



Acting Manager, Strategic Planning  
Katherine Vickery reports

### Epping Town Centre planning (UAP) and related infrastructure planning/works programming

Council anticipates that the Epping Urban Activation Precinct (UAP) Amendment will be finalised by the Department of Planning and Infrastructure early in 2014. Following its finalisation Council will consider a report presenting draft Development Control Plan (DCP) controls for Epping. As part of the finalisation of the Epping UAP Amendment, it is also anticipated that details of the Precinct Support Scheme Funding will be released by the Department with regards to funding for both Hornsby and Parramatta Councils.

### Keeler Street Precinct planning/works programming

At its meeting on 20 November 2013, Council resolved to add a number of proposed traffic improvements to the key principles diagram to support the development of the Carlingford Road precinct. These include:

- Signalisation of the intersection of Carlingford Road and Hepburn Avenue;
- Installation of traffic calming devices in Keeler Street;
- Provision of an intersection treatment/roundabout on Keeler Street at Hepburn Avenue or Rickard Street;
- Continue with the proposal to prohibit left turn movements from Keeler Street into Pennant Hills Road which was already on the key principles diagram.

Although they are now identified in the Hornsby Development Control Plan, there are still a number of steps required to be undertaken before the traffic improvements could be implemented, as follows:

1. Liaise with Parramatta Council concerning how the left turn ban would be managed;
2. Submit a Traffic Management Plan to the RMS for endorsement;
3. Refer the Traffic Management Plan (if endorsed by the RMS) to community and stakeholders for comment;
4. Refer the results of the consultation and detailed design to the Local Traffic Committee for a recommendation.

### Epping heritage planning

The Department of Planning and Infrastructure will be progressing heritage provisions for Epping as part of the Epping UAP, including three new heritage conservation areas and new heritage items. Final details of the heritage provisions will be available when the Epping UAP Amendment is finalised by the Department.

### Tree protection planning

In November 2013, Council exhibited a proposed change to tree protection provisions in the Hornsby Development Control Plan. Tree protection currently extends only to tree species that are indigenous to Hornsby Shire and to all tree species within heritage conservation areas. The proposal is to add 21 species that are not indigenous to Hornsby Shire for Shire-wide protection within the DCP. It is anticipated that a report considering submissions will be considered by Council early in 2014.



### Other planning/works programming of relevance

On 20 November 2013, Council resolved to adopt the Heritage Review 5 Planning Proposal (as amended), subject to the deferral of draft Heritage Item No. 1828 (known as 311 Malton Road, Epping). Council is currently working with the Department of Planning and Infrastructure to make the amendments to Schedule 5 (Environmental Heritage) of the Hornsby Local Environment Plan 2013, which are expected to be published on the NSW legislation website in early 2014. A copy of the Planning Proposal and relevant documents are available for viewing on Council's website.



**EPHING CIVIC TRUST**  
www.eppingcivictrust.org

Representing the community since 1971

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**ANNUAL GENERAL MEETING 2014 & ORDINARY GENERAL MEETING: TUESDAY, FEBRUARY 18, 2014**  
**ORDINARY GENERAL MEETINGS 2014: TUESDAY, MAY 20, TUESDAY, AUGUST 19, TUESDAY, NOVEMBER 18**  
**Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm**



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**Newsletter**  
February 2014

**NEXT MEETING: NOTICE** is hereby given that the next **ANNUAL GENERAL MEETING and ORDINARY GENERAL MEETING** of the Epping Civic Trust will be held on **TUESDAY, FEBRUARY 18, 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: ANNUAL GENERAL MEETING

1. Confirmation of Minutes of Annual General Meeting of 19 February 2013
2. To receive and adopt the President's Annual Report for 2013
3. To receive and adopt the Treasurer's Audited Annual Report for 2013
4. To elect Office Bearers for the positions of President; Vice President (2); Secretary; Treasurer; Assistant Treasurer; Minutes Secretary; Publicity Officer; Newsletter Editor and Committee Members
5. To appoint an Auditor for 2014.

