



EPHING CIVIC TRUST

PO Box 271 Epping 1710
www.eppingcivictrust.org
eppingcivictrust@gmail.com

Newsletter

August 2025

General Meeting

Tuesday 19 August 2025, 7.30pm in the hall of the Church of Christ, Bridge St, Epping.

Light supper will be served from 7pm before the meeting.

Members are invited to attend the August General Meeting.

Agenda:

1. Welcome and Apologies
2. President's Report
3. Guest Speaker: **Bev Debrincat, Habitat Network**
"Small bird habitat corridors and connections"

Bev plans to bring some local provenance native plants to sell (\$4 each or 6 for \$20 – please bring cash if you would like to purchase a plant or two).

Bev Debrincat has a background in Bushland Management and currently runs Habitat Network and The Habitat and is Chair and on the executive management committee for Greater Sydney Landcare. Bev will talk about small birds, why we are losing small birds and what we can do to help them survive. She will also describe The Habitat community nursery and garden and two of the small bird habitat corridors that she is involved with.

Report from the President, Judith Dawes

As we all know, Epping continues to experience considerable changes. Parramatta Council's Master Plan for the Epping Town Centre (west side) is on exhibition for community feedback, and development proposals for other significant buildings on Rawson St, Ray Rd, and Beecroft Rd are also under consideration. The Transport for NSW plan for widening the Epping Railway Bridge has been approved. We have had opportunities to provide our feedback and raise our concerns about each project separately, but many residents may feel that our concerns for our community as a whole are not addressed. The cumulative effects of these developments on the demand for infrastructure (whether healthcare, education, or transport) seems not to be considered.

Epping was first settled along the railway line and roads such as Carlingford Rd, Beecroft Rd and Epping Rd, and our suburb is now divided by them. Local roads near the town centre, particularly at intersections with these major roads, are often beyond capacity. Yet more and more apartment developments (with associated car parking) are being approved. Parramatta Council planners seek to reduce approved parking spaces within new developments on the grounds that public transport is available, whereas developers prefer to keep the parking spaces as that increases the sale value of the apartments. Commuter car parking near our major transport hubs in Epping and Carlingford is also needed. Can we envisage a future Epping with far fewer cars? Some residents see active transport (cycling) as a good option, and many would like pedestrian crossings and footpaths made safer. The ease of mobility of future Epping residents will depend on the planning decisions happening now. I hope we get it right!

Epping Aquatic Centre – Dence Park Pool

The Epping Aquatic Centre in Dence Park served our community well for 65 years. After closing in April 2024, the facility was decommissioned. In March 2024, Council invited Tenders to deliver the Epping Aquatic Centre Upgrade, but in November 2024, Council declined all tenders due to increased costs, and instead investigated options to revitalise or reopen the facility. Council has decided it is not feasible to deliver the approved development or reopen the pool without substantial additional investment beyond the current project budget.

Council says it understands the community's strong desire for a modern, accessible, and fit-for-purpose aquatic and recreation centre in Epping, and it is urgently exploring various site options and funding sources to deliver a facility that meets the community's needs now and in the future. Council is committed to getting this right for our ratepayers and the Epping community.



Membership & Donations

Epping Civic Trust Membership is by calendar year.

Please renew on the website to reduce administration.

www.eppingcivictrust.org/membership
Members can also renew by mail with a cheque, or at a Trust meeting with cash, or through your bank account by EFT. (Please advise us by email that you have renewed).

Donations: Thank you to the many members who give additional donations to the Trust when renewing. You can donate via PayPal through the Donate section on the website, by EFT or cheque.
www.eppingcivictrust.org/donate-page

Epping Town Centre Master Plan

The City of Parramatta Council has developed a high level Master Plan for the Epping Town Centre (west side), including laneways, circulation within the precinct, the interface of the buildings with the public domain, and review of existing planning controls. This Master Plan is on exhibition for feedback until August 18.

