

Public land under threat?

Vice President, Graham Medhurst reports



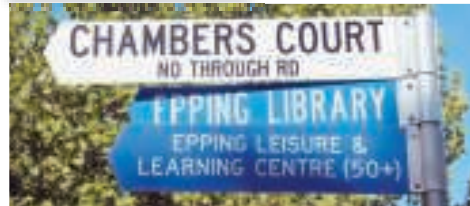
Rawson Street car park

The Rawson Street car park and the Pembroke Street / Chambers Court area are identified as public lands under Local Environmental Plans.

The Trust was aware that the responsible Councils would be undertaking more detailed planning for these public spaces sometime in the future because of references in their respective Development Control Plans. As revealed in the Northern District Times recently we now know that the Hornsby Shire Council has commenced its planning. However, it appears that Parramatta City Council is not contemplating any planning for their car park site at this time but it is good news that the Councils are negotiating a Memorandum of Understanding regarding the Epping town centre that will facilitate cooperation on the planning of the public domain (see the Strategic Planning Managers report).

The Trust has a long standing policy that public land in the town centre is developed as a town square or plaza. It seems to be generally accepted by planners that these areas are essential to achieve connectivity and a sense of community for the residents. Town squares work best if they have open spaces, are centrally located, close to transport and surrounded by public facilities such as toilets, libraries, play areas for children and social venues such as cafes and restaurants. If well designed, these areas can also be used for markets and entertainment.

The Trust has been reliably informed that the Councils are already under considerable pressure from the owners of adjacent properties some of whom have submitted concept plans which include encroachments



Pembroke Street / Chambers Court area

upon these public lands and exceed development controls. This is bad news. It is therefore very important that the Councils take the initiative by accelerating the planning for the town squares (civic precincts in the latest planner jargon) and seek the views of the community at the earliest possible time.



EPPING CIVIC TRUST

www.eppingcivictrust.org

Representing the community since 1971

Newsletter

February 2015

NEXT MEETING: ANNUAL GENERAL MEETING and ORDINARY GENERAL MEETING

of the Epping Civic Trust will be held on **TUESDAY, FEBRUARY 17, 2015** in the Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm.

Kindly note that only financial members are eligible to vote.

AGENDA: ANNUAL GENERAL MEETING

1. Confirmation of Minutes of Annual General Meeting of 18 February 2014
2. To receive and adopt the President's Annual Report for 2014
3. To receive and adopt the Treasurer's Audited Annual Report for 2014
4. President's report on the future of the Trust (see editorial this page)
5. To elect Office Bearers for the positions of President; Vice President (2); Treasurer; Assistant Treasurer; Minutes Secretary; Publicity Officer; Newsletter Editor and Committee Members
6. To appoint an Auditor for 2015.

ORDINARY GENERAL MEETING

1. Decide on the number of ordinary general meetings to be held in 2015.
2. General business.
3. Councillor's reports.

Epping Civic Trust - 2015 and onwards

President, Graham Lovell

The Epping Civic Trust has been a voice for the community of Epping and surrounds for 44 years and has always played a positive and active part in the planning decisions for the area. However times are changing and the Trust is now finding that it is increasingly dealing with government at the State level and with powerful developers. This requires a higher level of professionalism and expertise.

Members will be aware that the Trust had to reduce the number of general meetings held and newsletters published in 2014. This occurred because the Trust did not have the necessary human resources to undertake more. Nevertheless, the Trust has been able to attend to a broad range of issues impacting on the community during the year. Unfortunately, this has only been

achieved by overburdening a small number of active members.

To maintain or to increase the level of activity in 2015 the Trust will require more active supporters. Additional support is particularly required in skill areas such as journalism, town planning, architecture, landscape design, transport and civil engineering.

Members are therefore encouraged to record their skills on the membership form and if they do not have the particular skills themselves to encourage their children or friends with these skills to sign up. The Trust is primarily a volunteer based group but is also financially sound and is able to source skills on a paid basis if necessary. Members with any of the skills referred to above or who just want to be more involved in Trust activities are encouraged to nominate for positions on the Trust executive.



EPPING CIVIC TRUST

www.eppingcivictrust.org

- **PRESIDENT** - Graham Lovell Phone: 9872 4950
- **VICE PRESIDENT** - Graham Medhurst Phone: 0434 356 361
- **TREASURER/ MEMBERSHIP** - Alan Swales, PO Box 2509, Carlingford Court 2118 Phone: 9869 1954

**ANNUAL GENERAL MEETING 2015:
& ORDINARY GENERAL MEETING
• Tuesday, FEBRUARY 17, 2015**

**2015 ORDINARY GENERAL MEETINGS
TO BE ADVISED**

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

Essex Street Heritage Conservation Area

Committee Member, Ruth Evans reports

The Trust has written a letter to Hornsby Shire Council (HSC) urging them to maintain the current zoning of the Essex Street Heritage Conservation Area (HCA) and to ignore calls (and a petition) calling on Council to delist it.

