report is an addendum to the above mentioned (approved) Bushfire Management Plan.</p> <p>The indicative location of the bushfire protection zone shown within the previous Bushfire Management Plan was subject to refinement upon the progression of design work for the waterway corridor open space area which adjoins the south and west boundaries of proposed Lots 301 and 302 (Refer Section 2.1.3 of this Report).</p> <p>The further design work undertaken, and subsequent reassessment of the bushfire hazard on site, has resulted in changes occurring to the location of the 10 kW/m² bushfire protection zone. The provision of a 19.1m wide bushfire protection zone along proposed Lot 302's north-western boundary has been identified.</p> <p>All proposed landscaping will incorporate local native plant species compatible with the adjacent bushland and habitat values of the site.</p> <p>A Landscape Concept Package (Report Ref: 1021043 Rev B; Dated 20th October 2021) has been prepared by Place Design Group, a copy which has been enclosed with this Development Application. The Landscape Concept Package establishes the general overall open space and recreation vision, design philosophy, and planting palette to be used for the landscaping of the Proposed Development, including suggested proposed species list and preliminary design specification notes.</p> <p>Importantly, the Landscape Concept Package seeks to maintain the design principles established and approved by the related approval and master landscape plans under PDA Development Approval</p>



CRITERIA	RESPONSE
	DEV2020/1099, whilst also creating a sense of place for residents.
ii. providing a range of passive and active open space and recreation facilities	<p>The Proposed Development provides a range of passive and active open space and recreational facilities. Specifically, the development incorporates:</p> <ul style="list-style-type: none"> • An adaptable Community centre which can accommodate a mix of activities; • A pocket park around the Community centre; • A residents' pool and indoor gym; • Extensive pathway network that enables residents to connect with natural surroundings; • A passive recreation area in the north-western portion of the site which includes include a large community garden and event/exercise space; and • Individual private balconies which are each a minimum of 11m².
iii. providing additional planting to stabilise landslip area	<p>Not Applicable The site is not located within an area subject to landslip.</p>
iv. establishing a clear relationship between environmental areas, public open space and adjoining land uses through appropriate interface treatment to address issues of amenity, security and surveillance	<p>Complies The Proposed Development incorporates appropriate interface treatments to establish a clear relationship between environmental areas, public open space and adjoining land uses.</p>
v. maximising recycling opportunities and reducing waste generation	<p>Complies Please refer to the servicing assessment included within Attachment 6 which provides details on how the development maximises recycling opportunities and reduces waste generation.</p>
vi. protecting water quality through the use of best practice total water cycle management and water sensitive urban design principles as well as achieving the water quality objectives for Moreton Bay waters.	<p>Complies Please refer to the Engineering Advice in Attachment 6 which confirms the development will be constructed in accordance with the Stormwater Management Plan prepared by DesignFlow dated 19/02/2020 and previously approved as part of DEV2020/1099.</p>
vii. promoting innovative and efficient use of energy and water including water recycling and stormwater management, and	<p>Complies Please refer to the Engineering Advice in Attachment 6 which confirms the development has been designed and will be constructed in accordance with the recommendations of the Engineering Services Report prepared by KN Group dated 25/2/2020 and the Stormwater Management Plan prepared by DesignFlow dated 19/02/2020 and previously approved as part of DEV2020/1099.</p>
viii. providing for public art which is appropriate to the history of the area.	<p>Not Applicable No public art is proposed as part of this application.</p>

6.2.2. Community safety and development constraints

CRITERIA	RESPONSE
<p>The siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by:</p> <ol style="list-style-type: none"> avoiding to the greatest extent practicable and then minimising and mitigating adverse impacts from development in areas prone to landslip by ensuring <ol style="list-style-type: none"> development and infrastructure in an area at risk of landslip is located, designed and constructed not to adversely impact the safety of people, public infrastructure, private property and the environment 	<p>Not Applicable The site is not identified as an area prone to landslip.</p>



