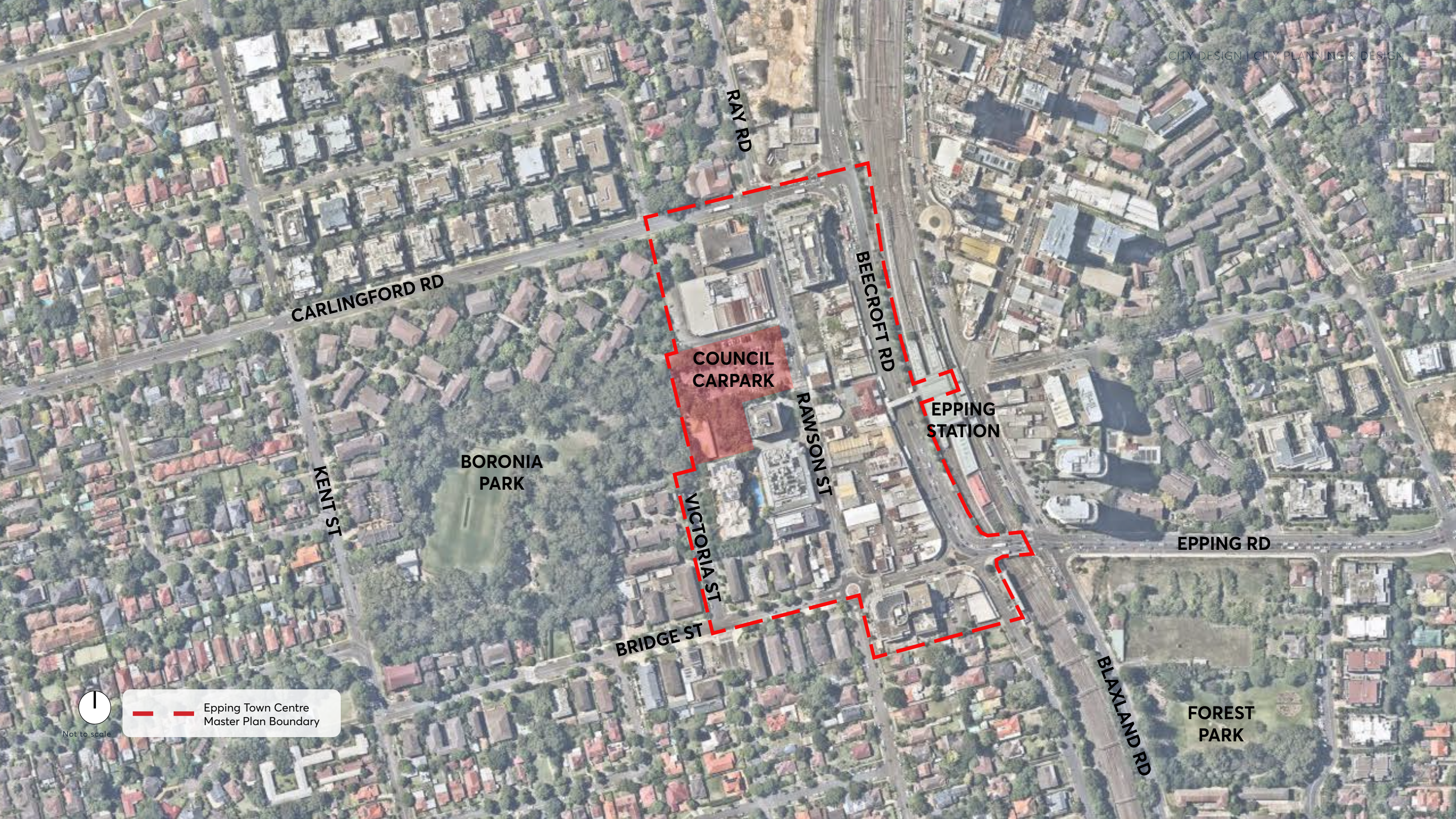


EPPING TOWN CENTRE MASTER PLAN

COMMUNITY ENGAGEMENT - ROUND TWO
DRAFT VISION, OPPORTUNITIES & PRINCIPLES

MARCH 2025





RAY RD

CARLINGFORD RD

BEECROFT RD

COUNCIL
CARPARK

RAWNSON ST

EPPING
STATION

EPPING RD

BORONIA
PARK

KENT ST

VICTORIA ST

BRIDGE ST

BLAXLAND RD

FOREST
PARK



Not to scale



Epping Town Centre
Master Plan Boundary

OVERALL PROJECT TIMELINE

At its Meeting on 12 August 2024, Council resolved:

