

Oaks Estate Progress Association

-serving our community



Notes on OEPA general meeting re Oaks Estate Master Plan, Community Hall, 3.00pm, Sunday, 18 Dec 2011.

Present: Peter O’Dea (Chair), Fiona MacGregor, Alan McRae, Karen Williams, Terry Williams, Bernadette Fitzgerald, Ewan Maidment.

Apologies. Mrs Squire and her daughter, Fran.

Mrs Squire donated \$10.00 toward OEPA costs in the Master Planning process.

Agreed that the OEPA draft a set of principles as a guide to the outcome of the Master Plan, as follows:

- Completion of the heritage assessment of Oaks Estate
- Oaks Estate an island in an area of industrial development.
- Buffer zone required against future development of Beard and the Eastern Broadacre Area.
- Development restricted to medium density.
- No highrise buildings – maximum 2 stories.
- One block – one dwelling.
- No subdivision of occupied blocks; no dual occupancy.
- Recognition of riverside as recreation area.
- The public housing Flats in George St and River Street to be brought up to meet current housing standards. Improvements made to their amenities.
- Traffic control.
- Better infrastructure.
- Tree preservation on private land.

These principles are drafted as a guide for OEPA and other representations from the community made in the master planning process.

Comments.

- **Population density.** It is most likely that the master planning will result in an increase in population density in Oaks Estate. It was noted that the population density of OE is low compared to other areas of Canberra. (Cf. questionable stats – nos. housing units/ area; population/area.)
- **High rise buildings / level of development.** Opposition to high rise. If medium density development – keep it low (*cf.* Henderson Road) no higher than two stories, preferably single story. One dwelling per block. No sub-division of existing blocks for dual occupancy.
- **Industrial business in OE.** Note that some businesses are likely to transfer to Beard.

- **Flats.** Redevelopment of Bega and Allowa Flats in Reid will result in tenants shifting to the public housing flats in George and River Streets.
- **Railway Street.** The road is not suitable for heavy traffic. A possible solution would be realignment. Closing culverts on Railways St would improve safety. A footpath is required through to Canberra Avenue. Such improvements may be undertaken irrespective of the Master Plan.
- **Railway sheds.** Improve outlook along the edge of Railway Street by demolishing the unused railway sheds. Note that State Rail is not included in the Project Brief as a stakeholder. State Rail may develop the area as industrial land. Perhaps let sleeping dogs lie. If residential development proceeds at the corner of Florence and Railway Streets we would be in a better position to oppose industrial development on the other side of Railway Street.
- **Queanbeyan Railway Station.** Keep vista of the Railway Station safe.
- **Gillespie Park and community open space opposite, across River St.** Develop nose-in parking in River Street, adjacent to Park, which will help to slow traffic in the area.
- **Community Garden.** Earmark remaining land behind the Community Garden for future expansion of the garden through to Hazel Street as medium density housing will increase requirement for garden space.
- **Mobil site.** It may take 10 years longer than expected to remediate the site.
- **Hazel St.** Extension of Hazel St through to the Oaks not possible, as the land is lost to the old Mobil site development.
- **Florence Street** is a major focus for development: 3 blocks adjacent to the community garden, plus the old Mobil site. Upgrade the lowlands at the bottom of Florence St, through to the Oaks Estate Bridge.
- **River walk.** Pathway through to Fyshwick would be attractive. It would go through the lowlands area at the bottom of Florence St.
- **Hazelbrook.** Site can only be used for agriculture as it is on the 100 year flood plain. The terraces are made of fill from the old Canberra Hospital. Old Hazelbrook is buried underneath the terraces.
- **Riverview.** Riverview and three other houses stood near the sewerage treatment works and are now demolished.
- **William St workshops.** Lots of character – need protection – convert to residential?
- **Heritage assessment.** None of Oaks Estate is on the ACT Heritage Register. The Oaks, Robertsons' House and other places in the Oaks Estate village precinct have only been *nominated* to the ACT Heritage Register, but not registered. Oaks Estate has to be on the ACT Heritage Register to stop bulldozers. Reference to the importance of the heritage assessment by Eric Martin, *Oaks Estate IHPR Nomination Assessment* (2001), associated with the *Oaks Estate Planning Study* (2001). Is there a copy available? Eric Martin who is now President of the National Trust of Australia (ACT).

[Checked after the meeting.

– Hall village precinct is on the on the ACT Heritage Register; parts of Tharwa village precinct have been nominated to the Register, but are not registered.

– according to the *Oaks Estate Planning Study*, The Oaks is classified by the National Trust of the ACT and included in the Register of the National Estate; Les Robertson's House (9 Hazel St) is classified by the National Trust of Australia (ACT). Queanbeyan Railway Station including the Station Master's residence and railway complex is listed by the Heritage Council of NSW, the National Trust of Australia (NSW) and the Queanbeyan Historical Society.]

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