

## Epping Planning Review and Traffic Study

On 9th July, a major series of resolutions were passed by the City of Parramatta Council which amended some of the earlier proposals concerning Heritage conservation, open recreational space and community facilities. The Trust has been closely monitoring this and was well represented at the Council meeting. The original proposals from Council staff were completely unacceptable, so it was good to see our local councillors work to change and improve them.



### The Trust supports:

- Progressing the Traffic Study through public consultation - but we worry that it is woefully short of any real solutions
- Proactively seeking to increase commercial floor space in future developments through changing current zoning that has let solely residential blocks be built, drastically reducing Epping's local employment opportunities
- Retaining the old Bowling Club site as public open space zoning and preventing the Austino developers from a windfall financial gain through acquiring this land
- A move to get a new park for north east Epping, with state government funding support
- Inclusion of the Library site, along with Rawson Car Park, for consideration for new community facilities. But the air space above is likely to be sold off for development. The Trust feels the community must be involved in this planning to ensure the best outcome for locals.

More problematic are the resolutions surrounding the Heritage Conservation Areas. These were established by Hornsby Council as a part buffer to continuous development but have raised other interface issues. The resolutions offer a compromise but include removal of Heritage Conservation Area status in one area. The Trust supports full retention of the Heritage Conservation Areas, because we fear they will otherwise be gradually chipped away.



**HAPPY 100TH BIRTHDAY AGNES**

One of the Trust's longest serving and respected members Agnes Evans celebrated her 100th birthday on 29th July. Agnes joined the Trust in the early 1970's and has served in many ways as a Committee Member, and arranging the Newsletter for distribution and with social functions.

Agnes and her husband Ralph (Taffy - Trust Treasurer for 18 years) moved to George Street, Epping in 1960. In those days both Epping and

Carlingford Roads were single strips of bitumen with no traffic lights. Epping Road passed among poultry farms, orchards and a few houses. Agnes was very active in Community Service. After coming to Sydney in 1942 and obtaining the necessary qualifications she was the first person to run Baby Health Clinics in Pharmacies. She started these at Hurstville and then expanded to other suburbs including Carlingford in the late 1970's.

## Useful Contacts

Members who have concerns about issues in Epping are always free to contact the Trust through our email or website. However, if you have issues that you would prefer to discuss with our elected representatives, here are their contact details:

**City of Parramatta Council,  
PO Box 32, Parramatta NSW 2124**

**Councillor Lorraine Wearne**  
Phone: 0416 035 817  
lwearne@cityofparramatta.nsw.gov.au

**Councillor Donna Davis**  
Phone: 0447 745 402  
ddavis@cityofparramatta.nsw.gov.au

**Councillor Bill Tyrell**  
Phone: 0488 666 335  
btyrell@cityofparramatta.nsw.gov.au

**Hornsby Shire Council,  
PO Box 37 Hornsby NSW 1630**

**Councillor Vince del Gallego**  
Phone: 9847 6666  
vdelgallego@hornsby.nsw.gov.au

**Councillor Emma Heyde**  
Phone: 0403 589 722  
eh Heyde@hornsby.nsw.gov.au

**Councillor Michael Hutchence**  
Phone: 0466 008 375  
mhutchence@hornsby.nsw.gov.au

**Member for Epping, Damien Tudehope**  
Suite 303, level 3, 51 Rawson Street, Epping  
Phone: 9877 0266  
epping@parliament.nsw.gov.au



**EPPING CIVIC TRUST**  
[www.eppingcivictrust.org](http://www.eppingcivictrust.org)  
[eppingcivictrust@gmail.com](mailto:eppingcivictrust@gmail.com)

**PRESIDENT:** Janet McGarry (0408 071 707)  
**VICE PRESIDENT:** Mike Moffatt (0421 859 070)  
**TREASURER:** Alan Swales (02 9869 1954)  
**PO BOX 2509, Carlingford Court 2118**

