



**1. 242-244 Beecroft Road. Concept State Significant DA (SSD8784)** – also known as the Landcom development: The Trust strongly opposes the proposal lodged in late 2019. This SSD is supported by the NSW Department of Planning, Industry and Environment, and includes three fifteen storey residential towers. Should this be approved the site will then be sold to a developer who will be required to lodge a DA for their development. Our objections, and those of other community groups, the Council and our local State MP, appear to have been overruled, and the project is still under evaluation and is moving through the planning process.

In addition, in September, Landcom submitted DA/549/2019 for the demolition of the existing buildings on the site, and the removal of some 28 trees. The Trust has argued that the demolition should not take place until immediately before the construction on the site is to commence, so as to avoid another windswept vacant lot. In December the Planning Panel approved the demolition but the majority of trees, which were to have been removed, will be retained (8 will be removed). The date of demolition will be decided by Landcom.

**2. 21 Derby Street (DA/507/2018):** A revised development application for a 3-storey apartment block on this site was considered and approved by the Planning Panel in late December. The Trust has consistently opposed this development because of its bulk and scale and the loss of much of the green canopy that covers the site. We were also concerned at the inadequate communal open space at ground level, which was only 63% of that required. However, the applicant argued, and the Planning Panel accepted, that the area of the roof top garden could be added to the ground level open space in order to achieve compliance. The Trust will continue to argue against this approach. An infringement notice has been issued to the developer for the removal of one tree without consent on the former Crown land he has purchased.

**3. 15-19 Essex Street (DA/546/2018):** This DA for a 7-storey apartment complex, was rejected by the Council, but the developer, in consultation with Council staff, has now amended his application and appealed to the Land and Environment Court. The Trust will continue to oppose this proposed development, mainly on the issue of bulk and scale, including excessive height and inadequate setbacks. A hearing is set for February 10, 2020.

**4. 43-53 Oxford Street (DA/646/2019) - Uniting Care site:** The Trust has submitted objections to Uniting's latest application for a 16-storey, mixed use seniors living tower on the corner of Oxford and Chester Streets. This will be a residential aged care facility together with 96 independent living apartments. The Trust has argued that the proposed facility is not a best practice aged care model and it will segregate and isolate a large demographic of the community. We also objected to the restricted communal open space at ground level for exercise and recreation, and the fact that the building height exceeds that allowed by planning controls, setbacks are inadequate, and green canopy will be lost.



**5. 65 Boronia Ave (DA/130/2019):** This application for a childcare centre was refused, on the basis of failure to agree a required drainage easement, and because of traffic and unnecessary tree removal.

**6. 21-23 Norfolk Road DA/745/2018:** This application for a childcare centre is under review with the Land and Environment Court.

## War Memorial Obelisk, Epping

At the end of World War 1, the Epping Returned Soldiers Social Club was formed, and initially they held their regular meetings in the dirt floor basement of the Cambria Theatre, known affectionately by the members as the 'dugout'. In 1921, they organised their own venue, a Memorial Hall in Oxford St.

Epping's first war memorial was unveiled in 1922 in the middle of the carriageway at the corner of Bridge Street and Beecroft Road. It took the form of an 11-ton obelisk, costing the Epping public £475. Ceremonies took place at this location on ANZAC and Armistice Days. At other times of the year, it acted as a virtual traffic cop, until the local traffic authorities insisted on its removal in 1937.

The Obelisk is now in the centre of Forest Park, Blaxland Road, Epping, the focus of annual ANZAC ceremonies.

**Source: Carlingford Epping Partners in History, Alex McAndrew (1999)**



The Memorial Obelisk, Forest Park Epping

## Council Plans / Proposals:

### 1. Essex Street Heritage Conservation Area Planning

**Proposal:** On December 17, 2019, the Local Planning Panel considered a Gateway Request from Council to allow for dual occupancy (detached) dwellings on the western side of Essex Street inside the Heritage Conservation Area (HCA). The "Heritage Conservation" label for the area was to be maintained under this proposal but Council wished to address issues of the interface between high-density development abutting low density existing houses. This interface is a consequence of poor planning when the Town Centre was rezoned. Three residents, including Trust members, spoke against the proposed changes to the HCA, raising issues including tree removal and changes to the streetscape. The Planning Panel determined that the proposed changes were not acceptable. At this stage, we do not know if the Council will choose to ignore the Planning Panel's recommendation.

**2. The Epping to Carlingford Cycleway:** This proposal was circulated in late 2019 by council and was for a cycleway between Epping railway bridge and Carlingford (linking to an existing council cycleway). When the detailed proposal was circulated, meetings between residents, Councillors and Council staff took place, and many residents expressed their vehement objections to the proposal. A further public meeting has been foreshadowed for February 2020. Residents have been assured that no work will be undertaken until their concerns are addressed.

