

OXENFORD INVESTIGATION AREA

DRAFT PREFERRED
CONCEPT PLAN
(Riversdale A Precinct)

CITY OF
GOLDCOAST.



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The preparation of the Draft Preferred Concept Plan (Riversdale A Precinct) relied on a range of inputs including the synthesis of technical data and the findings of community and stakeholder consultation to date.

1.0 INTRODUCTION

Figure 1 illustrates the overall Oxenford Investigation Area Draft Precinct Plan. The Draft Sequencing Strategy in Figure 2 demonstrates the draft preferred sequencing of development. Riversdale Precinct A is the preferred first precinct for development.

Guiding principles

Guiding principles, referred to in Section 4, were created to form the overarching building blocks of the Draft Preferred Concept Plan (Riversdale A Precinct).

The principles build on natural assets, highlight key features, constraints, and opportunities, and are intended to aid stakeholder and community engagement.



Figure 1. Oxenford Investigation Area Draft Precinct Plan

It is important that the planning and development of the Oxenford Investigation Area is well managed, and that development is delivered through the orderly sequencing of future urban housing options.

2.0 DRAFT SEQUENCING STRATEGY

The capital and environmental costs of providing infrastructure such as sewerage, transportation, energy, water, and community infrastructure make it imperative that the Oxenford Investigation Area's planning and development is sustainable and proceeds in a well-structured and orderly manner.

The Draft Sequencing Strategy will enable the City of Gold Coast (City) and the State Government to plan and budget for future development in the Oxenford Investigation Area.

The Riversdale A Precinct has been identified as the preferred First Precinct as illustrated in Figure 2.

The Riversdale A Precinct is sequenced for the short-term delivery of a concept plan and planning scheme amendment, with urban development likely to occur in the short-medium term (5–10 years).

From a sustainable planning perspective, the gradual planning and development of the Riversdale A Precinct focuses on the creation of an urban community close to existing services (e.g. Oxenford Village Centre) and supporting infrastructure.

The preferred Second and Future Precincts will be subject to separate concept plans and future Council budgets.