**Ordinary General Meeting dates for 2018:**

**Tuesday 21 August**  
**Tuesday 20 November**

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



**EPPING CIVIC TRUST**

PO Box 271 Epping 1710  
[www.eppingcivictrust.org](http://www.eppingcivictrust.org)  
[eppingcivictrust@gmail.com](mailto:eppingcivictrust@gmail.com)

**Newsletter**

**August 2018**

**NEXT MEETING: ORDINARY GENERAL MEETING of the Epping Civic Trust**

**will be held on TUESDAY 21 AUGUST 2018**

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

**AGENDA:** 1. Traffic: The meeting will hear about the draft Epping Traffic Study, the proposal to widen Epping Bridge and changes to traffic during the closure of the Epping-Chatswood line.

2. General Business

## FROM THE PRESIDENT, JANET MCGARRY

Since being elected in February, I have become increasingly concerned about the direction Epping is heading. This leafy family-friendly suburb is not only feeling the strains of too much development too quickly but is struggling to establish a vision for the future. Residents are reeling from a sense of things are out of control and the end result will be an area much less liveable.

There are many reasons why we have arrived here. But the single greatest failure has been the lack of a well thought through overall vision for the suburb, one embracing community consultation backed up by detailed planning and budgeting. A vision finalised before one Development Application was approved. No area can expect to grow by more than 10,000 residents without resolving fundamental issues - local schools and transport, traffic and parking, open spaces and recreation, the environment and heritage.

Instead Epping is lurching from crisis to crisis as residents start to feel the impact of growth but see no benefits. And those that should be leading the way to this vision are woefully falling short of the task: our State Member is struggling to secure basic resourcing from his government, the local councillors are inundated with resident issues and powerless on planning, and the Mayor is absent. But, most concerning, proposals are being put forward by council staff which utterly fail the area and are not what locals want. They are also accepting of development plans with no sense of balance for residents.

**The Trust is working hard to raise awareness at all levels of what is needed now. Council now needs to listen and act in our interest. Please spread the word by encouraging neighbours and friends to join - on [www.eppingcivictrust.org](http://www.eppingcivictrust.org)**

## Expert Reports

It is clear to the Trust that the only way to try and prevail when battling DAs is to engage expert advice on specific issues like planning, traffic and heritage.

This takes resources and the Trust needs your help as its funds will otherwise be quickly exhausted.

### You can:

- ▶ Encourage neighbours and friends to join - [eppingcivictrust.org/membership](http://eppingcivictrust.org/membership)
- ▶ Make an additional donation to the Trust - email us for how on [eppingcivictrust@gmail.com](mailto:eppingcivictrust@gmail.com)
- ▶ If you have professional expertise, please volunteer your skills

*47 Years*

### GRAHAM LOVELL THANKS

The Trust executive has arranged a small special luncheon for retired President Graham Lovell in recognition of the invaluable service he has given to the community over the past 47 years, Graham's selection of guests includes many high profile people he had associations with over his lengthy service with Epping Civic Trust.

**UPDATE**

### Widening of Epping Railway Bridge

As this newsletter goes to press, the Minister for Planning has announced that the Epping Railway Bridge will be widened to provide three westbound lanes. The Trust will evaluate the effectiveness of this plan, as it examines the implications of the full Epping Traffic Study.

[www.eppingcivictrust.org](http://www.eppingcivictrust.org)

[www.facebook.com/eppingcivictrust/](http://www.facebook.com/eppingcivictrust/)

## Development Applications

### a) PASSED

#### Heritage Cottage 44-48 Oxford Street, Epping

As this newsletter goes to print, the Sydney Central Planning Panel is set to approve the demolition of this historic cottage for yet another apartment block. The Trust has been very active in opposing this. For the last planning meeting, we commissioned an expert heritage report to counter the claims in the developer's reports, and the very poor advice from Council staff which supported demolition (and totally failed the local community, which is not satisfactory).

The Trust organised a public rally outside the cottage, raising more awareness with locals. 300 people attended, heard speeches, and signed a petition. We hope the planning panel paid attention!