CRITERIA	RESPONSE
<ul style="list-style-type: none"> b) development is not at risk from and does not pose a risk to an adjacent or nearby site from landslip c) that vegetation clearing, stormwater management and filling or excavation on a site does not increase the risk of landslip 	
<ul style="list-style-type: none"> ii. avoiding to the greatest extent practicable and then minimising and mitigating adverse impacts from stormwater and flooding by <ul style="list-style-type: none"> a) providing for efficient and safe evacuation during defined flood events without unduly burdening the city's counter-disaster response unit, particularly for vulnerable uses and difficult to evacuate uses b) providing for essential community infrastructure to remain functional during and immediately after an inundation event c) considering the potential impacts of development on the river's hydrological and hydraulic performance including upstream and downstream from the PDA d) providing public realm surfaces which are durable and flood resilient e) considering the potential impacts from overland flows f) disposing of stormwater with regard to average recurrence intervals in a manner appropriate to the site, the adjacent buildings, the use of the public realm and the severity of potential damage to property, loss of amenity, illness or injury that would result from the failure of the system g) designing the stormwater drainage system to comply with relevant quantity and quality standards and mitigate downstream impacts and impacts on the existing stormwater network, and h) ensuring the stormwater drainage system has regard to the safety of pedestrians and maintains pedestrian access during storm events, ensuring key pedestrian paths are not used for the conveyance of overland flow. 	<p>Complies</p> <p>Please refer to the Engineering Services Advice in Attachment 6 which confirms the Proposed Development minimises all adverse impacts from stormwater and flooding.</p>
<ul style="list-style-type: none"> iii. avoiding, to the greatest extent practicable, then managing or mitigating: <ul style="list-style-type: none"> a) adverse impacts from pollution and light nuisance b) air quality impacts in proximity to sensitive uses c) noise emissions on sensitive uses, and d) adverse impacts on the environment (including significant vegetation), amenity and accessibility during and after construction including acid sulfate soil erosion and siltation. 	<p>Complies</p> <p>Given the nature of the Proposed Development, it is not expected to result in any adverse impacts from light, pollution, air quality or noise emissions.</p> <p>Furthermore, it is not expected to result in any adverse impacts on the environment as proposed Lot 302 does not contain any significant native vegetation.</p>
<ul style="list-style-type: none"> iv. using measures that avoid, minimise and mitigate the risk to life and property from bushfire hazard by <ul style="list-style-type: none"> a) ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in the area of bushfire risk b) locating development in the area of lowest risk from bushfire on the site c) avoiding potential for entrapment during a bushfire, and d) providing effective separation from sources of bushfire risk. 	<p>Complies</p> <p>A 19.1m wide bushfire protection zone is proposed to be provided along the north-western boundary of the site. The provision of this zone ensures all dwellings are appropriately separated from the identified potential source of bushfire risk.</p> <p>This area is intended to be well maintained with a walkway, community garden and space for events/exercise.</p>



6.2.3. Built form

CRITERIA	RESPONSE
Development delivers high quality built form outcomes which: i. offer a diversity of housing options in appropriate locations	Complies The Proposed Development seeks to contribute to the PDA's diverse mix of residential housing types and price points by providing the following mix of over 55 dwellings: <ul style="list-style-type: none"> ▶ Two bedroom, two bathroom apartments, designed to LHG Silver Standard ▶ Two bedroom, two bath room plus multi-purpose room apartments, designed to LHG Silver Standard ▶ Three bedroom, two bath room apartments, designed to both LHG Silver and Gold standard. ▶ Three bedroom, two bathroom plus multi-purpose room apartments, designed to LHG Gold standard.
ii. promote architectural diversity	Complies The Design Statement in Attachment 2 confirms that a diversity of built form is achieved through the variety of uses proposed within the development. The single level community centre relates to the scale of the childcare and house lots on the opposite side of the main street while, building 2 provides 3 levels adjacent the site edges. The six level buildings (building 3 and 4) are contained to the edges of the site adjacent the green spaces and bushland, maximising the number of dwelling with good views and access to winter sun. This part of the site is also the lowest, ensuring the visual prominence of the Proposed Development when viewed from Moorhen Terrace is minimised, noting that the buildings will physically appear as 4 storeys to this frontage.
iii. provide for community facilities with adaptable spaces to accommodate a diversity of users	Complies The proposed Community Centre has been designed to be an adaptable space to accommodate a diverse mix of users and activities including, the proposed retirement community, the adjoining future aged care facility and residents within the larger PDA.
iv. utilise energy and water-efficient, climatically-responsive sub-tropical design including appropriate solar orientation, shading and shelter, cross ventilation, natural lighting, passive cooling techniques, water recycling and stormwater management	Complies The Design Statement in Attachment 2 details a critical component of the design intent is to ensure the development is climatically responsive. Specifically, a critical design decision for the master plan was to eliminate any south orientated apartments. This ensures that during winter all apartments receive sun for 50% of the day. Orientating the apartments East and West for the winter sun requires extensive sun shading and performance glass to mitigate the summer heat gain. This shading is achieved through a combination of fixed and operable sun shading and performance glazing. The development aims to maximise daylight by eliminating any south-facing apartments, reducing the depth of apartments to less than 9.5 metres and maximising the apartment widths. 2,700mm high ceilings ensures daylight penetrates deep into the living spaces. All the proposed retirement living apartment buildings are designed around an open naturally ventilated central access corridor. Each of these corridors have a landscaped screen to create a green skin to the entry



