



# EPPING CIVIC TRUST

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## Newsletter

May 2022

### Meet the Candidates Meeting

**Tuesday 17 May 2022, 7.30pm in the hall at the rear of Church of Christ, Bridge St, Epping.**

As the Federal Election has been called, and Bennelong will have a new member on the retirement of John Alexander, the Trust is holding a Meet the Candidates meeting in our usual General Meeting slot.

Come along and ask questions of the candidates looking for your vote. How well do they know Bennelong and its issues? What would they do to advocate for the local area? What would be their contribution and experience that is relevant to the position? The meeting is free and open to everyone.

#### 2022 Committee

At the AGM held in February, a new committee was elected for the Trust. Four new volunteers came forward and joined the committee which is a great outcome and gives the Trust a wide group of people to help drive issues forward. This year's committee is:

*President:* Janet McGarry

*Treasurer:* Leo Hart

*Secretary:* Dave Black

*Newsletter editor:* Judith Dawes

#### *Committee members:*

Steve Chaney

Edwina Chappel

Ruth Evans

Carol Field

Jill Fisher

Maggie Hughes

Mike Moffatt

### 2022 Membership - now due for renewal

Membership of the Trust is now due for renewal – thank you to the many members who have already done so. Reminders are being sent to those yet to renew.

Donations: Thank you to all the members who give

additional donations to the Trust – we would not be able to survive without them. More than half the income of the Trust comes from member donations. You can donate via PayPal through the Donate section on the website, by EFT or cheque.

### FROM THE PRESIDENT, JANET MCGARRY ▶▶▶

Another year, another election. The Federal poll is almost upon us and you might be avoiding watching or reading too much about it. Whatever the leaders might be getting up to, how does it affect us as local residents? Well, on this occasion we will be voting for a new representative for Bennelong. John Alexander was well known in the local area, so his retirement does leave a gap and encourages discussion on how much a federal member can influence local matters.

Most aspects of Epping life are more heavily influenced by the local and state levels of government – for instance planning rules and zoning, community infrastructure, most roads, local schools and service centres. But our Federal representative should also play a key part in advocating for

ways in which our lives can be improved. Whether it is funding for highway improvements (the Epping Bridge!) or for key community projects, or policy areas like environmental management and climate change solutions – they all affect our local area.

Whoever becomes our next Federal MP should not take this community for granted whilst in Canberra. There may be lofty debates there but here they have the opportunity to be active on the ground around Bennelong, to speak up for all residents and to strive for outcomes that will enhance the area. If that is important to you then I hope to see you at our Meet the Candidates meeting on 17th May, and asking these new, untested candidates about their vision for Bennelong.

### Development Application Information

Feel that you miss out learning about local DAs?

There are a couple of ways you can keep up to date. First, sign up to a service called Planning Alerts online at <https://www.planningalerts.org.au>. This is a useful free system that pulls information when development applications are first lodged with councils, and sends you

email alerts. It is a good 'early warning' system, but Council takes no notice of comments on Planning Alerts.

To have council consider a submission you need to follow <https://www.cityofparramatta.nsw.gov.au/development/submissions>, review the DA papers and follow the submission guidelines. You can search for DAs on the DA Tracker website. The Trust circulates DAs we consider to be of interest to residents.

## DA/65/2022 48 Norfolk Road, Epping

This was a modification to an earlier DA within the East Epping Heritage Conservation Area. It seeks to try and subdivide the block by moving the original house forward. This would seriously compromise the streetscape and involve removal of trees in the front garden. The Trust opposed it as an opportunistic application not in keeping with the HCA requirements.



48 Norfolk Road, Epping

## DA/11/2021A 17 Boronia Avenue, Epping

Another DA modification to a house within a HCA area – which involved work that would compromise the integrity of the building and its surroundings. It is disappointing to see so many applications like this that do not even attempt renovations within the HCA guidance. These usually follow the sale of a house and the Trust is lobbying Council to provide much better information to potential purchasers on what HCA areas are and the implications for homes in these areas.

## DA/594/2020/A 65 Boronia Avenue, Epping

The Trust, and neighbours, objected to this DA, which involved a drainage easement through a neighbour's property. The Planning Panel rejected the Application.

## DA/817/2021 60-68 Rawson Street, Epping

The DA for the rebuild of the Topiary Cafe (which was destroyed in a fire last year) was approved at the end of March.

## The Langston, Langston Place Epping

The three buildings comprising this development are now complete, but not yet occupied. Whilst we are concerned at the traffic that the new residents will generate, we are happy to see the good pedestrian walkways around the development, and the large, accessible retail outlets which the buildings offer. We are also delighted at the plantings around the development.



