

City of Parramatta Council

Administrator Amanda Chadwick reports

Since the NSW Government created the City of Parramatta in May, the new Council has been working hard to ensure a seamless transition for all its residents.

As Administrator of the Council I see real opportunities for Epping with the entire town centre now located within the one Local Government Area (LGA) for the first time. This is a chance to consider the planning for the town centre as a whole.

It is now appropriate for Council to undertake a broader review of the planning for Epping, in particular the transport, traffic, and land use controls under the existing Parramatta and Hornsby Local Environment Plans (LEPs). I will be asking the Department of Planning to assist in this work to ensure a whole-of-government approach to the review. The work will commence shortly with a review of transport and traffic studies.

I have been speaking with the Epping community since my appointment in May and have heard concerns about the nature of potential development and Epping's ongoing traffic problems.

I have also heard views about Epping's community and recreational needs. Council has been hosting drop-in sessions across the LGA to give residents an opportunity to share their thoughts and concerns, and more are being planned for the near future, including in Epping.



No physical works have taken place to widen the southern side of Epping Road between Essex Street and Blaxland Road. However, Roads and Maritime have recently erected a fence around a property on the south western corner of the intersection of Essex Street and Epping Road to establish a depot and site office for the proposed works at this intersection and the proposed road widening of Epping Road. The homes at 6 to 16 Epping Road have now all been demolished. Work on Epping Road / Essex Street is not expected to start until late 2016 early 2017.



EPPING CIVIC TRUST

www.eppingcivictrust.org

eppingcivictrust@gmail.com

- **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

ORDINARY GENERAL MEETING DATES

- Tuesday, November 15, 2016

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



EPPING CIVIC TRUST

PO Box 271 Epping 1710

www.eppingcivictrust.org

eppingcivictrust@gmail.com

Representing the community since 1971

Newsletter

August 2016

NEXT MEETING: ORDINARY GENERAL MEETING of the Epping Civic Trust will be held on TUESDAY, AUGUST 16, 2016 in the Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm.

- AGENDA:** ORDINARY GENERAL MEETING
1. Guest speaker TBA
 2. Report on meeting (5 August) with Parramatta Administrator, Amanda Chadwick
 3. Communications strategy
 4. Property development
 5. Report on Rotary forum on transport, congestion and parking
 6. General Business

Your Civic Trust

Graham Lovell, President

Since our last newsletter, we have seen the formation of a City of Parramatta Council which now has the whole of the Epping Town Centre under the one council. This new Local Government Area includes parts of Epping and Carlingford which were formerly part of the Hornsby and Hills council areas.

As a result of the new boundaries, the Lord Mayor and Councillors are no longer in their roles, but can seek re-election at the next local government election in September 2017. Until then, Amanda Chadwick has been appointed as Administrator, to perform the civic duties and responsibilities of Councillors. She comes with a wealth of experience in the NSW State Government and we

welcome her first contribution to our newsletter in this edition.

Former Parramatta Councillor, Lorraine Wearne is now Chair of the Former Councillor Representative Committee and also the Local Representative Committee..

As the extensive development in Epping continues, the Trust is addressing new challenges everyday. I encourage you all to attend our next General Meeting on 16 August and help us foster the community spirit by inviting your neighbours along too. Our local environment is constantly changing and we all need to play a part in working towards maintaining a local area and community that we all aspire to live in.

Look forward to seeing you there.



This restored historic home in Oxford Street is likely to be demolished as part of a proposed DA for 30-42 Oxford Street, Epping.

Boronia Park update

Members will be aware of the major upgrade work being undertaken by Parramatta Council in Boronia Park Epping, using funds allocated by the NSW Government's Precinct Support Scheme and local Council funds. This upgrade is now in the final stages, with the community already able to take advantage of completed works such as:

- textured concrete footpaths and new path lighting through the park
- barbeque and new picnic shelters
- upgraded children's playground

Work still underway includes the construction of a new toilet block next to the playground. Council advises this area will remain closed to the general public until completion, which is expected mid-August. The access steps connecting the playing field to the children's playground area are due to be replaced soon.