CRITERIA	RESPONSE
	of each building. This will add to the subtropical look and feel of the development.
v. maximise views, vistas and outlooks including to bushland and open space are of a height and scale that: a) are compatible with the surrounding neighbourhood b) makes efficient use of land c) are consistent with planned infrastructure, and d) are appropriate for the site area	Complies The Design Statement in Attachment 2 details that the proposed buildings have been designed as single sided buildings facing either the central green sports fields or the western bushland ensuring all residents have good views of the surrounding landscape and access to winter sun.
vi. provide adequate building separation to allow light penetration and air circulation and to ensure impacts on amenity and privacy including overshadowing are minimised, and	Complies The proposed buildings are located a suitable distance from one another in order to ensure visual privacy (and air circulation) to adjacent dwellings is maintained.
vii. respect the relationship between new development in the PDA and existing dwelling houses outside the PDA including consideration of appropriate building setback, bulk and massing that minimises the impacts on residential amenity.	Not Applicable The area subject to this application (proposed Lot 302) is located in the centre of the PDA and therefore is separated from all existing Dwelling houses on the periphery of the PDA.

6.2.4. Street and movement network

CRITERIA	RESPONSE
Development delivers a high-quality street and movement network, including infrastructure for pedestrians, cyclists and vehicles which: i. has a clear hierarchy and is easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces	Complies While no public roads are proposed to be constructed as part this development, a single internal access driveway is proposed with a shared porte cochée between Buildings 3 & 4. This driveway has been specifically designed to enforce its function as a low speed, shared environment.
ii. maximises public transport patronage by creating an appropriate interface with and orientation to public transport including improved linkages to the Oxley railway station	Complies The Proposed Development has been designed to connect in with the wider PDA area which provides linkages to the Oxley railway station.
iii. creates safe, welcoming, pleasant and character-rich streets and shared areas which prioritise the safety and experience of pedestrians and cyclists and provide clear connections to key locations internal and external to the PDA	Complies No public roads are proposed as part of this application. Notwithstanding this, the proposed internal access driveway has been specifically designed to enforce its function as a low speed, shared environment
iv. ensures access to and egress from all entries, service areas and car parks: a) is safe, logical and easy to navigate b) does not adversely impact on the public realm c) maximises co-location of servicing and parking openings, and d) does not adversely impact on the existing public road network internal and external to the PDA	Complies Please refer to the Traffic Engineering Assessment in Attachment 5 which confirms the development's proposed access and egress arrangements are safe, logical and do not result in any adverse impacts on the public realm or existing road network (internal and external to the PDA).
v. minimises conflict between pedestrians, cyclists and motor vehicles through appropriate design	Complies Please refer to the Traffic Engineering Assessment in Attachment 5 which confirms the development does not result in any conflicts between pedestrians, cyclists or motor vehicles.
vi. encourages connections between open space, community facilities and residential uses	Complies While no public roads are proposed to be constructed as part this development, the Proposed Development provides a spine of living greenery that starts in the central green public park then extends along the internal driveway and through the pedestrian gardens connect the eastern street through the site to the western bushland. Furthermore, all buildings have been designed as single sided buildings facing either the central green sports fields or the western bushland



