

Interface between the single storey and five storey zonings

The Planning Group Managers report to Council (PL72/14) on this matter stated:

"The Department of Planning and Environment finalised the UAP to permit 5 storey developments on land adjoining the Essex Street and Rosebank Avenue HCAs. The Department addresses the change in building height from 3 to 5 storeys with justification for the amendment based on submissions received from land owners concerned about the feasibility of redevelopment.

It is acknowledged that future five storey residential development directly adjacent to the Essex Street and Rosebank Avenue HCAs will have some adverse heritage impact.

Some middle to long distance views from certain public spaces within the HCAs will be impacted as the siting, proportions, design and bulk of the adjacent 5 storey buildings will present as an abrupt and dominating departure from the current treed or semi open backdrop and context.

These impacts, however, are not considered sufficient justification, in heritage terms, to warrant removing the Essex Street and Rosebank HCAs from HLEP 2013".

Interface or in your face



The Manager Strategic Planning, Fletcher Rayner has since advised the Trust that Council, at its meeting on 8 October 2014 approved an amendment to the DCP in response to concerns regarding the interface between the five storey zone and heritage conservation areas. The amendment will include additional transitional measures to assist in mitigating the impact of 5 storey development on adjoining Heritage Conservation Areas. Once in force this will require developers to consider the design impacts of development on adjacent heritage conservation areas against criteria set out in the heritage part of the DCP.

Parramatta City Council

Councillor,
Lorraine Wearne reports

EVENTS

Loy Krathong-Thai Water Festival is lovely and there are food stalls and other entertainment - 22 November, 2014 - River foreshore.

Parramatta-Community Christmas - 27 November, 2014 - Centennial Square.

New Year's Eve - River Foreshore gets better and bigger every year. Fireworks are at 9pm, 31 December 2014.

DEVELOPMENT

374 Pennant Hills Road- Carlingford Village.

There has been a proposal forwarded to council for a 5/6 storey development of 144 Residential units. The proposal was for 3-4 buildings over a podium. This application was seen as not acceptable in the form lodged and on request of our staff it has been withdrawn. I am not sure what the applicant will do next.

BrickPit Mobbs Lane.

A proposal for 3 or 4 flat buildings about 4-5 stories lodged with Joint Regional Planning Panel. The panel has advised that in principal it supports the application but redesigned to comply with the current height controls on site which I believe is 11 metres.

Granny Flats - up to 60sm are now able to be constructed on any property over 450sm without council consent. A private

certifier may consent if the proposed building complies with the codes. You are not able to divide or sell separately from the original house. It is a growing trend and a method of receiving an income on your own property. Full details are on the Department of Planning Website or talk to council. Web site is <http://www.planning.nsw.gov.au/Searchresult/tabid/526/language/en-US/Default.aspx?q=Granny%20flats>

WORKS

Council is investigating making Hunts Lane Epping open to only one way traffic. Council staff are trying ascertain if we can create a drop off point for cars collecting and delivering train passengers. People are currently using the Laneway behind the drive through bottle shop for this. A properly designated space would help current blockages in the lane.

Construction of the mini basketball court in Fred Spurway Reserve is underway. If the one in Willoughby Road is anything to go by it will get a lot of use. There will be seating provided also.

I have been asked about the "no right turn" sign at the traffic lights at Mobbs Lane and am told the sign does not prevent right hand turns into Illarangi Street, Carlingford.

For those members I do not see, I wish you all a happy and safe Christmas and look forward to seeing you in the New Year.



NEXT MEETING: NOTICE is hereby given that the next **ORDINARY GENERAL MEETING** of the Epping Civic Trust will be held on **TUESDAY, NOVEMBER 18, 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. Discussion: West Epping Plan of Management
2. Discussion: Epping Town Centre planning
3. Councillor's reports
4. Membership Fees & Meeting Dates for 2015
5. General Business

West Epping Park draft plan

President, Graham Lovell reports

Hornsby Shire Council (HSC) has prepared a Draft Plan of Management for West Epping Park, which includes revised categorisation mapping for future management of the park, and an Indicative Masterplan for the upgrade of the site.

Council has committed to redevelop the site to include a synthetic sports oval for soccer and cricket, and a new amenities building. The Indicative Masterplan also provides for improved parking facilities and vehicle circulation, a new network of footpaths to improve linkages in the park and to increase pedestrian activity, new children's play facilities, and a public plaza space for community gathering, and informal recreation.

The Plan also provides revised categorization mapping to enable future development of the park (see map). The

mapping categorises areas of the park as Sportsground and General Community use.

Community information sessions and a public hearing were conducted while the plan was on public exhibition. The exhibition period closed on 28 October 2014.

The Trust has noted that Council has funding under the State Government's Precinct Support Scheme for planning, design and contract tendering for the park. Council expects to appoint contractors and undertake approved works in 2016.

Indicative Masterplan for Development of West Epping Park



1. Indoor Recreation Centre
2. Indoor Recreation Centre Extension
3. West Epping Community Centre
4. West Epping Pre-School
5. Parking and Through Road (116 Spaces)
6. Parking (85 Off-Street/ 9 On-Street)
7. Synthetic Sports Oval
8. Amenities Building + Kiosk
9. Public Plaza/ Games Area
10. Lawn/ Recreation Area
11. Children's Playground
12. Community Gathering/ Games Area
13. Footpath Circuit
14. Existing Netball/ Tennis Courts
15. Bio-Detention Basin
16. Open Area with Informal Parkland/ Shelters/ BBQ's
17. Existing Trees Retained
18. Proposed Tree Planting



Epping to Chatswood Rail upgrade

Committee Resolution



Epping Station Hub

The Trust committee at its meeting on 14 October 2014 decided to write to the Minister for Transport and express its opposition to the 'upgrading' of the Epping to Chatswood railway tunnel.