**The petition is online at [change.org](https://www.change.org) Please sign if possible. The title is "Save this Historic Cottage in Epping town centre from demolition".**



#### 12-14 Bridge Street, Epping

Since early 2016, the Trust has been arguing that the development application for 12-14 Bridge St, which proposed an eight storey building is excessive. Parramatta Council agreed and the application was rejected. The Developer submitted revised plans for a nine storey building facing Bridge St, but a reduced height of five storeys at the back of the building where it overlooked a conservation area. The Land and Environment Court in June overruled objections from both Council and the Trust and approved the revised application.

#### Swanes Nursery Development + St Pauls Anglican Cemetery

The Swanes Nursery site at 235-237 Marsden Rd Carlingford was approved for development of 48 townhouses (rezoning R2 to R3) by the Sydney West Central Planning Panel on 17/05/18, after being lodged on 16/02/18. A letter to the Panel from the City of Parramatta Council on 12/03/18 did not support the proposal. All traffic to exit/enter via Marsden Rd.

We note that the adjoining St Pauls Anglican Cemetery (not to be developed) dates back to 1850, where many of the district's early Pioneers are interred, including William Mobbs, as well as Keeler, Ray, Cox, Spurway, and Catts.

#### Our Lady Help of Christians

There are big plans for the Church precinct on Oxford Street - including a new primary school building facing Oxford Street, a new parish hall, and another large apartment tower facing Cambridge - to be used for senior living and aged care (thus being able to be built on the church zoning).

**Please watch the website and Facebook page ([facebook.com/eppingcivictrust](https://www.facebook.com/eppingcivictrust)) for information when this DA is lodged.**



### b) UPCOMING DAs:

## Parramatta Operating Plan (2018 - 2019)

**In June the Trust responded to Parramatta Council on its One Year Operational Plan and Budget for 2018/9.**

**In brief, the trust found that the budget was unbalanced and against the interests of Epping residents.**

The Epping wards provide the Council with some \$20m to \$25m in rates each year. Over the Parramatta Council area as a whole, just under half (46%) of rate revenue goes to Capital Expenditure. We estimate, therefore, that Epping should receive some \$10m to \$12m for capital works each year. The Council budget for 2018/9 provides instead some \$2.4m for capital expenditure next year, and less in the two years following.

In the 2018/9 year, Parramatta CBD will receive \$111m for the Parramatta Square development, \$74.5m for the Aquatic

Centre, and \$13.6m for a Boardwalk, all in the Parramatta CBD.

The rates collected from Epping are being siphoned off to State Government and Council projects in the Parramatta CBD. Meanwhile, Epping must rely upon Council negotiations with developers in order to have important infrastructure such as carparks, a library, road crossings, plazas, community facilities, additional parks and open spaces. This will result in poor outcomes for Epping.

The Trust's protest against this unfair and unbalanced budget was effectively ignored. Submissions to the Council closed at a date which left only one Council meeting before a Government mandatory budget submission date, and no time was available for our Ward Councillors to amend it.

A very unsatisfactory situation.

## Development Applications

### c) OTHER PLANNING ISSUES:

#### Rosebank Avenue and Rosen St West Epping road cut through.

In June, out of the blue, some residents here received a letter from council informing them their properties would be compulsorily purchased in order to put a new road through these quiet residential streets. Not only did this cause dismay but would have impacted other residents with increased traffic and noise. The Trust was able to assist the affected residents in lobbying our local councillors on this issue, and as a result the proposal has been withdrawn.

#### Forest Park and Bowling Club development.



The Save Epping's Forest Park group is delighted with the Council's Recommendations relating to the development proposal for this site, which were approved unanimously by the Parramatta Council on 9 July 2018. This includes objecting to the Planning Proposal 'proceeding in its current form and density and that no Planning Proposal proceed for this site'. It also includes that the portion of the site currently zoned RE1 Public Recreation (the former Epping Bowling Club land) should retain this zoning. In addition, the Council is to write to the Minister for Planning with regards to amending legislation pertaining to the acquisition of land zoned as public open space and its subsequent valuation. This could potentially make the former Epping Bowling Club site's acquisition, to provide open space for the community, more affordable.

