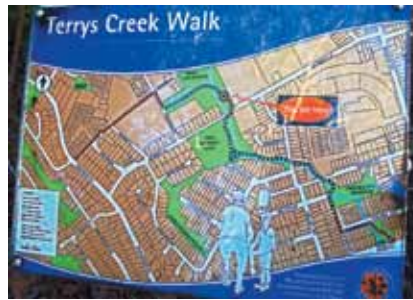




### Terrys Creek Walk completed



With spring coming, a walk along the recently opened Terrys Creek Walk may be in order. There are a few sections and the Ryde/Hornsby section is on Hornsby Shire Council's website.

### Aged Care

Buildings nearing completion at new aged care facility on former Poplars Hospital site



### What will happen to Epping's skyline?



Residents await the verdict on the Town Centre

### Tenders



Tenders invited by HSC for management and maintenance of Epping Aquatic Centre, Dence Park.



Tenders invited by PCC for replacement building at Epping Croquet, Duncan Park, Kent Street

### Work on our footpaths



Overdue work on Beecroft Road, north of the lane.



More work on Bridge Street, corners with Rawson Street.



### Mobbs Lane

Temporary gates from Brickpit development - more cars direct onto Mobbs Lane when complete.



Still major development at the former Channel 7 site - now building to 800+ dwellings.

### Keeler Street

Marketing for 5 storey units at 48-52 Keeler Street (up to slab at ground level).



Marketing for 5 storey units at 64-66 Keeler Street.



## Latest on the Epping Town Centre Urban Activation Project:

### Vice President, Chris Dunkerley reports

Members will remember that public submissions closed for the UAP at the end of May, and that the Trust submitted consolidated views on behalf of members; with the help of our paid consultant, Adam Byrnes of 'Think Planners'. The executive summary points in our document were:

- No change of land use controls to be undertaken ahead of necessary studies and the completion of infrastructure works required to support the UAP.
- Amendments to the spread of density and heights across the town centre, including clear controls on number of storey permitted.
- Improved analysis of social and human infrastructure requirements needed to support the new population and provided for in the planning controls.
- Better articulated planning controls that ensure that the targeted dwelling yields will not be exceeded.
- The incorporation of planning controls that guide appropriate built form outcomes into the Local Environmental Plan.
- A thorough review, including public consultation, of a way in which building height and locations will not cause unacceptable shadow impacts on key public places and spaces.
- Full community engagement in the preparation of land use controls for the Precinct, consistent with the principles espoused in the White Paper – "A New Planning System for NSW".

Trust President, Graham Lovell is on the community 'Community Reference Group' for this government project. He reports that there has been no further meeting, and no date yet set (at 20/7). He stresses that the submissions are now published in bulk on the Department of Planning & Infrastructure web site; for or against. "The greed shown by some developers and residents in

their submissions to NSW Planning for Epping's Urban Activation Precinct, increasing the density and heights, is absolutely appalling and shameful", he added. It was good to see a large number of letters from residents, and that many used the Trust pro-forma as a basis for their comment.

One potential arising issue highlighted by some proponents and objectors was the future of the tree above ground PCC car park in Rawson Street, links to Boronia Park, and the related Coles site (highrise).

Notable submissions were made by Hornsby and Parramatta Council. Parramatta raised a number of issues, including infrastructure funding, traffic works, not supporting the heights in the CBD nor the planning controls (eg. DCP), did support heritage zones, and asked for investigation of heritage significance of Epping Presbyterian Church. Hornsby indicated 'general support', though it requested a delay to enable intersection design and planning controls to be developed. The Government are currently considering submissions, and it is not known what will be recommended to Minister Brad Hazzard, or when the Minister will make his decision (Watch the ECT website for news). Submissions for Epping can be read at: [http://planspolicies.planning.nsw.gov.au/index.pl?action=job\\_listing&status=consideration](http://planspolicies.planning.nsw.gov.au/index.pl?action=job_listing&status=consideration)





# NSW Planning Reforms



## Vice president Graham Medhurst reports

The opportunity to comment on the NSW Government's planning White Paper and draft bills has now passed. The Epping Civic Trust made a submission on behalf of its members on 25 June 2013 and this can be read on the Trust's website at [www.eppingcivictrust.org](http://www.eppingcivictrust.org). The submission raised twelve points of objection but key amongst these was our objection to the proposal to restrict community input to the strategic stage or 'upfront' as the government has put it. This flies in the face of the Government's election promise to 'return planning powers to the community'. The Trust's position is that the community must have provisions in the planning laws that will allow it to bring developers into line when they transgress. The loose planning regime proposed in the White Paper and draft bills will not achieve this. As one letter writer to the Sydney Morning Herald said recently "the whole state will become a developer's paradise".

Now that the wider community and journalists have access to all the submissions lodged with NSW Planning [www.planning.nsw.gov.au/newplanningsystem](http://www.planning.nsw.gov.au/newplanningsystem) the debate has moved to the newspapers and in particular the SMH. There have been a number of substantial articles by respected journalists and there have been almost daily letters to the editor on this subject. The article by Leesha McKenny on 13-14 July 2013 is particularly significant because she has brought forward comments made in submissions by key opinion leaders, academics and the corruption watchdog ICAC.

The Law Society for instance has said that the draft legislation significantly restricts the ability of the community to challenge plans and some decisions even in the case of legal error. It has indicated that limiting community rights to fight unwanted development could spark a constitutional challenge.

A veteran planner, former ICAC commissioner and City of Sydney councillor, John Mant has called the proposed changes to the planning law a "rebadge" of the old law and a failure.

A previous NSW Land and Environment Court judge, Paul Stein has described the proposal to reduce the public's right to object as "pie in the sky" and "...will haunt the Government in years to come".

