

02 March 2023

**Environment, Planning and Sustainable Development
Directorate (EPSDD)**
Level 1, 480 Northbourne Avenue, Dickson, ACT 2602
ATT: District Planning Team

Dear District Planning Team,

On behalf of the Land Owners of 130 Oaks Estate Road, Majura, ACT (Blocks 680, 681, 699, 701) – *Oaks Estate Road Nominee P/L* we are issuing this letter seeking the District Planning Team to consider the above mentioned blocks within the Eastern Broad Acre area planning and/or Possible Change Area subject to investigation.

For the past 12+ months we have been working with a group of Consultants creating a masterplan for 130 Oaks Estate given its central location and connection to main arterial roads. The East Canberra Draft District Strategy significant underestimates the potential of this land given its proximity to services and facilities in Queanbeyan that are not recognised in all of the district context analysis. We have undertaken numerous workshops to date with consultants such as Urban Planners, Town Planners, Landscapers and the like to refine the vision with various disciplines still undertaking investigations of the area.

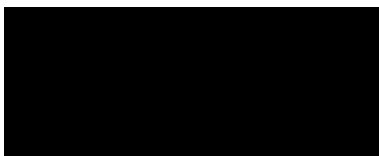
We believe that these blocks were an omission from the original Eastern Broad Acre zoning/mapping considerations because they are lease land, but should be included under the *Draft District – East Canberra* plan. Please refer to the attached markup as extracted from the ACT Government Your Say Conversations showing the location and extent of the blocks.

We note that our own ecological investigations suggest that there are no Commonwealth matters of National Environmental Significance on the site that would warrant consideration under the EPBC ACT, so the site does not need to be considered as part of the ongoing Strategic Assessment, it could however be considered as part of the Eastern Broadacre Study land use policy decisions.

Thus, on behalf of the owners, we strongly believe that our request should be considered and identified in the Draft District Plan – East Canberra as a possible change area. We would also like to facilitate a meeting to discuss the long-term vision and plan for the area should a date be available in the coming months.

Please feel free to get in touch should you have any further questions or require additional detail.


Yours faithfully,



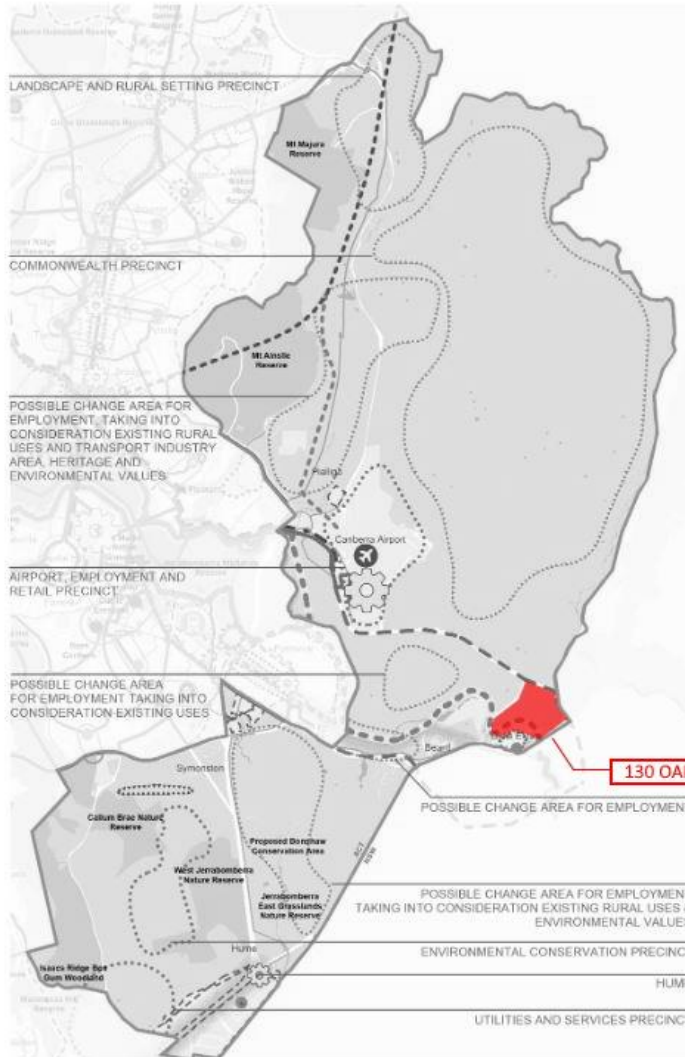
 – JEGA
Development Manager



cc.  – JEGA

cc.  – Canberra Airport Group

Appendix – Draft East Canberra District Strategy Plan Extract (130 Oaks Estate)



LEGEND

Note: This is a common legend for all similar district plans and not all items listed will appear on this drawing

- District Boundary**
- Blue-Green Network**
 - Open Space
 - Nature Reserve
 - Water Bodies
 - Sportsfields
- Existing Connections**
 - Primary
 - Secondary
- Possible Future Connections**
 - Primary
 - Secondary
- Economic Access and Opportunity**
 - Economic and Employment Focus
 - City/ Town/Group/Local Centre
 - Service Trades/Industrial
 - Local Centre
 - Group Centre
 - Innovation Precinct
- Strategic Movement**
 - Current Light Rail Corridor
 - Proposed Light Rail Corridor
 - Current Rapid Bus Corridor
 - Proposed Rapid Bus Corridor
 - Current Active Travel Community Network
 - Proposed Active Travel Community Network
 - Bi-centennial National Trail
 - Strategic Investigation Corridor
 - High Speed Rail Alignment
 - Proposed
 - Alternate
- Sustainable Neighbourhoods**
 - Future Investigation Areas
 - Rapid Stop to Local Centre 200m Connections
 - Rapid Stop to Group Centre 400m Connections
- Key Sites and Change Areas**
 - Proposed
 - Possible
 - Potential
- Inclusive Centres and Communities**
 - New Community and Recreation Facilities
 - Possible Centre Revitalisation Opportunity
 - Shopping Centre Improvement Program Underway

Scale at A4 1:80000

