



## Epping Urban Activation Precinct

The Epping Town Centre Urban Activation Precinct (UAP) Amendment to Council's Hornsby Local Environmental Plan (HLEP) 2013 was published on the NSW Legislation website on 14 March 2014 and is now in-force.

**The UAP Amendment will facilitate 3,750 additional dwellings within the precinct over the next 20 years, including:**

- 2,450 dwellings within the commercial core of Epping Town Centre (Hornsby and Parramatta LGA);
- 1,300 dwellings in five residential intensification areas located outside the commercial core (Hornsby LGA).
- 11 additional heritage items and 3 new heritage conservation areas within Hornsby LGA.
- Buildings of between 8 and 22 storeys within 400 metres of Epping Station, and up to five storeys in other selected areas.

**A review of the finalisation report prepared by NSW Planning and Infrastructure indicates that 749 submissions were received during the exhibition period held between March and May last year. Key amendments to the exhibited maps and controls include:**

- An increase in the maximum height for several properties within the Cliff Road and Forest Grove residential intensification precincts, from 12 metres (3 storeys) to 17.5m (5 storeys);

- Residential zones, heights and FSR controls within the Hornsby local government area to be amended to be consistent with the HLEP 2013;
- Proposed heritage listing of properties in Cliff Road, Epping Road and Bridge Street not to proceed; and
- Rezoning of the NWRL site at property Nos.240 and 242-244 Beecroft Road from B2 – Local Centre to R4 – High Density Residential.

A report on the UAP Amendment, including draft amendments to Hornsby Development Control Plan (HDCP) 2013 will be presented to Council for its endorsement for public exhibition in May 2014. Until these amendments are exhibited and finally adopted, the current provisions of Hornsby DCP will continue to apply.

### Amendment to Section 94 Development Contributions Plan 2012 - 2021

Since the commencement of the *Hornsby Shire Council Section 94 Development Contributions Plan 2012-2021* in September 2013, Council has received considerable feedback concerning the levying of Section 94 Contributions for granny flats which are approximately \$18,000 per dwelling.

Exhibition of a proposed amendment to the Section 94 Plan to reduce the contribution rate for secondary dwellings (granny flats) by 50% closed on 11 April 2014. A report addressing submissions received will be considered by Council at its meeting in June 2014

## 1985 History repeats

*Executive member, Chris Dunkerley reports*

18 years ago, in March 1985, the Epping Civic Trust was as usual active in fighting inappropriate high rise development. Our flyer to residents at the time stated, **"Once again the amenity and beauty of Epping is being threatened - this time by an invasion of high rise office buildings. A five storey office block is already being erected on the corner of Carlingford Road and Rawson Street, Epping, and a seven**

**storey building is now planned for the Shell Service Station site in Rawson Street"...** **"The Trust is not opposed to office buildings and considers that they can enhance the area but it feels however that such buildings should not exceed four storeys of 12 metres height."**

The more things change the more they stay the same! Still, the battle lines just keep creeping up.



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### ORDINARY GENERAL MEETINGS 2014:

- Tuesday, MAY 20 • Tuesday, AUGUST 19
- Tuesday, NOVEMBER 18

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



**NEXT MEETING: NOTICE is hereby given that the next ORDINARY GENERAL MEETING of the Epping Civic Trust will be held on TUESDAY, MAY 20, 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. Councillors reports
2. Alienation of public land (Rawson Street car park?)
3. Local Government boundaries
4. General business

## Epping Town Centre Urban Activation Update

*Committee member, Sean Lennon and Vice President, Graham Medhurst report*

**The Epping Town Centre Urban Activation Precinct (UAP) came into effect on 14 March 2014 with its rezoning and plans published by the NSW Government. The UAP will involve a major change to Epping's town centre, with 3,750 new dwellings over the next 20 years.**

The rezoning allows buildings between 8 and 22 stories within a 400 metre radius of the railway station, for mixed commercial and residential uses. It will result in a 40% increase in people in the area, loss of houses in at least 9 streets and at least 35% more cars in the area in the opinion of the Epping Civic Trust. Buildings up to 5 stories in selected residential areas are allowed within the Hornsby local government area. It will also involve four new conservation areas, an expanded Epping/Eastwood heritage conservation area and 17 new heritage items.

