

Hornsby Shire Council

Manager Strategic Planning, Fletcher Rayner reports



Hornsby Interactive Map

Council has prepared a new electronic mapping tool which is now available on our website at www.hornsby.nsw.gov.au/hlep by clicking on the relevant link. The map can also be accessed by tablet or mobile phone.

The tool can be used to navigate Council's Local Environmental Plan maps, bushfire map and land which benefits from the State Government's Complying Development Code.

Epping Urban Activation Precinct

Council recently exhibited amendments to the Hornsby Development Control Plan 2013 (HDCP 2013) which was exhibited for public comment from 25 May and 27 June 2014.

The draft amendments translate design controls recommended by the Department of Planning and Environment and mainly relate to the Epping Town Centre

commercial core and character statements for three newly scheduled.

Heritage Conservation Areas

Submissions are now being reviewed with a view to reporting the matter to Council in August / September 2014

Granny Flats

At its meeting on 11 June 2014, Council considered Group Manager's Report No.PL32/14 concerning Section 94 Contributions for Granny Flats.

Council resolved to adopt the amended Hornsby Shire Council Section 94 Development Contributions Plan 2012-2021, which reduces the rate for granny flats (secondary dwellings) from approximately \$18,500 to \$9,500. The rate varies slightly depending on the location within Hornsby Shire and can viewed on Council's website at www.hornsby.nsw.gov.au/property/development-applications/section-94-contributions

Parramatta City Council

Councillor, Lorraine Wearne reports



Local Works

We are about to sign the agreement for the funding of the town centre works with the State Government so hopefully work on the long awaited public toilets will start soon.

Work should start this week on the garden at the corner of **Garland and Wyralla Avenue** to prevent casual parking on the footpath.

I have requested that council staff investigate the problem caused by parking in **Warrington, Wyralla and Garland Streets** and consult with the residents on possible solutions.

The other traffic works in **Bridge/Kent** and other areas are

now in design and will go out for public comment soon and the works are funded to be completed this financial year.

Events

Farmers Markets are held in the Parramatta Mall every Friday from 7.30am to 2pm.

Produce on offer changes regularly and includes; fruit and vegetables, nuts and dried fruit, eggs, fresh bread, meat, honey, cakes and pastries, oil, vinegars and dhukka.

Riverside Theatre has a wonderful program this year including such shows as **The Wharf Revue, The Sacred Music Festival, Tubular Bells for Two** and many other shows with special children's shows.



EPPING CIVIC TRUST

www.eppingcivictrust.org

- **PRESIDENT** - Graham Lovell
Phone: 9872 4950
- **SECRETARY** - Position Vacant
- **TREASURER/ MEMBERSHIP** - Alan Swales, PO Box 2509, Carlingford Court 2118
Phone: 9869 1954

ORDINARY GENERAL MEETINGS 2014:

- Tuesday, AUGUST 19
- Tuesday, NOVEMBER 18

Church of Christ Hall,
31 Bridge Street, Epping at 7.30pm

Epping Civic Trust objectives:

The 'objects' of the Trust are:

1. to preserve the natural beauty of the area - including trees, parkland and bushland
2. to initiate and support moves which will make the area a better and healthier place to live.
3. to protect the area from:
 - environmental ugliness and bad planning
 - all kinds of pollution and unnecessary noise
 - destruction and vandalism by public or private organisations
 - exploitation by developers
 - future high density housing and development of industry
4. to encourage community spirit within the area
5. if necessary, in the pursuit of these aims, to support the creation of a new Municipality.



EPPING CIVIC TRUST

www.eppingcivictrust.org

Representing the community since 1971

Newsletter

August 2014

NEXT MEETING: NOTICE is hereby given that the next **ORDINARY GENERAL MEETING** of the Epping Civic Trust will be held on **TUESDAY, AUGUST 19, 2014** in the Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm.

Kindly note that outstanding fees for 2014 must be paid before the meeting commences as only financial members are eligible to vote.