That Council approves the high-level scope detailed in this report for the preparation of a master plan for the Epping Town Centre, subject to the analysis of the Rawson Street carpark site being limited to guiding the future provision of public car parking and community and recreational uses only and providing a clear link between Rawson Street and Boronia Park.



COMMUNITY ENGAGEMENT

ROUND ONE | 27 NOV - 18 DEC 2024



Online
survey



**27 November -
18 December 2024**



+ 260
survey responses



+ 190
written comments



Top 5 topics

72%
Access to a diversity of services,
dining and retail

70%
Traffic & parking

56%
Pedestrian safety & amenity

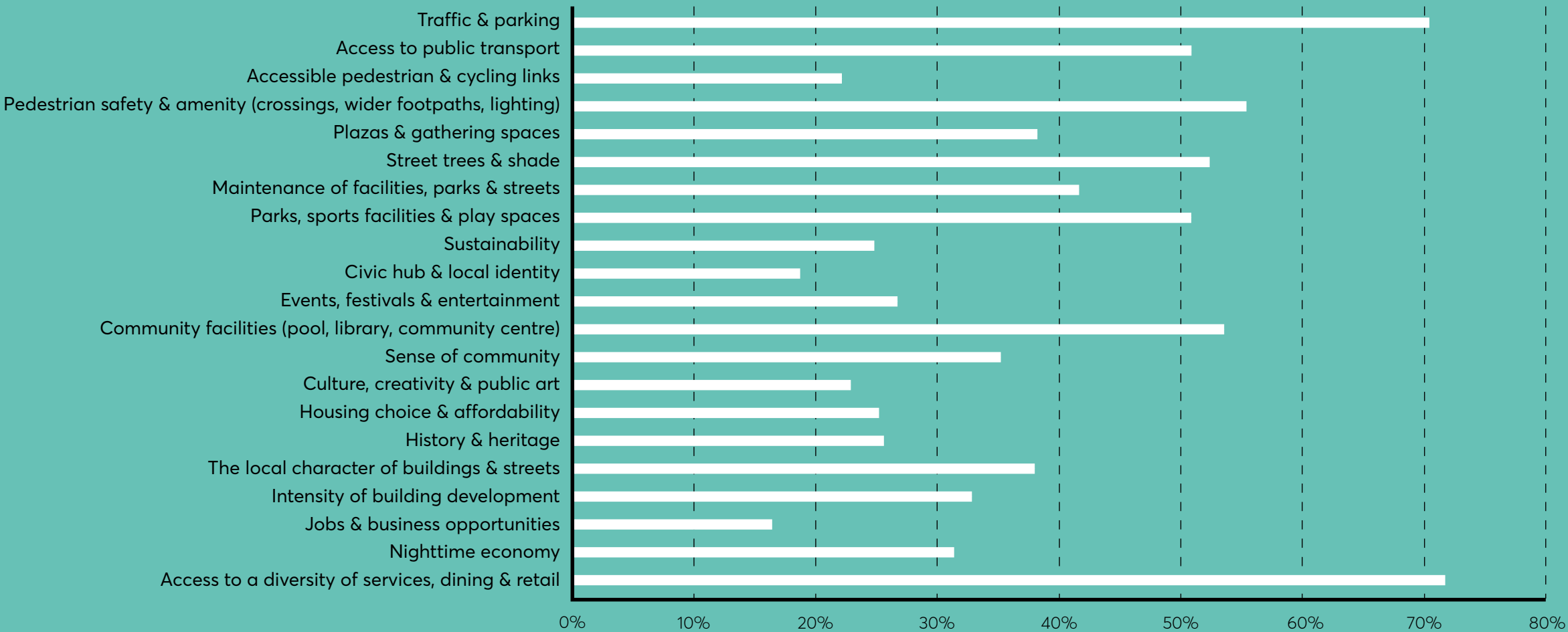
54%
Community facilities

52%
Street trees & shade



93%
surveyors live in Epping

Below is a list of topics residents of Epping have shared as important to consider.
We would like to know, which topics are most important to you when considering the
Master Plan area?



