

Commercial Centre of Epping transformed:

Photos compare one of the current tallest building's in Epping, the 9 storey Genesis Building (L) on the corner of Carlingford Rd and Rawson St, with a 22 storey residential tower on podium already built at Rhodes (R). 22 storeys is the proposed height for the centre of Epping.

The Genesis Building itself was an attempted trade-off for high-rise in the centre rather than surrounding streets.



This quite pleasant residence at 48 Keeler Street, Carlingford (L), is now replaced by this deep hole as a 5 storey unit block is built at 48-52 Keeler Street. Note the impact of the car parking underground, and potential drainage issues.



Unrecorded local history & heritage loss:



While big plans for Epping have been proposed it is the small cuts that hurt too. These houses are two examples only of the many remaining 'rural' Epping period residences. These remain with others, but many have been gradually lost to 'knock down & rebuild' decisions. Perhaps as well as zoning it is time for more effort to have individual heritage homes from our past identified for preservation?



EPPING CIVIC TRUST
www.eppingcivictrust.org

Representing the community since 1971

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GENERAL MEETINGS 2013: Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm
• TUESDAY, MAY 21st • TUESDAY, AUGUST 8th • TUESDAY, NOVEMBER 19th



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Newsletter

May 2013

NEXT MEETING: NOTICE is hereby given that the next **ORDINARY MEETING** of the Epping Civic Trust will be held on **TUESDAY, 21st MAY 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. Hornsby Shire and Parramatta City Council reports
 2. Epping Town Plan - Guest speaker Adam Byrnes (Trust consultant)
 3. Epping Town Plan - Trust submission to NSW Planning
 4. NSW Planning Review white paper and draft legislation
 5. Other business



Latest on the Epping Town Centre Urban Activation Project:

Vice President, Chris Dunkerley reports

Members will be aware the current Epping Urban Activation project is the biggest potential change to Epping in the 42 year history of the Trust. The exhibition is coming to a public close on May 19 however the Trust's formal submission will be accepted after our General Meeting – please come along.

Most of you will have seen the Trust's flyer which sets out the basic issues and impacts of the proposal. It is also available on our web site. Please make yourself aware if you haven't as yet. **The Government's full plans can be seen on the internet at: http://www.planning.nsw.gov.au/on-exhibition#Epping_Town_Centre_Urban_Activation**

A consultant, Adam Byrnes has been engaged by the Trust to assist in analysing key issues, and help draft our formal submission - but it is important that you individually make your own views known to the Department of Planning

Proposals by the State Government for a huge increase in residential development drew hundreds of Epping residents to a public meeting on April 18.

The Premier, Barry O'Farrell, has spoken about returning planning to the community. Here is a clear example of grass-roots interest and some strong messages from a community! Will he listen?"

With a head count of 518 people cramming into a church hall in Bridge Street, Epping, during the school holidays, the common theme was infrastructure first before large scale development in Epping.

As admirable as the Epping to Chatswood Rail line is, and plans for a 'metro' line to Rouse Hill may be, they do not solve existing transport problems in the eyes on many locals.

ECT President Graham Lovell (centre) introduces the guest speakers



Some of the 518 people crammed into the public meeting on Thursday, April 18, 2013

Traffic gridlock in the Epping Town Centre was raised by many questioners, with local resident traffic and parking needs also to the fore.

In addition questioners raised excellent issues with the capacity of local schools, parks, health services, power and water/sewage to cope with a 40% increase in population. The 22 storey height of towers was also a key concern (see comparison; back page).

The meeting was convened and chaired by the Epping Civic Trust, with 10,000 fliers about the proposals and the meeting funded and delivered by the Trust. That is a fantastic result and credit to all the people who helped with the flyer, and its distribution. Thank you.

Speakers at the meeting included local NSW Epping MP, Greg Smith, NSW Department of Planning & Infrastructure officers Simon Bennett and David McNamara, and Epping Civic Trust's planning consultant Adam Byrnes.

Now it is over to you and our fellow residents to have a say!

NSW Planning White Paper

Report by Vice President,
Graham Medhurst

The NSW Government has released its white paper outlining proposals for a new land use planning system. The white paper will be on public exhibition until 28 June 2013. It is expected that a draft Bill will go before Parliament in September 2013.

If you read the recent article in the Sydney Morning Herald by Leesha McKenny or saw the ABC 7:30 interview between the planning minister Brad Hazzard and Quentin Dempster you will have some idea how the Government wants to conduct planning in NSW. These media items and the white paper can be viewed on the internet at:

www.smh.com.au/nsw/grand-designs-in-new-blueprint-20130419-2i5mr

www.abc.net.au/730

www.planning.nsw.gov.au/a-new-planning-system-for-nsw

The planning white paper details five fundamental reform objectives. They are:

- 1. Changing the planning culture** - This objective is mainly about re educating planners and developers in the way the Government wants to conduct planning in the future.
- 2. Community participation** - The Government is proposing a 'Community Participation Charter' to enshrine in law principles for the appropriate level of community participation in the planning process. The principles outlined by the Government are very shallow. The reality is that the Government will be limiting community participation to when a rezoning plan is put up for consideration. Once a plan (local plan) is approved the community will get no further say.
- 3. Strategic planning** - This objective generally makes sense but the details in the various plans will need scrutiny as they are revealed. There is already concern about the proposal for 'Enterprise Zones' where development controls will be minimal.
- 4. Development assessment** - It is at this stage in the planning process that the community has traditionally had a say. Under the new arrangements four out of five development proposals will be assessed with no public consultation. The new jargon is complying and code assessed developments. In other words, if a development meets the zoning and design rules in a local plan it will be automatically approved by the local council. This process will be fast tracked (10 or 25 days depending on the type of development) and if councils fail to meet their responsibilities in this regard approval will go to 'expert panels'.



