



EPPING CIVIC TRUST

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Newsletter

May 2019

NEXT MEETING: **MEET THE BENNELONG CANDIDATES**

TUESDAY 14 MAY 2019 at 7.30pm

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

**CHANGE
OF DATE!**

ALL WELCOME!

As the Federal Election is being held on 18 May, the Trust has decided to hold a Meet the Candidates meeting for the Bennelong constituency on 14 May. This will replace the scheduled General Meeting the following week.

Meet the Candidates: All candidates standing in Bennelong constituency have been invited to participate. Includes Q & A.

ELECTION NEWS

Epping has welcomed a new local State MP following the recent State Election and the Trust looks forward to working with Dominic Perrotet and representing the interests of local residents on some key challenges facing the area.

There was a large attendance at the State Election "Meet the Candidates" meeting, so the Trust is holding a Federal Election "Meet the Candidates" on 14th May. This will give locals the opportunity to hear from candidates and ask them some questions. The meeting will replace the General meeting which was scheduled for the following week.

FROM THE PRESIDENT, JANET MCGARRY

Local and convenient childcare facilities are something many residents need at some time or another – and often find challenging to secure. The convenience of a local centre suits many families and a few years ago they could be hard to find. But following changes to State planning laws, there has been enormous growth in private centres across Sydney.

You will see later in the newsletter that Epping is being affected by this change. A number of applications for new centres have been lodged over the last year or so – and these are often on residential streets.

The City of Parramatta Council does not have the ability

to plan the best locations for childcare centres – where they can meet demand on suitable sites – due to the State Government over-riding zoning for these centres. But the Council has recently shown their concern over the growth in centres that are not part of a bigger plan by lobbying the State Government to change the planning instruments and give more control back to local councils, and thereby local communities.

The Trust has recently lodged submissions, and spoken at planning panel meetings, on proposed centres. This is not in order to restrict the number of childcare places in the area, but in an attempt to ensure what is developed is in the most appropriate location and works within a greater planning context.

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 Tyrrell
Phone: 0488 666 335
btyrrell@cityofparramatta.nsw.gov.au

Hornsby Shire Council,
PO Box 37 Hornsby NSW 1630

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

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

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

PARLIAMENT OF
NEW SOUTH WALES

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

Development Applications

Since the February edition of this newsletter, the Trust has been involved in activities on the following developments:

The Epping Arcade site between Rawson St and Beecroft Rd came up before the Sydney City Central Planning Panel this month and was deferred to enable the developer to address



a number of issues.

The main concern was the proposed pedestrian link between Rawson St and Beecroft Rd. The Trust felt it was unsatisfactory because it contained two flights of stairs and this concern was echoed in the council report, and ultimately the panel decision. The DA was sent back to the developer to address the issues and then it is likely to come back to a further Planning Panel meeting.

▲ *Artist's impression of proposed Epping Arcade development between Rawson St and Beecroft Rd*

The Trust had objected on a number of grounds to the development of a Childcare centre at **21-23 Norfolk Rd, North Epping**, when it was lodged late in 2018. 21 trees were proposed for removal in the application. The Council agreed with us, and the Local Planning Panel this month supported the Council's recommendation to refuse development consent. But it is likely this development will go to the Land and Environment Court.

We also objected to the development of a childcare centre at **65 Boronia Ave, Epping**. It is on a corner of a very busy road and adjacent to a tee junction. We believe the site is unsafe for a childcare centre. It is also 75 metres from a childcare centre which is already operating, and the proposal includes removal of 14 trees.

The Trust also opposed DA/55/2019, **19-21 Forest Grove Epping**, on the basis of loss of trees, poor communal open space (on the building roof), excess building height, and contribution to traffic problems.

Members will remember the battle fought last year to try and save the heritage cottage at **44-48 Oxford St**. Whilst that DA was passed last year, it included restrictions on parking spaces. Subsequently, the developer has lodged a new DA to increase the number of spaces back to what was originally applied for. The Trust wrote a submission against this additional parking and this matter will be considered by the NSW Planning Panel on May 8, as will a number of issues with the nearby Arden School development.



▲ *The heritage cottage and crowds at a rally to save the cottage in July 2018*



We understand the application for a 6-7 storey building at **15-19 Essex St**, which was refused by the Planning Panel in late 2018, has been referred to the Land and Environment Court and may be further discussed under the Court on May 30.



▲ *Artist's impression of proposed development at 15 - 19 Essex St, Epping*

The application for the proposed eye hospital at **32-34 Boronia Ave** has been approved by the Local Planning Panel over our objections. We can take some consolation from the fact that the final approved plan is less intrusive on the neighbourhood than earlier versions but it still includes an unacceptable number (17) trees, including street trees, to be removed. It also sets a precedent for greater development in this area, which is predominantly residential.

We have heard nothing more about the proposed developments for **Our Lady Help of Christians site** and the Uniting site, or the proposal for **2 Wyralla Ave**.

City of Parramatta Council Developments

Land Use Harmonisation: We have no further information on the Harmonisation process reported in the last newsletter but we anticipate a final report encompassing community feedback will come to Council soon.

Pembroke Rd Park: The Council recently upgraded this much-used micro park near the Library in Epping. New playgrounds are always applauded but here the change has resulted in a worrying scenario: the park formerly had a child safety fence on all sides, now there is an inadequate low fence on two sides only. This is a very busy road junction, especially with construction work starting on the old Westpac office site. We think Council should ensure child safety at this location as a priority.