Round 1 community engagement survey: Question and response rates

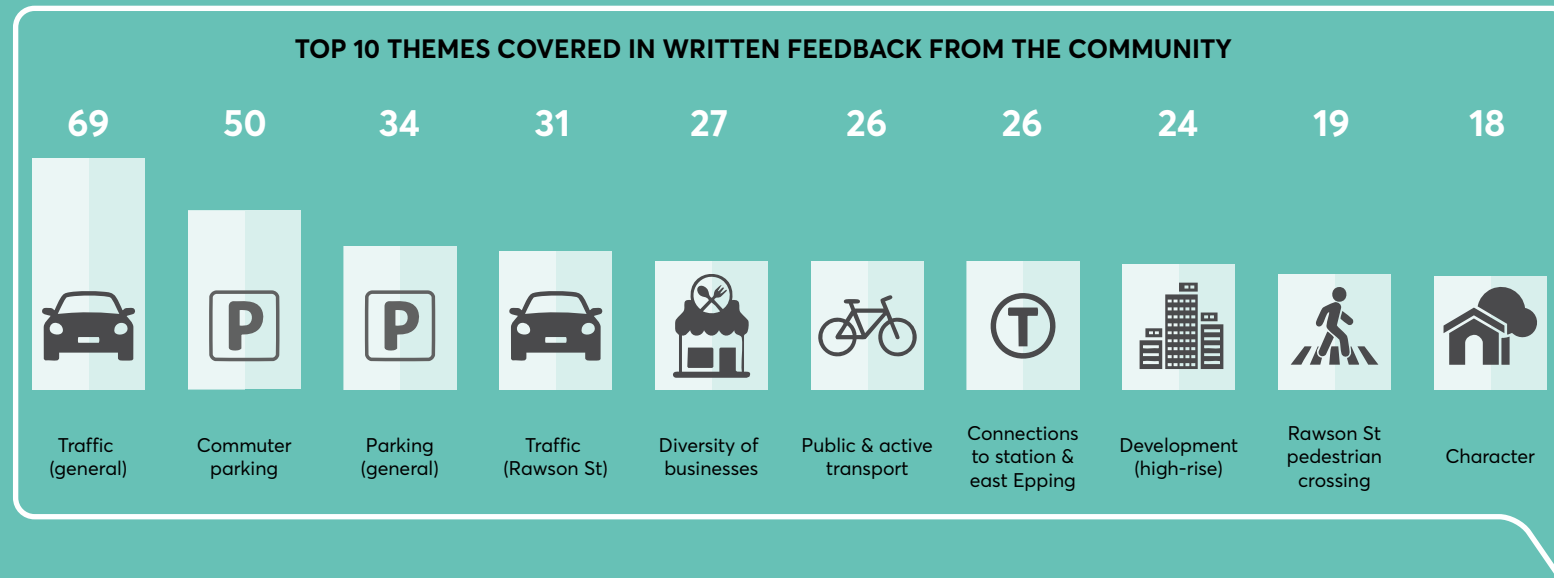
COMMUNITY ENGAGEMENT

ROUND ONE RESULTS | 27 NOV - 18 DEC 2024

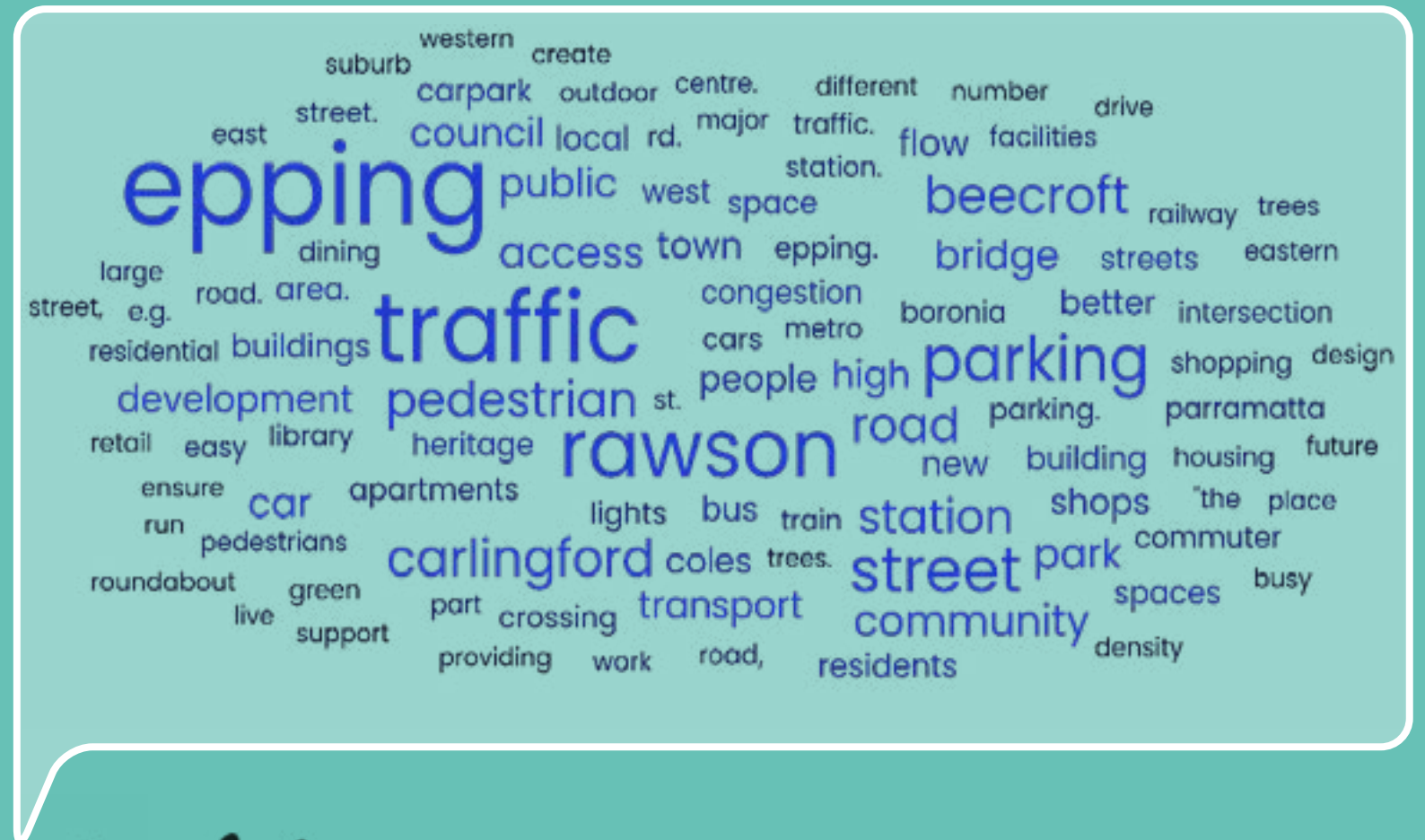
+190 written comments

have helped to shape the overall vision and principles for the project.

Questions: 'Are there any other important topics that matter to you?' & 'Do you have any further comments for Council to consider?'



Round 1 community engagement: Top 10 themes covered in written feedback



Round 1 community engagement Word cloud of written responses

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. Traffic congestion on Rawson Street is reduced and pedestrians are prioritised. The two halves of Epping are connected across the railway and knitted together by lively laneways."



