

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



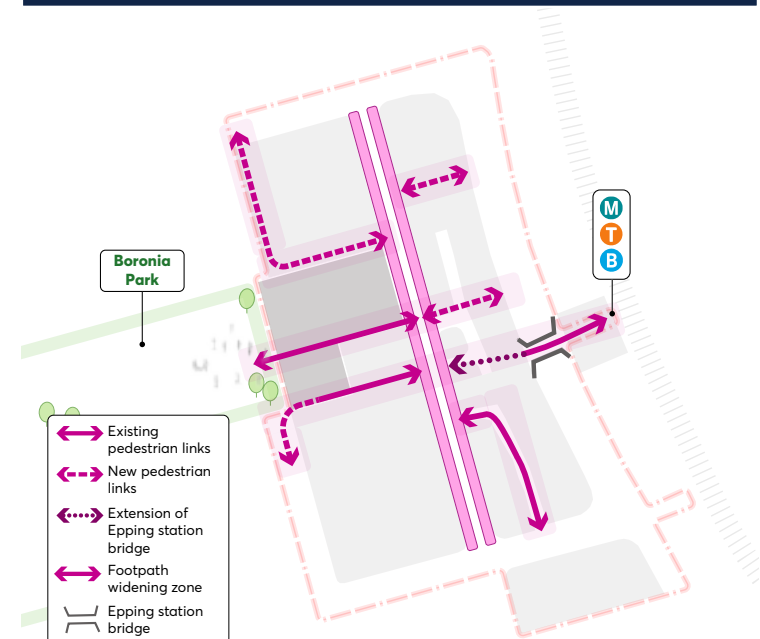
- Liven up Rawson Street and connecting laneways with small shops and dining options, making them active day and night.
- Provide commercial offices and essential services fronting Beecroft Road where foot traffic is less vital.

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



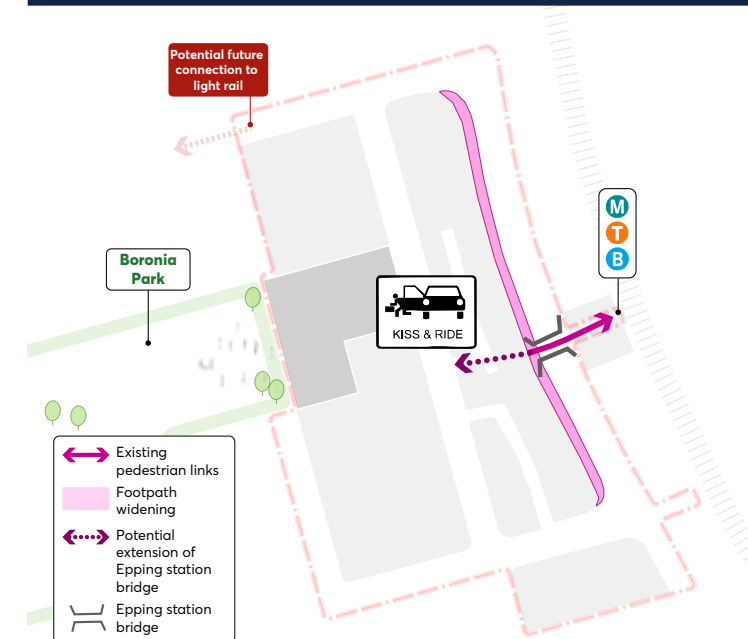
- Create a laneway that directly connects Boronia Park to Beecroft Road through the Council car park.
- Provide a direct, green connection from Boronia Park through the Council car park site to Rawson Street.
- Improve access to Boronia Park for all residents of Epping by extending the railway bridge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