▲ *Pembroke Rd Park*

City of Parramatta Council Developments

Through the year, there are many papers and other discussion items put forward at City of Parramatta Council. The Trust looks carefully at those relating to Epping as they can have major implications for public facilities and development. Recent items that the Trust has made submissions on, or is monitoring, include:

Epping Laneways: The Council owns a number of laneways between Rawson Street and Beecroft Road. The future ownership of these lanes is important because they impact on the long term provision of good pedestrian access through this whole area, and to the railway station. The Council anticipated this with the original work on the Epping Town Centre, when they recommended three pedestrian links – replacing the current Epping Walk, the lane beside the Epping Hotel, and another to be further along the block near the Genesis building.

The Trust has been active in lobbying for careful consideration of the council lanes and how these new accessways can be incorporated within major development applications which are looming for this area. The first one (encompassing the Epping Walk) showed why this is so vital when the developer proposed a very poor pedestrian link (with steps in the middle and an inadequate lift). See story on DA for this site opposite.

The local councillors are very active in this conversation and are endeavouring to achieve the best outcome for the community.



- 1 Laneway near Epping Hotel looking from Beecroft Rd to Rawson St (pedestrian section)
- 2 Laneway running from Rawson St to join the Epping Hotel laneway (pedestrian and vehicle)
- 3 Hunts Lane entrance / exit from Bridge St near Borrellis Restaurant
- 4 Epping Walk, Rawson St entrance

Dence Park Master Plan: The next stage of the drafting of this important plan for this area is due soon. More community consultation on proposed key elements of the plan will be canvassed. It's understood that this will include some immediate action on the site to address issues at the Creative Centre and the Aquatic Centre, and offer some new community facilities on site. In the longer term, there are plans for enhanced facilities which will need a larger capital investment. This is essential to secure this site as one of the key areas of public open space and leisure facilities for Epping.

Epping Aquatic Centre is open for the winter, and the pool is heated! See opening hours at cityofparramatta.nsw.gov.au/eppingaquaticcentre



NORTH EPPING SUBCOMMITTEE

This Subcommittee is active in holding discussions with Hornsby Shire Council on opportunities to improve the open space at Nirimba Park and around the North Epping shops.

TREE SUBCOMMITTEE

Have you ever stopped at the corner of your street and surveyed the streetscape?

Look along the street and judge whether the trees stand out or whether the buildings dominate? We are seeing the character of Epping and nearby suburbs change rapidly, and much of this character is identified with the streetscape.

The Tree Subcommittee is working to improve street tree planting as a project for the year and has provided the City of Parramatta Council with a list of streets in which more street trees are required. Council has advised these will be added to their street tree planting program, which is currently 1000 trees per annum for the local government area.

Council has advised that another street tree officer is to be employed and this should help to increase the street tree planting quota and provide better monitoring of applications for street tree removal. A study of the Council Tree Permits for Works and Development Applications indicates that more than 2500 trees are approved for removal across the whole Council area each year, and it is not clear whether they are replaced.

The Tree Subcommittee will be lobbying for better tree replacement. The Subcommittee has also discussed with Council staff the possibility to improving bushland maintenance in the Trust areas – eg near Terrys Creek and Pembroke St, and Rosebank Ave. Non-compliance in Development Applications to retain deep soil space that can support large trees has been identified as an issue which we are also looking at trying to address.

WEST EPPING SUBCOMMITTEE

This new Subcommittee covers the area west of the railway line. At its initial meeting in March it identified a range of topics including traffic calming projects, parking zones around West Epping Primary school, abandoned shopping trolleys in streets surrounding the Carlingford Court Shopping Centre, more effective public transport connectivity and a practical cycleway between Carlingford and Epping Station, implications of City of Parramatta Council's Harmonisation paper, trees, and identifying open space/recreational opportunities in the area.

32-34 Boronia Ave, Epping



Furthermore, illegal tree removal continues across the Council area, and residents observing suspicious tree removals can phone a City of Parramatta Council Ranger to check: Ph 1300617058 which is Council's 24-hour line.

Under the State Government Open spaces and Greening Sydney Strategy (5 million trees) City of Parramatta Council has applied for trees to replace those lost for the Parramatta light rail construction.

Report from Hornsby Councillor Emma Heyde (C-Ward)

Want our environment better protected?

Council staff are working to manage and protect local bushland. To achieve this, Hornsby Council needs to know what you value about the environment. They've created an online survey in conjunction with experts at UTS. This survey matters: please complete it at <http://future.hornsby.nsw.gov.au/sustainable>

Fiona & our pioneering play plan

Landscape architect Fiona Robbe is helping us decide what we want for our playgrounds in the future. What sorts of ages and abilities should our playgrounds cater for? Can we have wild adventure playgrounds? How can we get developers to pay for amazing playgrounds as part of their permission to transform our town centres? To develop the plan, Fiona will visit every one of Hornsby's 119 playgrounds, and talk to students, children with disabilities, parents, senior citizens, Indigenous leaders and young adults. There will also be an online survey.

TRUST MEMBERSHIP IS NOW ONLINE !

This year, you can renew your Trust membership totally online at eppingcivictrust.org as a new membership section has been launched on the site.

Payment is through Paypal, and all members are encouraged to use the system. You will set up a login to the site which will allow you in future to easily renew, update your address or other details and make a donation. This can be used on desktop or through your mobile - so do check it out now. Membership by post or at general meetings will also still be available.

USEFUL CONTACTS See page 1



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Ordinary General Meeting dates for 2019

Tuesday 20 August,
Tuesday 19 November
at 7.30pm

Church of Christ Hall, 31 Bridge Street,
Epping