These Recommendations are very different to those originally proposed by the Council's Planning Department, which included rezoning the former Epping Bowling Club site to R4 High Density Residential. We are grateful to the Councillors for all the work they have done to put the amended Recommendations together. They show acknowledgment for the need for more open space in Epping and promote steps towards addressing this need. However, it is now up to the Sydney Central City Planning Panel and the Department of Planning and Environment to accept or reject the Council's Recommendations. They have previously said they would consider the Planning Proposal in light of the Epping Traffic Study so if they keep their word this should bring about a more favourable outcome for the Epping community. If they choose to accept these Recommendations the development proposal for this site for 22, 20 and 19 storey buildings on the site is highly unlikely to be approved.

We are also grateful for the Member for Epping who has put before Parliament consideration for protecting and retaining RE1 land. This could potentially see bowling club sites throughout Sydney protected to provide public recreation spaces for the growing population.

#### 8 Rawson Street, Epping.

This DA for a large granny flat adjacent to a house in the Heritage Conservation Area has been withdrawn. Thank you to all who made submissions on it.

#### Right turn from Langston Place.

A good number of people turned up at the rally against this change and generated lots of interest. There were a number of posters and North Epping Community Facebook has photos. Cllr Donna Davis attended the event and said she will prepare a petition on the matter which can go to Council at the next meeting.

Damien Tudehope MP sent information from RMS as follows:

*"As part of the Epping Town Centre road upgrades, the right hand turn from Langston Road onto Beecroft Road has been removed to improve safety and efficiency at this busy intersection. The removal of the right turn from Langston Place onto Beecroft Road will help improve traffic flow at the intersection by allowing additional traffic light timing for other traffic movements.*

*Motorists wanting to turn right onto Beecroft/Epping Road will now need to use Essex Street and then turn right onto Epping Road. The intersection at Essex Street and Epping Road has been improved to add two right turn lanes and a left slip lane to cater for the change to local traffic movement. Epping Road has also been widened westbound to include a third lane and dedicated left turn into Blaxland Road."*

#### Tree canopy loss.



Several mature eucalypts on Pembroke Street were cut down by Ausgrid.

The NSW Government is to plant 5 million new trees across Sydney by 2030 at the rate of 380,000 native trees per year, which will double the city's tree canopy from 16.8% currently to 40% - in announcing the policy in April, Premier Gladys Berejiklian said "Sydney is growing, but growth should not come at a cost to the environment or local amenity" - the Trust will be seeking talks with State Member Damien Tudehope to ensure our area receives a reasonable share of the trees to help counter those that have been lost to the massive developments occurring throughout our region.

The Trust has growing concerns about the level of tree cover in the Epping area. Over and beyond the effect of the development of the Town Centre, every week there are DA's lodged for residential blocks that include tree removal - in gardens, but also on the verge outside. Sometimes this is linked to a sub division or rebuild, but often there are few reasons listed. Mature trees cannot be easily replaced by replanting - so we need help in monitoring the tree canopy in the area, and responding to these applications.

**If you have some time (this is not a major job) please email [eppingcivictrust@gmail.com](mailto:eppingcivictrust@gmail.com) as we need your help!**

## Brief report from Hornsby Council

- Emma Heyde

**Council has resolved to plant 25,000 more trees by September 2020 and review the impact of the 10/50 vegetation clearing code.**

The Sportsground Strategy is on exhibition until 7 September: interested residents are invited to comment.

**Hornsby wants to become Sydney's first 'Dementia-friendly community' with health providers in the area.**

**Let Emma Heyde know if you want updates: [eheyde@hornsby.nsw.gov.au](mailto:eheyde@hornsby.nsw.gov.au)**