



▲ Spring Colour



▲ War Memorial in Boronia Park



▲ New access road Boronia Park



▲ Xanthorrhoea Australis, or Grass-tree, in blossom Genesis Building

### De-Treeing Epping!

Members will no doubt agree that one of the wonderful things about Epping is its trees. Old garden plantings of exotics or the advanced native plantings of the last 40 years. All under threat it seems.

Both councils receive Development Applications each week for removal of trees. These can be known through a service like <http://www.planningalerts.org.au/> and may be tracked on the Council's websites. Council Tree 'Preservation' policies are one thing .. the Trust is concerned about the number of trees and large shrubs planted or retained in re-developments but left to die or perhaps removed later.

Be alert! It is even harder though to keep Epping's tree canopy when rail and electricity authorities priorities over-rule.

Below are photos that show that at least 38 large trees (yes 38) have been removed from central Epping in the past couple of months (6 deciduous trees disappeared from **Carlingford Road** one Saturday morning, 6 natives recently from Transport NSW land near the dive tunnel but away from current tracks, and a massive **26 major trees along Beecroft Road** as part of the North West Rail Link works).



### What? Parramatta Council tries an odd safety method..

Elderly residents, those with disabilities, or those with infants will know how hard it is to move along the un-repaved east side of Rawson Street below the pedestrian crossing. **Spied one day was work taking place** - holes along the angled edge of half the footpath. Ah, posts for a railing so that even if the surface is still rough pending developer money, there is something to hang on to, and less chance of falling or having your stroller or walker career away! **A few days later.. work finished?** An expensive looking row of bollards down the middle! Yes, we see them but that is no barrier - that will really help! What?

**2 months later**, holes have been drilled and two strands of taut wire added, **will this be the best and safe solution?**



**NEXT MEETING:** NOTICE is hereby given that the next **ORDINARY MEETING** of the Epping Civic Trust will be held on **TUESDAY, NOVEMBER 19, 2013** in the Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm  
**Kindly note that outstanding fees for 2013 must be paid before the meeting commences as only financial members are eligible to vote.**

- AGENDA:**
1. NSW Planning Changes
  2. Local Government Reform
  3. Hornsby & Parramatta Council Reports
  4. Trust Reports/Accounts for payment
  5. Other business

## Local Government Reform



President, Graham Lovell reports

Local Government in NSW is currently undergoing a period of reform. The NSW Government established the Independent Local Government Review Panel in March 2012 to look at ways of how to strengthen the effectiveness of local government in NSW.

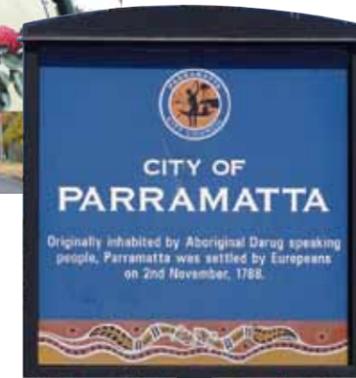
The Review included three rounds of consultation, as well as extensive research into Council finances, service delivery, local government boundaries and local decision-making models.

The Panel Chairman is Professor Graham Sansom, former Director of the Australian Centre for Excellence in Local Government. Other members of the Panel are Ms Jude Munro AO and Mr Glenn Inglis, both of whom have extensive experience as local government leaders.

In April this year, the Panel published a Report with its recommendations on the future directions of NSW Local Government. The Report recommended a reduction in the number of Councils in the Sydney Metropolitan Area from 41 to about 15 and create major new cities of Sydney, Parramatta and Liverpool.

In the past, one single solution or model has been applied to every council in NSW. The Independent Review will consider the possibility that different models may be applied to different councils within the State, depending on their circumstances and the needs of their communities – no more "one size fits all".

The report recommends the amalgamation of Ku-ring-gai



and Hornsby Councils with the M2 Motorway being the southern boundary. Parramatta City Council would then extend its boundary north from Carlingford Road and the eastern side of the railway line to the M2 Motorway.

For further information about the proposed reforms: <http://www.localgovernmentreview.nsw.gov.au>

Creating a major new City of Parramatta involves adding the Local Government Areas (LGAs) of Auburn and Holroyd enabling a population of up to 800,000.