Master Plan Vision: “Create a strong community identity for Epping by developing Rawson Street as a destination high street, connected to Boronia Park through a green town square supported by community facilities. The two halves of Epping are connected across the railway and knitted together by lively laneways.”

The Master Plan Vision guides planning as follows,

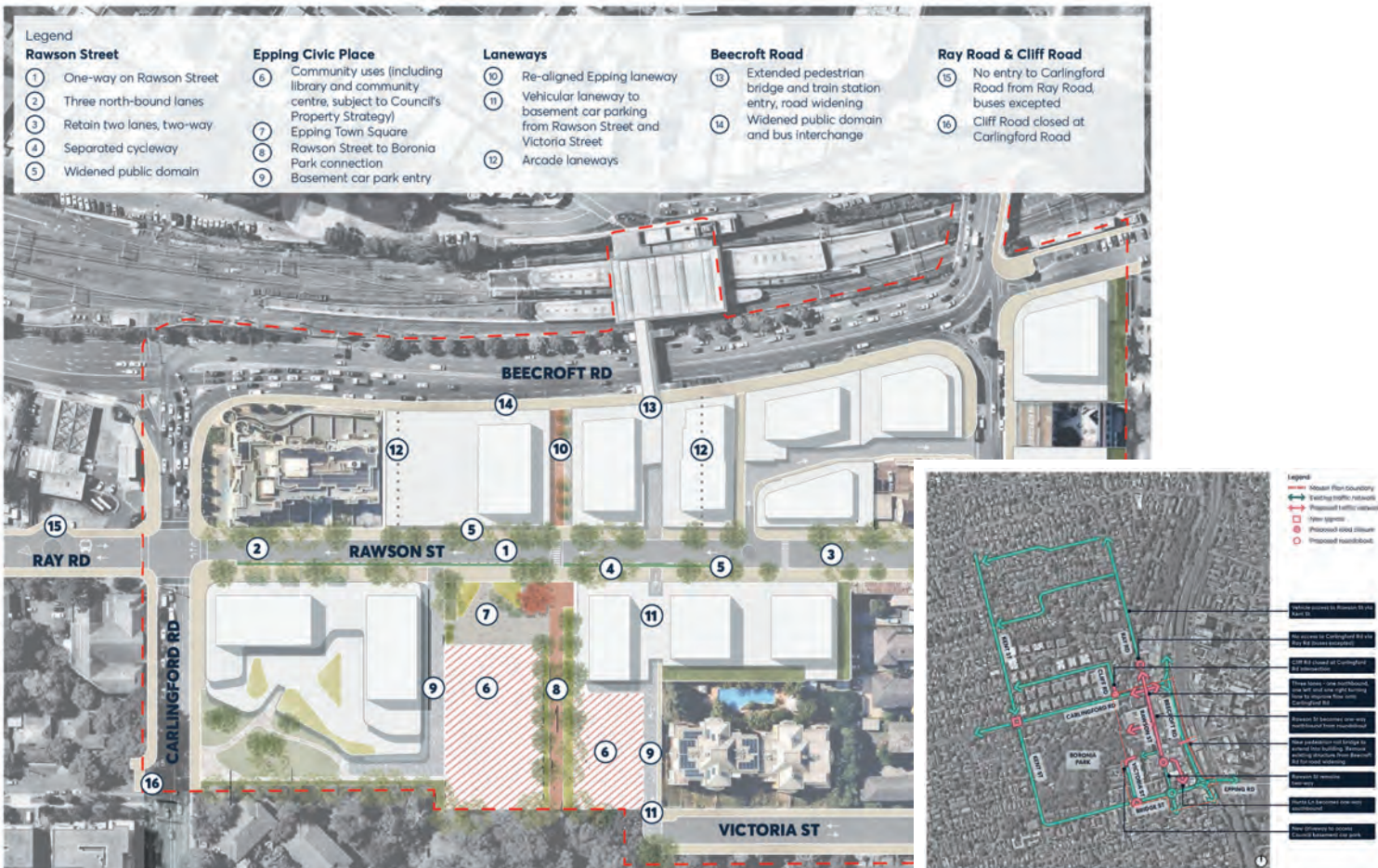
- Make the northern section of Rawson St one-way northbound to reduce congestion at Carlingford Rd.
- Introduce new roundabouts and signal upgrades at key intersections.
- Restrict access from Ray Rd and Cliff Rd to Carlingford Rd to streamline traffic flow.
- Widen Beecroft Rd by relocating the pedestrian bridge into adjacent development.
- Improve pedestrian amenity and connectivity with a bus zone on Beecroft Rd.
- Put car parking in a basement under Epping Civic Place, and provide kiss-and-ride and on-street parking on Rawson St.
- Introduce a driveway to Council car parking from Victoria St to relieve pressure on Rawson St.
- Reduce the speed limit on Rawson St.
- Enhance pedestrian crossings and connections to encourage walking and cycling.
- Support the Parramatta Bike Plan with a separated cycleway and shared paths in Rawson St.
- Upgrade the laneway connecting Beecroft Rd to Boronia Park, with shops and cafes.
- Deliver a new town square and a green link to Boronia Park at Epping Civic Place.
- Upgrade Rawson St with street trees, lighting, and street furniture.
- Promote human-scaled street frontages along Rawson St.
- Encourage slender towers with generous setbacks to preserve solar access and sky views to the street.