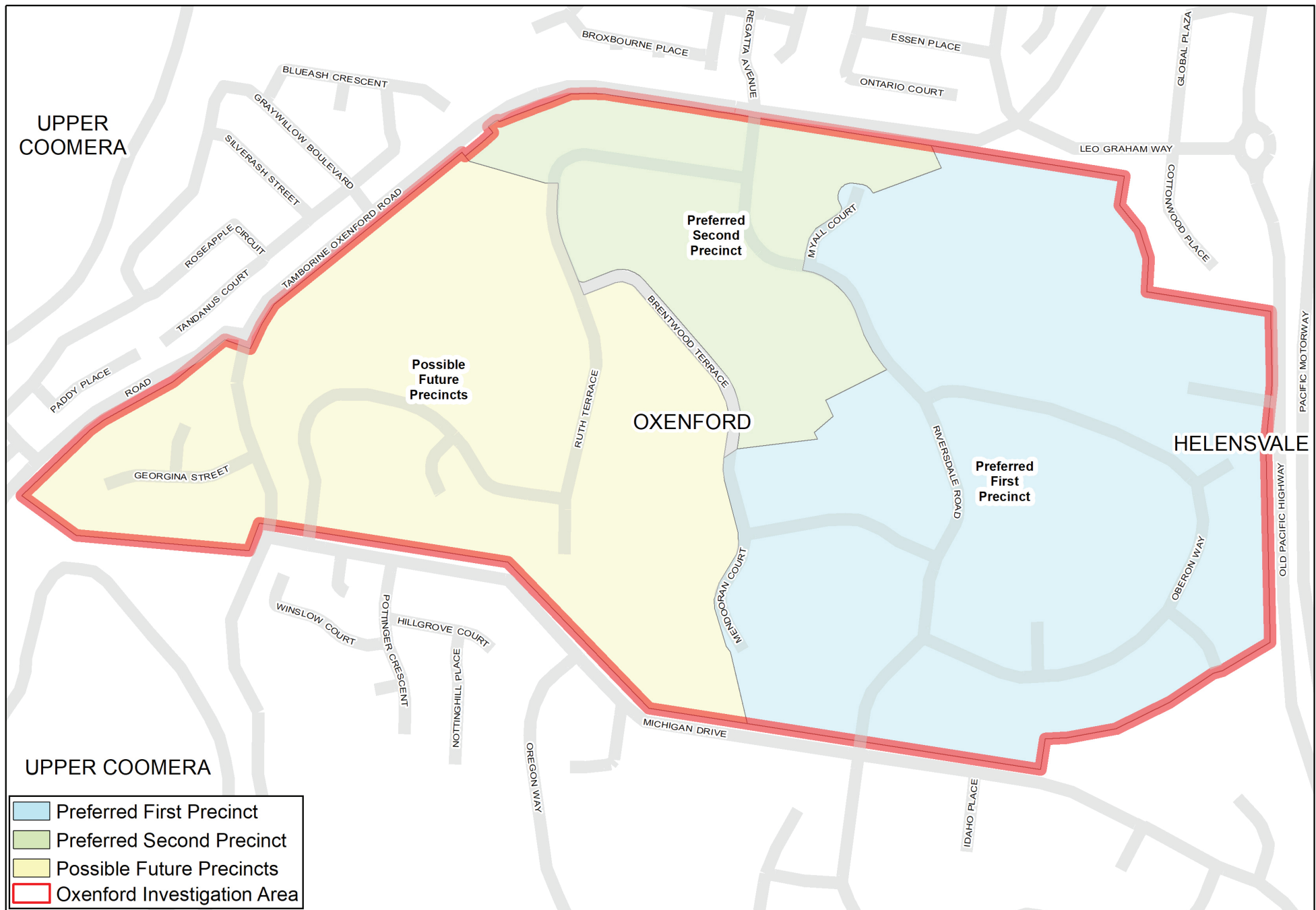


Figure 2. Oxenford Investigation Area Draft Sequencing Strategy

3.0 CONSTRAINTS AND OPPORTUNITIES

3.1
Constraints

A constraints analysis was created from a Site-based ecological assessment, a Site context and urban design analysis and the City Plan Version 7 overlay mapping.

The main features of the constraints analysis are:

- steep sloping land west of Brentwood Terrace
- environmental enhancement buffers to fauna corridors
- hollow bearing trees and mapped significant vegetation
- localised flooding and public overland flow paths
- minor waterways, unmapped surface drains and associated buffers
- vegetated areas identified to be retained and enhanced
- significant buildings (e.g. commercial buildings, recently constructed houses, secondary dwellings and large established houses)
- potential access restrictions from Riversdale Road due to its higher order function as a sub-arterial road.

3.2

Opportunities

An opportunities analysis has been created from the existing built form design and land uses contained in the development approval analysis, the Site-based ecological assessment and the Site context and urban design analysis.

The main features of the opportunities analysis are:

pedestrian access to Oxenford Village (district centre) – most of Riversdale Precinct A is within the 800 metre walking radius

potential connection to Michigan Drive may help to improve road connections

potential access to the external road network at logical points based on connectivity advantages and acceptable gradients

Gambamora Park, Anzac Park Reserve and Brentwood Terrace Reserve providing potential locations for regional stormwater detention and treatment devices in the form of naturalised wetlands

some existing roads (at 20m reserve) with favourable gradient providing opportunity for potential improvements through future road upgrades i.e. Oberon Way, Myall Court, Narracort Place, Sussex Court, Otway Place and Brentwood Terrace (north-south section parallel with ridgeline).

Following a review of the relevant studies and investigation documents (including Site context and urban design analysis, Site-based ecological assessment, Local movement network analysis, Land use built form assessment) and Community engagement and marketing report, the following principles have been developed which have assisted in the preparation of the Draft Preferred Concept Plan (Riversdale A Precinct).

These are overarching building blocks which will shape future growth within the Riversdale A Precinct. Central to the principles is a desire to ensure the achievement of the *Planning Act (2016)*, *South East Queensland Regional Plan (SEQRP) (2017)* and City Plan Version 8.

4.0 GUIDING PRINCIPLES

Community and local lifestyle

Ensure the wellbeing of new communities and the creation of local identity by providing social infrastructure and support services, community activities and lifestyle attractions, including:

retaining and promoting community facilities within the precinct

increased access to open space and movement networks

housing choice and diversity to create strong communities

new development and movement networks to enhance the local amenity.



Movement network

Provide an integrated movement network of public transport routes, cycleways, and interconnected streets to:

ensure residents are within 400 metres walking distance of a bus stop

encourage new pedestrian linkages to connect with other precincts

utilise open space corridors for shared pedestrian and cycling movements

provide new local roads that support access to future development

ensure linkages to the external road networks are maintained

encourage a permeable and legible pedestrian network

explore the possibility of upgrading roads to accommodate for future increased traffic movements

facilitate the safe and efficient movement of private vehicles, buses, cyclists, pedestrians, and fauna through the area.



