

New Lord Mayor Elected

On 29 September, Council elected Councillor, Paul Garrard as Lord Mayor for the coming year. Cr Garrard represents Woodville Ward (South Granville, Granville, Merrylands, Chester Hill and Guildford). He has been on council for 41 years and this will be his 6th term as Lord Mayor.

Public Toilet for Epping Carpark

Finally we have received consent from Sydney Water and the electricity authority for installation of the toilet. It is to be installed at the top of the carpark where the existing trolley bay is located. The trolley bay and the disabled car space will be moved slightly downhill. The toilet is an Exeloo which is automatic and made of stainless steel. I have requested that a mural or coating that depicts trees or similar be painted or adhered to the outside surface so the structure appears more pleasing and part of the area.

Development proposals

12-14 Bridge Street Epping: Demolition of existing buildings, amalgamation of land and construction of a mixed use building with retail area and approx. 55 residential units. This is presently no more than a proposal and no application has been formally lodged.

54 Eastwood Avenue Eastwood: Construction of secondary dwelling.

4 Marook Street Carlingford: Demolition, tree removal and construction of a 2 storey attached dual occupancy development with Torrens title subdivision.

59 Raimonde Road Eastwood: Demolition, tree removal, and construction of an attached 2 storey dual occupancy development with Torrens title subdivision.

156 Pennant Parade Epping: Demolition and construction of a two storey dual occupancy development with Torrens Title subdivision.

Get to
know your
neighbours



I have joined an online community for our area called NABO. You can connect with your neighbours through www.nabo.com.au

Hornsby Shire Council

Mayor,
Steve Russell reports

Draft Housekeeping Amendments to the Hornsby Development Control Plan

In October, Hornsby Shire Council considered housekeeping amendments to the Hornsby Development Control Plan and resolved to exhibit the amendments. The exhibition will commence in November for at least 28 days and be available for viewing on Council's website, at Council's Administration Building and Hornsby Library. A letter will also be sent to affected land owners.

Draft Housekeeping Amendments to the Hornsby Local Environmental Plan 2013

Council considered proposed housekeeping amendments to the Hornsby Local Environmental Plan and resolved to forward the Planning Proposal to the Minister for Planning seeking a Gateway Determination to exhibit the Proposal. Upon issuing of a Gateway Determination from the Department of Planning and Environment, the exhibition would commence for at least 28 days

and involve a newspaper advertisement, notification on Council's website, letters to affected landowners, displays at Council's Administration Building and libraries, and a public hearing for the reclassification of land in West Pennant Hills.

Proposed amendments to Council's S94 and 94A Contributions Plans

Draft amendments to Council's Section 94 and Section 94A Development Contributions Plans were exhibited from 3 September to 2 October 2015. A report to Council outlining issues raised in submissions will be presented to Council before the end of the year.

Planning Proposal - 10 Pembroke St, Epping

Council resolved to progress with a Planning Proposal for property No.10 Pembroke Street, Epping. The proposal is to allow residential flat buildings on the site, with all premises on the ground floor to be reserved for community facilities. The Planning Proposal is on exhibition

until 13 November on Council's website and at Hornsby and Epping libraries.

Epping Town Centre Public Domain Plan

The Epping Town Centre Public Domain Guidelines were displayed for public comment from 23 September to 21 October 2015. A report to Council outlining issues raised in submissions will be presented to Council before the end of the year.

Active Living Strategy adopted by Council

Council has considered the Draft Active Living Hornsby Strategy and resolved to endorse the findings of the Strategy. The Strategy provides for a shift towards development of major destination parks across the Council area that can contribute to a greater variety of recreation opportunities. It is underpinned by six strategies, to be implemented by five key action plans. **For more information:** www.hornsby.nsw.gov.au/



EPPING CIVIC TRUST
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ORDINARY GENERAL MEETING
- Tuesday, November 17, 2015

ANNUAL GENERAL MEETING
- Tuesday, February 16, 2016

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

- **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



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Representing the community since 1971

Newsletter

November 2015

NEXT MEETING: ORDINARY GENERAL MEETING of the Epping Civic Trust

will be held on **TUESDAY, 17 NOVEMBER, 2015**

in the Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm.

AGENDA: ORDINARY GENERAL MEETING

1. Guest speaker: Bob Stephens, Deputy General Manager, Infrastructure and Recreation Division, Hornsby Shire Council
2. Hornsby Shire Council's Epping Town Centre Public Domain Guidelines
3. Hornsby Shire Council's Section 94 Development Contributions Plan 2014-2024
4. Save the Epping Pool Group update
5. Councillor reports
6. General Business

Epping Town Centre Development

Vice president, Graham Medhurst reports

Hornsby Shire Council recently approved a draft document titled "Epping Town Centre Public Domain Guidelines" and authorised its release for public comment. The Pembroke Street town square and cultural hub is identified as a key project in the Guideline (closing date for comment 21 October).

The Council has also approved expressions of interest being sought from developers to redevelop the public land at 10 Pembroke Street as a town square and cultural hub (closing date 4 November).

Although the closing dates for these initiatives will have passed before our next general meeting, it is the intention of the Trust executive to seek input from the membership on the Guidelines and the proposal for expressions of interest from developers, and to raise points of concern with the Council.

