

Public Toilet – Epping Car Park.

Work has commenced at the Coles car park for the installation of the toilet. The trolley bay and the disabled car space have been moved slightly downhill. The toilet is an Exeloo which is automatic and made of stainless steel.



What the toilet may look like when installed

Development Proposals

119 Midson Road, Epping: 24 hour fitness centre on ground floor. Proposal reduces parking in the building.

5-7 Grandview Parade, Epping: Demolition, tree removal and construction of 8 self-care seniors housing with basement car parking (a similar application was refused by the Land and Environment Court. This is an amended application for same type of development).

29 The Boulevard, Epping: Additions to dwelling and attached secondary dwelling.

9 Angus Avenue, Epping: Demolition, tree removal, and construction of additions to existing dwelling, a carport with attached 2 storey garage with studio above and construction of attached second dwelling.

1 Willoughby Street, Epping: Demolition and construction of an attached dual occupancy.

15 Valley Road, Eastwood: Demolition and construction of an attached dual occupancy.

8 Grandview Parade, Epping: Demolition, tree removal and subdivision to two lots.

Epping Aquatic Centre

Report by the Save Epping Pool Group

In early November, Epping Pool at Dence Park reopened after an active community campaign to stop an attempt by council to close and demolish the pool. The community campaign saw Hornsby Shire Council (HSC) complete approximately \$180,000 worth of emergency work to ensure the pool could continue to operate.

At the final council meeting of 2015 in December, a report by external consultants was tabled. This extensive report looked at the need for a pool in the Epping area, especially with the planned large increase in population under the Urban Activation Plan. It concluded that a facility was needed and looked at four sites. However, the report's logic in placing Dence Park as the last option showed a flawed understanding of local needs and the true potential of the site.

Further issues are now faced as a result of the "Fit for the Future" recommendation to consolidate all of Epping under Parramatta Council, as it is unclear where this leaves HSC in determining current DAs. Secondly, and most critically, is the development proposal for the large Epping Road/Blaxland Road/Forest Park site, mentioned earlier in this newsletter, which fails to provide adequate detail regarding the provision of a community swimming pool.



Save Epping Pool Group will be lobbying for no decisions before the council changes, and will continue to put forward a vision of a revitalised Dence Park pool site as truly giving locals a proper recreational facility for the future rather than a tiny pool surrounded by tower blocks and traffic.

www.saveeppingpool.com.au



EPPING CIVIC TRUST

www.eppingcivictrust.org

eppingcivictrust@gmail.com

- **PRESIDENT** - Graham Lovell Phone: 9872 4950
- **VICE PRESIDENT** - Graham Medhurst Phone: 0434 356 361
- **TREASURER/ MEMBERSHIP** - Alan Swales, PO Box 2509, Carlingford Court 2118 Phone: 9869 1954



EPPING CIVIC TRUST

PO Box 271 Epping 1710

www.eppingcivictrust.org

eppingcivictrust@gmail.com

Representing the community since 1971

Newsletter

February 2016

NEXT MEETING: ANNUAL GENERAL MEETING and ORDINARY GENERAL MEETING of the Epping Civic Trust will be held on TUESDAY, FEBRUARY 16, 2016 in the Church of Christ Hall, 31 Bridge Street, Epping at 7.30pm.

Kindly note that only financial members are eligible to vote.

AGENDA: ANNUAL GENERAL MEETING

1. Confirmation of Minutes of Annual General Meeting of 17 February 2015
2. Receive and adopt the President's Annual Report for 2015
3. Receive and adopt the Treasurer's Audited Annual Report for 2015
5. Elect Office Bearers for the positions of President; Vice President (2); Treasurer; Assistant Treasurer; Minutes Secretary; Publicity Officer; Newsletter Editor and Committee Members
6. Appoint an Auditor for 2015.

AGENDA: ORDINARY GENERAL MEETING

1. Decide on the Ordinary General Meeting dates for 2016
2. Proposed new Parramatta City Council boundaries for Epping & North Epping.
3. Electronic bank deposits for Membership Fees.
4. General business.
5. Councillors' reports.

Strengthening our Voice in 2016

President, Graham Lovell

2016 marks the 45th anniversary for the Trust, and it looks to be our busiest year to date.

We are increasingly having to deal with powerful developers and planning officials at an expert level. This, together with the government's push for more development in urban precincts is providing the Trust with a seemingly endless list of matters that require responses with a high level of professionalism and expertise. As reported previously, the Trust Executive struggles to attend to the broad range of issues that local and state governments bring to the attention of the community.