4.0 GUIDING PRINCIPLES

Public open space

Deliver a green space network which responds to areas with significant environmental values and:

ensures future development aims for 80 per cent of residents to be located within 400 metres of a park or open space area

enhances existing open space and wildlife corridors

retains existing significant vegetation

identifies areas for revegetation and enhancement of open space areas

explores the possibility of utilising the Regional Infrastructure corridor for recreational uses

encourages the ability for park frontages to be activated through the creation of a new road network

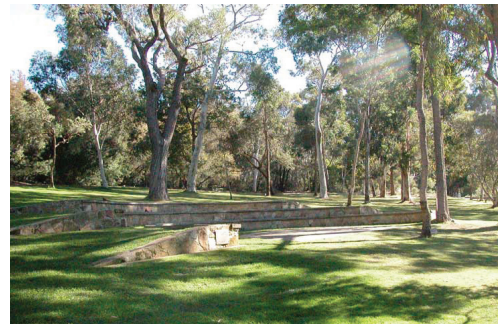
continues to enhance and protect existing waterway corridors

provides for the linking of open space areas to create a wildlife and movement network

responds to areas with significant environmental values including habitat corridors, significant flora and fauna, significant regional ecosystems, koala habitat, natural waterways, and flood prone land

maximises opportunities for safe passage of fauna throughout the area, particularly within the open space network

provides a parkland network that caters for the community's diverse sport recreation and leisure needs (including cycle, walking paths, picnic facilities and playgrounds).



Residential

Provide for a range of housing options, to accommodate a diverse resident population close to services, jobs and amenities, including:

residential intensification located in areas that are unconstrained

encouraging a mix of lot sizes to create a wider range of housing types and diversity

providing higher density residential outcomes located in close proximity to transport and open space

transitioning away from existing rural residential density, single dwelling density towards a mix of increased densities:

- low density residential: continues to be an important urban form within the area
- low medium density residential: provides an opportunity to provide built form such as duplex and townhouse style developments

appreciation of existing neighbourhood characteristics and amenity

a new road network that will create a sense of personal safety, quality of life and access to the open space network

identifying “Precincts” to inform appropriate zonings as part of subsequent planning processes

ensuring that neighbourhoods are walkable and inclusive by providing ease of access to transport, services, and facilities for all users.



4.0 GUIDING PRINCIPLES

Efficient infrastructure

Ensure cost effective, timely and resource efficient delivery of public utilities and infrastructure to promote a functional, energy efficient and well serviced development and:

facilitate the provision of all essential trunk water, wastewater, stormwater, energy, telecommunications, and any community infrastructure requirements to service the new residential community

ensure a 'whole of precinct' approach is encouraged to achieve efficient, cost-effective, and timely delivery of infrastructure and services.



Management of stormwater

Ensure management of stormwater:

protects waterways, creeks and does not worsen flood impacts by providing a sustainable and integrated approach to stormwater management

incorporates principles and strategies from the Gold Coast Water Strategy 2019–2024

strongly supports water efficiency measures and water recycling measures

encourages more programs for community partnerships and engagement with implementation of stormwater management systems

ensures road design and street layout contributes to the overall stormwater management strategy

incorporates initial stormwater infrastructure items that align with natural drainage lines.