Boronia Park playground

Local Heritage Grants

Significant numbers of Epping/Eastwood residents continue to access funding from City of Parramatta Council Local Heritage Fund to undertake a wide range of heritage restoration work on their properties. These grants are available to ratepayers with properties within the local Epping/Eastwood conservation area, as well as those with individual heritage listing.

Recently, there has been a number of changes to Council's Heritage Fund Scheme relating to funding and tighter eligibility criteria for heritage grants.

Priority is now given to applications that can demonstrate high public visibility. For example, external painting and building repairs that impact the building fabric instead of

internal building works. In addition, applicants will not be eligible for grants more frequently than every two years. Grants will now be made on the basis of one dollar for every four dollars spent (25% of cost), with a \$3,300 limit. More information on heritage grants can be found on the City of Parramatta Council website. www.parracity.nsw.gov.au

Come home later on the M54

Following the Trust's meeting in June with senior ministerial staff from Transport NSW about unsatisfactory bus services in and out of Epping, we are pleased to report that the issue of the popular M54 route finishing far too early in the evenings has now been addressed. The last service for the day now leaves Macquarie Park and Parramatta Station at midnight everyday. This change has been well advertised inside the M54 buses and with posters at individual bus stands along the route.

We are hopeful the other bus concerns raised at that meeting are given serious consideration. These include overcrowding of buses resulting in stops being bypassed and buses being held up with traffic congestion on Carlingford Road in the morning peak period and on Epping Road during afternoon and evening peak periods.



Development Applications Update

Development application: 35 Oxford Street, Epping

This development was approved by the Sydney West Joint Regional Planning Panel (SWJRPP) on 14 July 2016, despite the Trust's submission to the contrary. The approval of this 22 storey tower was based on the minimal requirements of the relevant planning controls. While the final form was a significant improvement on the original application lodged in March 2015, the Trust feels that this tower is disproportionate to the small land size of the block on which it will sit.

The Trust is concerned that the SWJRPP panel which

approved the application was made up of only three government appointees, the smallest panel allowed. The normal requirement for a panel is two government appointees, two community representatives and a government appointed chairperson. Where were the community representatives? It does not appear that the public interest was represented. The Trust is considering taking up this issue with the Greater Sydney Commission which has responsibility for the JRPP's.

Development application: 44 - 48 Oxford Street, Epping

This application was lodged with the City of Parramatta Council on 17 June 2016. The Trust is proposing an objection to this application as the developer indicates the demolition of the heritage cottage at 48 Oxford Street, (see page 1) which was restored by the developer to Hornsby Shire Council specifications six years ago. This proposal also provides little public amenity.



Development application: 30 - 42 Oxford Street, Epping

This 17 storey tower application was scheduled for determination by the SWJRPP in July 2016. The Trust did not lodge a submission on this application as it appeared to generally conform to the planning controls for the site. The application preserves the heritage shop site at 38 Oxford Street (the Patisserie) and provides quite a lot of public amenity.



Development application: 12-14 Bridge Street, Epping

At time of writing, the City of Parramatta Council is considering amendment proposals brought forward by the developer (29 June 2016). The Trust's reading of the documentation is that not much progress has been made on the issues raised by the Trust in its

submission. The non-conforming street frontage, dangerous vehicular access to and from Bridge Street, the overshadowing of residential properties at the rear and a very dull design are concerns that do not appear to have been resolved.

Better Planning Network

In June, Trust member, Brian Berry attended a meeting of the Better Planning Network at NSW Parliament House to hear a presentation from Sarah Hill, new CEO of the Greater Sydney Commission. The Commission advocates the creation of great places to live with communities that are strong, healthy and well-connected. A Strategic Planning Committee is

responsible for preparing District Plans for each of the six Greater Sydney zones. During the Question and Answer session with representatives of the many community groups present, it became apparent that the goals and ideals discussed have been on the agenda in local communities for quite some time, but with no meaningful outcomes. We wait to see the results.