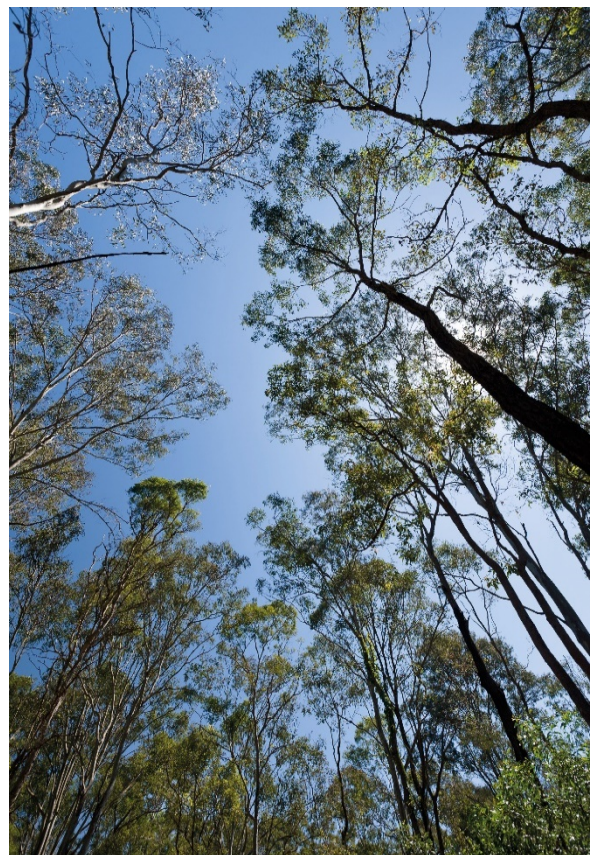


# Oxley Priority Development Area

## Interim Land Use Plan

August 2018



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# 1. Preliminary

## 1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)<sup>1</sup> establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and delegations of the ED Act.

The main purpose of the ED Act<sup>2</sup> is to facilitate economic development and development for community purposes. The ED Act<sup>3</sup> seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as Priority Development Areas (PDAs).

## 1.2 Priority Development Area description

The Oxley Parkside PDA was declared by a regulation<sup>4</sup> on 10 August 2018 and is identified on Map 1. The PDA is approximately 19 hectares.

The PDA is located approximately 11 kilometres south west of the Brisbane central business district in the suburb of Oxley. The PDA is bordered by Cliveden Avenue to the north, Blackheath Road to the east, Seventeen Mile Rocks Road to the south and bushland to the west. The PDA is in close proximity to the Oxley railway station and the Bywater Medical Centre and Canossa Services. The Fort Bushland Reserve is located opposite the PDA on Cliveden Avenue and links through to the Brisbane River.

## 1.3 Application of the Interim Land Use Plan

The Oxley PDA Interim Land Use Plan (ILUP)<sup>5</sup> is applicable to development on land within the Oxley PDA.

This ILUP commences upon PDA declaration and is effective for 12 months<sup>6</sup> or until the development scheme for the PDA is adopted.

The purpose of this ILUP is to regulate development within the PDA until the development scheme takes effect.

## 1.4 Components of the ILUP

This ILUP contains:

- i. the vision for the PDA (section 2.3)
- ii. Development assessment procedures (section 3)
- iii. PDA development requirements (section 4)
- iv. Levels of assessment (section 5)
- v. Infrastructure requirements (section 6) and
- vi. Schedules (section 7).

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<sup>1</sup> See section 8 of the ED Act.

<sup>2</sup> See section 3 of the ED Act.

<sup>3</sup> See section 4 of the ED Act.

<sup>4</sup> See section 37 of the ED Act.

<sup>5</sup> The ILUP has been prepared pursuant to section 38 of the ED Act.

<sup>6</sup> See section 39 of the ED Act.

**Map 1: Oxley PDA precincts**



## 2. Strategic context

### 2.1 Background

The PDA was used formerly as the Oxley secondary college which closed in 2000. The site was declared surplus to government needs in 2001. The site accommodates the C&K Yuingi Community Child Care Centre. The site is included as an urban renewal precinct under the *Advancing our cities and regions* strategy and presents a unique opportunity to revitalise the site to address local needs.