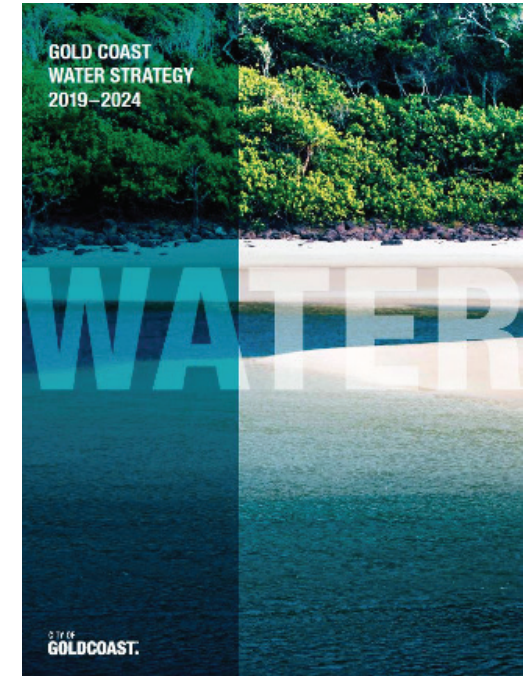


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5.0 CONCEPT PLAN DRAFT

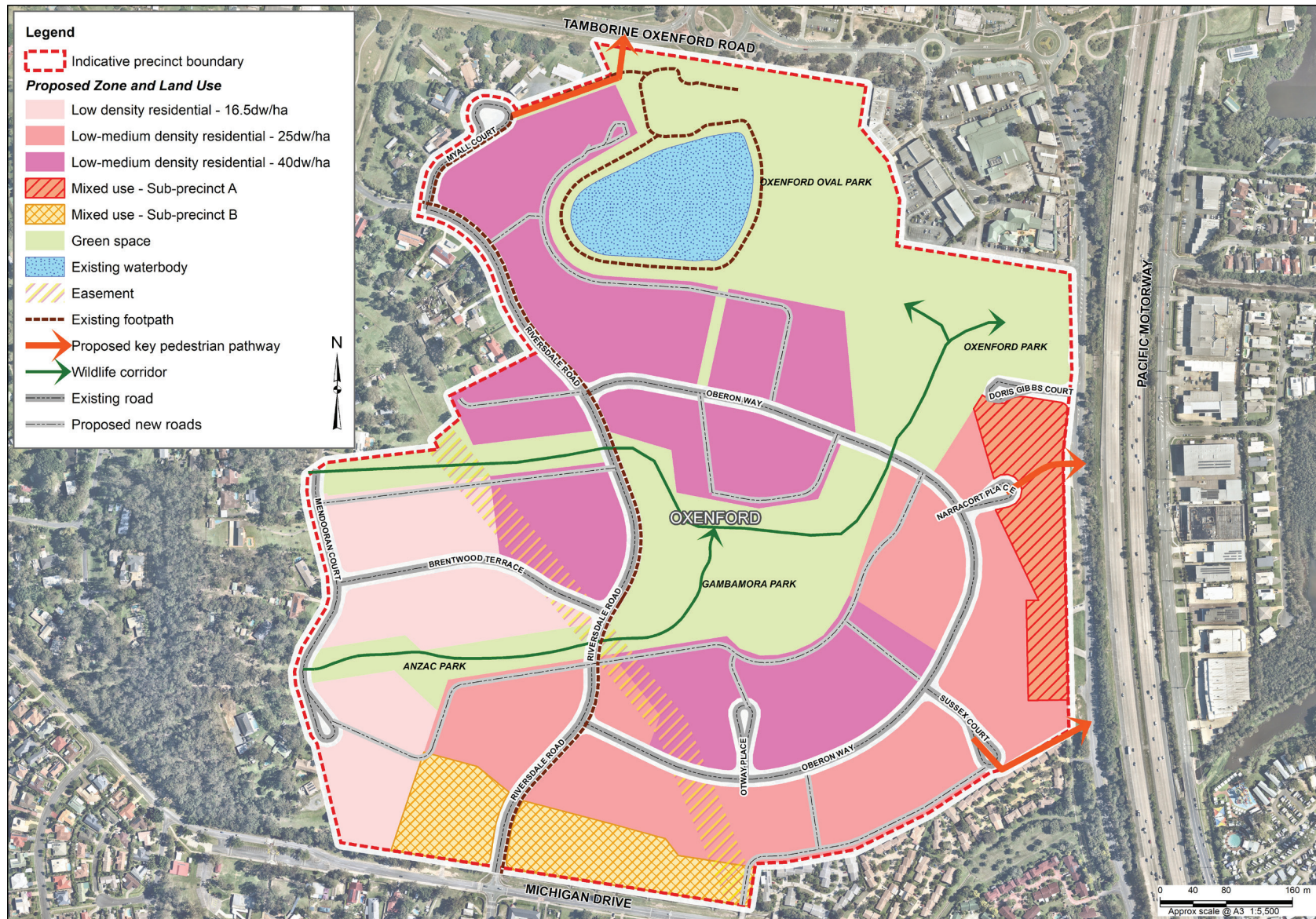


Figure 3. Draft Preferred Concept Plan (Riversdale A Precinct)



Let's plan

6.0 CONCEPT PLAN ELEMENTS

6.1

Residential development

Figure 4 shows the Residential development areas for Riversdale A Precinct.

Further detailed investigations will be required to confirm the respective areas of land that can be developed. It is expected that the Riversdale A Precinct will support a range of height and densities, likely to be:

- Lots east of Riversdale Road and south of Brentwood Terrace at a height of 12 metres and low-medium density – 40dw/ha.
- Lots south of Anzac Park Reserve and lots south of Oberon Way at a height of 9 metres and low-medium density – 25dw/ha.
- Lots south of Brentwood Terrace Reserve easement and east side of Mendooran Court at a height 9m and low density – 16.5dw/ha.

Residential intensification in selected areas will accommodate the predicted demand for a wider range of housing types in locations close to transport, employment, services, and open space.

