



EPPING CIVIC TRUST

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Newsletter

February 2022

February General Meeting and 2022 Annual General Meeting

Tuesday 15 February 2022, 7.30pm in the hall at the rear of Church of Christ, Bridge St, Epping

Notice is hereby given for the 2022 ANNUAL GENERAL MEETING.

Agenda:

- 1) Welcome and Apologies
- 2) Confirmation of the minutes of the annual general meeting held on 16 February 2021
- 3) Business arising from the minutes
- 4) President's report
- 5) Treasurer's report
- 6) Election of 2022 Committee
- 7) Any other business

GENERAL MEETING:

The Annual General Meeting will be followed by a General Meeting with the new local councillors outlining their priority projects and vision for the suburb during their term of office. All Public Health Guidelines will be followed including wearing of masks, distancing and QR check in.

Please Note: We are continuing to hold our meetings at our long-time venue as the large room at the new Boronia Community Centre is not currently available (being used as a temporary library).

We need your help

The Trust is entirely dependent on people volunteering - it can be a small amount of time or expertise or a greater involvement. Without people stepping up to join the Committee, the Trust will cease to exist. There are vacancies at this year's AGM, so why not get involved? As well as the main committee, there are active sub groups looking at Trees, West Epping issues and North Epping. If you would like more information, please email eppingcivictrust@gmail.com Committee nominations will be taken in advance or at the AGM.

2022 Membership - now due for renewal

Membership of the Trust is now due for renewal. If possible, please renew on the website as it helps reduce administration – www.eppingcivictrust.org/membership. But members can also renew by mail with a cheque, or through your bank account by EFT (but please fill in the usual membership form and

email it to us so we can mark you as renewed).

Donations: Thank you to all the members who give additional donations to the Trust – we would not be able to survive without them. You can donate via PayPal through the Donate section on the website, by EFT or cheque.

FROM THE PRESIDENT, JANET MCGARRY

Just before Christmas, the Electoral Commission made the final declarations in the Local Council elections and the make-up of the two new councils (Hornsby and Parramatta) became clear. For Parramatta it is a profound change – with a large increase in women being elected, and a distinct shift in dynamics due to the Liberal party not endorsing any candidates. There are many more independents, including Lorraine Wearne, who was easily re-elected. Since then, Cllr Donna Davis has been elected Lord Mayor – only the third woman to assume the office.

It was noticeable though that there was a paucity of candidates across all the wards, and there was a very high spoiled vote (20-25%). This was a pity to see because it weakens our democracy, stifles new and

varied views, and indicates that many residents don't see how much local councils impact their daily lives. Let's hope all our new councillors can support ways to improve knowledge of what councils do – even if they don't agree with the outcomes!

I look forward to having a good working relationship with all the councillors. The Trust doesn't take a political position – we are motivated by the needs and interests of residents and ways in which our community can be improved. If you want to be part of this conversation, come along to our General Meeting on 15th February – we've asked the councillors to outline their personal priorities. What project or objective is their passion project and which they will strive to achieve? It should make for a lively conversation.

DA/397/2020 Austino Development, 2-16 Epping Rd, and 2-4 Forest Grove

The Council recommended against Austino's revised plans for this site, which now included four residential flat buildings along Epping Rd each between 5 and 8 storeys in height and a residential flat building of similar size facing Forest Grove. The matter was referred to the Land and Environment Court, which in early November found in favour of Austino, and approved the revised application subject to Conditions of Consent. The Court allowed a period of five years for Austino to arrange a drainage easement through neighbouring sites.

The application did not include building on the Bowling Club site, which remains zoned RE1 for Public recreation.

DA/49/2021 15 High Street, Epping

The application for a childcare centre on this site which is within a Heritage Conservation Area, was rejected by the Local Planning panel.

DA/449/2021 74 Oxford St, Epping

This proposal for the demolition of a house within the East Epping Heritage Conservation Area, and the subdivision and construction of two houses on lots that were below the allowable size, was refused by the Local Planning Panel in October. This was a pleasing outcome as the Panel acknowledged not only the flaws in the plan, but how it was in conflict with the spirit and intent of HCAs.

DA/594/2020 65 Boronia Ave, Epping

This DA, for a dual occupancy, was approved by the Parramatta Local Planning Panel last year over the strong objections of residents and the Trust. Our objections included that the stormwater drainage system as proposed was both unworkable and non-conforming. Also, it required an unwelcome easement through the length of a neighbour's property. Council and the developer have recently altered the drainage drawings and submitted a revised DA/594/2020/A. This Application remains unsatisfactory but will come to the PLPP for decision again in mid-January.

DA/1113/2021 49-51 Norfolk Rd

Again within the East Epping Heritage Conservation Area, this application sought the demolition of an existing home and the subdivision of two lots into four, two of which were small. We argued this was not consistent with the heritage values of the area. The Application remains under assessment.