### 2.2 Vision

Development in the Oxley PDA will:

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

## 3. Development assessment procedures

### 3.1 Types of development

#### *PDA exempt development*

Column 1 in Table 1 identifies PDA exempt development, and refers to Schedule 1.

#### *PDA self-assessable development*<sup>7</sup>

Column 2 in Table 1 identifies PDA self-assessable development.

#### *PDA assessable development*<sup>8</sup>

Column 3A in Table 1 identifies PDA assessable development that is permissible development.

Column 3B in Table 1 identifies PDA assessable development that is prohibited development.

### 3.2 Development consistent with the ILUP

PDA assessable development (permissible development) is consistent with the ILUP if it complies with all relevant PDA development requirements (section 4).

PDA infrastructure requirements (section 5) includes further information, which must be considered in the preparation, design and feasibility of PDA development applications.

However, development that does not comply with the relevant provisions of the PDA development requirements is consistent with the ILUP if:

- i. the development is an interim use that due to its scale or intensity does not conflict with the vision (section 2.3) for the PDA or
- ii. both of the following apply:
  - a. the development does not conflict with the vision (section 2.3) for the PDA and
  - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant PDA development requirements.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the ED Act as well as:

- i. superior design outcomes<sup>9</sup> and
- ii. overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

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<sup>7</sup> Under section 74 of the ED Act, PDA self-assessable development must comply with the requirements in this scheme for carrying out PDA self-assessable development.

<sup>8</sup> Under section 73 of the ED Act, PDA assessable development cannot be carried out without a PDA development permit.

<sup>9</sup> A design review panel will provide guidance on the assessment and acceptance of superior design outcomes.

### 3.3 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval<sup>10</sup>.

PDA assessable development identified in Column 3B of Table 1 as prohibited development is inconsistent with the ILUP.

### 3.4 Plan of development

A plan of development (PoD) may:

- i. accompany an application for a material change of use or reconfiguring a lot
- ii. consider any proposed use, and any associated building work or operational work and
- iii. form part of a development approval.

Column 1 of Table 1, Schedule 1 identifies development consistent with an approved PoD as PDA exempt development<sup>11</sup>.

### 3.5 Notification requirements

A PDA development application will require public notice if in the opinion of the MEDQ, the development:

- i. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership
- ii. is for a use or of a size or nature which warrants public notification or
- iii. compromises the implementation of the ILUP.

The MEDQ may require public notification in other circumstances if the development application is for a material change of use that is not a preferred land use.

### 3.6 State interests

Relevant matters of state interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of a PDA development application<sup>12</sup>.

### 3.7 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including, but not limited to, the *Nature Conservation Act 1992*, *Environmental Protection Act 1994*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation.

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<sup>10</sup> See section 86 of the ED Act.

<sup>11</sup> For further advice on preparing a PoD refer to the applicable EDQ practice note available at [www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html](http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html).

<sup>12</sup> Section 87 of the ED Act states that any relevant state interest must be considered in deciding a development application. For the purposes of addressing state interests in development assessment, the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application. For further advice on the consideration of state interests, refer to the EDQ Practice note 14: State interests in development assessment in priority development areas, available at [www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html](http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html).



### **3.8 Relationship with Brisbane City Plan 2014**

This ILUP prevails to the extent of any inconsistency with the *Brisbane City Plan 2014*.

However, where the ILUP applies certain definitions of the *Brisbane City Plan 2014*, this is not a conflict and is not inconsistent with the ILUP.

Where identified in a footnote of the ILUP, *Brisbane City Plan 2014* may be used as guidance material when assessing PDA development applications and applying the ILUP PDA development requirements.

### **3.9 Interim uses**

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.