AGENDA: ORDINARY GENERAL MEETING

1. Guest speakers from Planning Division, Hornsby Shire Council
 - Group Manager, James Farrington
 - Manager Strategic Planning, Fletcher Rayner
2. Discussion - Town Centre: Development Control Plans
3. Councillor's reports
4. Election of Secretary & Publicity Officer
5. General business:
 - Further contribution to the Better Planning Network

Epping Town Centre

Vice President,
Graham Medhurst reports

Hornsby Shire Council - Draft Development Control Plan (DCP)

The Epping Civic Trust lodged a submission on the draft DCP for the Hornsby Shire part of the Epping town centre which was on exhibition in June.

The Trust found some inconsistencies in the plan with regard to advice given to the Minister when he approved the rezoning of the town centre earlier in the year. For instance the Council proposed limitations on the size of commercial floor spaces contrary to NSW Planning guidance that there should be no set limits. Setting limits could discourage some commercial enterprises that would like to establish businesses in Epping.

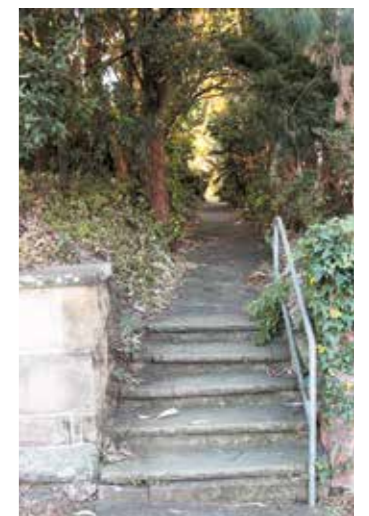
The Trust was also concerned that the Council hadn't put the effort in to managing the external impacts on our new heritage zones in Essex Street and Norfolk Road. Again this was despite NSW Planning telling the Minister that special provisions were required.

The development principles and diagrams in the draft DCP appeared to the Trust to be very basic and lacking in detail particularly when compared with work that had gone into the planning for other centres around the Shire. This was particularly stark in relation to the proposed Pembroke Civic precinct in the vicinity of the public library.

Others matters of concern were the lack of reference to the potential heritage site in Oxford Street (Barren Hills Sawmill), the poor mapping of walk ways, and lack of an infrastructure plan.



Lost walkways



SPECIAL GUEST

To facilitate a discussion on these issues the Trust has invited senior planning officers from the Council to attend our general meeting in August. Also note that the Trust's submission on the DCP is available on our website at www.eppingcivictrust.org

Meeting with Roads and Maritime Service

Committee Member, Andrew Christie reports

A meeting was organized by the Epping Chamber of Commerce on Monday 14 July to discuss plans for road works in Epping. The points below summarise the agenda items and the resultant discussions/outcomes.

1. Epping Rail Bridge – This bridge is at maximum weight capacity and cannot be modified. A proposal to add an additional lane via a new single lane bridge on the southern side of the existing bridge is now being considered. This would butt up to the existing bridge and appear as a single bridge. Funding approval is now being sought for an additional \$9 million to complete this project.

2. Epping Road (Essex Street to Blaxland Road) widening – Funding has been approved for this work. Some further design work is required and the work will require relocation of a substantial number of utilities at the junction of Langston Place/Epping Rd/Blaxland Road.

3. Essex Street, right hand turn onto Epping Road – Funding has been approved.

4. Beecroft Road/Carlingford Road intersection – Basically there is too much traffic at this intersection. Options are varied and are still under consideration.

5. Langston Place – Plans and funding have been finalised for the modification of Langston Place so that right turns onto the rail bridge will be prohibited.

6. Widening of Epping Road from Terry's Creek to Essex – This project has been discussed for a long time and land is already available. However, funding is not likely in the short term.



7. Beecroft Road widening at Station – there has been some planning on this issue. There have been discussions with land-owners along the western side of Beecroft Road as approval for development works may be dependent on moving the tower for the pedestrian bridge a few metres to the west of the current location and resuming land for bus bays

8. Rawson Street/Carlingford Road – There doesn't appear to be any guaranteed solution at this point but options were discussed.

9. Cliff Road Tunnel possibility – this was discussed briefly but representatives of both Parramatta and Hornsby Councils indicated that their assessment of the proposal resulted in a finding that the benefits could not be justified by the cost.

The Trust understands that \$16 million has been allocated for the approved road works (excluding the bridge project) and that the works will commence in 2015.

its current works program a two lane left turn form Carlingford Road onto Beecroft Road.