KEY OPPORTUNITIES

COMMUNITY HEART

The Council car park site will transform into the community heart of Epping, a unique destination where the community can gather, eat, play and celebrate.

The site will include new community facilities, a sunny town square and a village green with shops, dining areas, play spaces, a restored green link to Boronia Park and public car parking.



Example: The Canopy, Lane Cove

(Source: [The Canopy, Lane Cove](#))

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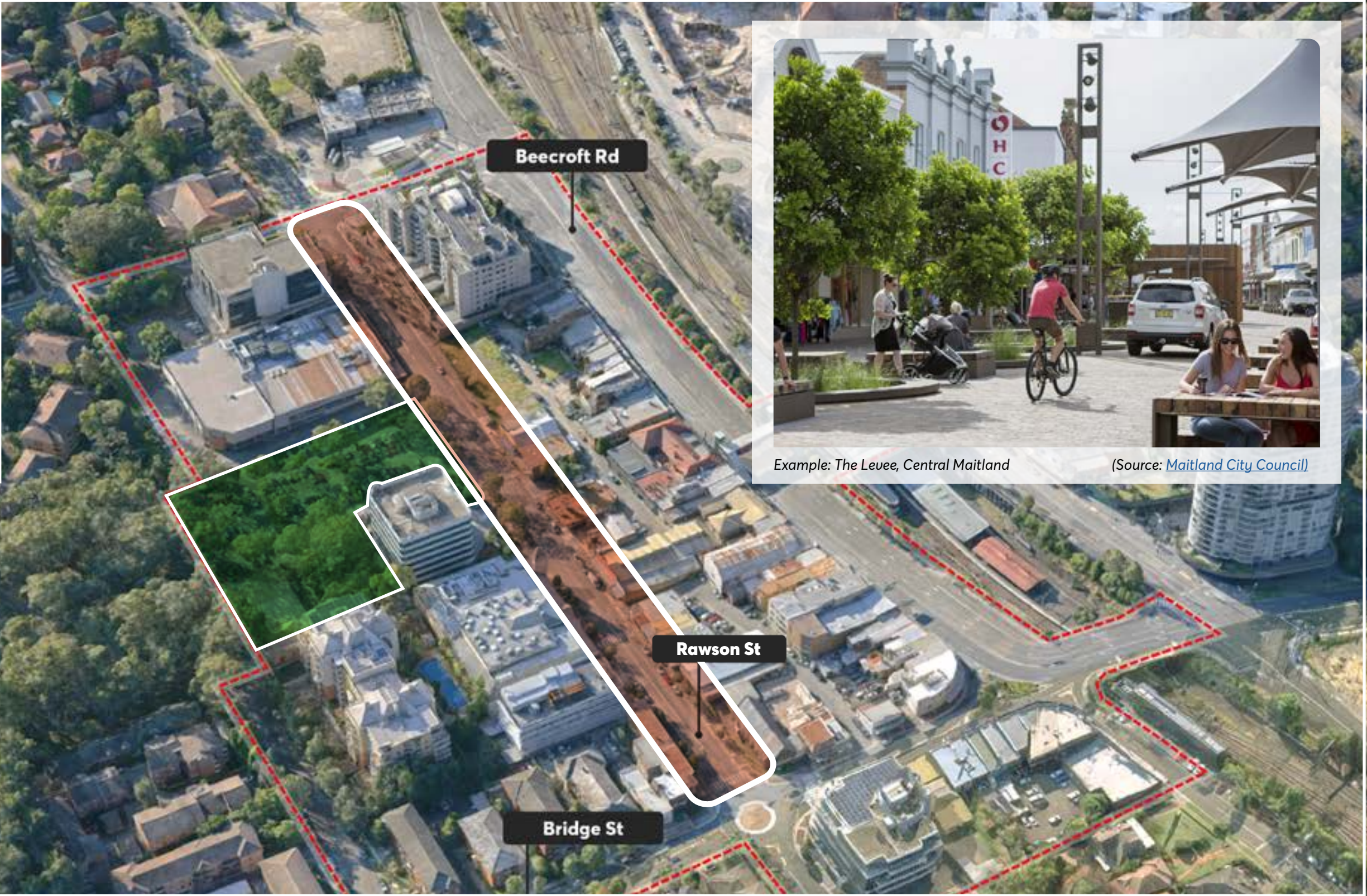
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Rawson Street

Make Rawson Street a vibrant high street activated by cafes, supermarkets and specialty stores, protected by new street trees.