CRITERIA	RESPONSE
	ensuring all residents have good views of the surrounding landscape.
vii. provides car parking and service areas that meet the functional requirements of the PDA	Complies Please refer to the Traffic Engineering Assessment in Attachment 5 which confirms the proposed development provides car parking and service areas that meet all functional requirements.
viii. ensures the safe and efficient operation of the road and active transport network outside of the PDA, including Seventeen Mile Rocks Road (including service road), Blackheath Road and Cliveden Avenue, is not adversely impacted	Complies Please refer to the Traffic Engineering Assessment in Attachment 5 which confirms the Proposed Development does not result in any adverse impacts on the external road and active transport networks including Seventeen Mile Rocks Road, Blackheath Road and Cliveden Avenue.
ix. provides a primary road access off Seventeen Mile Rocks Road	Not Applicable The area subject to this application (proposed Lot 302) does not adjoin Seventeen Mile Rocks Road.
x. provides a secondary access from Cliveden Avenue for use by essential vehicles ensuring safe evacuation in case of a bushfire and ensuring efficient access to the open space and recreation precinct by emergency vehicles.	Not Applicable The area subject to this application (proposed Lot 302) does not adjoin Cliveden Street.
xi. delivers road network improvements (including public and active transport facilities) both internal and external to the PDA, where required, to facilitate access and movement to and from the site	Not Applicable Given the site is located within the centre of the PDA and the proposed development is for a multi-storey retirement facility, no public road or road improvements are proposed to be provided.
xii. provides safe and legible movement options for pedestrians that promote equitable access and respond to the site topography, and	Complies Please refer to the Architectural Plans in Attachment 3 which demonstrate that the Proposed Development provides safe and legible pedestrian pathways throughout the site which promote equitable access and appropriately responds to the site's topography.
xiii. ensures wayfinding elements are incorporated to improve connectivity and pedestrian permeability in the PDA and the surrounding area.	Complies The Design Statement in Attachment 2 details that the proposed Community Centre is located at the existing intersection adjacent to the site to ensure it is easily located and accessible to the wider community not just the retirement living residents. The community centre has a dramatic built-form creating a memorable community centre for the PDA precinct. The architectural statement that is the community centre, will establish an active street presence within that part of the PDA, thus inviting the community to enter and utilise the space. Building 2 has been specifically designed as 3 levels to provide a transition between the single and two level traditional housing product expected opposite the site and the six level buildings at the rear of the site. Each of the 3 retirement living buildings have a residential lobby activating the central road and green space spine. A shared porte cochée is provided between Buildings 3 and 4. This reduces driveway cross overs and creates a physical connection between the pairs of buildings. A single basement entry point further reduces the conflict points between car park access and pedestrians. Further, the hardscape includes a variety of finishes which have been utilised as destination markers for the residences.



6.2.5. Service infrastructure

CRITERIA	RESPONSE
The design and operation of development, including during construction, supports the efficient and effective delivery and operation of infrastructure by:	Complies The Traffic Engineering Assessment in Attachment 5 confirms the Proposed Development will not adversely affect the safety or efficiency of the broader transport and traffic network in the surrounding area.
i. having regard to impacts on the safety and efficiency of the broader transport and traffic network in the surrounding area	
ii. ensuring the delivery of planned infrastructure is not adversely impacted	Complies Please refer to the Engineering Services Advice in Attachment 6 which confirms the development has been designed and will be constructed in accordance with the recommendations of the Engineering Services Report prepared by KN Group dated 25/2/2020 and the Stormwater Management Plan prepared by DesignFlow dated 19/02/2020 and previously approved as part of DEV2020/1099. Therefore, the proposed development will not adversely impact on the delivery of planned infrastructure.
iii. providing infrastructure and services in a timely, orderly, integrated and coordinated manner to support urban uses and works	Complies The development of the site generally accords with the sequencing approved as part of the site's overall Master plan (EDQ Ref: DEV2020/1099). Therefore, the development has been designed to ensure it is provided with all necessary urban infrastructure and services.
iv. ensuring infrastructure and services are available or capable of being made available including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications	Complies The Engineering Services Advice in Attachment 6 confirms the development will be connected to all necessary urban infrastructure including water, sewer, electricity and telecommunications. Furthermore, the development will be supported by a road network and recreational facilities.
v. allowing for future advancements in information technology	Complies The Proposed Development will be constructed to allow for future advancements in information technology.
vi. ensuring infrastructure and services are located and designed to maximise efficiency and ease of maintenance, and	Complies Please refer to the Engineering Services Advice in Attachment 6 which confirms the development has been designed and will be constructed in accordance with the recommendations of the Engineering Services Report prepared by KN Group dated 25/2/2020 and the Stormwater Management Plan prepared by DesignFlow dated 19/02/2020 and previously approved as part of DEV2020/1099.
vii. allowing for sporting activities and interim uses to have access to water and power.	Complies As the Proposed Sales Office (i.e. Display Suite) is intended to be located within one of the retirement village units, it will invariably be provided with water and power. For details, please refer to the Engineering Services Advice in Attachment 6 .



