



## 2-16 Epping Road and 2-4 Forest Grove, Epping (DA/397/2020) - also known as the Austino Site:

The Austino company has submitted a Development Application for land it owns adjacent to Epping Rd. The Application consists of four 8 storey apartment towers along Epping Rd, from the Tuffy Muffler corner with Blaxland Road; and one 5 storey tower facing onto Forest Grove. These buildings will provide 321 apartments and underground parking for 266 cars. The proposal includes a road behind the first three buildings which intrudes onto the old Bowling Club site.

The proposal at first sight appears to be compliant with planning requirements however it does include the removal of a lot of trees including a mature stand bordering Forest Park. The Trust will prepare submissions to Council and ultimately to the Sydney Central City Planning Panel which will decide the issue.

We remain concerned that these additional buildings will precede the provision of necessary community infrastructure. We are particularly concerned that the old Bowling Club site between this proposed development and Forest Park, remains in Austino ownership and its fate is yet to be determined.

The Trust is anxious to see it revert to its designated use for Public Recreation; it is zoned RE1. We have suggested that uses could include a picnic/barbecue area with an expanded children's playground; a casual basketball court for younger residents; and a leash-free dog park. These urgently-needed community facilities could all be accommodated on that old Bowling Club site, and would be heavily used.



Artist impression of Austino development

## 242-244 Beecroft Road (empty site next to 7/11 garage) - also known as the Landcom development:

The State Government, through the NSW Department of Planning has approved a "Concept State Significant Development Application" for Landcom for the vacant site at 242-244 Beecroft Rd, which had earlier been the site for the development of the North West Metro Line.

The Concept is for three 15 storey towers of residential flat buildings. This will comprise around 442 dwellings, of which some 5 % are affordable housing. There will be parking space for 456 cars.

The approved Concept DA will now allow developers, presumably after reaching a financial arrangement with Landcom, to put forward to Parramatta Council detailed applications based on the concept plans. Final approval will come from the NSW

Government's Sydney Central City Planning Panel.

The Trust has already made submissions against this development, for reasons well appreciated by members. These include the unacceptable addition to Epping's already chaotic traffic, the absence of commercial space in the concept, the overcrowding of already stretched facilities and community infrastructure in Epping, and the inadequate provision of open space in the concept. We believe alternative uses have not been properly explored.

We will continue to object to detailed development applications for this site which do not seek to address these and other shortcomings of this "Concept".



Indicative Design for Landcom Site

## 123 Ray Rd, Epping (DA/366/2016A):

An application to approve a boarding house in Ray Rd (DA/366/2016) was ultimately approved on appeal to the Land and Environment Court in March 2017.

Building work at that time did not proceed and the property has since been damaged by fire.

A revised Application has now been received by Council, and is currently on exhibition until August 5. The revised application (DA/366/2016A) comprises 16 boarding rooms plus a manager's room.

The Trust is preparing a submission opposing this development. We do not think that the proposed development is compatible with the area in which it will be built. We note also that, compared with the DA approved by the Court in 2017, the current application is for an increased residential density, and increased ground floor area. It has reduced landscape and deep soil areas. The proposed development also exceeds the number of rooms allowed, and has half the on-site parking that planning controls require.

## 25 Ray Rd, Epping - "Woodlands" (DA/19/2020)

This is a proposal for a childcare centre at a property within the Heritage Conservation Area. The Trust addressed the Parramatta Local Planning Panel on July 21 via video link. Woodlands is a beautiful heritage-listed cottage built over 100 years ago. We opposed the change of use to a childcare centre. The front lawn was to be converted to a parking area, with a high noise and security fence built in front of the property along Ray Rd. These and other changes would destroy the building's heritage and detract from its otherwise delightful presentation to Ray Rd.

At the date of writing, the Planning Panel has deferred its decision to enable the developer to submit revised parking arrangements. We fear the development will be approved.



## VALE AGNES EVANS

29 JULY 1918 - 29 MAY 2020



The Trust would like to acknowledge one of the Trust's longest members, Agnes Evans, who passed away in May this year at the age of 102 years. Apart from being a long time resident of Epping living at 1 George St, Agnes was a member of the Civic Trust for 48 years having joined with her husband Ralph ("Taffy") when the Trust was first formed in 1971. Ralph served as Trust Treasurer for some 17 years.