ICAC also has much to say about how the Government's proposals are open to corruption.

At the time of writing it appears that the only supporters of the Government's proposals are the developer lobby group, the Urban Taskforce and NSW Planning's legal counsel (not even a town planner). Surely it is time for the Premier to call in his Planning Minister and direct him to take the feedback on the planning reforms into account and to redraft the bills. Perhaps he could remind the Minister of his pre election 'Contract with the people' pledge to "Return planning powers to the community".

The fight continues to improve planning law in NSW, particularly through the efforts of the Better Planning Network and local communities (see banners in Ku-Ring-Gai and Roseville).



## Update Hornsby Shire Council



### Fletcher Rayner, Manager Strategic Planning

#### Epping Urban Activation Precinct Plan:

The Department of Planning and Infrastructure is currently reviewing submissions with a view to reporting the outcome of public exhibition to the Minister for Planning. Should the Epping UAP plan proceed, the Department has advised that it would occur as the first amendment to Hornsby Local Environmental Plan (HLEP) when it is finalised.

Timing for the finalisation of Council's HLEP is dependant upon the Department's Legal Branch issuing a final instrument and endorsed suite of maps which is likely to occur next month. Following this step, publication of the HLEP may occur shortly thereafter in late August or September.

#### Urban Activation Precinct Support Scheme Funding:

The Department's draft UAP Guidelines advises that councils who partner with the NSW State Government in the UAP scheme will be provided payments through the Precinct Support Scheme to fund local infrastructure to address increased demand for infrastructure and create high quality urban environments for existing and new residents. A pilot allocation of \$50 million is to be shared between the eight councils responsible for each precinct.

In accordance with this program, an application has been made for grant funding of the following projects:

- Stage 1 - Epping Cultural and Recreational Hub (West Epping Park)
- Public Domain Seed Project

These projects have been selected based on the opportunity to improve the quality of life, appearance and safety of existing and future residents. Public consultation will not occur until funding arrangements are confirmed and draft plans are endorsed by Council.

#### Keeler Street Traffic Management:

Council has exhibited an amendment to the Housing Strategy Development Control Plan and draft Hornsby Development

Control Plan to identify the traffic improvements on the Key Principles Diagram for the Carlingford Road precinct. The following improvements are proposed:

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

The purpose of the amendment is to address the potential impacts from development activity occurring in the Carlingford Housing Strategy precinct (bounded by Carlingford Road, Pennant Hills Road, Hepburn Avenue and Keeler Street). Submissions are being received until Friday, 19 July 2013.

#### Council has Heritage Protection win in Wahroonga:

The appeal in the Land and Environment Court against Council's refusal of development application, DA/1359/2012 – No. 22 Highlands Avenue Wahroonga, has been dismissed.

The appeal was lodged against the refusal by Council of the application for the demolition of a dwelling-house and swimming pool and the erection of a dwelling-house on a site located within the Wahroonga (North) Heritage Conservation Area. The key issue in dispute was whether the proposal would have an adverse impact on the heritage significance of the Conversation Area.

Following consideration, the Court accepted the evidence of Council's heritage consultant, that the existing dwelling-house contributes to the significance of the Conservation Area and that its demolition would have an adverse impact on the area. Accordingly, the Commissioner dismissed the appeal and refused consent for the development.

## Update Parramatta City Council



### Councillor Lorraine Wearne reports

#### Epping Development Control Plan

Council is about to place a new Development Control Plan for the town centre at Epping on public exhibition.

This plan is to set guidelines for the future development of the Town Centre and it is very important it is in place prior to the commencement of the new zoning plans for Epping prepared by the State Government.

The imminent Urban Activation Plan prepared by the State Government will provide for development up to 22 storeys in the Epping CBD. If this is to happen then how it happens, what it looks like and what amenities it provides, is of vital importance.

The plan will be exhibited for 28 days and notice of the exhibition will appear in the Northern District Times.

#### Proposed trees in Tomah Street,

Council will shortly be carrying out consultation with the residents of Tomah Street in relation to a proposal to plant trees on either side of the road, Not on the footpath, but on either side of the road pavement area probably in boxed surrounds similar to Epping Avenue and Kent Street.



It is proposed to plant seven trees on each side of the street and I am happy to furnish proposed designs to anyone interested once they are finished.

#### Swimming Pool Legislation

New legislation has been introduced by the State Government for the regulation of swimming pools. All pool owners are required to register and self assess their pools by 29th October, 2013. By 28th April, 2014 if you wish to sell your property and you have a pool you will be required to produce a Swimming Pool Compliance Certificate.

You can register your pool online or with Council for a fee of \$10. Of course Council will be expected to follow up non registrations. It is difficult to assess at the moment the extent of the drain on Council staff and resources this will cause but I am concerned that it is another cost shifting exercise by the State Government without consideration of how Councils are to fund the task.

#### 101-105 Carlingford Road

There is to be an onsite meeting regarding the development of this site on Saturday 3rd August at 9am. This meeting will give residents the opportunity to raise issues and have their views heard by council planning staff and councillors and the developer.

## News in brief... Graham Lovell, President

### Traffic Keeler Street

The Trust is anxious to meet with Carlingford Public School P&C to discuss Hornsby Council's proposal to ban left-hand turns from Keeler Street into Pennant Hills Road, Carlingford, before we make our submission to Council. The proposal also recommends installing traffic signals at the corner of Hepburn Avenue and Carlingford Road, Carlingford.



### Bus access to Epping

We are discussing the Carlingford Road gridlock in the morning and afternoon peak periods which needs urgent attention by the NSW Government. Buses need priority to stop the long delays of up to 20 minutes heading east to Epping and west to Carlingford.