6.3. Precinct Provisions

6.3.1. Precinct 3 - Community

PRECINCT INTENT	RESPONSE
General precinct intent	
Planning and design:	Complies The Design Statement in Attachment 2 details how the proposed development has been designed to give the community a strong and positive identity by responding to site characteristics, setting, landmarks and views.
i. gives the community a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space networks and use of streetscape elements	
ii. provides generous, well-integrated private open space to promote health and wellbeing and encourage socialisation and leisure pursuits	Complies The Plans in Attachment 3 show that each Dwelling is provided with a private balcony off their primary living area which is a minimum of 11m ² .
iii. delivers development of an appropriate scale which responds to the topography	Complies The Proposed Development is considered to be of an appropriate scale which responds to the site's topography. The community centre has a dramatic built-form creating a memorable community centre for the PDA precinct. The community centre has been designed to create an at grade access directly from the street for pedestrians, while the balance of the buildings have been carefully designed to respond to the sites topography utilising the gradient to nestle the buildings into the landscape. Specifically, Building 2, has been designed as 3 levels to provide a transition between the single and two level traditional housing product expected opposite the site and the six level buildings at the rear of the site.
iv. incorporates principles for Crime Prevention Through Environmental Design (CPTED)	Complies The Architectural Plans in Attachment 3 show the development has been designed to incorporate the key principles for Crime Prevention Through Environmental Design.
v. provides for a new landscaped entry treatment that creates a sense of arrival to the PDA	Complies While the site is located within the centre of the PDA, the Proposed Development provides a spine of living greenery that starts in the central green public park then extends along the access road and through the pedestrian gardens to connect the eastern street through the site to the western bushland.
vi. ensures visual and noise privacy	Complies The design and siting of Buildings 2 – 4 towards the central green sports fields or the western bushland not only ensures all residents have good views of the surrounding landscape and access to winter sun but also ensures they are afforded visual and noise privacy.
vii. promotes healthy and active lifestyles	Complies The Proposed Development provides a mix of indoor and outdoor private and communal open space to promote healthy and active lifestyles. Specifically, the development incorporates: <ul style="list-style-type: none"> • An adaptable Community centre which can accommodate a mix of activities; • A pocket park around the Community centre; • Extensive pathway network that enables residents to connect with natural surroundings and also the Aged Care Facility being constructed adjacent the site to the west.



