EPPING CIVIC TRUST

PO BOX 271, EPPING 1710

To: City of Parramatta Council,

PO Box 32, Parramatta, NSW 2121.

Per email for the attention of Ashleigh Matta

Date: 26-11-2018.

Submission re DA/745/2018, 21-23 Norfolk Rd, Epping 2121

The Epping Civic Trust raises the concerns about this Development Application on the following grounds:

Traffic

- The DA does not consider Parramatta council's Epping Town Centre Traffic Study and the impact of this proposal within the context of the overall problems currently occurring in the Town Centre and surrounds.
- The overall Town Centre (priority precinct) apartment and population forecasts are now well in excess of the original 3,500 apartment estimates. The DA should be delayed until Council's Epping Town Centre Transport Delivery Plan is finalised and funded.
- The DA does not contain consideration of the impact of upgrades of the opposite Epping Public School which will nearly double the attendance at that school and therefore result in increased demand for drop off and associated car parking and vehicular movements.
- The failure of the DA to properly consider traffic impacts raises risk of adverse safety impacts for children, staff and parents.

Flora, fauna and landscape design

- The DA includes the removal of 21 trees without a proper assessment of the impact upon:
  - The adjacent tributary of Terry's Creek.
  - Visual amenity for surrounding residents and pedestrians.
  - Existing flora and fauna within the tributary of Terry's Creek.

Hydrology (adjacent tributary of Terry's Creek)

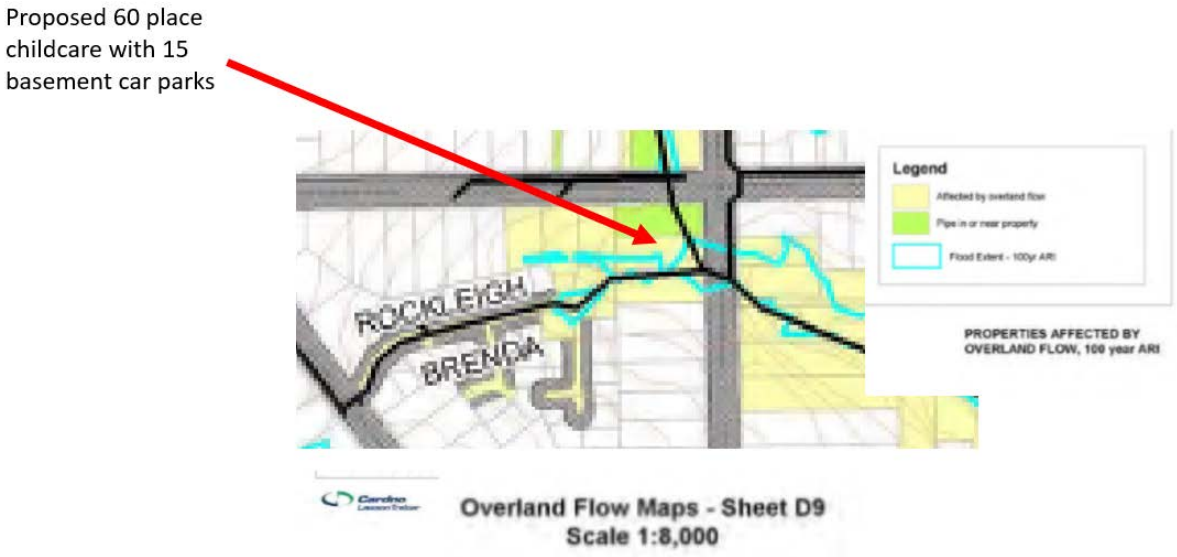
- This is currently an open channel / tributary of Terry's Creek. There has been no effort to categorise and assess the importance of this tributary (e.g. Office of Environment and Heritage stream classification) and the associated impact of this DA upon flora and fauna and the waterways system.
- There does not appear to be any assessment of the impact of basement excavation upon flood storage capacity of the existing stormwater management system.

Flooding and stormwater management

- The DA including building and landscape open space, appears to be wholly within either an overland flow path or flood extent (refer Attachment 1). There are obvious safety concerns about building a 60 place child care centre in an area with major hydrology issues, possibly putting children at risk of drowning.

Emergency evacuation plan

- This should include considering:
  - Flood evacuation given the site is wholly within an overland flow path and flood extent (Attachment 1).
  - Bushfire evacuation and escape routes. Whilst the site may not be within a bushfire zone (to be confirmed), Norfolk Road is the single evacuation route for North Epping residents in the event of bushfire (more than 1,000 households).



Attachment 1 is an excerpt from Hornsby Council documents, pre 2011.

Conclusion:

For the above reasons, Epping Civic Trust believes that this DA should not be approved.

Sincerely,

Janet McGarry

President, Epping Civic Trust