Congestion is reduced through alternative traffic routes within the precinct, allowing for Rawson Street to be pedestrian-focused, with a reduction in through-traffic and the addition of wider footpaths and bike lanes.



Example: The Levee, Central Maitland

(Source: [Maitland City Council](#))

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LANEWAYS

The laneways are intimate pedestrian links filled with shops and dining throughout the day and night.

These laneways are reimagined as spaces for art installations and public art while at the same time providing quick and easy access throughout the town centre.



Example: Chinatown Laneways, Burwood

(Source: [Burwood Chinatown](#))

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BEECROFT ROAD

Beecroft Road remains a key thoroughfare in Epping with widened footpaths to improve safety and comfort when accessing public transport.

The railway bridge is extended to connect the two halves of Epping and improve traffic flow. Commercial uses, services and residential lobbies provide activity and interest to the street.



Strengthen the sense of community in Epping through a new central space



- Develop the Council Car Park into a community public space that relates to Boronia Park.
- Co-locate community uses on the site.
- Accommodate car parking on the site.
- Provide sunlit and sheltered places to gather and sit, programmable space for community events and play spaces.
- Activate the edges of the square.

Create a bustling space for shops and dining through the day and night



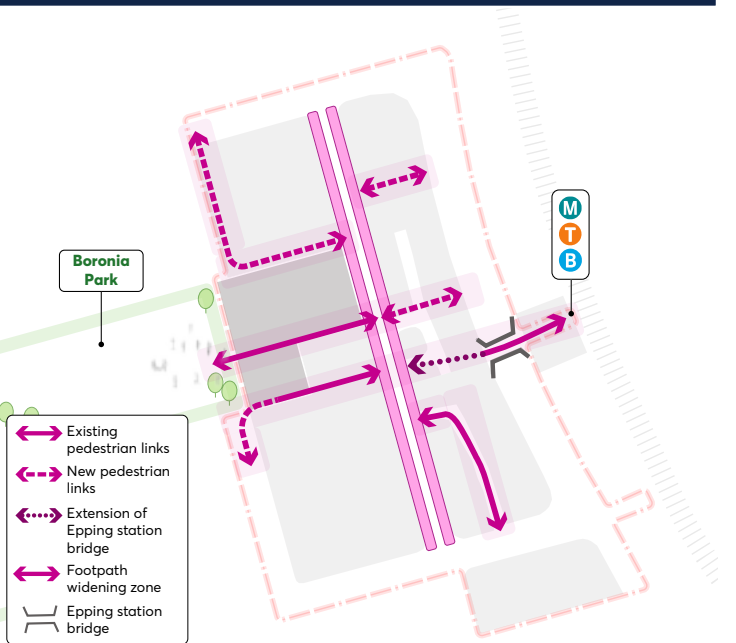
- Liven up Rawson Street and connecting laneways with small shops and dining options, making them active day and night.
- Provide commercial offices and essential services fronting Beecroft Road where foot traffic is less vital.

Make Rawson Street a destination and not a thoroughfare



- Supported by a future traffic study, investigate alternative traffic routes within the broader precinct or one-way arrangements on Rawson Street to reduce congestion.
- Prioritise pedestrians by exploring opportunities for pedestrianised zones, zebra crossings and widened footpaths.
- Explore the opportunity for traffic infrastructure upgrades.