The provision of diverse housing options recognises the wider Oxenford Investigation Area community's values and provides for the future population's needs. It ensures that there is an adequate housing supply to meet a diversity of demands and ensures that housing is accessible and appropriately located.

New residential development at increased densities signals a change in focus away from the rural residential single dwelling house to a focus on low and medium density residential development, delivering a diversity of dwelling types in a number of locations across the Riversdale A Precinct.

The Residential development areas are based on the need for improvements to transport, which will be negotiated with key stakeholders once the draft concept plan is endorsed and finalised.

Residential development will be required to provide an innovative urban form that allows the Riversdale A Precinct to support a community of different life stages. This will be achieved by ensuring that neighbourhoods have:

- access to the open space network
- a range of housing choices
- support for social networks
- a sense of personal safety
- quality of life
- a sense of belonging.

The Draft Preferred Concept Plan (Riversdale A Precinct) is planned to provide an appropriate transition between areas identified for low-medium density residential uses and the lower density residential uses in surrounding communities. The low-medium density development is proposed to be located along the edges of the proposed mixed-use sub-precincts.

Various residential types and densities proposed for the Draft Preferred Concept Plan (Riversdale A Precinct) are outlined in Figure 4.

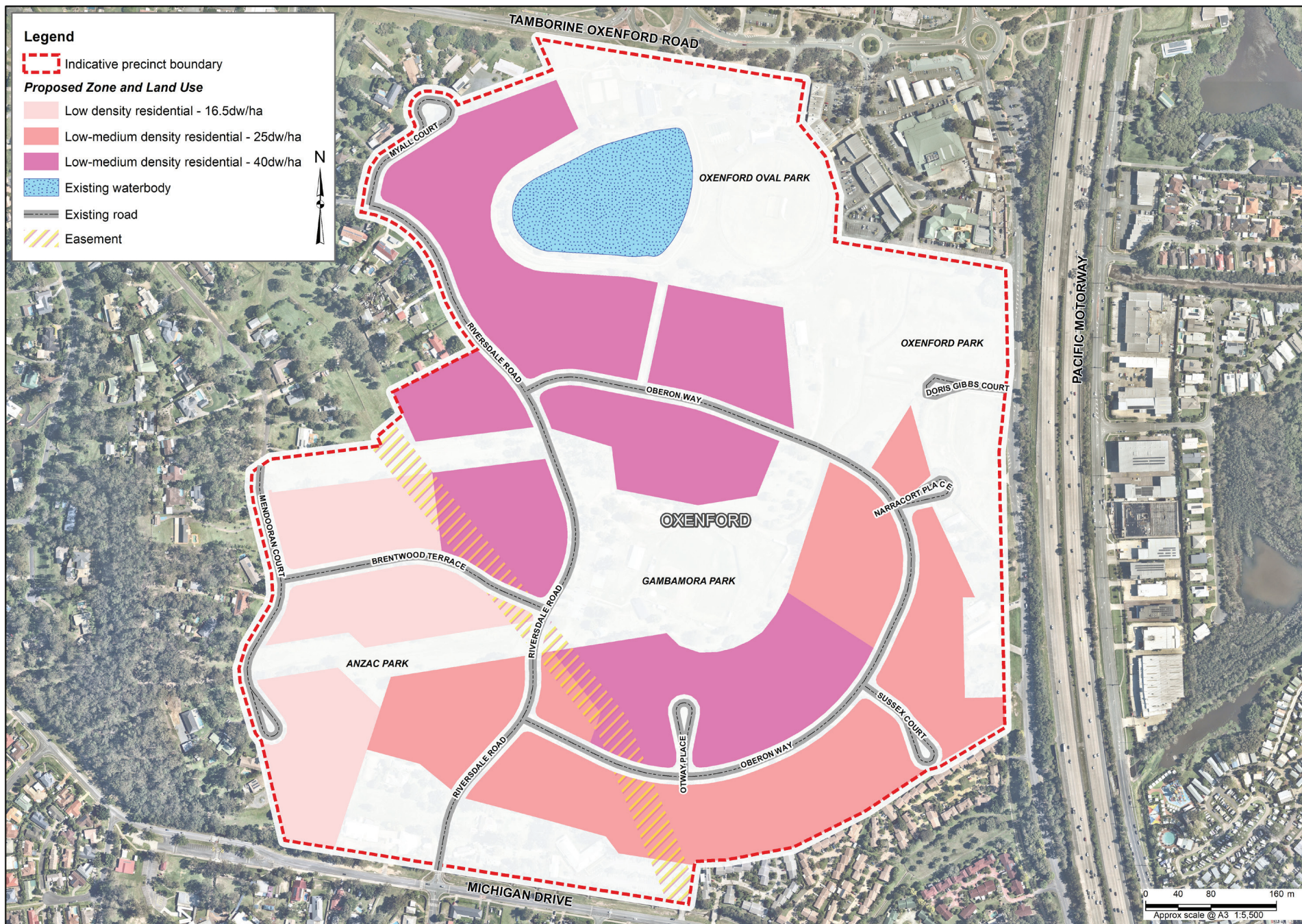


Figure 4. Residential development areas

6.0 CONCEPT PLAN ELEMENTS

6.2

Localised services and employment

Figure 5 shows Localised services and employment areas for the Riversdale A Precinct

The two (2) Mixed use - Sub-precincts (A & B):

- Will serve the Riversdale A Precinct and wider Oxenford Investigation Area community, with services and land uses that complement residential communities such as convenient retail or local services. These two precincts are illustrated in Figure 5.
- Will play a part in encouraging self-containment within the wider Oxenford Investigation Area community by providing access to local services. Low-medium density accommodation (40dw/ha) is located close to these Mixed use - Sub-precincts to take advantage of local services. Over time, public and active transport linkages will be improved to ensure that residents can travel to these sub precincts without relying solely on private vehicles.
- Will be vibrant and attractive places to live and work and there will be emphasis on encouraging services and land uses that complement residential communities such as shops, childcare, and small businesses (e.g. doctors, hairdressers).
- Are located to adjoin the junction of a trunk collector and collector road ensuring a high level of accessibility to residents of the Riversdale A Precinct. Mixed use - Sub-precinct A is located on the Old Pacific Highway south of Doris Gibbs Court while Mixed use - Sub-precinct B is located on the southern edge of the Riversdale A Precinct on Michigan Drive and encompasses the existing land uses of a shop and childcare centre.

These Mixed use - Sub-precincts are intended to be supported by increased low to medium density residential development.

It is envisaged that home based employment will be an employment generator of the Riversdale A Precinct, forming an increasingly high contribution to its economic and employment growth, while minimising journey to work for residents.