The Trust has reminded HSC that this conservation area has been the subject of many reports and reviews

including reports from independent experts over a period of 14 years and that it had the full support of the Government, the Council and the Trust when gazetted.

HSC has also been advised by the Trust in its letter that it fully supports the Councils proposal to amend its Development Control Plan to include better ways of reducing the impact of surrounding 5 storey developments on HCAs.

UPDATE

Roadworks - Epping Town Centre

President, Graham Lovell reports

Carlingford/Becroft Road Intersection:

On 27 October 2014, the Trust had an onsite meeting with the project team to discuss the proposed upgrade at the intersection of Becroft Road and Carlingford Road.

This proposal involves:

- Providing a second right turn lane from Becroft Road into Carlingford Road.
- Road widening on the eastern side of Becroft Road and the removal of eight trees.
- New traffic light controlled pedestrian crossings on both Carlingford Road and Becroft Road.
- A new pedestrian path on the eastern side of Becroft Road to link with the existing path leading to Epping Station.

Roads and Maritime is currently carrying out further investigations to identify any environmental constraints or opportunities that need to be considered during the development of the design and Review of Environmental Factors (REF).

For more information on these projects

Email: enquiries_nsw@downermouchel.com or

Phone: 1800 332 660 or go to

Web: www.rms.nsw.gov.au/projects

Epping Road widening and Essex Street Intersection:

In December 2014, Roads and Maritime provided detail of its proposal to widen Epping Road between Essex Street and Blaxland Road and to upgrade the Essex Street / Epping Road intersection (See map opposite).

This proposal involves:

- Construction of a raised central median on Epping Road from Langston Place to Essex Street to improve safety.
- People accessing properties along this road would only be able to turn left-in and left-out of their driveways and motorists travelling on Epping Road would only have left-in and left-out access at Forest Grove and Smith Street.
- The removal of right-turns from Epping Road into Essex Street, in either direction to improve traffic flow.
- No right turn at Langston Place into Epping Road.
- Future provision for a left-turn slip lane from Essex Street into Epping Road.

Roads and Maritime will display the REF for this project in mid-2015. The community will have an opportunity to meet the project team at information sessions to ask questions and to comment before the REF is assessed and determined.

Epping to Chatswood rail tunnel

Vice President, Graham Medhurst reports

The Trust wrote to the Minister for Transport, Gladys Berejiklian on the 30th October 2014. In its letter the Trust outlined cogent reasons why the Epping to Chatswood rail tunnel should not be modified to accommodate the NW metro at this time. The Minister responded to the Trust on the 5th January and replied that "Terminating the NWRL at Epping would not deliver

the full benefits of rapid transit to our customers". No supporting arguments were provided. The Trust was also disappointed that the Northern District Times (NDT) did not run with our press release on this matter. This was despite the strong case put forward by the Becroft/Cheltenham Trust, community transport groups and in letters to the editor.

Hornsby Shire Council

Manager Strategic Planning, Fletcher Rayner reports

Memorandum of Understanding between Hornsby and Parramatta Councils for Epping Town Centre

On 8 October 2014, Council considered Group Manager's Report PL73/14 concerning a Memorandum of Understanding with Parramatta Council concerning the Epping Town Centre. Council resolved, in part, that discussions begin with Parramatta City Council about developing a formal Memorandum of Understanding regarding the Epping Town Centre. The Agreement should include, but not be limited to, actions regarding the treatment of the public domain, joint applications for State and Federal government grants, community programs and traffic and transport management. A further report concerning the draft MOU will be presented to Council on either the first or second meeting of this year.

Road Works - Carlingford

Council is consulting with residents in Carlingford about a proposal to install a number of traffic devices in Carlingford Road, Hepburn Avenue, Keeler Street and Rickard Street.

Because the scheme straddles Council boundaries, the results of the consultation will be first referred to Parramatta City Council for comment before all comments are referred to Hornsby Shire Local Traffic Committee for a recommendation in early March 2015. A map showing the location of the works and a letter has been sent to residents.

Design Excellence

Hornsby Council exhibited a Design Excellence Planning Proposal for public comment in January 2015.

The Planning Proposal applies to development at 10 storeys and over in height and proposes to insert a design excellence clause into the Hornsby Local Environmental Plan 2013. The purpose of the Clause is to strengthen the requirement for developers to demonstrate development proposals achieve a high standard of architectural and urban design. Having a requirement for design excellence in the HLEP elevates it from the other design and building envelope controls in the HDCEP and strengthens the requirement to achieve a built form which responds to the site, locality, landscape and streetscape.

Proposed modifications to the Epping Road widening design

DECEMBER 2014

