

Oaks Estate Progress Association

**Minutes of open meeting of OEPA Committee
to discuss master planning issues,
7.30pm, 12 April 2012,
at the Oaks Estate Community Hall.**

Present. Karen Williams (Chair) and about 30 members present.

Apologies: Bernadette, Nerrida, Barbara, Grant, Sheila, Bede and Garry Tongs, Meredith.

Minutes of previous Committee meeting held 22 March 2012. Moved Fran Lethbridge, seconded John Bruggeman that they be accepted. Carried.

Matters arising. None.

Reports.

Financial report deferred until the next ordinary committee meeting.

River Restoration. Karen reported that re-vegetation is starting. Greening Australia will coordinate community involvement in tree planting.

Public Housing. Karen reported that a Public Housing Group meeting will be held in a couple of weeks involving long and short term tenants, ACT Housing, South Side Community Services, St Vincent de Paul and the Community Services Directorate. There will be a BBQ at the meeting. A face to face meeting due on Monday coming was cancelled by ACT Housing.

Community response to initial draft design plans from master plan consultants

Karen reported that the consultants had not supplied the drawings. She referred to her account of the reference group meeting published in the *Oaks Estate News*.

In summary, Karen reported that the first half of the reference group meeting dealt with matters involving a number of ACT Government agencies other than ESDD. The planning process took a broad sweep – it involved all agencies and put Oaks Estate on their radar.

Michel & Karen reported that these were:

- *Eastern Broadacre Study* - scope of the *Eastern Broadacre Study* broadened to include Oaks Estate and impacts on heritage; Oaks Estate Master Plan will inform the study; it is a work in progress – its deficiencies have been recognized – now looking at constraints on development which has shifted focus to Eastern Fyshwick and Harman.
- Cross Border issues – Oaks Estate being cited as an example in a MOU;
- Heritage matters – Heritage Register being corrected, Oaks Estate precinct citation being progressed, including Karen's landscape citation (written on behalf of the ACT National Trust).

Grazing land over the northern side of the river. Peter reported that the owner wants to develop a housing estate on the land. John Bruggeman commented that housing development over the river is recognized in the Spatial Plan. Karen argued that development on the other

side of the river would be constrained by recognition of the landscape heritage value of the land (depending on ACT Heritage Council decision).

Karen reported that the second half of the reference group meeting was focused on Oaks Estate:

- we were informed that land releases have been delayed till 2015;
- we were informed that there would be no development until infrastructure is improved;
- the community would like population to stay at the 300 mark;
- dual occupancy un-resolved.

Dual occupancy. Michel and Karen introduced the issue of dual occupancy: either we have one house/one block or dual occupancy. Dual occupancy does not involve splitting titles. It specifies the proportion of the block, which can be built on. If we choose dual occupancy the Precinct Code, which will be produced from the Master Plan, will lock in a plot ratio. The existing plot ratio in Oaks Estate under the Territory Plan is 50%. The plot ratio in Hall and Tharwa is 25%.

Mrs Squire argued that current regulations have limited development in Oaks Estate so far. Nick Saeck agreed – there has been no trouble so far at 50%. Peter said that no land owner would willingly reduce the block ratio to 35%. Alex stated that the plot ratio for dual occupancy is about 28.8%, not 35%, depending on the type of block, for example where the set-backs are located. Michel said that we cannot argue for Oaks Estate as a unique urban village if we allow 50%; that a reduction in plot ratio would not reduce capacity to develop land. Terry wanted to protect privacy and maintain open space. Keith compared dense development on single blocks in for example Forrest and stated that we need rules to protect existing blocks in Oaks Estate. Fiona suggested that plot ratios could be varied over several areas within Oaks Estate. Michel stated that this could produce inequities.

Kate asked for research on exact land development provisions. Alex said that there were too many unknowns. He asked architectural examples to show the impact of the various plot ratios.

Peter asked whether the matter would be decided by vote or consensus. Karen said that she is looking for consensus and put the argument on hold, to be further discussed at the public design workshop (supported by further explanation of definitions by ESDD).