An interim use will only be approved if it can be demonstrated that the use will not prejudice or delay: (i) an appropriate long-term use; (ii) an appropriate intensity of development; or (iii) infrastructure delivery as envisaged by the vision for the PDA. Relevant PDA development requirements also apply to all PDA assessable development (permissible development) that is for an interim use.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support a PDA development application for an interim use may include:

- i. a suitability assessment and
- ii. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

### **3.10 PDA-associated development**

Schedule 3 identifies development external to the PDA that is PDA-associated development. The development specified in Schedule 3 as PDA-associated development is PDA-assessable development under table 6.4.

Under section 84(1)(c) notice of application may be required for an application for PDA-associated development.

## 4. PDA development requirements

### 4.1 PDA-wide criteria

#### 4.1.1 Environment, sustainability, open space and recreation

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:

- protecting endangered vegetation and enhancing the bushland character of the site
- retaining significant vegetation in hillside lots and for street trees and feature trees in other public realm and open space areas
- protecting and managing areas of significant habitat, including wildlife corridors through the PDA.
- providing a range of passive and active open space and recreation facilities.
- provide additional planting to stabilise landslip areas.
- establishing a clear relationship between environmental areas, public open space and adjoining land uses through appropriate interface treatment to address issues of security and surveillance
- maximising recycling opportunities and reducing waste generation
- protecting water quality through the use of best practice total water cycle management and water sensitive urban design principles<sup>13</sup> as well as achieving the water quality objectives for Moreton Bay waters<sup>14</sup>
- promoting innovative and efficient use of energy and water including water recycling and stormwater management and
- providing for public art which is appropriate to the history of the area.

#### 4.1.2 Community safety and development constraints

The siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by:

- avoiding development in areas prone to flooding<sup>15</sup> and landslip<sup>16</sup>
- managing or mitigating risk and adverse impacts from stormwater and flooding by

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<sup>13</sup>Refer to the requirements, standards and guidance identified in the Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, as amended or replaced from time to time.

<sup>14</sup>Refer to the *Environmental Protection (Water) Policy 2009* and State Planning Policy.

<sup>15</sup> Refer to the requirements, standards and guidance identified in the SPP and SDAP, Brisbane City Plan and Handbook 7, Australian Emergency Management Handbook Series, each as amended or replaced from time to time and the Queensland Government's Brisbane River Catchment Flood Study.

<sup>16</sup> Development applications must be supported by a geotechnical investigation for the proposed works.

- 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<sup>17</sup>
  - providing for essential community infrastructure to remain functional during and immediately after an inundation event
  - considering the potential impacts of development on the river's hydrological and hydraulic performance including upstream and downstream from the PDA
  - providing public realm surfaces which are durable and flood resilient
  - considering the potential impacts from overland flows<sup>18</sup>
  - 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<sup>19</sup>
  - designing the stormwater drainage system to comply with relevant quantity and quality standards<sup>20</sup> and mitigate downstream impacts and impacts on the existing stormwater network
  - 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
- avoiding, to the greatest extent practicable, then managing or mitigating:
    - adverse impacts from pollution and light nuisance
    - the risk to life and property from bushfire hazard<sup>21</sup>
    - adverse impacts on the environment (including significant vegetation), amenity and accessibility during and after construction including acid sulfate soil erosion and siltation<sup>22</sup>
  - ensuring a high degree of air quality is maintained in proximity to sensitive uses and
  - managing and minimising noise emissions on sensitive uses<sup>23</sup>.

### 4.1.3 Built form

Development delivers high quality built form outcomes which:

- offer a diversity of housing options in appropriate locations

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<sup>17</sup> Refer to the requirements, standards and guidance identified in the *Brisbane City Plan 2014* Flood overlay code and Flood planning scheme policy.

<sup>18</sup> Refer to the requirements, standards and guidance identified in the Department Energy and Water Supply's (DEWS) Queensland Urban Drainage Manual 2013 and the BCC Planning Scheme Flood Overlay Code, as amended or replaced from time to time.

<sup>19</sup> Refer to the requirements, standards and guidance identified in the *Brisbane City Plan 2014* Stormwater code.

<sup>20</sup> Refer to the requirements, standards and guidance identified in the SPP and PDA guideline no. 13 Engineering standards, where for stormwater quality and quantity, as amended or replaced from time to time.

