



# EPPING CIVIC TRUST

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## Newsletter

August 2019

NEXT MEETING: 7.30pm TUESDAY 20th AUGUST 2019

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

All members are invited to the next General Meeting of the Trust on 20th August.

**Our local councillors (Parramatta and Hornsby) have been invited to come and talk about local issues and developments. There will be an opportunity for questions on general issues as well.**

## FROM THE PRESIDENT, JANET MCGARRY

In coming months, major proposals for the area west of the railway station in the Town Centre will become public. This area, between Beecroft Road and Rawson Street, and stretching to the council car park, Coles and to Carlingford Road, used to be a vibrant retail hub but has been in decline pending redevelopment. There are four substantial landowners in the precinct (including the RSL) and the zoning allows for extensive high rise developments (up to at least 28 floors).

The Trust is concerned that these projects are proceeding in a vacuum. Essentially there is a lack of a holistic precinct plan that puts all parties' interests front and centre – the local residents (current and future), neighbouring suburbs, commercial and retail businesses, public transport and road users, and Council as the guardian of key community assets. Instead, each developer is proceeding separately with no co-ordination

between their plans.

Where is the wider view of how this precinct will be renewed to become the heart of Epping in years to come? Why are residents not being included in this process, but instead merely 'consulted' right at the end when it is very much a done deal? The Trust has spoken with our local councillors (who are committed to a good final outcome, but are also limited in their input into planning since it was removed from direct Council control by the State Government). What are the views of our new local MP, Dominic Perrottet?

The decisions made in coming months are of critical importance to Epping's future. More transparency, more open consultation and communication would leave residents much more confident that this stage of Epping's transition to an urban centre would be better managed than that which has occurred to date.

## My Community Project Grants



Voting is open until 15th August for a grant program being run by the State Government to support community initiatives. All residents of the Epping Electorate can vote for their preferred 3-5 projects, and grants are available from \$20,000 upwards.

Since not all the projects will receive funding, the Trust encourages members to support those in the Epping area. These include an exercise and picnic area in Forest Park, a men's shed in North Epping, a new amenities block in Wood Street oval North Epping, an exercise program in Boronia Park, and sponsorship of the Carols in the Park (Boronia). The first three of these are infrastructure projects which the trust feels would offer long-lasting benefits to residents.

**Vote now at <https://mycommunityproject.service.nsw.gov.au/>**

## Trust Membership is now online!

This year, you can renew your Trust membership totally online at [eppingcivictrust.org](http://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 check it out now. Membership by post or at general meetings will also still be available.

# Development Applications

## Lyon Group Development, Beecroft Road to Rawson Street, Epping

Proposed developments for the area next to the Genesis Building up to and including the Epping Hotel, between Beecroft Rd and Rawson St, remain in pre-development discussions with Council. This will be a large and important development for Epping with critical pedestrian access issues, so the Trust is watching closely.

## Lindsdale Development (48-54 Beecroft Road and 52-54 Rawson Street, Epping)

This Development Application includes a 21 story mixed use building where the current Epping Walkway is located. The Sydney Central City Planning Panel required the developer to provide much better access (without stairs) between Beecroft Rd and Rawson St. We await further information.

## 44-48 Oxford Street, Epping

The Sydney Central City Planning Panel refused an application by the Developer to increase the amount of parking within the development, beyond that which was earlier approved. This application is now to go before the Land and Environment Court with a hearing on September 30.



## Other news

We have no further news on developments at 65 Boronia Ave (Childcare Centre), at 19-21 Forest Grove, 21 Derby St or the proposed OLHC development. The Austino Planning Proposal remains under consideration at an executive level within the Department of Planning and Environment.

## 15-19 Essex Street, Epping

This DA was refused for reasons including inappropriate scale and tree removal, and will go to a hearing in the Land and Environment Court on February 10, 2020.