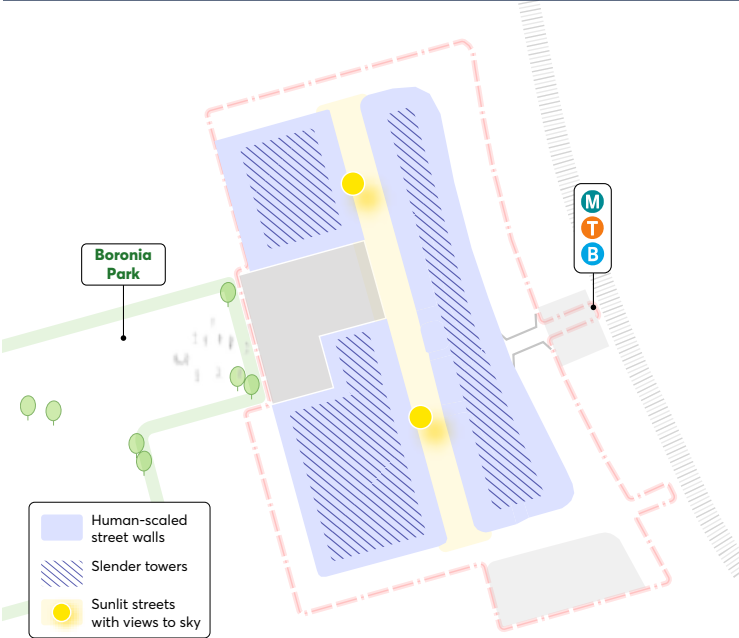
Make walking in Epping easier, safer and more interesting



- Develop accessible laneways to connect through large blocks.
- Widen and upgrade the Rawson Street footpaths to promote walkability, safe crossing and accessibility.
- Explore opportunities for lighting and public art to activate the laneways.
- Create places to sit and dwell within the street.
- Provide generous landscaping and trees to increase shade.

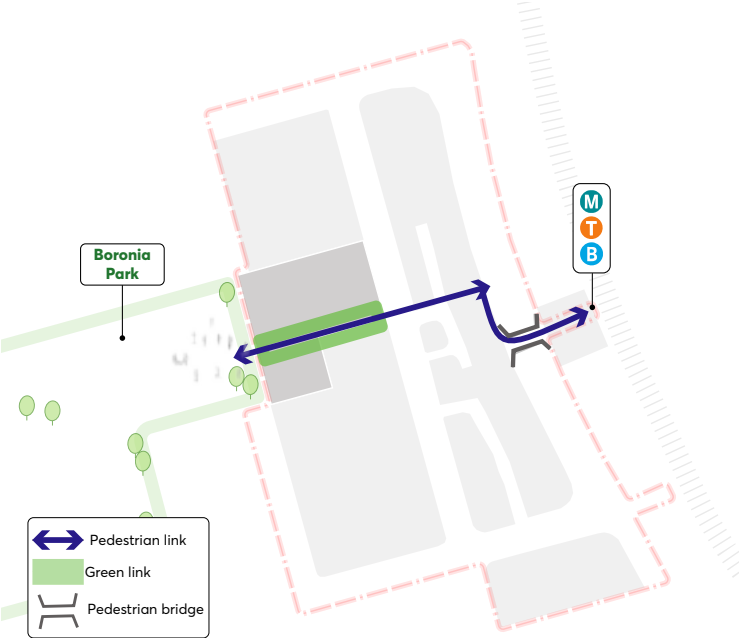
PRINCIPLES

Encourage buildings of an appropriate scale and size to improve amenity to streets and public space