The full briefing can be viewed on the Trust's website.

A meeting was held with the local member Greg Smith on the 27th July as a first step in progressing the issue. The response from Greg was supportive and he agreed to make a representation to his colleague, the Minister for Road, Duncan Gay on the matter. He did this in writing on the 4th July 2014.

Greg also raised the issue at meeting on 14th July with representatives of the Roads and Maritime Service.

This meeting was organised by the Local Chamber of Commerce (See the separate article above by Andrew Christie).

The Trust has also briefed the Manager of the Hill/M2 motorway, Dom DeConti.

We have not had any feedback on our representations to date.

Improved Access to M2 from Epping

Vice President, Graham Medhurst reports



Following a resolution at the last general meeting the Trust prepared a briefing note on this issue. In summary, the Trust's position was:

1. That Transurban installs a modified traffic management system for the Epping on and off ramps on the same basis as the currently under construction Lane Cove Road east on-ramp.
2. That the Roads and Maritime Service includes in

Tree destruction

Draft VPA, 30/34 Keeler Street, Carlingford

Committee Member, Graeme Wyber reports

The history of the Keeler Street housing precinct in Hornsby Shire (HSC) together with the onslaught of large duplexes and townhouses within the surrounding Parramatta City Council (PCC) area, show that the councils are not serious about the retention of mature trees.

Over the past two years approximately 30 duplex developments have been built in the area with the loss of some 150 large trees, which in anyone's language represents a substantial forest – one wonders whatever happened to PCC's slogan "The City of Trees" or HSC's slogan "The Bushland Shire".

Despite indications in control plans that the bluegum forest remnants in the Keeler Street precinct would be preserved they have largely been destroyed. The voluntary planning agreement (VPA) that has been offered to the owners of 30/34 Keeler Street by the HSC, if accepted, will see the last remnant go. If the developer pays the fee in the agreement (\$47,000) the trees will go but the Council has indicated to the Trust that it will reinvested the funds in re-forestation projects in the area.

The principle of reinvesting funds generated by the developments in the Keeler Street precinct in the local area is equitable and just. It should not be forgotten that Councils' rates per allotment will increase dramatically



when the new unit dwellers are in residence and that the Section 94 levies that apply to every unit will be substantial.

The Trust must remain vigilant to ensure these windfall funds are spent locally and wisely.

Support for Heritage Properties

Committee Member, Ruth Evans reports



Parramatta City Council's Local Heritage Assistance Fund provides small grants to owners of individually listed properties or properties within the heritage conservation areas. Work that will improve the heritage value of the property would be considered by Council, and could include maintenance work, or reinstatement of missing original features (fences, verandahs, decorative details etc).

If your property is located within the now enlarged Epping/Eastwood Conservation Zone within the Parramatta Council area, you could be eligible to apply for a grant to help with the cost of this restoration/conservation work.

Heritage grants to individual properties are limited to: \$1,300 for applications up to \$5,000 in value

\$2,650 for applications between \$5,000 to \$20,000 in value; and \$3,300 for applications up to \$20,000 in value

For more information, phone Council's Land Use Team on 9806 5093 or from their website: http://www.parracity.nsw.gov.au/build/heritage/assistance_and_benefits



Better Planning Network Call for funds

With the NSW State Elections just 8 months away, the BPN is gearing up for a new phase of campaigning for better planning across NSW. It is vital that we raise enough funds to enable us to run a strong and effective campaign and we hope that you will be able to support this call for donations.

Development and business lobbies are well-resourced financially and professionally staffed. In contrast, the BPN operates on very limited financial resources. However, this has not stopped us from running a very successful 2-year campaign. Last year we made sure that we stopped the Government's Planning Bills 2013. Our next step is to ensure that whichever party is elected to govern NSW in 2015 puts in place a visionary planning reform that benefits, rather than takes away from, communities. So once again we call on your generosity to enable us to continue the fight.

Your donation will ensure that we can engage vital project management, administration and media services that will greatly contribute to the running of an effective campaign. Our Financial Policy is available on our website: betterplanningnetwork.good.do.

*Thank you,
Corinne Fisher
on behalf of the Better Planning Network.*