Up till recently Agnes looked forward to attending and participating in Trust meetings and her presence will be sadly missed by all those who were fortunate enough to have known her.



**29-33 Oxford St, Epping - OLHC - Aged Care / Senior Living / School / Hall (DA/586/2018):**



This substantial development was approved earlier this year (see May newsletter) and includes a new OLHC school. No work appears to have been done on site for this 29-storey development to date. We understand that arrangements are being worked out before building activity can get underway.

**21-23 Norfolk Road (DA/745/2019) - Childcare centre**

In early June the Trust provided a statement to the Land and

Environment Court in opposition to the proposed Childcare Centre at this site. We were concerned about the safety of children in this flood-prone site; and also because it is located on the very busy Norfolk Rd. Other issues were the impact the use would have on traffic in the area, the extent of earth works required, particularly adjacent to a local water course, and the inadequate emergency evacuation procedures. We also felt the play area for the children was inadequate.

At date of writing, the Court has reserved its decision.

**43 Oxford Street, Epping (DA/646/2019)**

**- Uniting - aged care/senior living**

Uniting is responsible for the social justice, community services and chaplaincy work of the Uniting Church in NSW and the ACT.

We understand Uniting will not proceed with their application to develop this 16 storey mixed use seniors living tower for at least a year and possibly as long as five years. Meanwhile, units in their existing building are being offered for sale or lease at market rates. The building has been temporarily reclassified, dropping the "over 55 status".



**Epping Community Centre**

Work continues on modifications to this building adjacent to Coles car park. An access road to the front of the building from the laneway adjacent to the Epping Club, and exiting onto the car park, has recently been completed. Access through the entrance boom gate will be gained by a time-limited Council-controlled key pad.



In order to build a concrete footpath along the front of the building, a row of greenery was removed; we hope to see this replaced with shrubs in planter boxes on the footpath.

As at date of writing, other internal modifications are being completed. We understand tenders have been called for the platform and café under the trees which will be completed on the western side of the building.

◀ New driveway for Epping Community Centre

**Epping to Carlingford Cycleway**

The controversial Epping to Carlingford Cycleway was approved at Parramatta Council's meeting on July 13, albeit with minor changes in Willoughby Street and at the intersection of Wyralla Ave and Midson Road that addressed some of the Trust's concerns. The project's cost of \$1.95m will be funded by the NSW Government.

**Shopping Trolleys**

In July, Council discussed a paper on the management of shopping trolleys in the Local Government Area. It particularly mentioned the Carlingford Court area, where there is a large number of abandoned trolleys in neighbouring streets in a survey they conducted. This centre doesn't have coin deposit or wheel-locking systems. The paper canvassed possible responses but opted for the cheaper 'tag and fine' approach to try and get changed behaviour from both users and the supermarkets. We'll see if it brings the desired effect, because they are a visual blight on the landscape.

**Council funding for local initiatives:**

**Funding was allocated for nesting boxes to be installed in Boronia Park and elsewhere.**

Eco Logical Australia installed 60 nesting boxes across Carlingford and Epping. These boxes provide an artificial hollow if tree hollows are scarce, and they suit both bird and mammal species including Black Cockatoos, Kookaburras, King Parrots, Sugar Gliders and Possums. Tree hollows are relied upon by these species for shelter, nest sites, rearing young, and temperature regulation.



◀ Nesting boxes Boronia Park

**Report from Emma Heyde - Hornsby Shire Councillor**

Along with many residents, I'm very opposed to overdevelopment. I want sufficient housing, but not at the expense of what makes this area lovely to live in. So I'm interested in people's thoughts on Council's Housing Strategy. My initial thoughts are that the balance is right: existing low-density areas like North Epping are respected, and the long-term focus is more housing in Hornsby town centre. And any development there will be guided by a master plan to make sure we all get a say on who builds what and where and how high.

That said, I'm watching closely to see to what extent the masterplan for the Cherrybrook station area actually translates into apartments and other buildings that the community finds acceptable. I suspect that plans on paper and what gets built by developers can be very different things.

Find the Housing Strategy in the attachments for the July meeting of Hornsby Council (search 'Hornsby Council Business Papers'). It's item 8. And watch my Facebook page: I'll post the link to the finalised document and the deadline for submissions.