**3. Council Planning Documents:** We have had no further information on our submission for the City of Parramatta's Draft Local Strategic Planning Statement, nor on the Housing and the Community Infrastructure statements. Both are key long-term planning documents and the Trust raised a number of important issues with the drafts.

**4. Dence Park.** In December, Council passed the draft Dence Park MasterPlan. The final version included a major change to rebuild the main pool as an 8 lane pool. This is welcome as it will further ensure the long term future of the Aquatic Centre. The next step is detailed planning and budgeting.



## School Building Works

New buildings are almost ready for the new School year at Carlingford Public School and Epping Public School, as the population of Epping has grown rapidly and the schools have had to stretch to accommodate all the new students in the area.



▲ Epping Public School

◀ Carlingford Public School

## 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  
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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  
ehayde@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

## SUBCOMMITTEE REPORTS

### North Epping

In November, following lobbying by the North Epping Subcommittee of the Trust, Hornsby Council put a draft plan for Nirimba Park on exhibition. This is a small park located behind North Epping shops. The plan addresses drainage problems on the site, and incorporates modest landscaping with new plantings and seating. The Trust looks forward to this work being completed in 2020.

### West Epping

The Subcommittee meets again in February concerning:

- **Bus Shelters/Seats** - we will request more bus shelters and seats on the busy 550 route as there are only two bus shelters from Carlingford Station to Epping Station (one of which was sourced by the Trust ) in the entire distance of 4.7km.
- **School “Drop n Go” Zones** - we want to improve accessibility and safety around West Epping and Carlingford primary schools as increased school enrolments have resulted in congestion on roads where students are dropped off and picked up from the schools.
- **Abandoned Shopping Trolleys** - whilst both supermarkets at Carlingford Court have told us they will address the issue of abandoned trolleys, it is frustrating that they have taken little action - we will continue to pursue the matter.



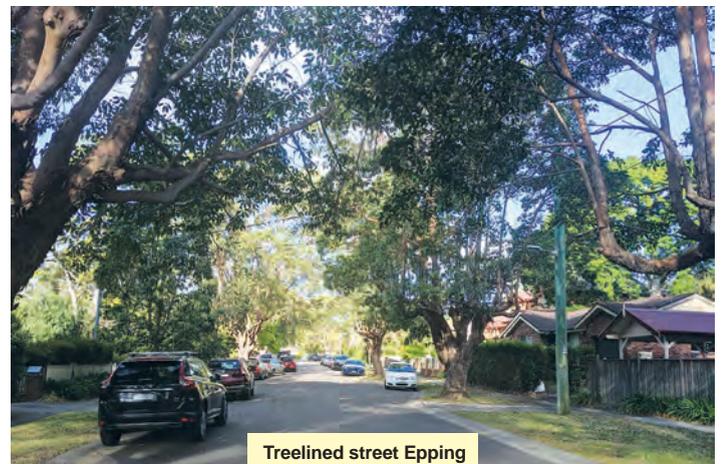
Shopping trolleys Carlingford

### Trees

At the November Trust meeting, Leigh Staas from Macquarie University, spoke of the importance of trees for cooling, health and economic benefits. She warned that people can die with the rising temperatures and it is therefore imperative that we plant more trees to reduce urban heat. This also demonstrated that the currently high levels of tree removal in our area are not in the public interest.

Due to the Trust's request for more street trees, a one-off budget of \$100,000, from the City of Parramatta Council's Epping Town Centre Improvement (Connecting Epping) project, has been allocated for street tree planting. Council's Lily Wang, Place Manager, who is overseeing this project, advised that Council officers will plant almost 300 indigenous trees along 15 streets during March this year. Most of these plantings will be in West Epping, so the Trust will request more street trees on the eastern side of Epping.

The City of Parramatta Council is showing a preference for rooftop gardens on new apartment buildings rather than compliance with setback requirements for deep soil space at ground level for trees. While this provides private communal spaces for residents, it further reduces the tree canopy and habitat for wildlife. As noted, for DA/507/2018, the Trust is opposing this trend.



Treelined street Epping

## 2020 Membership now due

Membership of the Trust is now due for renewal. You are encouraged to renew on the website [www.eppingcivictrust.org](http://www.eppingcivictrust.org) if possible (details have been emailed to members) as it helps reduce administration. But members can also renew by mail with a cheque, or bank transfer (but please fill in the usual membership form enclosed with this newsletter and email/post it to us so we can record you as renewed).

**Donations:** Many members give additional donations to the Trust when renewing. This is very important as it helps us cover costs each year. You can now donate at [www.eppingcivictrust.org/donate-page](http://www.eppingcivictrust.org/donate-page) but this needs to be a separate transaction to the regular membership payment. We suggest you renew first, then go to make a donation secondly. Donations by cheque or EFT also very welcome.



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

**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 dates for 2020**

Tuesday 18 February, Tuesday 19 May,  
Tuesday 18 August, Tuesday 17 November  
at 7.30pm

Church of Christ Hall, 31 Bridge Street,  
Epping