Local road upgrades are planned, including intersections at Essex Street and Epping Road as well as Carlingford and Beecroft Roads, while parts of Epping Road will be widened. Widening the bridge across the railway at Bridge Street is still under consideration. The finalized rezoning documents and maps can be viewed on the NSW Planning and Infrastructure web site via the link [www.planning.nsw.gov.au/epping](http://www.planning.nsw.gov.au/epping) They show how major the development will be for Epping.



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Many of the issues raised by Trust in its submission on the draft plan of 24 May 2013 have not been addressed. They are issues of traffic congestion, roads and traffic build up, the adequacy of buses and the pressures that North West commuters will place on train services from Epping to the city. There are also issues of commuter parking, parking for locals, recreational space and basic infrastructure and services (schools, electricity supply, drainage and sewerage).

**There still remains the issue of the Development Control Plan (DCP) for the Hornsby Shire Council (HSC) section of the town centre. As most of the high density development will be in the HSC area this will be a critical document. It is understood that this document will be on public exhibition in late May 2014 for one month.**

As you will be aware our local member Greg Smith has lost his ministerial position in the Government. However the good news for Epping residents is that Mr. Smith will now have more time to devote to his electorate. Mr. Smith said in a statement "I look forward to continuing... to fight for the local community on the issues that matter, including the North West Rail Link and the Urban Activation precinct."



## NSW Government Planning Reforms

Vice President, Graham Medhurst reports

The planning bills put before the NSW Parliament last year by the then Planning Minister, Brad Hazzard are now dead. As you will recall the Trust and our associates in the Better Planning Network (BPN) had serious concerns with the draft bills. The Government was clearly overly influenced by the developer lobby.

As we now know the Government has suffered serious consequences as a result of its relationship with lobbyists. The new Premier, Mike Baird has publically stated that he is aware of the community concern about the influence of business lobbyists on government policy and

has indicated he will take some action on the issue. Planning is now headed by a new Minister, Pru Goward. Minister Goward has moved with speed to restructure her department and we look forward to a new approach to the review of the planning system and more attention to input from the community.

It is pleasing to note that Rob Stokes, member for Pittwater has been appointed as Environment; Heritage; Planning (assist). Ministerial Assistant Stokes has a PhD in environmental planning law.

We hope that this is a fresh start for planning in NSW and the Trust is looking forward to working with the BPN to bring its views on planning before the new Ministerial team.

## The North West Rail link

Committee member, Sean Lennon reports

Epping will be a focus of the \$8.3 billion North West Rail link [NWRL] between Cudgegong Road and Chatswood that will service the rail needs of North West Sydney.

Construction is underway with the first tunnel-boring machine scheduled to be in the ground by the end of October and the first of 100,000 concrete segments for the tunnels expected to be produced by May. The NWRL will include eight new railway stations.

It will be a metro-style, fully-automated, single-deck, privatized operation with tunnels too small for modern double-deck rolling stock and thus it will not be integrated into the Sydney metropolitan rail system. This is regarded as a retrograde step as it affects future options to reintegrate the system at a later stage, since to increase the tunnel size (by as little as 40cm)

would mean shutting the system down and reborring the tunnels, an impossibly expensive proposition.

Passengers from the North West will be required to change trains at Epping or Chatswood if they are travelling to the city. As the Epping-Chatswood tunnel and its stations will be modified so that they cannot be used by modern double-deck suburban trains, Epping passengers too, travelling to the city via Chatswood, will need to change trains at Chatswood with the new system.

It is also expected that additional passengers will change trains from the NWRL at Epping to catch the inter-urban express services to Central via Strathfield, to avoid changing at Chatswood into already full suburban services via Gordon to the City.

