

## OEPA COMMITTEE MEETING

7.00pm, Wednesday, 25 February 2015  
at the Community Hall, Oaks Estate

### Minutes

#### 1. Attendance:

Michel Starling (Acting President), Alex Saeck, Judith Saeck, Ewan Maidement, Dan Heldon, Adam Stephan-Slade, Kate Gauthier (Minutes)

**Apologies:** Karen Williams.

Michel Starling opened meeting at 7.12 pm and discussed the range of matters to be covered in the agenda. Outlined that OEPA has already agreed and sent two submissions on planning, and our future submissions would be based on the already agreed position.

#### 2. Minutes of previous meeting

Not yet ready for committee consideration.

#### 3. Membership of board

Kate Gauthier outlined the constitution (printed copies had been provided for each committee member) and explained that rule 16 means Nick Saeck's position was vacant, as Nick had not attended any meetings since the AGM in June 2014, nor had he sent apologies nor sought the consent of the board not to attend.

It was noted that Nick Saeck had insisted the proposed meeting be changed from Tuesday evening to Wednesday to suit his schedule, and then he had not turned up to this meeting.

The board agreed with the reading of the constitution and noted that Nick Saeck's committee position was vacant under rule 16 of the constitution.

Kate Gauthier informed the committee that as there was now a vacant position, the committee could decide to nominate Nick Saeck to that position. There was discussion as to whether Nick Saeck was a suitable candidate to be voted back into the vacant position.

A call for a nomination from the committee was made. No-one raised a motion to nominate Nick to the committee.

**Action:** Alex Saeck raised the idea that OEPA is not very attractive to young people like Nick and we should try to make it more attractive and relevant to young people.

Michel invited Alex to form a sub committee to work on the issue of recruitment. Alex Saeck declined to form a sub committee or undertake work on the issue.

Michel Starling noted that in the past, activities that would have been attractive to young people, such as the street festival, did not receive good support from the board. Alex Saeck disputed this, and a discussion was made over whether Michel received adequate support from the committee. Michel felt he had not been supported and was disappointed in the committee.

Discussion moved to roles that OEPA required. Michel Starling outlined that people should be very clear about their commitments and interests. Michel outlined other roles apart from office holder positions and asked ordinary members to consider what other roles they could take ie media officer etc etc. particularly to respond to Alex's idea about being more relevant and to be more visible in the community.

Kate stated that she would be happy to take a lead role on government and community liaison work, but had limited interest in event development. Ewan Maidment strongly argued against being required to take on a specific role. It was agreed after a period of time that discussion on this issue would require more time than available at this meeting and should be resumed at a future date.

#### **4. Constitution - discussion of the objectives and purpose of the association in relation to precinct code work.**

Michel asked the committee to read the printed copies of the constitution to review the objectives and remind ourselves of what we are supposed to focus on as an association. Ewan pointed out they were inherited from the previous incorporated organisation and therefore has a long history.

There was some discussion from Alex Saeck around the history of the board over the past decade.

#### **5. AGM/Karen handover**

- Committee to discuss acting positions.
- Treasurer to update on audit in preparation for AGM.

AGM - Michel Starling suggested 2-3 May for the AGM. Gives enough time to promote it and get more people to attend. Kate Gauthier noted that May is the last possible month for us to comply with the 5 month's from end on financial year rule. The committee noted that former president Karen Williams had informed the committee in December 2014 that she wanted to hold an AGM as soon as possible and asked the treasurer, Alex Saeck, to have the books audited in order to prepare a financial report for the AGM. As of this meeting in late February, the books had not yet been audited.

Alex said the audit will be done in time for the AGM.

**Action:** Everyone check there is no conflict for date of Sat 2nd May.

Ewan raised issue of the acting president role and how that would impact on the current planning campaign. There was discussion around whether changing president would be seen as positive or negative given the planning process the suburb is undergoing.

**Motion:** Dan moved, Kate 2nd to accept resignation of Karen as president. Karen is remaining as an ordinary member of the committee.

**Motion** Ewan moved that the committee appoint Michel to the vacant position as President, Alex 2nd, all in favour.

The committee decided not to fill the vacant vice president role.

## 6. Planning issues

### **6.1 Discussion by committee and possible motion on the key issues to be covered at this meeting. Note that Alex has requested an agenda item that every rule contained within the precinct code be discussed line by line.**

Discussion of how much the workload was and that it would be very difficult to meet the deadline unless everyone made sure they got their comments in on time. Alex suggested that OEPA should leave most of the work to the Govt. who have our best interests at heart. Alex suggested that OEPA should not put in any response on specific rules, but we should put in a general statement of our preferred general direction for planning.

Kate called for a decision by the committee on Alex's position that the OEPA should not put in a submission that responds to individual rules.

**Motion** Dan proposed OEPA draft a submission that both puts forward our general vision for planning as well as responds to specific rules. Ewan 2nd. None disagreed

#### **Moved ahead to item 6.5 timeline.**

Ewan said that deadlines are very difficult to meet. Alex and Judith also said that they had trouble in meeting deadlines. Kate outlined that the submission had to be sent in by 16th March, so if people were not able to provide input, the submission from the OEPA had to be sent in regardless. Kate outlined that people were given an opportunity to provide input, and if they did not do so, for whatever reason, that did not mean that OEPA would not be providing a submission. Kate also outlined that OEPA committee members were provided with a long time to provide their input to the submission process, as she had sent materials to people three weeks ago and no-one had responded in the first round.

The committee agreed to the timeline.

Nick Saeck arrived at 8.02pm.