The Hills Shire Council has unanimously supported a plan that would result in larger yet fewer Councils in Sydney's North West. Under their plan, Council's boundaries would be altered to include parts of Hawkesbury, Hornsby and Parramatta Local Government Areas while the suburb of Oatlands would come under the full control of Parramatta.

The Hills Mayor, Dr Michelle Byrne said, "This proposal unites suburbs that are currently split between two or three LGAs to provide cohesion. Suburbs like Winston Hills, Northmead, Carlingford, Castle Hill, Glenhaven, Dural, Glenorie, Maroota, Wisemans Ferry and Maraylya would fall under the Hills LGA."



# NSW Government Planning Reforms update

**Vice President, Chris Dunkerley reports**

It had been expected that the NSW Government would introduce its Bills for a radical new planning system for the state, into Parliament in the second week of September.

The Independent Commission Against Corruption, the NSW Heritage Council, the Law Society of NSW, the Royal Institute of Architects, the Environmental Defender's Office, Shelter NSW and many others, including of course the Local Government sector, have raised very serious issues with the reforms. Indeed, at its annual state conference in early October, Local Government NSW delegates resolved to oppose any planning legislation that does not include the following principles:

- community participation enshrined at all stages of planning;
- councils given equal status to the Minister in planning decisions;
- requires triple bottom line outcomes for planning decisions;
- no requirement to re-write standard instrument LEPs which are less than 10 years old; and
- no strategic compatibility certificates.
- ecologically Sustainable Development

On 20 August, our affiliated group, the Better Planning Network (BPN) held a Lobbying Day at NSW Parliament House, which the Trust participated in (see photo). ECT VPs Graham Medhurst and Chris Dunkerley, with Committee member Anne Dean, were briefed by BPN and met briefly with Epping MP Greg Smith to lobby for withdrawal of the Bills.

Following severe criticism of the changes, and admission by the Departmental head of mistakes, the Minister for Planning & Infrastructure, Brad Hazzard, held back his Bills, for changes to be made.

## Epping Town Centre Urban Activation update

**Vice President, Chris Dunkerley reports**

As you know, the exhibition of this proposal closed at the end of May. By now, nearly 6 months later, we would have expected a public announcement by the Minister for Planning & Infrastructure, Brad Hazzard.

There has not been any 'Community Reference Group' meetings, so no feedback to the community has occurred. It could be hoped that no news is good news and that the strongly argued case for infrastructure before development is being seriously considered - but the track record isn't good.

At least an early announcement would give more certainty to residents after 3 years of process. Some of the time was taken up with the alignment of the then proposed Hornsby LEP/DCP, and the new Parramatta LEP to the even more recent requirements of the Urban Activation scheme. The Trust understands that this was completed by September. At the time of writing (18 Oct) it is still "imminent".



**On 19 September 2013, Minister Hazzard announced the following changes to the NSW Government's planning reforms:**

1. Councils will be allowed to modify the state-wide codes to better reflect their local area,
2. Code assessable development will only apply in nominated growth areas,
3. The target for code assessable developments has been removed entirely,
4. Councils will be required to prepare Neighbourhood Impact Statements before using code Assessment,
5. The full range of current land zonings will remain as they are,
6. Appeal rights will remain as they are,
7. Local and state heritage protections will continue.

**The changes will not address the range of concerns raised by numerous and diverse organisations.**

These include (but are not limited to):

- The lack of balance between economic, social and environmental considerations - The Government has not committed to retaining the principles of Ecologically Sustainable Development (particularly the Precautionary Principle) as a key component of the planning legislation.
- The significant risks of corruption raised by the Independent Commission Against Corruption, associated, amongst other things, with the broad discretion conferred on decision makers.
- The range of mechanisms for overriding strategic planning processes, including Strategic Compatibility Certificates, developer-initiated rezoning proposals (which include review rights for developers but not for community), the declaration of state-significant development and the broad Ministerial power to amend any strategic plan, without any community consultation.

**The Planning Bill 2013 was introduced to Parliament on October 22, 2013.**

## A draft DCP for Epping Town Centre and adjacent heritage areas

**Committee member, Ruth Evans reports**

The Epping Civic Trust has written to Parramatta City Council outlining its broad agreement to some parts of the variations to the DCP covering the Parramatta Council side of the Epping Town Centre and Conservations zones.