DA/1/2022 37-41 Oxford St Childcare Centre

A concept plan for this 30 storey building was approved in 2017. This present DA seeks to add a 60-child childcare facility on the ground floor, with entry off Oxford Street plus additional in-building parking. The Trust has several objections, which will be advised to Council before the closing date for submissions of February 2, 2022.

What does a Heritage Conservation Area (HCA) mean?

A heritage conservation area (HCA) is an area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the architectural style of buildings, fences, trees and gardens.

The City of Parramatta Council has identified a number of these HCAs in Epping and Eastwood as being culturally significant, and have included them in its Local Environmental Plan (LEP). The HCAs have legal standing on what changes can be made to buildings, greenery, street furniture and street trees in order to preserve the unique character of the place for the benefit of future generations.

These heritage provisions do not prevent change, but instead, are intended to guide how changes should occur. Day-to-day 'maintenance' including gardening, cleaning, painting of interiors and exterior timber details are encouraged, along with the reinstatement of missing original features such as fences, verandas and decorative details. The advantage of a heritage listing is that owners can access local heritage grants from the local Council, and obtain free advice from Council's Heritage Advisor for any renovations and beautification that improve the heritage value of a property.

If you would like to know if your property is located in

one of these HCAs, go to the following link: <https://www.cityofparramatta.nsw.gov.au/sites/council/files/2021-09/Heritage%20Map%20Sheet.pdf> (Maps 15 & 16 for Epping and Eastwood).

If you have questions, you can contact Council's Land Use Planning Team on (02) 9806 5093 or (02) 9806 5730 Or email: council@cityofparramatta.nsw.gov.au with 'Attention: City Planning - Heritage'.



Off-leash dog area

At the last council meeting before the council elections, a motion by Cllr Davis put forward a plan for an off-leash dog area at West Epping Park. It was agreed that the proposal would be put out for public exhibition to gauge the views of local residents and we expect that to happen shortly.

Carlingford to Epping Bike Path

Work is well underway on the section of the path along Bridge St. Bridge St has been narrowed where it approaches Rawson St. The Trust is concerned about a number of trees which are now surrounded by the concrete path, and have noticed trees which are clearly under stress. We are taking this up with the responsible Council officers.



Bike path work in Bridge Street



Epping Library

The Library is currently closed until at least March, whilst work is being undertaken. This includes a remodelling of the lower ground floor to increase meeting spaces and make the area more accessible to a range of uses. There is some work in the main library but this does not increase the overall size of the library. Whilst the library building is closed, there is a temporary library at Boronia Community Centre.

Boronia Community Centre (next to the Rawson Street car park)

With lockdown lifting, the Centre is now in use and some of the meeting spaces can be booked by community groups etc. The council has also approved a tender for the new café space at the rear of the building so that should be opening this year.

Signs have gone up at the bottom of Victoria St, near the Community Centre, indicating that access from there to Rawson St, between the Epping RSL Club and the Ray White building at 51 Rawson St is no longer available. This shared pathway was previously a public access path. A Council notice now advises that access to Rawson St from Victoria St will be between the Regency Apartments building and the Community Centre, then left down the road at the front of the Centre to the east-west pedestrian path that runs adjacent to the Coles Car Park. An inconvenience for many.

The Epping RSL Club has in January advised that it has purchased the building at 51 Rawson St.



Change of access signage near Boronia Community Centre

Late-night Trading proposal

Council has prepared a draft proposal for a late night trading Development Control Plan. Exhibited first in December, the proposal is open for comment until Monday, January 31. The proposal is mainly focussed upon the Parramatta CBD, but could be extended to Epping.

The Trust is preparing a submission.

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 is a list of their contact details:

City of Parramatta Council,
PO Box 32, Parramatta NSW 2124

Lord Mayor & Councillor Donna Davis
Phone: 0447 745 402
ddavis@cityofparramatta.nsw.gov.au
Councillor Lorraine Wearne
Phone: 0416 035 817
lwearne@cityofparramatta.nsw.gov.au
Councillor Cameron Maclean
Phone: 0422 141 415
cmaclean@cityofparramatta.nsw.gov.au