Commuter traffic through Epping via Carlingford Rd, Beecroft Rd and Epping Rd is the dominant contributor to our local traffic problems, and it will increase with the widening of the Epping Railway Bridge. To mitigate local traffic jams in Rawson St and Ray Rd, the Master Plan proposes diverting traffic away from Rawson St to Midson Rd or Kent St, and blocking access to Carlingford Rd from Cliff Rd and Ray Rd. *(See also discussion of the Coles DA and the Bridge Widening Project following).*

Epping Town Centre Master Plan 2025

<https://participate.cityofparramatta.nsw.gov.au/epping-town-centre-master-plan>

See Page 7 for the Master Plan below and Page 32 for the Regional Traffic Master Plan



Development Applications

53-61 Rawson St, Epping (Coles and adjacent office block site).

This site has the largest area in sole ownership in the Epping Town Centre, offering a unique opportunity. The proposal is for two tall residential towers (33 and 36 storeys, with 406 apartments) set on a four-storey podium, which will offer large retail spaces (including supermarket). No affordable housing is proposed. The Northwest corner of the site, near the existing stormwater channel, has a significant flood risk and will have bush planting and a water feature accessible to the public. Pedestrian connections are provided between Boronia Park, Carlingford Rd, and Rawson St.

In community consultation on the proposal, over 70% of responses name traffic as the major issue for the Epping Town Centre. Will the existing traffic problems on Rawson St be exacerbated by the development? The developer's traffic analysis suggests that this development will have a relatively minor impact on traffic, with the exception of the Rawson St/Ray Rd/Carlingford Rd intersection.

Council staff are planning traffic upgrades identified in the draft Epping Town Centre Master Plan. Council's Outside CBD Contributions Plan 2021 (~\$11.6M in developer contributions from this development) includes an upgrade of the Rawson St/Ray Rd/Carlingford Rd intersection and traffic signals at the Kent St/Carlingford Rd intersection, as well as a roundabout on Rawson St adjacent to the access laneway to the site. Due to an objection by Transport for NSW,

proposed laneway access for delivery trucks from Carlingford Rd has been removed, so all (delivery truck and car) access is via a driveway from Rawson St.



Artists impression of the view from the West of the Coles Development

The Epping Railway Bridge Widening Project will proceed

The Australian and NSW governments are spending \$220 million to replace Epping Bridge with a new, wider bridge, which they expect will ease congestion, reduce travel times and improve safety for road users.

