



EPPING CIVIC TRUST

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Newsletter

May 2023

General Meeting

Tuesday 16 May 2023, 7.30pm in the hall at the rear of Church of Christ, Bridge St, Epping

Agenda:

- 1) Welcome and Apologies
- 2) President's report
- 3) Guest speaker Ms Bek Zadow, Ngarala Public School Principal
- 4) Any other business

Reminder - 2023 Membership - due for renewal

Membership of the Trust is due for renewal. If you have not yet renewed your membership, please do so on the website if possible as it helps reduce administration.
www.eppingcivictrust.org/membership

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: We are grateful that many members give additional donations to the Trust when renewing. This is very important as it helps us cover costs each year. You can donate via PayPal through the Donate section on the website, by EFT or cheque.
www.eppingcivictrust.org/donate-page

Report from the President, Judith Dawes

We are privileged to live in a prosperous community in which education is highly valued. Many people move to our area because of the reputation of our local schools, and indeed, our primary and secondary schools (public and private) offer an excellent education to the children and young people of Epping and surrounding suburbs. As discussed in a meeting of the Trust in 2020 the rapid population growth in Epping has led to an increasing demand for places in our local schools. In the past few years, additional buildings were constructed for Epping Public School and Epping West Public School, and yet more demountables were delivered to other local schools. Thus, we are very pleased to welcome the opening of a new school, Ngarala Public School, located on Chelmsford Ave, Epping.

In many ways, schools form the heart of their local communities, bringing together parents and friends as well as the children they educate. We look forward to a

deepening relationship between this new school and the local community that it serves.

We value education as a society because it creates an informed, productive, and active citizenry, who can participate in and enrich the life of our community. Building on our early years of schooling many of us have continued our education at community colleges, TAFE, or universities. I encourage you to give back where you can – many organisations in our community can benefit from volunteers contributing their skills and time to the betterment of all. The Epping Civic Trust brings together volunteers with a wide range of different skills, working to improve life in Epping - its development, infrastructure and environment. As a community organisation, it needs your help and support.

This newsletter flags two important issues for our community – the Harmonisation of the DCP and the proposed election of the Lord Mayor for Parramatta.

Development Application Information

Do you know how to find out about a local DA? There are a few ways to 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 your 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 DA's we consider to be of interest to residents.

There have been relatively few Development Applications this quarter.

- DA/37/2023 for the subdivision of one lot into two at 97 Essex St was withdrawn.
- DA/745/2018/A is a modification to an approved DA at 21 Norfolk Rd, to increase the childcare places from 53 as approved, to 82. This modified application was refused by Council.
- DA/653/2023 is for a 15 story building for shop-top housing on the service station site at the corner of Carlingford Rd and Beecroft Rd. Amended plans have been received and the development remains under consideration by Council.
- DA/1113/2021 is for a subdivision at 49A Norfolk Rd from two lots into three and remains under consideration "awaiting peer review".

Parramatta LEP 2023.

Local Environment Plans specify high-level controls for development such as zoning, maximum building heights, floor space ratios, etc.

The State Government has notified Council and the community that Parramatta LEP 2023 came into effect from March 2, 2023. This plan replaces the several LEP's that, up to that date, applied to our local government area, and is part of the "harmonisation" process.

We believe the major change from the existing LEP is that this new one has no reference to an R1 Residential Zone under which dual occupancies are not permitted. The lowest zoning in the new LEP 2023 is R2, under which dual occupancies are permitted, so we can expect to see a lot more dual occupancies.

Parramatta Development Control Plan 2023.

Council have placed on exhibition the proposed Draft Harmonisation Parramatta Development Control Plan. When formally adopted, this will provide specific controls and guidance for acceptable detailed design aspects of development. There are over 1,000 pages in this draft DCP and Trust members have been carefully reviewing them. Submissions close on May 1. This document is important because all DA's will be approved or refused based on whether they comply with the DCP. More details below.