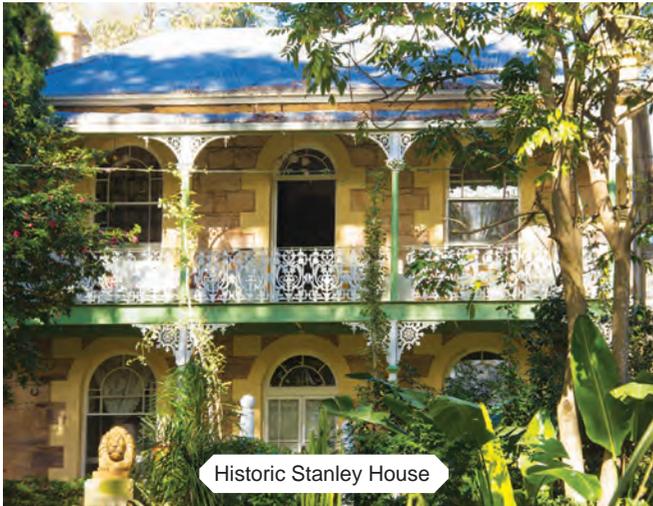
PARLIAMENT OF
NEW SOUTH WALES

Member for Epping, Dominic Perrottet
Suite 303, level 3, 51 Rawson Street, Epping
Phone: 9877 0266 **Email:** epping@parliament.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 Verity Greenwood
Phone: 0402 444 456
vgreenwood@hornsby.nsw.gov.au
Councillor Sreeni Pillamarri
Phone: 0499 116 664
spillamarri@hornsby.nsw.gov.au

Heritage Listed 'Stanley House' Epping - 58 Pembroke St, Epping.



Did you notice the recent sale of a grand old two-storey sandstone house known as 'Stanley House' set well back from the street at 58 Pembroke Street Epping? Here is some of its history.

This Victorian-styled 1880's house is individually listed on the NSW State Heritage Inventory Register and the City of Parramatta's Heritage Local Environment Plan. It was originally owned by Mr Henry Crandon, who established businesses in George St and Harris St Sydney as a hardware dealer and ironmonger. Born in 1856 in Somersetshire England, he emigrated to Australia in 1881, and married Elizabeth Bland in 1882. He moved from Ultimo to Epping to find space for his growing family. He was the first owner of a large 2½ acre block in Pembroke St Epping where Stanley House is built. A dairy, horse stables, grass paddocks, blackberry bushes and a number of outhouses existed on the property. The steep run at the intersection of Epping Road and Pembroke St leading up to Essex Street is locally known as 'Crandon's Pinch'.

Henry became one of Epping's more prominent citizens in the 1890's and early 20th century. He held the position of President of the fledgling 'Epping Progress Association' in 1901- 1902 focusing on the poor state of the roads, overcrowding of the local trains, local taxes, conservation of water and Council boundary concerns. Sounds familiar!

His property was eventually subdivided in the 1920s as more urbanisation occurred in Epping. The building of the new Epping Road separated Pembroke St into two sections in the 1930s, reducing the property to its current 1,770 m² land size. Henry Crandon passed away in Pembroke Street Epping in 1940 and is buried at the Field of Mars Cemetery, Ryde.

Source material:

1. 'From Fruit Bowl Farms to Housing Boom Volume 2' by Chris Staples
2. 'History of Epping' by Walter G. Hazlewood (1966)
3. State Library of NSW: Epping subdivision plans, cartographic material <https://collection.sl.nsw.gov.au/record/74VM4aNwM3QX/xdrKjEkmP6Je>
4. Carlingford-Epping Partners in History book by Alex McAndrew (1999)
5. Trove Digitised Newspapers website <https://trove.nla.gov.au/newspaper/>

SUBCOMMITTEES

West Epping:

Review of Traffic Signals at the intersection of Hepburn Avenue and Carlingford Road.

The Epping Civic Trust made representations on behalf of local Epping Community residents expressing their concern and seeking a review of Parramatta Council's approval to erect traffic signals at the intersection of Hepburn Avenue and Carlingford Road. The preferred site for the installation of the traffic signals is the intersection of Pennant Parade and Carlingford Road.

A response has been received from Council advising that a report is to be provided at the next meeting of the Traffic Engineering Advisory Group (TEAG) in February, 2022. An update will be provided in March, 2022 after Council has considered TEAG's recommendation.

Bus Route 550 Shelters.

The Epping Civic Trust wrote to Cllr Bill Tyrrell regarding the lack of unsheltered bus stops on Bus Route 550 between Carlingford Shopping Centre and Epping Station. Cllr Tyrrell referred the matter to Parramatta Council for investigation.

Council has responded by saying that a preliminary review of the requested sites has commenced and will be assessed against Transport for NSW guidelines. Not all bus stops are suitable locations for shelters. A new tender has been called for bus shelter providers and Council will include bus route 550 as an example in the new tender process.

Trees:

The Tree Committee invites you to submit a photo of your favourite Epping tree. We would like to publish the best photos in the newsletter or on the Trust website. Please send your photo to judithmdawes@gmail.com with an accompanying statement naming the photographer, and giving permission for it to be used by the Civic Trust.

State Government Development

Epping South Public School.

Construction has commenced on the new Epping South Public School at 86 Chelmsford Avenue, Epping.



EPHING CIVIC TRUST

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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

Proposed meeting dates for 2022

Tuesday 15 February, Tuesday 17 May,
Tuesday 16 August, Tuesday 15 November

7.30pm Church of Christ Hall,
31 Bridge Street, Epping.