<sup>21</sup> Refer to the SPP and *Brisbane City Plan 2014* bushfire hazard overlay.

<sup>22</sup> For guidance, refer to the *Brisbane City Plan 2014* Potential and actual acid sulfate soils overlay code.

<sup>23</sup> For guidance on acoustic amenity, refer to the *Brisbane City Plan 2014* Centre or mixed use code.

- promote architectural diversity
- for community facilities provides adaptable spaces to accommodate a diversity of users
- 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<sup>24</sup>
- maximize views, vistas and outlooks including to bushland and open space
- are of a height and scale that:
  - are compatible with the surrounding neighbourhood
  - makes efficient use of land
  - are consistent with planned infrastructure
  - are commensurate with the site area
- provide adequate building separation to allow light penetration and air circulation and to ensure impacts on amenity and privacy including overshadowing are minimised and
- 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.

#### 4.1.4 Street and movement network

Development delivers a high-quality street and movement network, including related infrastructure for pedestrians, cyclists and vehicles which:

- have a clear hierarchy and are easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces<sup>25</sup>
- maximise public transport patronage by creating an appropriate interface with and orientation to public transport including improved linkages to the Oxley train station
- create safe, welcoming, pleasant and character-rich streets and shared areas which prioritise the safety and experience of pedestrians and cyclists and provide legible connections to key locations internal and external to the PDA
- ensure access to and egress from all entries, service areas and car parks:
  - is safe, legible and logical
  - does not adversely impact on the public realm
  - maximises co-location of servicing and parking openings
  - does not adversely impact on the existing public road network internal and external to the PDA
- minimises conflict between pedestrians, cyclists and motor vehicles through appropriate design
- encourage connections between open space, community facilities and residential uses

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<sup>24</sup> Refer to the guidance provided in Brisbane City Council's *New World City Design Guide: Buildings that Breathe*.

<sup>25</sup> Refer to *Brisbane City Plan 2014* Road hierarchy overlay code and Infrastructure design planning scheme Policy.

- provide car parking and service areas that meet the functional requirements of the PDA<sup>26</sup>
- ensure the safe and efficient operation of the road and active transport network outside of the PDA, including Seventeen Mile Rocks Road, Blackheath Road and Cliveden Avenue, is not adversely impacted
- provide 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
- provide safe and legible movement options for pedestrians that promote equitable access and respond to the site topography and
- ensure wayfinding elements are incorporated to improve connectivity and pedestrian permeability in the PDA and the surrounding area.

#### 4.1.5 Service infrastructure

The design and operation of development, including during construction, supports the efficient and effective delivery and operation of infrastructure by:

- having regard to impacts on the safety and efficiency of the broader transport and traffic network in the surrounding area
- ensuring the delivery of planned infrastructure is not adversely impacted
- providing infrastructure and services in a timely, orderly, integrated and coordinated manner to support urban uses and works
- 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
- allowing for future advancements in information technology
- ensuring infrastructure and services are located and designed to maximise efficiency and ease of maintenance and
- allowing for sporting activities and interim uses to have access to water and power.

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<sup>26</sup> For guidance, refer to the requirements and standards in *Brisbane City Plan 2014* Traffic, access, parking and servicing code and planning scheme policy, Austroads guidelines and AS2890 Parking Facilities.

## 4.2 Precinct provisions

Map 1 identifies precincts 1, 2 and 3 which will be refined through reconfiguring lot applications<sup>27</sup>.

### 4.2.1 Precinct 1 – Environmental protection

#### ***Precinct intent***

Precinct 1 – Environmental protection includes areas that are of environmental significance and have associated conservation, biodiversity, habitat and scenic amenity values. This precinct provides opportunities for habitat improvement and connections to external corridors that allow wildlife to move between other local bushland areas.

The precinct also includes areas which are unsuitable for development due to slope and landslip constraints. Revegetation and treatment works are undertaken in this precinct to stabilise the land and prevent further landslip.

Informal, minor tracks and trails (generally less than 2m wide- made from natural materials) for public use are provided to enhance the appreciation of the environmental qualities.