5. Provision of infrastructure - This objective is a work in progress. The Government is proposing a system of infrastructure plans. They claim that they will facilitate the integration of land use planning and infrastructure needs. It appears that state, regional and to some extent infrastructure local plans will be funded by levies imposed on developers by the Government. However local government will also be able to levy developers directly for infrastructure works under local infrastructure plans. This appears to be an improvement on the old Section 94 levy rules as some of the rules will be relaxed. However the old problem of when the levies can be collected does not seem to have been addressed. The levies need to be collected when the development is approved so that essential infrastructure works can be undertaken in a timely fashion.

To summarise:

The Governments election promise to give planning powers back to the people appears to be a sham. If the proposals in the white paper become law, the community will only have a say at the initial local planning stage and will then be locked out. Development applications will be fast tracked and will be automatically approved if they comply with set criteria. Finally the elephant in the room is compliance. Who will oversee the developers to make sure that they actually comply with the zoning and design rules in local plans? The white paper seems to be silent on this. From past experience we can expect that developers will go their own way and use the shoddy private certifier system to cover their tracks. And the community will have no come back.



Metropolitan Strategy for Sydney



The draft Metropolitan Strategy for Sydney is currently on exhibition with a close date of 31 May 2013.

This strategy sets out a plan for the city's future over the next two decades.

By 2031 Sydney will have 1.3 mil additional people and this plan aims to make sure there

is enough housing and jobs for these people.

The plan also looks at the city's future transport needs.

The draft Epping town centre is listed as a priority for delivery under the Strategy.

The plan can be viewed at: <http://strategies.planning.nsw.gov.au/>

Update Parramatta City Council



Councillor Lorraine Wearne reports

By now all members would be aware of the State Government's Epping Town Centre plan. I know many of you attended the public meeting last week.

Parramatta City Council voted to lodge a submission to the Department of Planning on the plan and I remind members that we originally advised we would support the plan on the basis that it was subject to the approved conditions of our 2011 Local Environment Plan (LEP) and included our requested extensions to the heritage areas. Our current 2011 LEP provides for development of between 6 to 12 stories.

The Parramatta Council resolution dated 22nd April, 2013 included the following:

1. The controls for buildings and planning belong to the Dept. of Planning and are not endorsed by Parramatta Council
2. Council believes that the dwelling numbers will exceed the 800 estimated by the Department and we believe this will have more impacts on traffic than has been allowed for
3. Council requests that the Minister ensure that any new Plan not take effect until the Development Controls are finalised by council

4. Council seeks maximum funding from the State government in our area for projects to improve and upgrade the local area
5. Council is committed to the inclusion of the proposed heritage listings and extension of the conservation zones
6. Council seeks that design competitions be held for substantial buildings to ensure high quality design outcomes
7. Council reiterates that the Council car park site is owned by it and any plans for it be endorsed and agreed to by council
8. Council seeks commitment from the State Government to full funding the all necessary regional and local road upgrades, including the railway bridge
9. Council seeks commitment from the State Government to the provision of a right turn signal at Rawson St, Carlingford Road intersection
10. That parking controls in the town centre provide flexibility for the market to determine the number needed
11. That the Minister enact a means for Sec.94 development contributions to be at a rate greater than 1% of the development cost for all new development in the town centre.

Update Hornsby Shire Council



Steve Russell, Mayor reports

April was the sixth month anniversary of the new elected Council. We have found it a challenging and rewarding time.

Some of our key achievements:

- Staging of a very successful Bushland Shire Festival last September at Fagan Park, attracting over 10,000 people
- The completion of Stage 1 of the Hornsby Mountain Bike Trail. This facility is located in Old Mans Valley on the western side of the Hornsby town centre.

- This has already become a very popular place with the mountain bike community.
- Commencing the construction of the Hornsby Aquatic Centre, which is 'out of the ground' and on schedule for completion by early 2014. This will be a 'state of the art' regional facility. You can follow the construction progress via HSC Facebook page or for more specific information go to: hornsby.nsw.gov.au/yourpool.
 - Construction of the new seawall of Parsley Bay.
 - Welcoming over 600 residents as new Australians at our Citizenship ceremonies.

Michael Hutchence, 'C' Ward Councillor has reported that Hornsby Shire Council met on Wednesday evening 17 April and among a long agenda considered a formal response to the Epping Town Centre Urban Activation plans.

Council resolved to generally support the plans, subject to addressing concerns regarding consistency with Council's

draft Hornsby LEP, timing of design details for intersection upgrades, and inclusion of a delayed commencement provision prior to finalising the SEPP. It also raises concerns with the Heritage report specific to items in the the Cliff Road precinct and its impact on achieving the objectives of the Urban Activation Program to promote economically feasible and orderly development".