## 21-23 Norfolk Road, Epping

This DA is for a childcare centre for 60 children. The developer requested a Section 8.3 Review by Council following the Parramatta Planning Panel's refusal of the DA. The developer has submitted additional data, but the Trust continues to oppose this development because of its bulk and scale and its inappropriate location next to a flood zone and on a very busy street.



## 26-26A York Street, Epping

This DA includes a 90-space childcare centre. In July many residents attended a Council Conciliation meeting for this DA expressing concerns about its impact on traffic, parking and the adjoining Heritage Conservation Area. The DA is under consideration by Council and will be determined by the Parramatta Local Planning Panel.

## Epping History *Cambria Hall, Epping – western side of Beecroft Road, Epping*



Photo: Mitchell Library, State Library of New South Wales

If you travel back 100 years to 1915 and stand outside number 46 Beecroft Road Epping, you would be viewing Epping's first public entertainment centre. It was known as 'The Cambria' (Cambria is a word for Wales). The property was owned and operated by a Welshman, David Nicholas, who was a longstanding former station master of Epping Railway station. This building hosted Epping's first silent pictures of the time. By the 1930's, this entertainment was replaced by the 'talking pictures' – today's movies. You had a choice of the front or back stalls, or even the Dress Circle upstairs.

The Cambria, over the years, held many social and political meetings, community events and concerts. In 1922, the hall was used for a memorial service to commemorate the local men who fought in World War 1. Later rebranded as the 'Epping Kings' then as the 'Epping Theatre', it closed in 1960. It has seen many subsequent businesses grace its space - a supermarket, video store, fitness centre, and a café to name a few.

It would be interesting to see what is concealed behind the current modern cladding on the building frontage!



◀ 46 Beecroft Road, Epping. The front of the Cambria today and the back view, as seen from Hunts Lane

## Council's Budget for 2019/20

Council exhibited the proposed budget for the 2019/20 year in late May. The Ward which contains Parramatta Central Business District (CBD) receives \$100 million, which is 19 times the amount that the Epping Ward receives for capital expenditure (\$5.2 million).

During a Council meeting (where the Trust spoke on its concerns for Epping) Cllr Bill Tyrrell advised that more than this is to be spent on Epping. Council have purchased the Boronia Conference Centre, and have done preliminary work on Dence Park, particularly the Master Plan. The Trust is grateful for this expenditure in Epping, but we understand that any money to be used on upgrading Dence Park comes from developer contributions collected by Hornsby Council from Epping developments and returned to Parramatta Council following to the Council boundary changes. This was not included in the budget allocations.

### Dence Park Master Plan

The Council ran a survey in June on the proposed options for Dence Park as part of the Master Plan process. The three highest prioritised objectives are:

- Improve the Epping Aquatic Centre's facilities and changing rooms
- Improve accessibility and inclusion to create more accessible parking options
- Enhance the natural setting, preserve the existing Sydney Turpentine Ironbark Forest.

This includes new access and landscaping, a new playground/garden area, a new facilities building (including gym and café) for the Aquatic Centre and children's water play area. However, the proposed Learn to Swim pool appears to be inadequate. There will be a further community consultation before the Plan goes to Council.



Aerial view of Dence Park and the Master Plan area

## Laneways

The City of Parramatta Council passed a motion on June 11 concerning the laneways between Rawson Street and Becroft Road to 'commence the necessary processes' to remove the existing 'public road' and 'community land' designations of the laneways. This will allow the laneways to become 'operational land' and to be sold so as to allow the progression of surrounding developments.

The key issue here is the provision of public pedestrian access ways in perpetuity - preferably with land title - with these access ways appropriately incorporated into the proposed developments. In addition, funds raised from any sale of council land need to be used for improved facilities and open space in the immediate area. The Trust has been strongly lobbying for this and will participate in the upcoming public consultation. A public hearing is required before Council can make the final decision to proceed with this road closure and reclassification. The Trust urges residents to join in this consultation.

These actions are required before the Sydney Central Planning Panel can determine a future development application for land currently owned by the Lyon Group and the Lindsdale Development, with any proposed major redevelopment required to include enhanced pedestrian links, under Parramatta Development Control Plan 2011. (See DA section).