#### ***Preferred land uses***

- Nil.

### 4.2.2 Precinct 2 – Open space and recreation

#### ***Precinct intent***

Precinct 2 – Open space and recreation allows only a limited range of low impact; low intensity land uses and includes land constrained by flooding.

This precinct accommodates an integrated open space network, providing for multi-purpose functions that respond to community needs, including informal sport and recreation and community gardens supported by adequate parking and traffic management.

Significant vegetation is retained, including as feature trees where appropriate, to provide fauna habitat as well as shade and shelter for visitors

#### ***Preferred land uses***

- club
- environment facility
- outdoor sport and recreation; and
- park.

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<sup>27</sup> An application to define the boundaries of the residential precinct and environmental precinct must be supported by technical advice from a suitably qualified ecologist.

### 4.2.3 Precinct 3 – Neighbourhood

#### ***Precinct intent***

Precinct 3 – Neighbourhood establishes a new neighborhood comprising dwelling houses and community uses as well as childcare, a retirement facility, residential care facility or educational establishment, connected by high quality streetscapes.

Neighbourhood planning and design:

- gives the neighbourhood 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
- delivers development of an appropriate scale
  - dwelling houses do not exceed a building height of 9.5m.
  - an educational establishment, retirement or residential care facility does not exceed 6 storeys
- residential development, other than retirement or care facilities, is comprised of detached dwellings on lots averaging 800m<sup>2</sup>
- incorporates principles for crime prevention through environmental design (CPTED)
- ensures visual and noise privacy
- provides diverse housing, to cater for the changing needs of the Oxley community including affordable, accessible, ageing in place and intergenerational living
- promotes healthy and active lifestyles
- facilitates the siting and design of dwellings to conserve energy and support design for climate through the street and lot orientation and dimensions
- delivers development that is integrated with the surrounding environment and provide for shared use of public facilities by adjoining communities
- provides appropriate public open spaces for a range of uses and activities; and
- locates services and utilities to maximise efficiency and ease of maintenance.
- minimises adverse impacts from development on significant vegetation.

Inclusion of land within the Neighbourhood precinct does not imply that all such land can be developed. Some land may not be available or appropriate to be developed due to local site conditions of other constraints.

#### ***Preferred land uses***

- childcare centre
- community use
- dual occupancy
- dwelling house
- educational establishment
- home based business
- market
- residential care facility
- retirement facility; and
- sales office.

## 5. Levels of assessment

### 5.1 Precinct 1 – Environmental protection

Column 1 Exempt development	Column 2 PDA self-assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Nil.	Operational work in accordance with the agreed standards as stated in a PDA development approval.	The following development, unless specified in Column 2: <ul style="list-style-type: none"> <li>- Material change of use for a park</li> <li>- Operational work; or</li> <li>- Reconfiguring a lot, where for accurate identification of areas for environmental protection.</li> </ul>	All other development not mentioned in Column 1, 2 or 3A.

### 5.2 Precinct 2 – Open space and recreation

Column 1 Exempt development	Column 2 PDA self-assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1.  All development for a park, other than a reconfiguration of a lot.	Operational work in accordance with the agreed standards as stated in a PDA development approval.	All development other than development specified in column 1, column 2 or column 3B.	<ul style="list-style-type: none"> <li>• Residential uses</li> <li>• Industrial uses</li> </ul>



## 5.3 Precinct 3 – Neighbourhood

Column 1 Exempt development	Column 2 PDA self- assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1.	Operational work in accordance with the agreed standards as stated in a PDA development approval.	All development other than development specified in column 1, column 2 or column 3B.	Material change of use for: <ul style="list-style-type: none"> <li>- Extractive industry</li> <li>- High impact industry</li> <li>- Medium impact industry</li> <li>- Low impact industry</li> </ul>

## 5.4 PDA-associated development

PDA assessable development - permissible development
PDA-associated development specified in schedule 3.

## 6. Infrastructure requirements

Infrastructure requirements to achieve the vision of the PDA will be determined through the development assessment process, conditioned as part of a PDA development approval for development and delivered as part of the development of the site.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in schedule 2 of the *Planning Act 2016*.

