



## There have been relatively few major Development Applications this quarter

### 21 Derby St, Epping

The DA for this site was approved by Council in December 2019, despite opposing submissions from the Trust and local residents. The building proposed was of three storeys of 18 units, with basement car parking. The site has been partially cleared, but no building work has been done. The site has been advertised for sale on a DA-approved basis.



21 Derby St, proposed building



21 Derby St, site

### Meriton Site, 37-41 Oxford St, Epping DA/1/2022

This development, for a 30 storey building with 211 apartments and 317 car parking spaces was refused by Council, but referred by the developer to the Land and Environment Court. The outcome is unknown at this stage.



Looking towards Oxford St over the cleared site for the proposed Meriton Cielo development at 37-41 Oxford St.

### Cambridge St Developments - Epica site and OLHC site



Cambridge St., developments

Looking north along Cambridge St from near Epping Station, showing developments in the Epping CBD. The Epica site of about 22 storeys is in the near distance and the OLHC site of 29 storeys is in the middle distance.

### Epping Rd/Blaxland Rd Austino development

The site was advertised for sale in two parcels (the Epping Rd site and the bowling club site). We have no further information at this stage.

### 15 High St Epping DA/410/2023

75 place childcare centre and basement carpark. This development is in a Heritage Conservation Area, and the proposed building style and garden planting is not in keeping with the streetscape.

## Sydney Toll Road Review

The NSW State government commissioned an independent review of the structure and level of Tolls in NSW, led by Prof Allan Fels AO and Dr David Cousins AM, with public consultations at Sydney, Parramatta and Penrith, and written submissions due by 28 July. More information is available:

<https://www.nsw.gov.au/have-your-say/toll-review>

The review recommendations may have a significant impact on the level of local traffic in Epping. The cost of tolls on the M2 influences the volume of commuter traffic on Epping Rd,

and the Trust believes that local residents would benefit from moving commuter traffic off Epping Rd. To accomplish this, our submission recommends that

- the congestion on Epping Rd be considered when setting tolls on the M2 (including distance-based and time-of-day pricing)
- the addition of a west-bound on-ramp for the M2 from Beecroft Road
- increased noise mitigation measures for the M2 in the Carlingford-Epping-Beecroft area.

## Epping Aquatic Centre (Dence Park) Redevelopment

In June, staff from the City of Parramatta Council held public exhibitions of new plans for the Epping Aquatic Centre redevelopment. The scope of the plans is much reduced from our previous expectations.

The 6-lane outdoor pool and the existing toddler pool remain, with plans for a 20-metre indoor pool for swim school and aquarobics at the northern end. The grandstand and pool office building is to be replaced, including new change rooms and showers at pool level. Lifts to the existing carpark will improve accessibility to the pool. A new water treatment plant is required as part of the redevelopment. In our consultations with Council staff we requested some changes to the plans, and we reiterated our disappointment that the 6-lane outdoor pool is not being upgraded, considering the increased population in the area and increased need for recreational facilities such as swimming pools.

Council staff are preparing detailed plans for the Development Application (to Council) which are likely to be open for public submissions in the next few months. The pool will close around Easter 2024 and the Council hopes to open the upgraded pool for the summer of 2025-6.



6-lane outdoor pool



## Epping Railway bridge widening project

A project team is working on concept plans to widen the Epping Railway bridge with an additional west-bound lane and an additional right turn lane heading south onto Blaxland Rd. Wider paths for cyclists and pedestrians are also planned. The NSW State and Federal governments have committed \$220 M to the project. Because Epping is at the confluence of road, rail and metro links, this is a complex project. A detailed design will be released in 2024 for consultation, with construction taking up to 4 years. The existing bridge structure is not able to support additional lanes, so the project will occur in stages when the rail network is shutdown periodically. One of the first actions will be to move the Metro cooling towers and emergency access which are located on High St.

The Trust is keen to see improvements to the handling of local traffic in Epping and particularly improvements to the connectivity between the East and West sides of Epping. We cannot see how the Epping bridge widening project will deliver on that aim without other actions to mitigate the increased commuter traffic which will naturally occur with the increased road capacity. From earlier

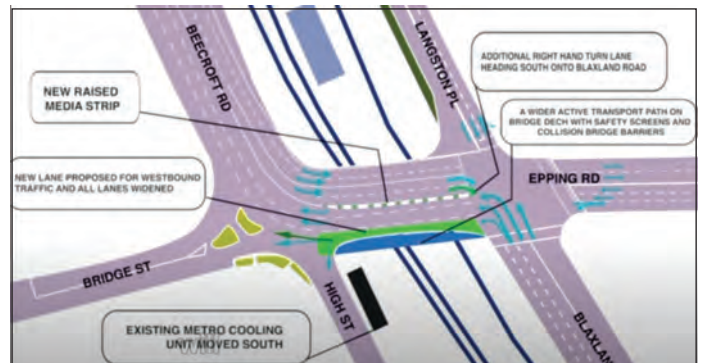


traffic studies (2017) we know that over 80% of the traffic on Epping Rd is commuter traffic, not local residents.