### ORDINARY GENERAL MEETING

1. Councillors reports
2. General business: Local Government review

## Local Government Review



Committee member, Andrew Christie reports

On 8 January 2014 the Final report of the NSW Independent Local Government Review Panel chaired by Professor Sansom was exhibited for public discussion and comment. The full report can be viewed at: [www.localgovernmentreview.nsw.gov.au](http://www.localgovernmentreview.nsw.gov.au)  
The Panel recommended:

1. The amalgamation of Hornsby and Ku-Ring-Gai Councils
2. Combine Auburn, Holroyd, Parramatta and the western third of Ryde into one council
3. Move the northern boundary of Parramatta to the M2 (this would result in Epping being solely in one council)
4. Converting Regional Organisation of Councils (ROCs) into mandatory, statutory regional bodies called Regional Joint Organisations
5. Allow the optional establishment of Community Boards at council level
6. The compulsory election of Mayors
7. Strengthen the revenue base of councils by reviewing the rating system by  
Removing or reducing concessions and exemptions  
More equitable rating of apartments and multi-unit dwellings.  
Replace rate pegging with a new system of "rate benchmarking".  
Establish a State-wide borrowing facility to enable local government to make increased use of debt where appropriate.

"The Trust does **not** endorse the opinions of Mayor Steve Russell (SMH 11 January) **nor** the Sydney Morning Herald editorial"

### Selfish councillors, bureaucrats impeding local body reforms

The *Herald* summed it up well in its editorial ("Council mergers likely to be a reform too far for O'Farrell", January 10).

The only impediment to long overdue and necessary local government reform are self-interested councillors and bureaucrats. Fortunately we have few of them at Hornsby but we are not immune.

It is a shame that people who supposedly put themselves forward to serve the community are not prepared to look at the big picture of benefits to the NSW community rather than trying to preserve their little patch. The financial benefits to NSW are enormous and the fact that opponents cannot see it or do not want to see it is reason enough for local government reform.

Do we really need to retain so many self-interested politicians?

Steve Russell Mayor,  
Hornsby Shire Council

The report has been listed for discussion at the Trust's general meeting on February 18, 2014

# NSW Government Planning Reforms Update

*Vice President, Graham Medhurst reports*

As a result of heavy amendment in the Upper House by Labour, the Greens and the Shooters and Fishers Party, the Minister for Planning, Brad Hazzard withdrew the NSW Planning Bills on the 28th November 2013.

While the Epping Civic Trust and our colleagues in the Better Planning Network (BPN) were able to take comfort from this we still need new planning legislation that will serve our needs over the next few decades.

While there were many contentious issues for the community in the failed Bills, the primary issue was trust. The Government made an unequivocal election promise to return planning powers to the community and yet the Bills presented to Parliament failed on this very point (a very interesting article by the Elizabeth Farrelly in the *Sydney Morning Herald* on January 23,

2014 dealt with the issue of trust in planning and how the Government had failed to deliver on this point).

The Planning Minister has pledged to return to this issue in February/March this year. The community and its representatives will need to keep up the pressure on the Government to reform the planning system and get a balance between the need for the community to be involved and the need to cater for a growing population.

The Trust will also have to keep up its support for its colleagues in the BPN if it wants to achieve the outcomes that are in its submissions on the issue. The BPN has the support of over 400 community groups and has the professional expertise to pursue the community issues. You can be assured that the development lobby will press on with their agenda much of which will not be in the community interest.

## Epping Town Centre Urban Activation update

*Vice President, Graham Medhurst reports*

It is understood that the Epping Town Centre Plan was sent to the Executive of the Department of Planning and Infrastructure late last year for their endorsement and that the plan is probably now with the Minister for Planning awaiting a decision.

The Minister's approval of the Epping Town Centre Plan will amend the Parramatta City and Hornsby Shire Local Environment Plans and it will become law.

Before the plan can be fully effective the relevant Councils will have to draft a Development Control

Plan (DCP) for the Epping Town Centre. The draft DCP will then have to be put on public exhibition prior to being considered for adoption by the Councils. Once approved the DCPs for the Town Centre will be incorporated into the Councils overarching DCP as an amendment and will become law. DCPs guide land owners, developers and consent authorities when preparing or assessing development applications.

See the Council Reports on pages 3 and 4 for further information.