Infrastructure charges will be based on the applicable local government infrastructure charges instrument in force at the time of the development application is approved unless:

- a development charges and offset plan (DCOP) is approved for the PDA or
- an infrastructure agreement is entered into between the applicant and the MEDQ.

Infrastructure delivered as part of the development may be offset against the applicable infrastructure charges in accordance with a DCOP.

## 7. Schedules

### 7.1 Schedule 1 – Exempt development

Schedule 1 identifies development that is exempt from assessment for the whole of the PDA.

Building work
Carrying out minor building work
Carrying out building work, where for demolition of a building or other structure
Carrying out building work associated with an approved or exempt material change of use.
Reconfiguring a lot
Reconfiguring a lot where for road widening and truncations required as a condition of a PDA development approval.
Material change of use
<p>Making a material change of use of premises for a preferred land use in an existing building where:</p> <ul style="list-style-type: none"> <li>• no increase in gross floor area</li> <li>• not involving building work other than minor building work and</li> <li>• complying with the applicable car parking space standards in the <i>Brisbane City Plan 2014</i>.</li> </ul>
Making a material change of use of premises for a market, if not involving building work or operational work.
Making a material change of use of premises for a sales office where occupying a floor area of 30m <sup>2</sup> and complying with the applicable car parking space standards in the Brisbane City Plan.
Operational work
<p>Carrying out operational work for filling or excavation where:</p> <ul style="list-style-type: none"> <li>• not resulting in a retaining wall greater than 1 vertical metre</li> <li>• not resulting in an increase in the depth or height of the ground level or finished design level by greater than 1 vertical metre or</li> <li>• top dressing to a depth of less than 100 vertical millimetres from ground level.</li> </ul>
Carrying out operational work associated with a material change of use that is PDA exempt development
<p>Carrying out operational work associated with placing an advertising device on premises.</p> <p><i>Note—the Brisbane City Council Advertisements Local Law 2013 and Advertisements Subordinate Local Law 2005, as amended or replaced from time to time, apply in the PDA.</i></p>
<p>Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is:</p> <ul style="list-style-type: none"> <li>• carried out by or on behalf of BCC or a public-sector entity, where the works being undertaken are authorised under a State law or</li> </ul>

<ul style="list-style-type: none"> <li>carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.</li> </ul>
Carrying out operational work associated with decontamination of land.
<b>Plumbing or drainage work</b>
Carrying out plumbing work or drainage work.
<b>All aspects of development</b>
Development consistent with an approved Plan of development.
Development prescribed in Schedule 6 of the Planning Regulation 2017, other than part 5 Section 28 Part 5 Section 28.

## 7.2 Schedule 2 – Definitions

Unless defined below or in the *Economic Development Act 2012*, the definitions in Schedule 1 of the *Brisbane City Plan 2014* apply to all development.

*Note—Schedule 1 of the Brisbane City Plan 2014 includes use definitions, activity groups, industry thresholds and administrative terms.*

**Brisbane City Plan 2014** – means the Brisbane City Council planning scheme made under the *Planning Act 2016*, as amended and replaced from time to time.

**Building height** means the vertical distance between the highest point of a building, excluding any antennae, chimney or flues, and the natural ground surface vertically below that point.

**Interim use** – refer to Section 3.8.

**Plan of development** – See section 3.4. A PoD may:

- i. accompany an application for a material change of use or reconfiguring a lot
- ii. deal with any proposed use and any associated building work or operational work and
- iii. form part of a development approval.

A PoD is prepared by an applicant and may include maps, graphics and text. A PoD should indicate the location and function of uses and structures, and how these uses and structures will relate to each other.

The PoD cannot include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application. An applicant may also be required to demonstrate impacts and connections to areas adjoining the subject land in a separate plan to the PoD.