The other chief concern that the Trust has with the project is that the traffic bottleneck which currently occurs on or before the bridge in both directions will simply be shifted about 300 m further west, as lanes merge on Beecroft Rd to accommodate the bus stops near the station. We have made a suggestion that the additional westbound lane be prioritised as a bus lane, to ensure that buses can move as many people as quickly as possible. We would like to see more buses in peak hour between Epping and Carlingford, and beyond. Public transport must be improved to convince commuters to leave their cars at home. Thus this project poses significant design challenges.

Photo source: <https://www.transport.nsw.gov.au/projects/current-projects/epping-bridge-project>

Map source: <https://www.youtube.com/watch?v=U8SU1Bjw51s&t=61s>



## The Early History of the Epping West Public School

The land on which Epping West Public School is built was originally the home of the Wallumedegal Aboriginal people. By 1792, some of the first land grants in the Colony were made by Governor Arthur Phillip in the Field of Mars Common.

In 1824, a convict named James Stevens (or Stevenson) arrived in chains from England. He had been convicted of forgery and sentenced to life imprisonment. On arrival in the colony, he worked for the Government at Parramatta. He was pardoned in 1837, and purchased 21 acres of land in 1856, including the land on which Epping West School now stands.

The first formal application for a new school west of the Epping railway line was made in 1922. The application was made by the Epping Parents and Citizens Association on behalf of residents. Support for the new school was also provided by the West Epping Progress Association, (perhaps a forerunner of the Trust). The application argued that the new school was needed because of the distance from other schools, very bad roads in wet weather, and the dangers of children crossing train lines, car tracks and a creek.

In 1927, Epping West Public School was opened for infants children, with the local MP, Mr E K Bowdon, warning that "you cannot have a successful school anywhere unless the parents support the teachers" and further that parents must be prepared to dip into their own pockets for extras like tennis courts, cricket pitches....and a piano. "See that you provide it" he said. The school expanded to accept primary-aged children in 1932.

The school was not without its troubles in the early years, with

trees on the school site being illegally cut down and cows wandering into the school grounds through broken fences. Snakes in the playground were a constant worry.

Through the years, the school has provided for the education and development of generations of young people who have gone on in life to contribute to our community in Epping and beyond. In four years the School celebrates its Centenary.

**Source:** This short history was prepared with information from the booklet "The History of Epping West Public School 1927-2002", written by Patricia Dewey, a former student at the school. Available from: <https://eppingwest-p.schools.nsw.gov.au/about-our-school/school-history.html>



▲ The main building at Epping West Public School

## Subcommittees

### Tree Subcommittee

#### Memorial for the late Margaret McCartney at Forest Park



Margaret McCartney was passionate about Forest Park, and her life was commemorated at a dedication ceremony of a park bench and tree in Forest Park. About 50 people heard the speakers, including Cr Lorraine Wearne, former Trust President Janet McGarry, current Trust President Judith Dawes, Rev Greg Woolnough, and Leigh Staines (Margaret's niece), share

many personal memories of Margaret. Margaret's love of trees combined with her concern about climate change underpinned her passionate defence of trees in Epping. Margaret advocated to improve Epping for the future, and we remember her as a courageous campaigner and tree warrior.

Members of the Trust have been distressed to see the removal of street trees along Pennant Parade and nearby streets. This loss of medium-height trees, such as Melaleucas, and the shade canopy they provide, impacts residents and school children walking along the street in the summer heat, and destroys the leafy streetscape that Epping used to enjoy. Mature trees are essential to cool our suburbs, and trees improve the streetscape, thereby increasing real estate values! We need to retain and protect our trees – as modelled in these photos

#### Best practice examples



▲ Canada Bay Council Sign

Tree root protection at Lake Foster ▶



If you would like to ask our Federal member a question about local issues at the next Trust meeting, please send your question in advance via email [eppingcivictrust@gmail.com](mailto:eppingcivictrust@gmail.com) by Tuesday August 8. The Trust will forward your questions. This courtesy enables Mr Laxale to respond appropriately in the meeting.

**Volunteers needed.** The Trust is entirely dependent on people volunteering – it can be a small amount of time or expertise or a greater involvement. Without people supporting the Trust, it will cease to exist. If you would like more information, please email [eppingcivictrust@gmail.com](mailto:eppingcivictrust@gmail.com)

#### 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

Councillor Donna Davis  
Phone: 0447 745 402  
[ddavis@cityofparramatta.nsw.gov.au](mailto:ddavis@cityofparramatta.nsw.gov.au)

Councillor Lorraine Wearne  
Phone: 0416 035 817  
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Councillor Cameron Maclean  
Phone: 0422 141 415  
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Hornsby Shire Council,  
PO Box 37 Hornsby NSW 1630

Councillor Emma Heyde  
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Councillor Verity Greenwood  
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Councillor Sreeni Pillamarri  
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#### FEDERAL PARLIAMENT OF AUSTRALIA

Member for Bennelong, Jerome Laxale  
32 Beecroft Road, Epping 2121  
Phone: 02 9869 4288 Email: [jerome.laxale.mp@aph.gov.au](mailto:jerome.laxale.mp@aph.gov.au)

#### PARLIAMENT OF NEW SOUTH WALES

Member for Epping, Dominic Perrottet  
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**EPPING CIVIC TRUST**  
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**PRESIDENT: Judith Dawes**  
**TREASURER: Leo Hart**  
**SECRETARY: Dave Black**  
P.O. BOX 271, Epping 1710

#### Proposed meeting dates for 2023

Tuesday 15 August  
Tuesday 21 November

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