PRECINCT INTENT	RESPONSE
	<ul style="list-style-type: none"> • A residents' pool and indoor gym; • A passive recreation area in the north-western portion of the site which includes include a large community garden and event/exercise space; and • Individual private balconies which are each a minimum of 11m².
viii. facilitates the siting and design of buildings to conserve energy, preserve vegetation and support design for climate through the street and lot orientation and dimensions	<p>Complies</p> <p>The Design Statement in Attachment 2 details a critical component of the design intent is to ensure the development is climatically responsive. Specifically, a critical design decision for the master plan was to eliminate any south orientated apartments. This ensures that during winter all apartments receive sun for 50% of the day. Orientating the apartments East and West for the winter sun requires extensive sun shading and performance glass to mitigate the summer heat gain. This shading is achieved through a combination of fixed and operable sun shading and performance glazing.</p> <p>The development aims to maximise daylight by eliminating any south-facing apartments, reducing the depth of apartments to less than 9.5 metres and maximising the apartment widths. 2,700m high ceilings ensures daylight penetrates deep into the living spaces.</p> <p>All the proposed retirement living apartment buildings are designed around an open naturally ventilated central access corridor. Each of these corridors have a landscaped screen to create a green skin to the entry of each building. This will add to the subtropical look and feel of the development.</p>
ix. delivers development that is integrated with the surrounding environment and provides for shared use of facilities by adjoining communities	<p>Complies</p> <p>As detailed in Section 3.0 of this report, the Proposed Development incorporates a "Community Centre" which is for the shared use of the site's residents and surrounding community.</p>
x. provides appropriate open spaces for a range of uses and activities	<p>Complies</p> <p>The Proposed Development provides a mix of indoor and outdoor private and communal open space to support a range of uses and activities. Specifically, the development incorporates:</p> <ul style="list-style-type: none"> • An adaptable Community centre which can accommodate a mix of activities; • A pocket park around the Community centre; • Extensive pathway network that enables residents to connect with natural surroundings and also the Aged Care Facility being constructed adjacent the site to the west; • A residents' pool and indoor gym; • A passive recreation area in the north-western portion of the site which includes include a large community garden and event/exercise space; and • Individual private balconies which are each a minimum of 11m².
xi. provides acceptable gradients and ease of wayfinding in the public realm to cater for a range of mobility and health needs	<p>Complies</p> <p>Given the nature of the Proposed Development it has designed to provide acceptable gradients and ease of wayfinding in the public realm.</p>
xii. locates services and utilities to maximise efficiency and ease of maintenance	<p>Complies</p> <p>Please refer to the Engineering Services Advice in Attachment 6 which confirms the development has been designed and will be constructed in accordance with the recommendations of the Engineering Services Report prepared by KN Group dated 25/2/2020 and the Stormwater Management</p>



PRECINCT INTENT	RESPONSE
	Plan prepared by DesignFlow dated 19/02/2020 and previously approved as part of DEV2020/1099.
xiii. incorporates an adequate buffer where adjoining Precinct 1 to limit impacts on significant vegetation	Not Applicable Proposed Lot 302 does not directly adjoin Precinct 1 instead, it is separated by approved Stage 1D.
xiv. minimises significant adverse impacts from development on significant vegetation, and	Complies The subject site does not contain any significant vegetation.
xv. ensures that during construction, measures are taken to sensitively manage fauna, including safe fauna movement opportunities.	Complies Where required, measures similar to those approved as part of DEV2020/1101 will be implemented during construction to sensitively manage fauna, including safe fauna movement opportunities.
Sub-precinct 3b: Lifestyle and care	
Development will provide for: i. retirement living and residential care services	Complies The Proposed Development is for a Retirement facility which provides 77 independent dwelling units.
ii. community uses, a childcare centre and a community centre which provides adaptable spaces to accommodate a diversity of users	Complies The Proposed Development includes a Community which has been designed to be an adaptable space to accommodate a diverse mix of users and activities including, the proposed retirement community, the adjoining future aged care facility and residents within the larger PDA.
iii. diverse housing, to cater for the changing needs of the Oxley community including affordable, accessible accommodation for all ages, ageing in place and intergenerational living	Complies The Proposed Development provides for ageing in place by providing 77 residential units.
iv. comfortable vantage points to rest, socialise and observe surrounding activities	Complies The Proposed Development provides comfortable vantage points to rest, social and observe surrounding activities with the inclusion of: <ul style="list-style-type: none"> • A pocket park around the Community centre; • An elevated pool and plaza designed to take advantage of the adjacent views to the east; • Strategically placed seating under large shade trees providing opportunities to rest and meet; • A passive recreation area in the north-western portion of the site.
v. buildings which do not exceed a building height of 6 storeys and are stepped down to the road frontage to reduce the visual impact and provide a more sensitive transition to street level	Complies The Proposed Development does not exceed 6 storeys in height.
vi. appropriate building separations to ensure visual privacy to adjacent dwellings is maintained	Complies The proposed buildings are located a minimum of 7.6m (between Buildings 3 and 4) and 16.06m (between Buildings 2 and 3) from each other. We believe that the separation afforded by the current design will ensure sufficient visual privacy to adjacent dwellings is maintained.
vii. high quality façade treatments, recesses and projections or other treatments to substantially reduce building bulk and improve attractiveness and climate responsiveness, and	Complies The Architectural Plans in Attachment 3 demonstrate that the proposed development has been designed to incorporate high quality façade treatments, recesses and projections to substantially reduce building bulk and improve attractiveness and climate responsiveness.
viii. indoor and outdoor private and communal open spaces for residents, family and friends to encourage rehabilitation and socialisation, and provide opportunities for recreation and activity for all users.	Complies The Proposed Development provides a mix of indoor and outdoor private and communal open space to encourage rehabilitation and socialisation, and provide opportunities for recreation and activity for all users with: <ul style="list-style-type: none"> • An adaptable Community centre which can accommodate a mix of activities; • A pocket park around the Community centre; • A residents' pool which is heated for year round use;