Michel explained to Nick that under the constitution, as Nick had not attended any meetings since the AGM, over 7 months ago, Nick was no longer a member of the committee. Nick strongly disputed this, saying that he had not signed anything nor read the constitution. It was explained to Nick that being a member of the committee required him to turn up to committee meetings, and that there was no 'written contract' that committee members had to sign. Nick again strongly disagreed and stated that he had not attended meetings because he was too busy. Michel explained that if Nick was too busy to attend meetings, then he should consider other ways to participate instead of being on the committee. Nick continued to dispute the issue and was asked to halt his disruptive behavior by Michel Starling and Alex Saeck. Nick was allowed to remain as an observer.

Discussion returned to planning issues:

Kate outlined that people can contact planner Simon to ask any technical questions. Discussion ensued around how to get advice. Kate noted that she felt reluctant to research advice on behalf of others, because in the past when she provided the research to other committee members, they disregarded or ignored facts when they disagreed with their already formed views on planning and development. After discussion, it was agreed by

the committee that planning questions could be sent to Kate who would forward them on behalf of the group to Simon. Kate outlined that she would CC the group who could then see the answers themselves directly from the planners.

Alex stated that we should get professional advice. Kate agreed, but outlined that in the absence of professional advice, OEPA should still put in a submission. There was general discussion around this. Alex argued that without professional advice, OEPA should not make any submission. Kate stated that if Alex felt so strongly about it, then he should take responsibility for finding professional advice instead of putting it up as a barrier to OEPA putting in a submission.

**Motion** Kate asked the Committee to consider the proposal from Alex Saeck that OEPA should not draft any submission on the precinct code without professional advice. No one proposed a formal motion in support of this proposal.

It was agreed by the committee that professional advice would be sought, but it would not halt OEPA from putting in a submission.

Ewan stated that we need to outline the issues of what we should be seeking advice on... the number of floors and the site coverage means a canyon of buildings on railway street. Said that Petra had drawings of what the street could look like. Ewan's notes reflect that Petra said the CZ5 area would have 30 dwellings.

Michel talked about a planner could work out what the precinct code could result in as far as levels of development. Discussion about how the wording of the master plan and discussions with the planners could be summarised and sent to the committee.

Michel said that we want change but not wholesale radical land sales and changes to the

Nick said would be good idea to have design controls to make McEwan Ave look like an original commercial street e.g. Braidwood. Nick asked if there is a grant to buy the shop and run it.

Discussion ensued on how to strengthen how we describe visual built form of McEwan Ave using Braidwood and Googong as an example eg deep balconies.

### **What to do on the weekend:**

Michel has pictures of what could be done in Dickson. Alex said this kind of picture would be good to hand out to community.

Judith left at 9.50

Ideas for handouts:

- Photos of apartment blocks vs townhouses- which one do you want in your neighbourhood?

OEPA agreed positions for flyer:

- OEPA does not agree with 3 storey apartment blocks of 45% site coverage
- OEPA would like to see townhouses or houses.
- We want the blocks subdivided into 500sq m blocks to encourage single dwelling detached homes.

- No consolidation for building apartments.
- Building design controls that contribute to the village character. eg McEwan ave look more like braidwood, deep verandas etc. early 20th century appearance.

Kate will draft a petition and send to committee for review before printing and having available on the day.

OEPA wants to talk about block consolidation. Michel to ask this question. Asking about how environmental issues.

**6.2 Discussion by committee of motion proposed by Alex: *That OEPA will not propose any planning controls that limit the current or future property rights of any existing property owner.*** (Draft text proposed by phone to Secretary. To be confirmed by Alex at the meeting.)

Item held over for next meeting.

**6.3 Discussion by committee and possible motion on professional planning advice.** Alex has proposed that in the absence of any professional planning advice, OEPA should not provide specific recommendations to the precinct code, but focus on overall outcomes.

*Discussion covered in minutes as above*

#### 6.5 Timeline

Discussion by committee and possible motion agreeing to a timeline for drafting our input to the precinct code, including deadlines for committee written input.

Proposed submission methodology for consideration: The members of the committee will provide written comment to the Secretary on the precinct code. All input will be collated into a master document that captures everyone's input. This document will be debated and individual items voted on at a face to face committee meeting. Based on the decisions of the committee at this meeting, the Secretary will prepare a final precinct code submission. This draft will be circulated for comment and final approval by an email vote of quorum (an email indicating consent from at least 1 office holder plus 3 other committee members will be taken as quorum).

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| Wed 25 Feb   | Committee Meeting to discuss broad position for OEPA to take to public meeting on Sat 28 March.          |
| Fri 27 Feb   | Secretary update and recirculate the precinct code notes prepared earlier in Feb                         |
| Sat 28 Feb   | public meeting   |
| Mon 2 March  | Deadline for all committee written input to precinct code.   |
| Tue 3 March  | Secretary collate all input into a master document send to committee for consideration prior to meeting. |
| Thu 5 March  | Committee meeting to discuss master to precinct code.  |
| Mon 9 March  | Final draft sent to committee for comment to ensure it meets the position agreed at meeting.             |
| Fri 13 March | Deadline for committee comment on final draft.   |

Mon 16 March OEPA submission sent to ESD

*Discussion covered in minutes as above*

6.5 General issues raised via email:

Karen's input:

- Protect Heritage on precinct code because of no heritage guidelines
- River corridor and environment issues enshrined in precinct code.
- Precinct code should enshrine the advice OEPA has already debated and agreed upon in the Master Plan advice we provided to Government.

Minutes confirmed at meeting 8 April 2015