Nevertheless, in the past year, the Trust has responded to a large number of exhibitions and calls for comment. We have also raised issues that we considered were not being adequately dealt with by governments (see the President's annual report accompanying your newsletter). Unfortunately, this has again only been achieved by overburdening a small number of active members.

The Trust will face increased pressure this year as many of the major development concept plans

floated by developers in the media during 2015 will come forward as Development Applications. This is already underway as evidenced by the number of development articles in this newsletter. Additionally, there is the proposal from Hornsby Shire Council for new community facilities and a plaza in Pembroke Street to consider, and of course, ongoing action regarding council boundaries.

To maintain the level of activity in 2016 the Trust will require more active supporters, particularly those skilled in areas such as town planning, architecture, landscape design, transport and civil engineering.

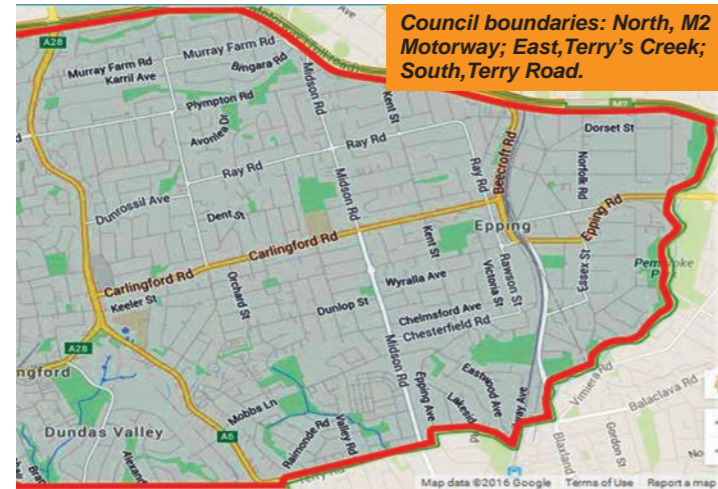
Members are encouraged to record their area of expertise on the enclosed membership form. If you know a family member, friend or neighbour who is skilled in the areas we seek assistance, please encourage them to sign up as a member or offer their services as a volunteer.

Epping is changing rapidly. Some of the change will be good, but without community input, bad things can be foisted on the community. I ask each member for their support.

We need your assistance: Town Planners, Transport and Civil Engineers, Architects and Landscape Designers

Changing Council Boundaries

The proposed council mergers have been informed by four years of consultation with NSW councils, independent assessment, council merger preferences, and feedback from communities and stakeholders.



The Minister for Local Government has referred merger proposals to the Chief Executive of the Office of Local Government for examination and report under the Local Government Act (the Act). The Chief Executive has delegated the examination and reporting function to other people (Delegates).

Delegates will conduct a public inquiry, call for written submissions, and prepare a report with due regard to the factors in section 263(3) of the Act. The factors in the Act include financial considerations, communities of interest, elected representation, employment of staff, services and facilities, and the attitude of residents and ratepayers. The reports of the Delegates will go to the Minister for Local Government as well as the independent Local Government Boundaries Commission for comment.

Submissions

Written submissions will be one of the most important ways for Delegates to gather information. People who make written submissions are encouraged (but are not required) to focus on the factors listed in section 263(3) of the Act.

Written submissions close 5.00pm Sunday 28 February 2016 and can be submitted either online: <https://www.councilboundaryreview.nsw.gov.au/proposals/parramatta-city-auburn-city-the-hills-shire-holroyd-and-hornsby-shire-councils/#submission> or by mail: GPO Box 5341, Sydney NSW 2001

For our region, the proposal is to create a new council by merging parts of Paramatta City, Auburn City, The Hills Shire, Holroyd and Hornsby Shire councils. The proposal can be viewed online www.councilboundaryreview.nsw.gov.au if you enter Parramatta Council in the search bar.

The new council will extend east from Parramatta City and take the M4 as a physical southern boundary. To the north, the new council will have the M2 as a physical boundary. This will bring in suburbs including Epping, which is currently split between Parramatta City and Hornsby Shire Council, and the suburb of Carlingford which is currently split between The Hills and Hornsby Shire councils.



"Epping Green"

Development proposal for 2 - 18 Epping Road, 2 - 4 Forest Grove and 725 Blaxland Road

Development concept looking east along Epping Road Source: PTW Architects

A preliminary planning proposal (PP 9/2015) has been lodged with Hornsby Shire Council (HSC) for a development on this block. The proposal includes buildings from 5 to 22 storeys. This is in excess of the zoning limit of 8 storeys and includes the bowling club land, currently zoned for recreational use.