PRECINCT INTENT	RESPONSE
	<ul style="list-style-type: none">• A residents' indoor gym that has been created as a flexible space affording residents the opportunity to undertake specialised classes provided by external health consultants;• A passive recreation area in the north-western portion of the site which includes include a large community garden and event/exercise space; and• Individual private balconies which are each a minimum of 11m².



7. CONCLUSION

This PDA Development Application seeks a Development Permit for a Material Change for Retirement Facility (77 Units over 4 Stages), Community Use (Community Centre) and Sales Office over land located within the Oxley PDA, specifically at 53 Seventeen Mile Rocks Road, Oxley currently described as Lot 902 on SP322400 ("Proposed Lot 302 on SP326512").

Specifically, this Assessment Report provides an assessment of the Proposed Development against the development assessment framework imposed by the Oxley PDA Development Scheme.

Importantly, this Planning Assessment Report has demonstrated the Proposed Development's consistency with the Vision Statement, Land Use Plan (i.e. PDA-wide Criteria and Precinct Provisions) and Infrastructure Plan of the Oxley PDA Development Scheme and in doing so, has confirmed the Site's suitability for residential development in the form of a Retirement Facility, supported by a Community Centre and Sales Office (i.e. Display Suite).

The Proposed Development has also been developed taking into account detailed Site and project investigations previously approved under Stage 1 of the related PDA Development Approval DEV2020/1099. These investigations have included detailed planning, bushfire, ecological, civil engineering and stormwater assessments, the findings of which were used to rationalise the attributes and constraints within the wider context that the Site is located within the Oxley PDA.

Importantly, the Proposed Development has suitably incorporated the design guidelines for Stage 1. Specifically, the topography of the Site has been incorporated into the building design and placement. This responsive design has enabled the habitable flood above the required flood levels while minimising any gradient change through landscaping and buffer zones.

Further, sustainable design initiatives and measures are being considered to reduce the environmental footprint of Proposed Development. Such measures may include the use of solar panels. This would enable residents to reduce body corporate costs by utilising power generated to supply the common property and pool heating therefore incorporating the principles of enviro development outcomes.

Ultimately, development of the subject site for the purposes of a Retirement Facility supported by an integrated Community Centre represents the highest and best use of one of the key sites within the Oxley PDA. The proposed Retirement Facility provides a unique, architecturally designed retirement (over 55s) community within an attractive, bushland setting. The accommodation, amenity and recreation offerings proposed by the Retirement Facility will ensure the provision of an innovative, integrated model for retirement living.

In consideration of the above, it is recommended that the Development Application be considered favourably by EDQ and subsequently approved, subject to reasonable and relevant conditions.

ATTACHMENTS

Attachment 1	Property Searches
Attachment 2	Architectural Design Report
Attachment 3	Architectural Plans
Attachment 4	Landscape Concept Package
Attachment 5	Traffic Engineering Assessment
Attachment 6	Engineering Services Advice
Attachment 7	Pre-lodgement Meeting Minutes
Attachment 8	Bushfire Management Plan
Attachment 9	Addendum to Bushfire Management Plan