## 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  
eh Heyde@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

## NORTH EPPING SUBCOMMITTEE

The Subcommittee met with staff from Hornsby Council to discuss opportunities to enhance Nirimba Park (behind North Epping shops). Council representatives have asked architects to draw up plans and will meet in the next few weeks. The subcommittee is working on a questionnaire to be distributed to our community to clarify a future vision for North Epping.

## TREE SUBCOMMITTEE

Because the Trust area is losing large numbers of trees, the Subcommittee has been advocating for more street trees to be planted, to help keep our suburbs leafy. This includes providing the City of Parramatta Council with a list of locations where more street trees are needed. The Council has committed to providing the street trees requested and has begun with Pennant Parade, North Rocks Road, Ross Street, and Kent Street. It may take up to 12 months to plant all the trees requested.

The Trust has written to the City of Parramatta Council requesting improved tree preservation. The Council replied citing planned initiatives including recruiting an additional staff member to manage public trees for the Open Space and Natural Resource team, and investigating options to increase education about trees in the Epping district.

Would you like more street trees  
in your area?



Brucedale Street, Epping



Pennant Parade, Epping

The City of Parramatta Council has several options for ordering street trees: email Council at [Council@cityofparramatta.nsw.gov.au](mailto:Council@cityofparramatta.nsw.gov.au) or phone on (02) 9806 5050. You can also go to the City of Parramatta Council website and click on Contact Us, scroll down and click on Access online services. Select Report a Problem and click on Submit Service request. Select Trees-Council land and click next. The Request types will then be displayed. Select 'replacement of a Tree that was removed' and click next and follow the prompts which include requests for the location of the street tree to be replaced and your contact details. Your request will be assessed by a Council officer who should notify you of the outcome.

## WEST EPPING SUBCOMMITTEE

The subcommittee has developed a proposed traffic management plan to address increased through-traffic on side streets and safe am/pm parent parking at both West Epping and Carlingford Public schools. Progress has been made on shopping trolleys, after Council officers visited management at both Coles and Woolworths in Carlingford Court seeking their solutions to the problem. Coles' manager advised they will take action to reduce the number of abandoned trolleys.

Subcommittee members recently participated in a working bee with the Loftus Square Park Committee to improve facilities in the Park. The committee is also working on Public Transport connectivity between Carlingford and Epping stations, the implications of Carlingford to Epping Cycleway, identification of areas for recreation/open space, and the future of the Land Use Planning Harmonisation Discussion Paper.

## Report from Hornsby Councillor Emma Heyde (C-Ward)

The middle of winter is a great time to plant trees and planting trees across the planet is probably our best mechanism for reducing carbon in the atmosphere. So it's exciting watching wintery North Epping turning green. You might have seen the teams from Hornsby Council planting trees around North Epping in recent weeks. All the trees were grown from seed by staff and volunteers at Council's nursery in Pennant Hills. Shrubs are planted under the powerlines, while larger gums and trees turn streets into avenues. Council staff water and mulch the new trees, and leave information so residents know how to look after their new street trees.

Over 200 new trees and shrubs have gone in along streets in North Epping. Another 100 have gone in around parks. In the winter of 2020, more street trees will be planted in side streets and around Epping oval.

If you plant a new tree, you can enter it on a map: <http://trees.hornsby.nsw.gov.au/track-our-progress/> so we can all celebrate your contribution to a greener, cooler and prettier North Epping.



Councillor Emma Heyde  
with Hornsby Council  
staff planting trees



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**PRESIDENT: Janet McGarry (0408 071 707)**  
**VICE PRESIDENT: Mike Moffatt (0421 859 070)**  
**TREASURER: Leo Hart (0417 424 580)**  
P.O. BOX 271, Epping 1710

**Ordinary General Meeting date  
for 2019**

Tuesday, 19 November at 7.30pm

Church of Christ Hall,  
31 Bridge Street, Epping