## Epping Services Facility - Northwest Rail Link

*Vice President, Chris Dunkerley reports*

As part of the NSW Government's North West Rail Link project, a private company Thiess John Holland Dragados has been contracted to construct tunnels and a Services Facility at Epping. This is on the site of former office blocks between Becroft Road and Ray Road.

Residents endured demolition during November-January, and construction works commenced

on 5 December, 2013. Early works in 2014 will include a shaft for access to the stub tunnels and for future tunneling, removal of pedestrian access along Becroft Road, ingress and egress slip-lane on Becroft Road for trucks. The site will contain a workshop, water treatment plant, site office, sedimentation ponds, and shaft/spoil area. Tunneling will start at the Cherrybrook end of our section of the line later in 2014.



## Update Parramatta City Council



*Councillor, Lorraine Wearne reports*

### Rawson Street Car Park proposed Masterplan

The State Government has decided to prepare a Masterplan for the Council Car Park as part of the work on the Epping Town Centre Urban Activation Plan. Planning NSW have commissioned Architectus to prepare concept plans and options for the redevelopment of the car park and surrounds.

We are advised that the purpose of this work is to provide background information for future reference when redevelopment at this location may be considered.

The creation of this plan was not done at Council's request and in fact is being carried out despite advice to both Planning NSW and Council staff that this car park is not a development option. I and other Councillors have advised that this plan is premature and unnecessary. The community clearly stated its desire that this car park remain as public open space either as a car park or town heart but not as a multi-storey development.

There is to be a meeting with Council staff and Architectus, to which Councillors have been invited in early February to discuss this plan and it is then proposed to take the plan to a Councillor workshop. I am advised that Epping's Urban Activation Plan (read 'redevelopment plan') is currently with the Minister and may be signed in the very near future.

### 101-105 Carlingford Road, Epping

This application for the construction of 18 home units with two commercial/retail premises below on the Martelli's site, was approved at the Council meeting on 16 December, 2013. The application was supported by Council planning staff who recommended approval. The vote was 12 for and 3 against. The Councillors who voted against were Cllr Andrew Wilson, Cllr Lorraine Wearne and Cllr Glen Elmore.

### Mobbs Lane edge of the Eastwood Brick pit site

A site meeting was held prior to Christmas at Mobbs Lane and was attended by approximately 60 members of the community, Council staff and Councillors. This application is for five apartment buildings of four levels

in height along the Mobbs Lane edge of the brick pit, containing 175 apartments.

The application will not be decided by Council but will be decided by the Joint Regional Planning Panel. I am informed that the Panel is not satisfied with the application in its current form and has asked for changes to be made. The original plan provided for terraced houses along this edge and the current application is in my opinion too high and dense.

### Naming of Laneway – Joseph Wehbe Lane

Council has received a request to name a Laneway that runs between Marsden Road and Dandabong Avenue, Carlingford as "Joseph Wehbe Lane". This proposal is being advertised in the Northern District Times for public comment. The late Mr. Wehbe was a builder who constructed buildings in Carlingford, Granville and Parramatta.

Council receives many requests to name streets, lanes, parks etc. after members of the community and it is often difficult to assess these applications on merit. I am of the view that we should develop a policy with a method of assessment for these requests. Whilst many people are worthy it is just not possible to accede to all the requests we receive, yet difficult without guidelines to refuse them.

Comment on this matter can be made to: Darren Wood and/or Kwok Leung at Parramatta City Council, P.O. Box 32, Parramatta 2124 or [kleung@parracity.nsw.gov.au](mailto:kleung@parracity.nsw.gov.au)

### Traffic Lights – Mobbs Lane/Marsden Road

I am very pleased to see that these lights have finally been installed and are working.

There have been a few teething problems with the footpaths and it may be necessary to change the parking and traffic conditions to assist car movements and ensure there are no queuing delays. I think we will have to consider the installation of a full pedestrian crossing somewhere near the shops in the near future due to the amount of traffic now using Mobbs Lane.

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## Around Town

### Epping Croquet Club rebuilt



These photos show the progression from the old Epping Croquet Club building in Duncan Park, to the smart new one.



Most advanced flat building soaring in Keeler Street shows the future for many parts of Epping.



Spring & Summer flowers make our streets a joy.