## DA/1/2022 37 - 41 Oxford Street, Epping

The office building on this site was demolished, and will be replaced with a 30 storey building which was approved "in concept" in 2017. A DA advertised at the beginning of this year seeks to significantly modify the original "concept" plan but this remains under assessment. The Trust objected to the recent DA because it provides no through-site link between Oxford and Cambridge Streets, despite the fact that in 2016, Council wrote that such a link was "critical".

## DA/1113/2021 49A and 51 Norfolk Road, Epping

This DA was for the demolition of a home and swimming pool, and the subdivision of the site from two lots to four. The Trust objected on the basis of the negative effect of the application on the site's heritage value in the East Epping Heritage Conservation area. The matter remains under assessment.

## DA/242/2022 155 Norfolk Road, North Epping

Late in March 2022, Hornsby Council advertised this DA for the subdivision of the site into two lots. The site was occupied by a beautiful old home, greatly valued by the community for its history and for its contribution to the streetscape. Subdivision would result in the demolition of the home.

Upon learning of the subdivision DA the Trust immediately wrote to Council opposing it. However, the developer chose to use a "Complying Development Certificate" (CDC) which uses State Government Legislation to bypass normal Council approvals. Under this legislation, the building was demolished with unholy haste in less than a fortnight of the advertisement of the application for subdivision, the first the community knew of any plans, and without giving the community opportunity to voice its concern. Demolition is largely complete, but the subdivision application is yet to be approved. We expect it to go to a Planning Panel for approval. The Trust will oppose the subdivision, to highlight the deplorable lack of consultation that CDCs allow.

***A Complying Development Certificate (CDC) is a State-government imposed planning rule that allows new developments to be passed by a private certifier with no review by council or residents. Our suburbs are much poorer for its introduction. Something to remember at next year's State Government elections!***

Demolition at 155 Norfolk Road, North Epping



## 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

## Off-leash dog area

The City of Parramatta exhibited plans for a leash-free dog park at West Epping Park. The need for this park in West Epping has become even more acute following the rezoning of previous low density residential areas to permit 5 storey apartment complexes. There will be new seating, deciduous tree plantings, and a 1.2 m wire mesh perimeter fence. The Trust supported the proposal, and suggested additional tree planting to increase tree canopy.

Leash free dog park



## Abandoned Shopping Trolleys Trial

It is an offence to leave a shopping trolley unattended in a public place, but the result of a 6 month trial by Parramatta City Council to 'deal with the complex problem of abandoned shopping trolleys' has concluded that the Council can neither take 'effective enforcement action' against the owner of the trolley (the store), nor against the offending shopper. The Council trial report recommends the Trolley Tracker App, which puts the responsibility for keeping streets clear of shopping trolleys onto local residents.

By contrast, Cumberland City Council took a hard-line approach to abandoned shopping trolleys: stores were given 28 days to collect trolleys before they were destroyed using heavy machinery. Woolworths paid over \$15,000 to retrieve 319 trolleys and committed to fortnightly collections. Meanwhile the Parramatta City Council trial to impound abandoned trolleys was discontinued due to cost, and local stores shirk their responsibility for trolleys. If Cumberland City Council can meet its community's expectations, then so can Parramatta City Council. We look to our newly-elected local Councillors to demonstrate a willingness to rid our streets of these unsightly and dangerous objects.



Abandoned Shopping Trolleys

## Boronia Park Amenities Block

Work on a new amenities block near the sports area in Boronia Park began in 2020 but stopped when the contractor hit financial difficulties. Since then, the area has been fenced off, and the public have had no facilities. Council has now appointed new builders and work should be underway soon. Council has had to find an extra \$680,000 to complete the work.

## Mobbs Lane Playground

Council exhibited plans for a revamp of the run-down play area in Mobbs Lane. With an increased population density nearby, this is very welcome. Six options were offered, with a focus on natural materials and providing equipment for under 6's. In the consultations, residents also requested toilet facilities and adult exercise equipment. We hope council will take this feedback on board for further enhancements to this area.



Mobbs Lane Playground

## Message from Lord Mayor Councillor Donna Davis

In November 2021, Council endorsed a potential tenant for the new Boronia Grove Community Centre Café. Council's teams are working through the lease process, and we hope to soon announce when the café will be open.

Council will host a Family Fun Day at Boronia Grove Community Centre in early June to celebrate the completion of the building's upgrades. I look forward to welcoming everyone for a great day filled with live music, information stalls and building tours. Check Council's social media or visit [www.cityofparramatta.nsw.gov.au/FFDBoroniaGrove](http://www.cityofparramatta.nsw.gov.au/FFDBoroniaGrove) for event information.