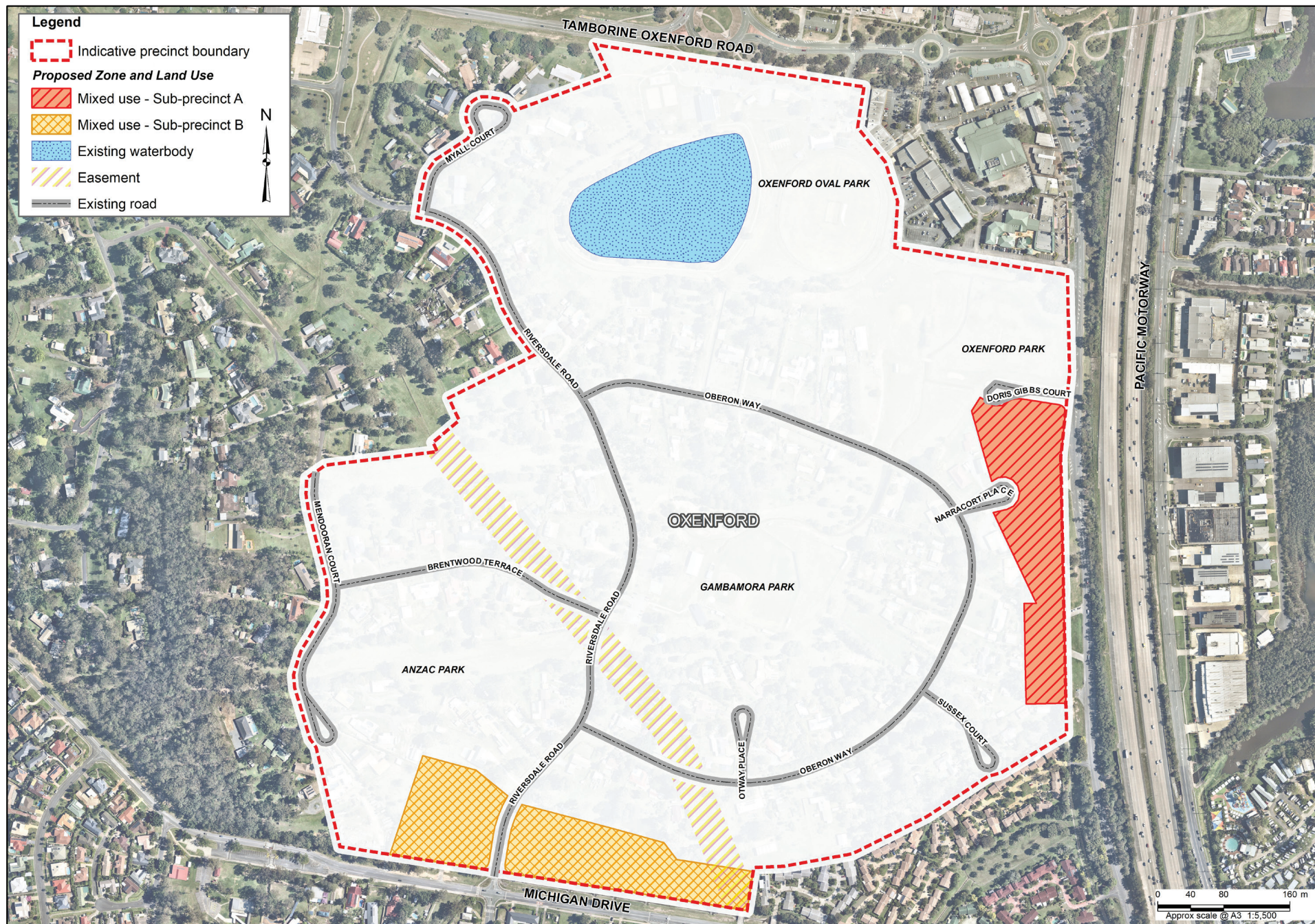


Figure 5. Localised services and employment areas

6.0 CONCEPT PLAN ELEMENTS

6.3

Green space network

Figure 6 shows the Green space network for the Riversdale A Precinct.

The Green space network seeks to create a cohesive and permeable green space network whilst ensuring key nature conservation areas and wildlife corridors are protected within the network, which extends through the wider Oxenford Investigation Area.

The Green space network incorporates a protected and connected network of natural areas and accessible green spaces comprised of parklands, stormwater management, bushland habitats and landscape values that help to define the footprint of urban development in the Riversdale A Precinct and the wider Oxenford Investigation Area.

The proposed inclusion of these values within the Green space network will ensure the long-term conservation and enhancement of areas of significant biodiversity, vegetation, and waterways. The Green space network:

- presents an opportunity for the enhancement of parks
- responds to areas with significant environmental values including significant flora and fauna, koala habitat, natural waterways, and flood prone land
- strategically includes properties; linking residential communities within the Riversdale A Precinct to sport and recreation parks, Mixed use - Sub-precincts and community facilities through the creation of pedestrian and cycle pathways. Developing such a network will greatly enhance the opportunity for outdoor recreation and active transportation through the Riversdale A Precinct
- provides buffers between various land uses which will help to characterise new neighbourhoods and increase visual amenity whilst also creating a greater sense of place.

The Draft Preferred Concept Plan (Riverside A Precinct) aims to maximise opportunities for safe passage of wildlife particularly within the Green space network by incorporating solutions which allow fauna to safely negotiate barriers or hazards where ecological corridors intersect with roads and urban development.