The Department of Transport has released a Review of Environmental Factors relating to the proposal to convert the tunnel for use by the metro style trains that will operate on the NW rail link. The Department is calling for feedback on their proposals. The review is on exhibition until 17 November 2014. Go to the website at www.northwestrail.com.au for all the details.

The Trust is of the view that the upgrade is unnecessary at this time. While the Trust has no objection to the work going ahead to connect the new line to the existing tunnel lines as part of the current program, it believes that the connection should be mothballed until the Harbour tunnel is built and the NW metro is extended to the city.

The basis for the Trusts position is that:

The conversion of the near new Epping to Chatswood Tunnel will be very expensive and the funds can be better spent elsewhere at this time.

The closure of the tunnel during the conversion is unacceptable particularly to patrons who currently have a first class service to the city via Chatswood.

There will be excessive congestion at Chatswood station if metro patrons are forced to change there.

Epping station on the other hand is more than adequate to act as a hub until the metro is extended to the city.

The proposal for all northern line patrons to change at Central is unacceptable.

Replacing the Epping/Chatswood train with buses will cause excessive congestion and they will not achieve the stated objectives.

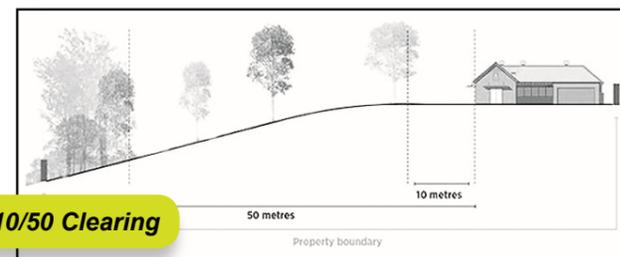
Finally, members are encouraged to respond to the Review of Environmental Factors currently on exhibition and express their views. The email address for responses is info@northwestrail.com.au

10/50 Vegetation Clearing Code

Vice President, Graham Medhurst reports

A new law was passed by the NSW government this year to help people prepare their homes for bush fires. However the law was rushed and poorly drafted and is being used by people to improve views and property values. The law allows people to clear trees on their property within 10 m of their home and to clear undergrowth within 50m.

In response to the concerns of Councils and the community the Government has initiated a review of the code. Because of the urgency of the matter pressure is being brought to bear on the Government to immediately declare a moratorium on clearing while the review is underway.



10/50 Clearing

The Regional Fire Service is undertaking the review and has called for submissions. Submissions can be emailed to 10.50@rfs.nsw.gov.au Submission close on 14 November 2014.

Epping Town Centre

Vice President,
Graham Medhurst reports

Hornsby Shire Council – Development Control Plan (DCP)

Following the exhibition of this plan in June 2014, HSC staff prepared a report for Council proposing various amendments. A number of those amendments addressed issues raised by the Trust in its submission. Generally, the Council response was positive.

The Council agreed to include:

- A new section in the DCP addressing future character, site requirements, scale, set backs, open spaces, landscaping, privacy and security, sunlight and ventilation, housing choice, vehicle access and parking, public domain and traffic management works.
- Controls for the three Heritage Conservation Areas including character statements and statements of significance.
- An updated Section 9.4 to include additional transitional measures to mitigate the impact of five storey development on adjoining Heritage Conservation Areas (see the Planning Manager's additional comments on page 4).
- A reference to the Barren Hills Saw Milling archaeological site
- The missing laneways

The Council will also be:

- Developing a Town Centre Public Domain Guideline and this is scheduled to be completed in the first half of 2015. This project has been funded under the State Government's Precinct Support Scheme. The guideline will address the issue raised by the Trust concerning the lack of detail on the Pembroke Street Civic place proposal.
- Reviewing Councils Section 94 Development Contribution Plan to include additional essential infrastructure to support the future population of the town centre. This project has commenced and it is anticipated that the plan and an amended developer contribution rate will be presented to Council early in 2015. Contributions will be used to provide essential infrastructure to meet the needs of the future population.

The Trust was not successful in having the Council remove the limits on commercial floor space.

We have been advised that the amended DCP will come into effect when it is advertised in the press and that this will probably be on 29 October 2014.

Light Rail from Carlingford to Epping?

Committee Member, Graeme Wyber reports

The state government has allocated \$400 million to accelerate work on a Western Sydney Light Rail network, with the first task being to identify the highest priority corridors from Parramatta and carry out a detailed feasibility study.

It is understood that Baulkham Hills Shire Council, which administers all areas west of Pennant Hills Road at Carlingford, is seeking to have light rail extended from Parramatta to Macquarie Park via Carlingford. This corridor is one of the options being considered in the Government funded study.

With a large number of residential units currently being constructed in the Hills district and at Carlingford, the Epping Civic Trust would support a light rail proposal, as no suitable transport currently exists to accommodate the large influx of commuters that will want to transit to and from Epping Station and Macquarie Park.



Light Rail

UPDATE

Improved Access to M2 from Epping

Vice President, Graham Medhurst reports

Following the Trust's representation to our local member, Greg Smith on this issue we received a response from the Minister for Roads and Freight the Hon. Duncan Gay MLC.

The Minister indicated support for our proposal and said that "The at grade road works planned for the intersection of Carlingford and Beecroft Roads are expected to result in increased green (traffic light) time

for Carlingford Road motorists to turn left towards the M2 and right towards Epping Road."

The Minister confirmed that "...the NSW Government has committed to look at distance based tolling for Sydney's motorways."

The Minister also provided the Trust with a contact at the Roads and Maritime to maintain dialog on this issue.