Consultation on proposed Harmonisation Development Control Plan (DCP)

Council has released for public comment a new policy for Harmonisation of Development Application controls across the whole Council area (including the areas previously under other councils that were merged with City of Parramatta Council). This document is available on the Council website and feedback is sought through Participate Parramatta website by May 1. <https://participate.cityofparramatta.nsw.gov.au/harmonisation-dcp>

The Trust is frustrated that there have been limited opportunities provided by Council staff for the community to understand the implications of this important document. The DCP document is extremely detailed and addresses a diverse range of issues including the characteristics of desirable design in the context of different parts of the council area, environmental issues such as water flow and flooding, pollution, parking, vegetation, solar energy and overshadowing by developments, medium- and high-density residential developments, and considerations of cultural heritage and archaeology.

Members of the Trust, depending on their individual interests, are recommended to review the sections on Epping as a Strategic Centre (section 8), Residential Development (section 3) and Heritage and Archaeology (section 7). These sections are written assuming the context of other sections including Design in Context (2), Environmental Management (5) and Traffic and Transport (6).

If you wish to make a submission, please go to the Participate Parramatta website. The Trust will make a submission addressing issues including tree canopy, environmental management, residential development, traffic and parking (including bicycle parking and bike paths) and Heritage Conservation Areas. For example, we note the DCP defines a tree as being 5 m in height, (except in Heritage Conservation areas, where a tree is only 3 m) despite the Trust's detailed tree policy submission to Council in 2022 recommending a broader definition of a tree. There seems to be no recognition in the proposed controls that much more open green space in Epping is needed.

However, there is an ambitious vision to intensively develop the "Central Core" of Epping with expectations for good pedestrian access throughout the central area and across the railway line. The Rawson St Carpark (owned by Council) is labelled an "area for investigation" with unspecified plans for development of the site. Related to this, is a plan for new through site vehicular connections between Rawson Street car park and Carlingford Road [to] alleviate vehicular movements at the existing Rawson St / Carlingford Rd intersection. While much of the document appears aspirational, the Trust questions whether the Council will have capacity to apply the development controls in practice, or whether they will be negotiated away.

Boronia Park Sports Pavilion

We are pleased to report that the construction of this building appears to be progressing well and we hope that it will be completed by the middle of the year. The grass on the soccer field is looking good, and has recovered well from the wear and tear that last season's sporting events and weather caused.



Epping Aquatic Centre (Dence Park)

The saga of the much-needed refurbishment of Epping pool took a new turn recently. And it is not good news. A Council meeting on 11 April passed a motion that flags a large downscaling of the pool plans. This follows 5 years of inaction and two expensive master/project plans, where the council has consulted repeatedly with the community and spent more than \$500k in project fees.

The previous plans envisaged a major overhaul – a new 8-lane full 50m outdoor pool, a new toddler pool/play area next to it, a three-storey building with café/gym/change rooms and lift access from car park, and a 25-metre indoor pool.

Key funding for the project comes from developer contribution money (paid on the apartment developments built on the East side of Epping) which was initially given to Hornsby Council (pre council mergers) and later transferred to Parramatta and earmarked for this project. The council passed a motion for a

budget of \$22.8m for the project on 12 October 2020, based on these requirements and using existing funds.

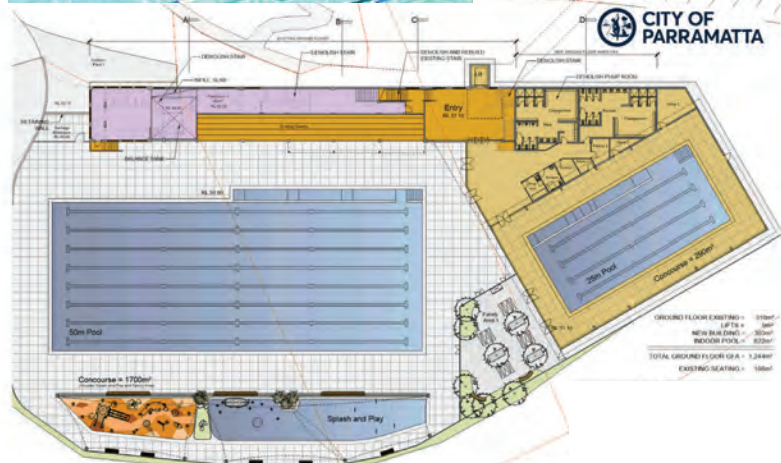
Nothing happened subsequently, while the council focussed on building the Parramatta pool (at a cost of over \$70m). Now, there is a small note in the most recent Council meeting minutes that Council staff will review existing plans and drawings and prepare a DA and a project brief for:

- A 20m indoor pool
- Upgrades to filtration of the existing 6-lane 50m pool.
- New amenities building and accessibility upgrades
- Toddler pool with water play elements.

There is a further note that council staff are to try and find additional funding. This is a worrying development as it flags that Epping will again lose out on the opportunity for significant investment in community facilities.



As proposed in 2020, now being reviewed Epping Aquatic Centre.



City of Parramatta Consultation on Election of Lord Mayor

As residents may know, the Council is consulting on whether to hold a referendum at the next Council election in 2024 to decide whether the Lord Mayor should be directly elected by the community at the council election (to be held in 2028). The idea was floated in 2020 by then Lord Mayor Bob Dwyer. If directly elected, the Lord Mayor would serve for 4 years, whereas currently the Lord Mayor is elected by the councillors for a 2-year term. If the proposal for a directly-elected Lord Mayor is supported at the referendum, there would be a redrafting or possible dissolution of Ward boundaries. (A 2020 report "Leadership for Local Government" from the Western Sydney Business Chamber makes 4 proposals, including direct elections for Mayor and that all Councillors should represent the whole council area, with no separate Wards.

The report observes that dissolution of Wards would mean that councillors focus less on their own local area.)

There are pros and cons for the proposal. It suggests that the election of the Mayor for a 4-year term will be up to the residents directly, rather than in the hands of the councillors for two 2-year terms. It might favour Mayoral candidates with the resources to campaign across the whole council area, and thus reduce the possibility for independents to be elected.

You can go to the Participate Parramatta website before May 15 to vote on whether you support the proposal to hold a referendum or not.
<https://participate.cityofparramatta.nsw.gov.au/lord-mayor-survey>

Tree Subcommittee



Unfortunately this beautiful tree was poisoned and the council is working to find out what happened and who is responsible.

Memorial for the late Margaret McCartney at Forest Park



Margaret was an energetic member and Vice President of the Epping Civic Trust, and President of the "Save Epping's Forest Park Group" which she founded and organised.

Margaret saw Epping as a beautiful place to live, and was keen that development in all areas would make it an even better place. She was particularly keen on looking after parks, gardens and playgrounds, and encouraging the greening of Epping. Margaret was, without doubt, a fierce fighter for what she felt would enhance the beauty of Epping, and the quality of life for its residents. Sadly, she passed away in March 2021.

Parramatta Council recognised Margaret's contribution to Epping by setting up a Memorial consisting of a bench seat under the shade of a newly-planted tree in the north east corner of Forest Park, near the circular rose garden. It is planned that the Memorial will be dedicated on June 4.

Ngarala Public School

A new school in Epping, Ngarala Public School, opened this year, constructed on the old Chelmsford Ave annex of Ryde Horticultural College, later TAFE. Additional buildings are planned in stages as the school enrolment grows. The School Principal Ms Bek Zadow will be our guest speaker at the May General Meeting.



NSW State election results

We congratulate the following successful candidates for nearby electorates to the Legislative Assembly.

- Mr Dominic Perrottet, Liberal, re-elected, to the seat of Epping.
- Ms Donna Davis, Labor, elected to the seat of Parramatta.
- Mr Jordan Lane, Liberal, elected to the seat of Ryde (confirmed by a re-count).
- Mr Matt Kean, Liberal, re-elected to the seat of Hornsby.
- Mr Alister Heskens, Liberal, re-elected to the seat of Wahroonga.



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

Members who have concerns about issues in Epping can 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

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

**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

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

Proposed meeting dates for 2023

Tuesday 16 May, Tuesday 15 August,
Tuesday 21 November

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