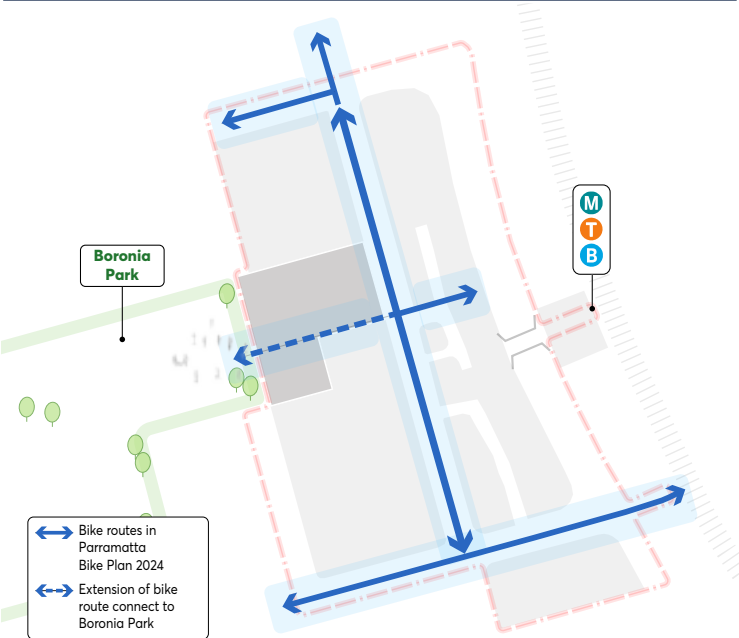
- Build street walls and podiums at a height that frames the streets, lets sunlight in, and matches the lower-scale surroundings.
- Set slender towers back above the street with enough space between them to let sunlight in and provide views to sky.
- Create relationships between buildings and public spaces so that the interfaces are active, and the scale of lower portions of buildings is sensitive to surrounding development.

Improve accessibility and sightlines to Boronia Park from Rawson Street



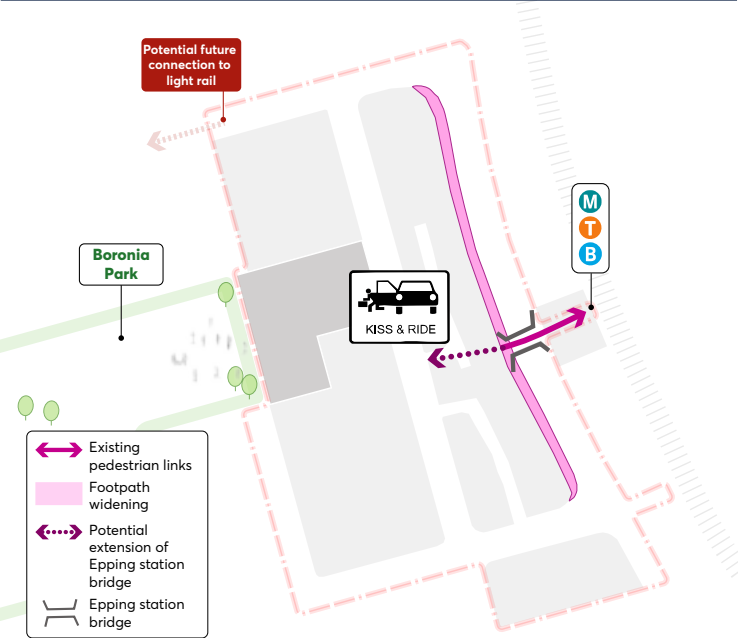
- Create a laneway that directly connects Boronia Park to Beecroft Road through the Council car park.
- Provide a direct, green connection from Boronia Park through the Council car park site to Rawson Street.
- Improve access to Boronia Park for all residents of Epping by extending the railway bridge and connecting to Rawson Street.

Make cycling in Epping accessible, safe and direct



- Make cycling routes user-friendly by incorporating them into the streets.

Provide better access to public transport and to East Epping from Rawson Street



- Explore potential extension of the Epping Station bridge to connect to Rawson Street.
- Widen the Beecroft Road footpaths to ensure safe and comfortable access to public transport.
- Encourage easy access and walkability to support a potential future extension of the light rail to Epping.
- Make it easier for cars to connect with public transport by creating designated kiss and ride locations.

COMMUNITY ENGAGEMENT

ROUND TWO | 13 MARCH - 10 APRIL 2025

The second round of community engagement will run for four weeks from 13th March to 10th April 2025.

Community members are encouraged to take our online survey (QR code on this page) to have their say on the draft vision, opportunities and principles.

Council staff will also be manning in-person sessions in Epping throughout the consultation period to provide further information and gain feedback from the community.



SCAN ME