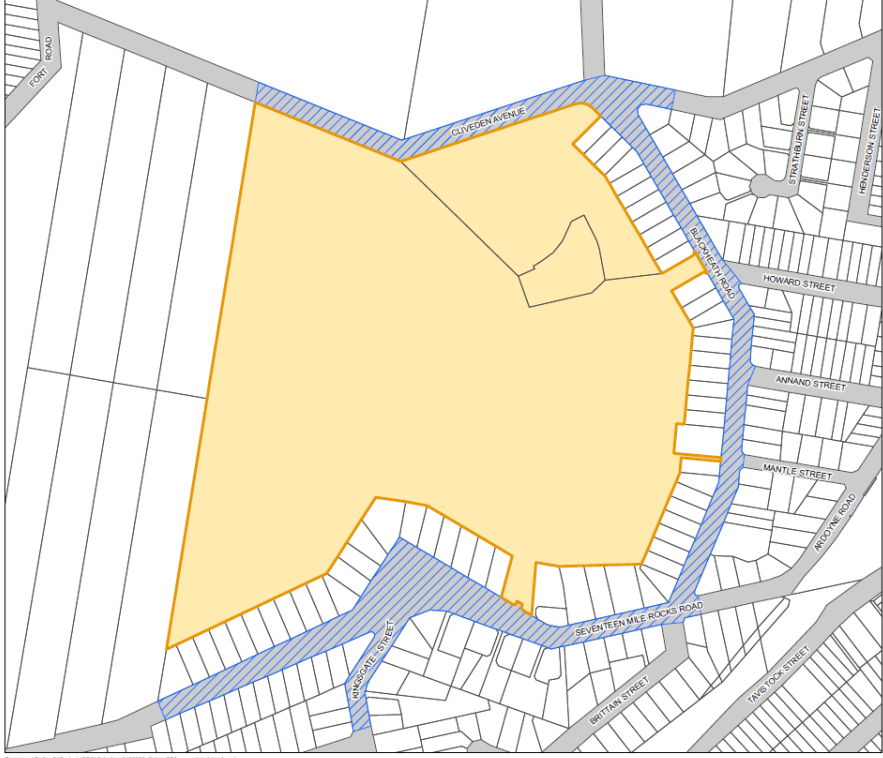

**Significant vegetation** means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- ecological value at local, state or national levels
- contribution to the preservation of natural landforms
- contribution to the character of the landscape
- cultural or historical value or
- amenity value to the general public\*.

*Note—vegetation may be living or dead and the term includes their root stock.*

*\*As part of a relevant development application, a tree survey will be required to determine what is considered significant vegetation.*

## 7.3 Schedule 3 – PDA-associated development

<p><b>Description of PDA-associated development</b></p>	<p>Operational work, if the works:</p> <ol style="list-style-type: none"> <li>I. are carried out by or for the MEDQ</li> <li>II. provide development infrastructure for the Oxley PDA to address the impacts of any development within the Oxley PDA, whether or not the development infrastructure has another function or purpose.</li> <li>III. Include one or more of the following:             <ul style="list-style-type: none"> <li>• roadworks</li> <li>• landscape and footpath works</li> <li>• storm water works</li> <li>• water connection service works</li> <li>• sewer connection service works</li> <li>• public transport infrastructure works</li> <li>• associated ancillary works.</li> </ul> </li> </ol>
<p><b>Description of PDA-associated land</b></p>	<p>The road reserve as identified on Map 2 including part of Seventeen Mile Rocks Road, Kingsgate Street, Blackheath Road and Cliveden Avenue.</p>  <p><b>Map 2: PDA-associated land Oxley Priority Development Area</b></p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Oxley PDA</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Parcel boundaries (August 2018)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black;"></span> PDA-associated land</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> Road casement</li> </ul> <p>0 50 100 metres</p> <p>Source: Department of Natural Resources, Mines and Energy; Digital Cadastral Database: 2018</p> <p>Map generated by the Spatial Services Branch of the Department of State Development, Manufacturing, Infrastructure and Planning 9/09/2018</p> <p>While every care is taken to ensure the accuracy of this product, the Department of State Development, Manufacturing, Infrastructure and Planning and the Department of Natural Resources, Mines and Energy make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including interest or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.</p> 

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## August 2018

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**Oxley PDA Interim Land Use Plan – August 2018**