**The Trust invites all Councillors (Parramatta and Hornsby) to submit a short column to our quarterly newsletter. Those received by the deadline are printed here.**

## TREE SUB-COMMITTEE

Street tree planting is now well underway. During July 2020 the City of Parramatta Council has planted almost 700 trees in these streets: Mobbs Lane in Carlingford, and in Epping, Kent Street, Bridge Street, The Boulevard, Oxford Street, Norfolk Road, Pembroke Street, Knox Avenue, Francis Street, Beecroft Road, Cliff Road, Cooke Way, Delaware Street, Edenlee Street, Chelmsford Street, Fernhill Avenue, Ray Road, Magnolia Avenue, Midson Road, and Willow Close. The trees planted included Eucalypts, Jacarandas, Melaleucas, Tibouchinas, Hibiscus, Hymenosporum, Leptospermum, Magnolias, Corymbia and Callistemons.

There are some gaps in the streets, where no trees were planted, because those residents refused the trees. Hornsby Shire Council has also recently planted additional street trees in North Epping. It is part of the Councils' contractors' role to maintain the trees until they are established. Nevertheless, if you have a new street tree it would be good if you could assist with watering, should this be required especially in the warmer months. We look forward to seeing the trees grow and keeping our streets cooler and more attractive. When we have more trees in a suburb the value of the land increases, so having a tree is an asset. The trees will also give us a healthier environment in which our children can grow. We appreciate everyone's efforts in taking care of these trees.

Free plants are available from the City of Parramatta Council for Bushcare groups each month. We were delighted to see about 60 trees and shrubs being planted at the Plympton Road Scout Hall and throughout the neighbouring Bushcare group's area at Plympton Road Reserve. This Bushcare group has been planting for more than 20 years! Their planting and weeding program has led to this area looking very attractive. It is starting to regenerate naturally. Thank you to all who are involved in Bushcare and Scout groups for doing such a great job. Please consider volunteering with a Bushcare group.

We have been advocating with limited success for the retention of trees when Development Applications or Tree Permit Applications are lodged to remove trees. The DA for 15 Pearl Avenue, Epping attracted 23 submissions objecting to the tree removal and the DA. The City of Parramatta Council also recommended retaining the tree on this site. However, regrettably the recommendation was overruled by the Parramatta Local Planning Panel. We will

continue to advocate for tree preservation and tree replacement to ensure there will be sufficient space and trees to support the City of Parramatta Council to reach its target of 40% tree canopy by 2050.



## WEST EPPING SUB-COMMITTEE

Members recently met with council staff from Traffic and Transport areas, and Councillors David and Tyrrell, to discuss a range of traffic issues on the west side of Epping (beyond the Town Centre). The topics included the streets surrounding West Epping Public School and traffic risks during morning and afternoon pick up times; rat running through the residential backstreets by commuters going through the area; and traffic flow especially onto Carlingford Road. The Trust committee tabled possible ways to address/ameliorate these concerns.

We hope Council staff and Council's Traffic Committee (which is chaired by Councillor Tyrrell) will now consider these concerns and come back with some proposals to address them.

### Our Garden Suburb – Tree Planting of Old in Epping

Ever wondered why we have so many tree lined streets in Epping providing us with a liveable 'green' suburb? You can thank the local citizens who came before us.

It was reported by Alderman Harley on Dundas Council back in 1923 that Epping residents were anxious to beautify their district. One proposal came from the 'Epping Progress Association' asking trees to be planted along the approaches and pathways leading up to Epping Station (sound familiar?). Brush box trees were the preferred species at the time, as earlier plantings of the quick growing Camphor laurels (native to China) in High St proved a failure as they robbed the soil of nutrients and spread their seeds everywhere.

Dundas Council paid for the 810 brush box trees, but it was the citizens who bore the greater cost of the tree-guards at 2/6 shillings each, together with planting them, and then cared for them with regular watering.

Thanks to a determined and strong collaborative effort of the Epping people with the local authorities of last century can our current generations enjoy the shade bearing tree-lined streets of Epping.

#### Sources:

1. The Cumberland Argus and Fruitgrowers Advocate newspaper 19 Sept 1923 (Digitized Trove Newspapers <https://trove.nla.gov.au/newspaper/article/105920804?searchTerm=epping%20trees>)
2. Carlingford-Epping Partners in History book by Alex McAndrew (1999)



**EPPING CIVIC TRUST**

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Proposed Ordinary General Meeting date for 2020

Tuesday 17 November at 7.30pm  
Church of Christ Hall, 31 Bridge Street, Epping