Artisans' Garden Village. Karen read from a document provided by the consultants describing plans for Oaks Estate roughly as follows:

- Limited infrastructure
- Vacant blocks undeveloped
- Opportunity for place holder experimentation
- Provision for mixed development: maintain existing provisions for single dwellings or dual occupancy
- Mobil site – 20 semi-detached dwellings approved by Heritage Council
- By-pass village area via Mountain Road; traffic calming
- Convert rural land at bottom of River St at expiry of leases
- Heritage register to name 12 specific buildings
- Visual buffer to north of Oaks Estate

- Cultural precinct integrating The Oaks, Robertsons' House, the Railway Station and the ford at the end of River St
- Relocate community garden to open space in front of the station
- Orchard planted where the community garden is now
- Links between McEwan Av and Gillespie Park
- Govt to acquire land of asbestos and aluminium factories for 'artisan plaza'
- Public housing in George and River Streets sold off / demolished in exchange for transfer to part public housing in new village centre
- Return land occupied by George and River St flats to dwellings of a scale consistent with others in the area
- Cluster housing on consolidated blocks in Village Centre / Cultural Precinct
- Railway land developed for use, including Ampol shed and turntable
- Pedestrian bridge at the end of River St
- *etc., etc.* [See Karen's document - not tabled. Remind me to give it to you. I suppose I can now that the public meeting is past.]

Comments:

Fran. 20 houses will go ahead on Mobil site if the land is remediated.

Peter. The area will be medium density

Peter. Consultants not opposing light industrial development on the railway Land — opposition to medium density on Florence St.

Karen. We can talk to / influence the developers – it is in their interest to talk to us

Alex. Where will the artisan development be?

Peter. Govt wants 100 new residents; Govt will do no improvements unless it receives trade-offs on land sales

Michel. The latter is not acceptable

Fiona. Research required on parking spaces in Village Centre / Cultural Precinct

Karen. Off-street parking would be a proviso of the leases

Terry. Danger of agreeing to more public housing and existing public housing flats remain

Karen. Referring to her document, states that the flats would be demolished (this would have to be negotiated).

Peter. the move would reduce public housing overall as there would be a private component to the new development

Alex. there is not enough space to accommodate housing and cultural precinct, artisan area

Fran. It would spoil the front of Oaks Estate

Michel. the new area would be attractive – cottage industries – business stimulus

Peter. the aluminium and asbestos factories would be shifted to Beard at Govt expense

Karen. we can limit density – wants a direction on dual occupancy

Fiona. Public housing in Reid will be reduced to 10-15%. What social implications? What mix? What densities?

Dual occupancy

Alex. ask Petra and Aimee for detailed information so that we can make an informed decision

Michel. LDA want c.50 dwellings on 11 blocks – that requires medium density

Karen. trade medium density in top precinct for one house / one block in the remainder

Peter. that will guarantee medium density.

Karen. lock in demolition of Govt flats

Agreed: opposed to medium density. Parts of the top area are identified as an area for higher density if necessary.

Michel. medium density is more than two dwellings/block

- more information required on set backs & plot ratios.
- can two small dwellings be put on one block and protect space?

Queanbeyan Land and Environment Plan.

Karen. Reported that OEPA has received a letter from Mayor Overall – copies distributed to the meeting. The OEPA campaign has achieved results in that the Mayor, Councillor Ann Rocca have taken an interest. The Mayor has acknowledged that the Oaks Estate master plan is a factor.

Agreed to take down the “Shame Overall Shame” sign and write to the Mayor thanking him for his concern.

Rachel. New sign, “Oaks Estate Says Have a Nice Day!”

Ewan. Ask for a copy of the ESDD submission to Queanbeyan Council in response to their LEP.

Fran. Re-construction is underway at Ampol shed on the Railway land – workshop being built.

Front fences and front gates.

Karen. Fences used historically to keep out stock.

John Bruggeman. Fences part of the character of the village.

— Height limits?

Agreed. Two metre high inner-urban style concrete walls not appropriate.

Agreed. Seek advice from Heritage Unit on appropriate front fencing.

Other business.

Keith. Will we vote at the public consultation next Wednesday 18 April?

Karen. We will be presented with 1 draft plan, plus options.

The meeting closed at 9.30pm