Some negatives:

- The single overwhelming problem with the proposal is the height of the buildings in the NW corner resulting in excessive shadowing of open space, including Forest Park.
- The proposal seeks to offset these negatives by replacing the existing recreational space with equivalent public open space at no cost to the community,
- Miscellaneous improvements, maintenance of open space and unspecified monetary inducement.

The community will have to decide whether these "Public Benefit Incentives" do in fact adequately offset the negative impacts of this development.

Despite claims of improved access with the CBD, and showing a pedestrian overpass over Epping Road (see picture), this critical facility is not actually included in the developer's proposal.

Some positives:

- Provides more open space additional to Forest Park with improved access to Epping Road.
- New retail and public plaza. Residents south of CBD will not need to negotiate Epping Road to shop or have a cup of coffee.

This planning proposal will be exhibited by HSC until 12 February 2016. The Trust intends to lodge a submission outlining its concerns.

Development application at 35 Oxford Street, Epping

The Sydney West Joint Regional Planning Panel (SWJRPP) considered this development on 2 December 2015. Hornsby Shire Council provided the panel with a report recommending its approval. The recommendation was for half a building with a 22 storey blank wall facing the heritage listed Catholic Church and the Oxford Street shopping precinct.

It appeared that the approval recommendation was designed to force the Catholic Church to develop the other half of the building on their property at 33 Oxford Street (the rectory). The developer did not have the Church's agreement to purchase No. 33 nor to develop a consolidated 33-35 block in partnership with the Church.

The Trust and the Catholic Church spoke against this half-baked proposal at the SWJRPP hearing. The Church was clearly not ready to make a decision on the future of their property and the Trust objected strongly to the compromised development proposed by the applicant, with particular reference to the sheer 22 storey south facing wall.

After considering the Council's recommendation and the objections, the SWJRPP decided to defer consideration of the application until March 2016 in order to give the developer time for further consultation with the Catholic Church.

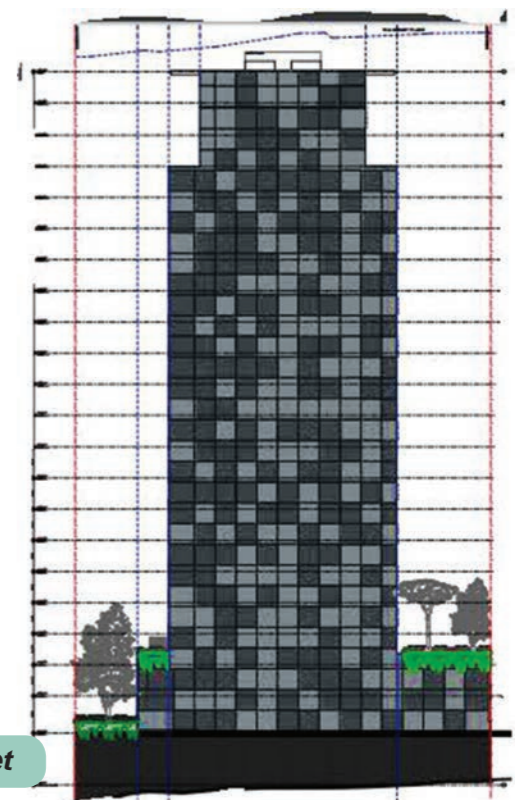


Image of southern elevation, 35 Oxford Street

Development application at 12-14 Bridge Street, Epping

A development application (DA/925/2015) has been lodged with Parramatta City Council for the old Cooper jewellery/antique clock shop in Bridge St, Epping. The developer is proposing an 8 storey mixed use development including 42 residential units and a ground floor retail area with 'live and work' units. The developer is also including three levels of basement car parking.

Key issues identified by the Trust for this development include:

- The development appears to be in excess of the existing 21m (6 storeys) height limit for this site and no public benefit has been offered to offset such a concession.
- The requirement to have a friendly 'public domain interface' at ground level appears to be compromised by a garage entrance and an electrical substation.
- Garage access from Bridge Street will constitute a traffic hazard.
- The Trust also has concerns about the development's detrimental impact on solar access to low-rise residential areas at the rear of the development. As a result, adjoining properties may only have a maximum of two hours of sunlight in mid-winter.

The Trust will lodge a submission on this application. Written submissions for this development close on 10 February 2016.