To provide some background, the Trust has had a long standing policy that public land in the town centre be developed as a town square or plaza (Trust planning workshop October 2005). The Trust subsequently raised this issue at a stakeholder meeting held as part of the Hornsby Shire Council Epping Town Centre study (2010). Following the approval of the Hornsby

Epping Town Centre
Advertisement
for Expressions
of Interest

Shire Council Local Environmental Plan (2013) and the associated Development Control Plan (2014), the Council decided (2015) to support the creation of a "...multipurpose district hub at Epping comprised of library facilities, a community centre, supporting car parking and an urban plaza at 8-10 Pembroke Street, Epping" and to seek expressions of interest from developers to facilitate this objective.

Communications with members



If you have not provided your email address and wish to receive our newsletters electronically, please send your details to eppingcivictrust@gmail.com. Non-members, please contact us through "your say" on our website www.eppingcivictrust.org

A new bus shelter for M54 Commuters

Until now, commuters who travel from Carlingford Railway Station to Epping Railway Station, along the busy M54 bus route, did not have a single bus shelter where they could escape from the various elements of nature. This is over a distance of 4.3 kilometres, comprising twelve bus stops.



Existing shelter at Loftus Square Park



It was not until an Epping Civic Trust Committee member, while travelling on a train, spotted a concrete bus shelter laying idle in the railway yards adjoining Maitland Railway Station, that a possible solution was found.

A return trip to Maitland Station established the old shelter was identical to the existing one in Willoughby Street Epping, albeit covered in graffiti and needing several minor repairs. The Maitland Station Master was more than happy to have the shelter removed from his premises and handed over to Parramatta City Council for installation in Willoughby Street.

Before the shelter could be installed, the Epping Civic Trust, Loftus Square Park Committee and the Council contributed funds for a Structural Engineers report, which confirmed that the shelter was structurally sound, had a reasonable life span and could be transported. The Council subsequently approved funding to relocate the shelter and install it in Willoughby Street at Loftus Square Park, where it is now located and where it will live happily ever after!

The shelter will be painted to match the existing shelter on the other side of street. The inside will depict a scene taken from a photograph of a picnic in the park in 1922, while the outside facia will be the same colour as the other shelter and have the same graphics, "Loftus Square Park, Established 1881".



New bus shelter - to be painted

Both Epping Civic Trust and Loftus Square Park Committee considered the most suitable mid-route location for an initial shelter would be in Willoughby Street, diagonally opposite to the existing one at Loftus Square Park. Parramatta City Council was contacted and discussions regarding a shelter commenced in May 2014.

The Council agreed there was a need for such a shelter and subsequently produced various designs for consideration by the Park Committee. The designs were deemed too modern and would look out of place with the existing bus shelter on the other side of the street which is over fifty years' old. Loftus Square Park is the oldest park in Epping (dating back to 1881).

Section 94 Development Contributions Plan - Hornsby Shire Council

Hornsby Shire Council recently decided to revise its Section 94 Development Contributions Plan to address additional planning initiatives in the Shire such as the NSW Government's Epping Urban Activation Precinct rezoning plan.

Section 94 of the Environmental Planning and Assessment Act allows Councils to obtain monetary contributions from developers. These contributions are facilitated through a Contributions Plan and a schedule of works prepared by the Council. The works can include additional infrastructure, facilities and services arising from development created demand. Section 94 contributions for the whole of the Shire over the period of the plan were estimated to be \$125 million.

The Council recently provided a revised contributions plan for public comment. The Trust made a submission and the issues of concern were, in summary:

- The lack of a table indicating the origin of Section 94 funds.

- No justification or prioritisation for the works listed.
- The apparent siphoning off of section 94 funds collected in Epping to fund works in the central and northern subregions of the Shire.
- The omission of funding for the Keeler Street precinct drainage and signalisation works.
- No funding for extra open space in Epping.
- No funding for the Dence Park masterplan.
- No funding for a new aquatic centre.
- The inclusion of works in the Epping town centre before the community had the opportunity to respond to the Key Projects list in the Epping Public Domain Guidelines (still on public exhibition at the time).

Unauthorised alterations and advertising

Advertising hoardings and alterations at 35 Oxford Street were recently referred to Hornsby Shire Council by the Trust.

It appears that these developments were not undertaken with Council approval. The developer has now belatedly lodged development applications for these works following the Trust's complaint.

The developer of this property currently has a 22 storey development application (DA 526/2015) before Council which, at time of writing, had also not been approved.



Advertising for new development in Oxford Street

Proposal to Redevelop 5 and 7 Grandview Parade Epping: DA/124/2015

Earlier in the year, the Epping Civic Trust wrote a submission to Parramatta City Council regarding the development proposal to demolish the existing two houses at 5 and 7 Grandview Parade Epping and build 11 self-care housing dwellings under the 'Housing for Seniors or People with a Disability' State Government Planning policy. Upon assessment, Council rejected the development proposal.

Some of the grounds for refusal included:

1. The proposal was an overdevelopment of the site with a floor space ratio of 0.72:1 which is excessive in density and scale
2. Privacy issues with neighbouring properties
3. Solar access issues to living areas and private open space
4. Issues relating to neighbourhood amenity and streetscape
5. Lack of sufficient landscape and deep soil zones
6. Limited wheelchair accessibility

Following this, the developer lodged an appeal with the Land and Environment Court, which went to a conciliation meeting in July 2015. With no resolution, the Land and Environment Court has now directed the matter be listed for hearing onsite at 9.30am on Wednesday 4 November 2015.



Grandview Parade Epping

UPDATE