See [YouTube - NWRL metro myth](#)

## Epping Buses - meeting with ministerial staff

President Graham Lovell and Committee Member Graeme Wyber (pictured) met at Parliament House on the 4 March with the transport minister's special advisor Kristina Cimino and a senior executive from Transport for NSW, to discuss and bring forward options to improve the existing peak hour public bus services into Epping Station. The Trust is now waiting to see if these representations bear fruit.

In separate news we have been advised by State Transit that it is introducing two additional weeknight services for M54 from Macquarie Park to Parramatta as part of the Transport for NSW Growth Buses Program. These additional services, commencing on 27 April, will operate on weeknights departing Macquarie Park at 9.26 pm and 9.56 pm to meet customer travel demand.



## Parramatta City Council

Councillor, Lorraine Wearne reports



### Town Centre Planning

The plan for Epping town centre put in place by the State government as we all now know provides for development in the town centre of 22 stories. I am advised that the property owners are not happy with this height and I expect that we will receive planning proposals for a much greater height.

The plan does nothing to help the development of both sides of Epping in a consistent way and Parramatta Council has recently agreed to seek a memorandum of understanding with Hornsby Council. This memorandum should address protocols and actions on such issues as common treatment of the public domain and lobbying for future funding and resources from state and federal government.

The plan brings with it an amount of money from the state government for upgrading of the public domain and from those funds it is intended to install a public toilet at the street side of the car park. The funds will also be spent to upgrade the pedestrian crossings and probably move the top crossing down to the Epping Walk arcade and on general streetscape and tree improvements. It is not logical to spend large sums on streetscape if developers are going to demolish and build and as a part of that process will have to construct new footpaths of an agreed type and design.

Whilst Parramatta Council decided to retain the car park in Rawson Street as a car park, certainly for the time being, it seems that the State government may have other ideas. It has instructed the preparation of a Master plan for that site and council was unable to decline. The car park is presently designated as "community land" which of course means it belongs to all of us and cannot be developed for a purely commercial purpose unless that designation is altered to "operational land". To carry out such a change would require extensive public consultation and a public

hearing at which the community can put its views. Notwithstanding this Parramatta Council (at a staff officer level) has been approached by at least two developers wanting to develop "our" car park and the State government is pushing ahead with its "master plan" for the site. A workshop will be held with council and councillors on Wednesday 30th April regarding this plan and hopefully I will be able to update members at the next meeting.

I personally think that developers would love to develop the car park as it is a clear site and does not create the cost and problems to them of other sites in Epping. I say leave the community's site alone and develop your own.

### Upcoming works

Works that are funded to be carried out include traffic and pedestrian improvement works at the roundabout in Boronia Avenue, at the corner of Chelmsford and Kent Streets. Also the intersections of Boronia Avenue and Bridge Street at Kent Street with a view to improving the ability to cross Kent Street.

Council will also be carrying out improvements to Fred Spurway Park, Mobbs Lane which will include a picnic table and chairs, and possibly a small multi use 1/2 court similar to that in Loftus Park, Willoughby Road and/or upgrading the walking track. These works are still under design and consideration.

We will be installing a garden and/or planting of some kind at the corner of Garland and Wyralla Avenue to prevent casual parking on the footpath.

### Development Applications

Development applications have been lodged to:

1. Construct a two story house and granny flat at 58 Chesterfield Road, Epping
2. Subdivide 15 High Street, Epping into two blocks.

### Agnes Evans tribute

Long Standing Trust Member Agnes Evans was recently awarded the 2014 NSW Senior's Week Local Achievement Award for the Epping Electorate.

Some of Agnes's Achievements have included: -

- 30 years Volunteering for Meals on Wheels in the Local Area
- Being a Founding Member of The Epping Civic Trust
- Being an Active Resident in the Local Community since 1961
- Providing Care and Compassion over many years as a Mothercraft Nurse.

The Award was presented by Greg Smith SC MP, Member for Epping.



Floral display Boronia Park