This includes agreement with the proposed variations that aligns parking for new developments in the Epping Town Centre to that applying on the Hornsby side of the CBD. On the issue of the extension to the Heritage Conservation Areas, the Trust voiced its strong agreement with proposed variations to consolidate planning provisions across other conservations areas within Epping/Eastwood.

The Trust pointed out that as with many planning instruments it will be in the way that these amendments are interpreted by developers and planning staff that will determine its ultimate ability to protect the heritage of the Epping/Eastwood area.

## Update Hornsby Shire Council



**Fletcher Rayner, Manager Strategic Planning reports**

### Epping Urban Activation Precinct

The Department of Planning and Infrastructure is currently seeking a legal opinion from the Parliamentary Counsel to enable the finalisation of the plan. The changes will be the first amendment to the new Hornsby Local Environmental Plan 2013, which is likely to be finalised within the next few weeks (at 21/10/13).

Council is currently preparing a Draft Development Control Plan amendment to be read in conjunction with the final plan.

A report to Council recommending exhibition of amendments to Council's DCP will occur following finalisation of the Epping Amendment by the Department.

### Commencement of Hornsby Local Environmental Plan and Development Control Plan

Council's new Hornsby Local Environmental Plan 2013 (HLEP) was made by the State Government on 27 September 2013 when it was published on the NSW Legislation website and came into effect on 11 October 2013.

The HLEP repeals Council's previous governing environmental planning instrument, the Hornsby Shire Local Environmental Plan 1994, to determine what can be developed and where. The HLEP will also determine how much development can occur. The Hornsby Development Control Plan which also commenced on 11 October 2013, has replaced Council's 32 existing DCPs and provides simple guidance on how development may occur.

### 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 exhibition period closed on 19 July 2013. Council is currently considering submissions received and has tentatively scheduled a report on the matter to be considered by Council at its General Meeting on 20 November 2013.

### Hornsby Shire Section 94 and 94A Contributions Plans

Council has prepared two new development contributions plans that apply to all land within the Hornsby Shire. The plans are known as 'Section 94 Development Contributions Plan 2012-2021' and 'Section 94A Development Contributions Plan 2012-2021'. The purpose of the plans is to cater for the forecast increase in development and population over the next 10 years. The plans were exhibited from 9 May 2013 to 7 June 2013 and adopted by Council on 21 August 2013. Commencement of the plans occurred on 5 September 2013 when notified in the local newspaper.

The Section 94 Plan requires the payment of a monetary contribution through conditions of consent for development which generates an increased demand on Council's infrastructure, facilities and services. It would apply to new residential and commercial (retail and business) development.

The Section 94A Plan imposes a levy based on a percentage of the proposed cost of carrying out development. The plan applies to all other forms of development. The levy starts from 0.5% for development valued between \$100,000 and \$200,000 and increases to 1% for development greater than \$200,000.

*Thank you to the staff of HSC for providing detailed information.*

## Update Parramatta City Council



### Draft Amendment to Parramatta Development Control Plan 2011 - Epping Town Centre and Heritage Conservation Areas

As a result of the Epping Urban Activation Precinct and the resultant forthcoming changes to the Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011) by the NSW Department of Planning and Infrastructure (DP&I), the changes to the Parramatta Development Control Plan 2011 are proposed to align the two plans and to ensure consistency and uniformity in the application of development controls.

In this regard, Parramatta City Council is holding a public exhibition of draft changes to the following planning instruments:

### Section 4.1.5 Epping Town Centre of the Parramatta Development Control Plan 2011; and Section 4.4.1 Heritage Conservation Area – Epping of the Parramatta Development Control Plan 2011.

Epping Library, Chambers Court (off Pembroke Street), Epping: Monday - Friday: 10.00am to 9.00pm; Saturday 9.30am to 12.00pm; Sunday 2.00pm to 5.00pm. All submissions are to be in writing and received by 4.30pm, Friday 15 November 2013.

**Submissions can be sent to:** Chief Executive Officer, Parramatta City Council, P.O. Box 32, Parramatta NSW 2124 (Attention: Land Use Planning) or emailed: [citycentre@parracity.nsw.gov.au](mailto:citycentre@parracity.nsw.gov.au) or faxed submissions sent to (02) 9806 5913.