To support the development of the Green space network policy, more detailed planning and investigation as part of individual implementation plans (e.g. City Plan) is required.



Figure 6. Green space network

6.0 CONCEPT PLAN ELEMENTS

6.4

Movement networks

Figure 7 shows the Movement network.

The movement network illustrates the off-road active (pedestrian and cycling) transport connections, proposed new roads, and existing roads.

The Movement network provides a framework for:

- a legible, connected, and permeable road network for all street users, that ensures appropriate levels of safety and security for all users
- potential opportunity for local bus services to utilise the proposed road network to provide frequent services to the Riversdale A Precinct
- allowance for the potential opportunity for a bus route on Riversdale Road
- an integrated and safe pedestrian and cycle network that maximises connectivity and permeability within the green space network, and alongside access streets and roads.

6.4.1 Road network

Figure 7 presents the framework for the road network developed for the Draft Preferred Concept Plan (Riverside A Precinct).

The road network has been designed to support the potential Residential development strategy.

- the basis of the road network framework is a hierarchical grid pattern of interconnected, collector roads, and local streets. The framework may require the upgrading of the existing road network within Riversdale A Precinct, and additional road linkages to improve circulation
- the new local roads which may be delivered by development, are designed for efficient block and lot layout for future housing, and to assist with addressing existing and future public overland flow paths
- any improvements to existing local roads will consider the need to accommodate safety (improved road geometry), ability for on-street visitor parking (increase pavement width), and ability for increased traffic volumes (pavement depth).

6.4.2 Public transport

Bus routes will seek to capture a high percentage of all future residential development within a 400 metre walking catchment.