In 2024, public feedback was sought on the initial design. Transport for NSW (TfNSW) received 999 submissions, including from the Epping Civic Trust. 41% of submissions supported the Proposal and 29% objected. Issues raised included the project cost, safety, environmental and amenity impacts, active transport considerations, traffic management, design and community impacts. TfNSW has decided to proceed with the project subject to updated Conditions.

The Proposal includes the staged removal of the bridge, construction of a new bridge, with an additional westbound traffic lane, an additional right turn lane southbound from Beecroft Road onto Blaxland Rd, a pedestrian and cyclist shared path, a raised central median, with additional eastbound and westbound lanes, new traffic signals, and upgrade of approaches to the new bridge. The proposal requires removal of 28 trees along the rail corridor,

affecting the area around Forest Park. There is a suggestion, to be examined further, that active transport (cycling) links to the Bridge could be improved by closing High St to through-traffic.

The project's traffic impact modelling was refined in response to community feedback, and it models the impacts of anticipated future traffic growth on the network. On completion of the project, the model predicts short-term improvements in traffic flow (as measured by delays at intersections and travel times). In the longer term, traffic flow along Epping Rd is predicted to improve, but the intersections at Bridge St/Rawson St and at Carlingford Rd/Ray Rd/Rawson St are predicted to remain at a Level of Service F (operating beyond capacity) whether the bridge is widened or not! A proposed modification to the pedestrian crossing at Epping Rd near the Blaxland Rd/Langston Place intersection will create a "staged" crossing with an island for pedestrians in the centre of Epping Rd. Since this corner is exposed to strong winds, the proposed pedestrian island may not be a safe refuge as intended!

242-244 Beecroft Rd, Epping- amended concept DA (State Significant Development)

In 2023, the Independent Planning Commission approved five buildings of 5-15 storeys containing 374 apartments, including 15 affordable. Now an amendment seeks five buildings of 7-18 storeys with a total of 479 apartments, including 81 affordable. Concerns raised by the Council, the Epping Civic Trust and members of the Community include the limited duration of 15 years for the affordable housing, deep soil allocation for mature trees, shadowing of neighbouring buildings, access for Council's heavy waste trucks to the development, and traffic impacts.

The major concern raised is the number of car parking spaces, and its impact on traffic. The developer's traffic modelling for Ray Rd and Carlingford Rd indicates a Level of Service D (slow traffic), and E (at capacity), during the morning and afternoon peaks, respectively. However the Ray Rd/Rawson St/ Carlingford Rd intersection would operate at a Level of Service F (already beyond capacity) during the peaks. What are the implications of yet more cars from this development for Epping? Pedestrian connectivity from this site to the rest of Epping is also limited: pedestrians must cross Carlingford Rd or Ray Rd at the Carlingford Rd/Ray Rd intersection, and there is no footpath along Beecroft Rd.

The Department of Planning Housing and Infrastructure (DPHI) has approved the development, subject to conditions. Overshadowing,

allocation of car parking spaces, and extra height were considered to be compliant. The DPHI assessed that the additional traffic arising from the development will be less than 1% of the total (hence "minor"!) The DPHI placed conditions on the developer concerning flood risk and waste management access, since parts of the site facing Ray Rd are subject to flooding.



242 - 244 Beecroft Road. Proposed Ray Road frontage.

Reports from Elected Representatives

Monica Tudehope MP member for Epping



The NSW Government recently handed down their Budget, which unfortunately reflected a lack of investment in our local area, with the exception of some much-needed school redevelopment projects already underway. There was also funding for the Epping Bridge project, which is jointly funded with the Federal Government. While any investment in Epping is welcome, I am conscious that this project will cause significant community disruption.

Elsewhere, the Epping Town Centre project and Dence Park redevelopment, both Parramatta City Council projects, continue to be discussed at Council. These projects present unique challenges and require ongoing community consultation to ensure they meet the needs of residents.