The Epping Ward currently lacks a dedicated dog off-leash area, and community consultation recently closed on Council's concept plan for a dedicated dog off-leash area in West Epping Park near Grant Close, Epping. Thank you to everyone who contributed feedback. Council officers will report to Council in mid-2022. Visit <https://participate.cityofparramatta.nsw.gov.au/west-epping-dog-park> for more information.

I'm privileged to serve as Lord Mayor of the City of Parramatta, as only the third female Lord Mayor in its 160-year history. I am also grateful for the opportunity to represent the Epping Ward for another term of Council and look forward to working with all members of Epping Civic Trust for the benefit of our whole community.

Hornsby Council currently have a concept plan for major enhancements of **Ron Payne Oval, North Epping**, on exhibition. Proposed work includes a new amenities block with change rooms and a canteen for Rangers Sports Club. It includes drainage works for the oval, improvements to the car park, disabled access, shade trees for the nearby playground and tiered seating. This is a much-needed proposal to improve

this area. But some of this work relies on State government funding, which is not guaranteed. Why offer proposed improvements to residents without guaranteed funding? View the plans at: <https://www.hornsby.nsw.gov.au/council/noticeboard/your-say/current-exhibitions/Public-Exhibition-Ron-Payne-Park-Facilities-Upgrade>

Hornsby Shire Council,  
PO Box 37, Hornsby NSW 1630

Councillor Emma Heyde  
Phone: 0403 589 722  
eheyde@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

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

## History of Boronia Park Epping

Boronia Park forms part of a 460-acre land grant to Lieutenant William Kent in 1803 named 'William Farm'. The current Park is formed from the resumption of two land parcels by Dundas Municipal Council, in 1925 and in 1949.

One parcel of land was owned by Thomas Rhodes, a civil engineer, and extended north up Kent Street to the brush box trees at 28 Kent St, over to the current children's playground, down the back of the properties at 37-45 Victoria St and along the southern water course canal. Fortunately for the community, Council decided to resume it for a park and sports field in 1925.

In 1949 Council doubled the Park's size through the resumption of adjoining land owned by David Melville. In 1910, David Melville's youngest daughter, Miss Ruby Melville described their parcel as being "enclosed with tall, straight trees – Black Butt, Iron Bark, Red Gums and Turpentines". This extended the Park through to Rawson St, with part being annexed off as the current Council car park, and another portion for a Masonic Lodge, which is Parramatta Council's new community building.

During WW2, newspapers reported the Park being used to teach people how to deal with bomb threats, with a newspaper's air-raid float in attendance. There were also plans to dig shelter trenches in the Park for the protection of local Epping workers and public.

Rex Hazelwood, a local landscape architect who designed the rose gardens at the first Parliament House, was tasked with unifying these two parcels of parkland. His detailed masterplan adopted by Parramatta Council in 1952 reflected a 'bush park'. He said "a park so close to the station entirely surrounded by suburbia is something quite rare". Park design should have a series of 'rooms', planting a spotted gum room, a small claret ash room, a sporting oval room, a Casuarina room, and a 'Red Gum Walk' from Kent St to Victoria St, and the bush park "will be the only one of its kind in the world".

The Boronia Park Committee was formed in 1974 to advise Council on local park issues, and it still meets. Miss R. Melville served on this committee until 1988, before her death (at 94) in 1990.



September 1972 - Bridge Street entrance to Boronia Park

(Courtesy of Alex McAndrew)

**Congratulations to Graham Lovell on receipt of his OAM!**



1925 land acquisition

1949 land acquisition

▲ Land Aquisitions to establish Boronia Park.



▲ The Melville family in the 1920s. The creek in this photo is the stormwater channel in Boronia Park.

(Melville family photo—from Alex McAndrew's book *Carlingford Epping Partners in History*, 1999).

### Sources:

Boronia Park Committee Archival Papers & Photos (Boronia Park Committee)  
Carlingford-Epping Partners in History book by Alex McAndrew (1999)  
"From the Skies Aerial Photos of Sydney in 1943" – RTA CD ROM  
History of Epping' by Walter G. Hazlewood (1966)  
Trove Digitised Newspapers website <https://trove.nla.gov.au/newspaper/>

## SUBCOMMITTEES

**The Tree Subcommittee** 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](mailto:judithmdawes@gmail.com) with an accompanying statement naming the photographer, and giving permission for it to be used by the Civic Trust.

Frances's favourite Epping tree: a Sydney blue gum on **Pembroke Street** ▶



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

**Proposed meeting dates for 2022**

Tuesday 16 August,  
Tuesday 15 November

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