6.4.3 Active transport

Figure 7 presents active transport proposed by the Draft Preferred Concept Plan (Riverside A Precinct).

Designated on-road and off-road paths will provide access for cyclists and pedestrians, encouraging new linkages to connect with possible future precincts and local shops and services.

It is envisaged that the pedestrian and cycle pathways will connect the two identified Mixed use - Sub-precincts and community facilities. Recreational pathways may be provided within the green space network.

The enhancement of these local networks will contribute to a substantial increase in active transport across the Riversdale A Precinct. Over time, the pedestrian and cycle networks within the Draft Preferred Concept Plan (Riverside A Precinct) will join external networks to enable connectivity.

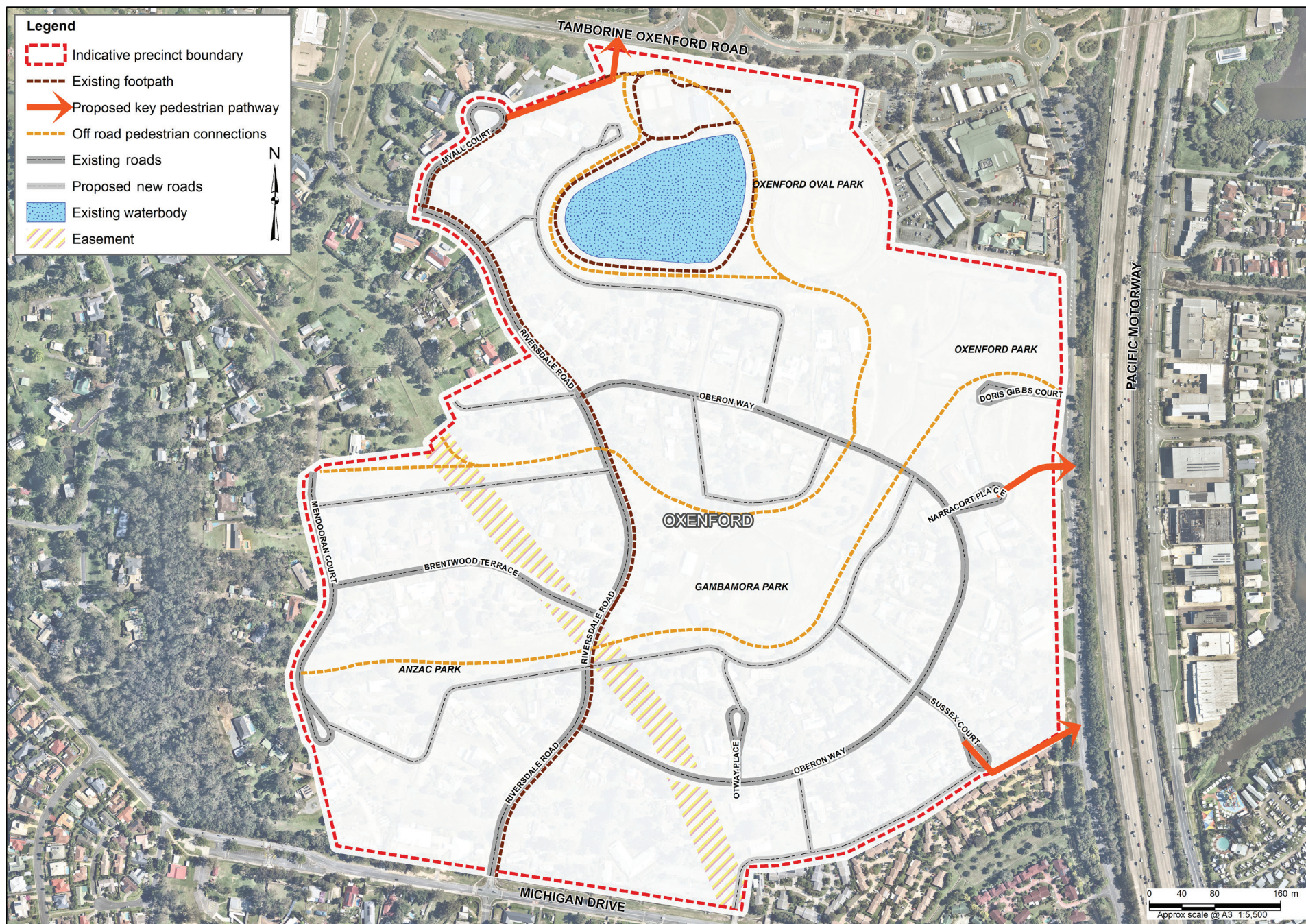


Figure 7. Movement network

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