As these projects progress and our suburbs transform, I want to reaffirm my commitment to being a dedicated advocate for our

community. Please don't hesitate to reach out with your views; your insights are vital in shaping developments that best align with our community's expectations. Please feel free to email me at epping@parliament.nsw.gov.au.

Monica Tudehope – petition and survey concerning bus and train provisions

Monica recently noted that the T9 Northern Train Line is one of the worst performing lines on the Sydney network. She is keen to collect information from commuters to explain the impact of late-running trains on their lives. She is also collecting signatures for a petition to improve bus connectivity in the Carlingford / North Rocks/Epping area. Please see the QR codes to provide information or sign the petition.



T9 Train Line
Survey QR code



Bus Service
Petition QR code

Charles Chen, City of Parramatta Councillor



Riverside Theatres Redevelopment Moves Forward

The City of Parramatta recently took another major step towards transforming Riverside Theatres into a world-class cultural destination in Western Sydney. The \$276.8 million redevelopment will deliver upgraded performance venues, cutting-edge technology, and improved accessibility. Council also endorsed plans to convert PHIVE's Discovery

Space into a temporary theatre – Riverside Live at PHIVE – to ensure that quality shows and community productions continue during the construction phase.

The redevelopment is jointly funded by the City of Parramatta and the NSW Government through the Western Sydney Infrastructure Grants Program. This is a significant milestone for our city, and I look forward to updating the community on progress.



Illustration of the Riverside
Theatre planned upgrade

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 are their contact details:

Deputy Mayor and Councillor
Cameron Maclean
Phone: 0422 141 415
c/- City of Parramatta Council, PO Box 32,
Parramatta NSW 2124
cmaclean@cityofparramatta.nsw.gov.au
Councillor Charles Chen
Phone: 0497 376 547
c/- City of Parramatta Council, PO Box 32,
Parramatta NSW 2124
cchen@cityofparramatta.nsw.gov.au
Councillor Sreeni Pillamarri
Phone: 0499 116 664
c/- City of Parramatta Council, PO Box 32,
Parramatta NSW 2124
spillamarri@cityofparramatta.nsw.gov.au

Councillor Verity Greenwood
Phone: 0402 444 456
c/- Hornsby Shire Council, PO Box 37,
Hornsby NSW 1630
vgreenwood@hornsby.nsw.gov.au
Councillor Ben McSweeney
Phone: 0423 411 928
c/- Hornsby Shire Council, PO Box 37,
Hornsby NSW 1630
bmcsweeney@hornsby.nsw.gov.au
Councillor Matthew Conley
Phone: 0432 835 120
c/- Hornsby Shire Council, PO Box 37,
Hornsby NSW 1630
mconley@hornsby.nsw.gov.au

LEGISLATIVE ASSEMBLY OF NSW

Member for Epping, Monica Tudehope
Suite 303, level 3, 51 Rawson St, Epping
Phone: 9877 0266 Email: epping@parliament.nsw.gov.au

COMMONWEALTH OF AUSTRALIA

Member for Bennelong, Jerome Laxale
32 Beecroft Rd, Epping
Phone: 9869 4288 Email: Jerome.Laxale.MP@aph.gov.au

COMMONWEALTH OF AUSTRALIA

Member for Berowra, Julian Leeser
Level 11, 423 Pennant Hills Rd, Pennant Hills
Phone: 9980 1822 Email: Julian.Leeser.MP@aph.gov.au

COMMONWEALTH OF AUSTRALIA

Member for Parramatta, Andrew Charlton
Suite 1 / 25 Smith St Parramatta
Phone: 9689 1455 Email: Andrew.Charlton.MP@aph.gov.au



EPPING CIVIC TRUST

PRESIDENT: Judith Dawes
P.O. BOX 271, Epping 1710
Website: www.eppingcivictrust.org
Email: eppingcivictrust@gmail.com

Proposed Meeting dates for 2025

Tuesday 18 November at 7.30 pm, at the
Church of Christ Hall, 31 Bridge St, Epping.