

Extensive engagement with the community has been critical to shaping a shared vision for the future of Epping. Through two rounds of engagement, including online surveys, pop-up sessions, landholder meetings, and

written feedback, residents have shared their priorities for Epping. These priorities have shaped the urban design principles and Master Plan, which will guide future development in Epping.



## What the community loves about Epping

- Public Transport Connectivity**  
Epping is highly valued for its access to both the Metro and train lines, making it a convenient hub for commuting across Sydney.
- Boronia Park as a Community Asset**  
The park is frequently described as a “jewel” and is cherished for its greenery, open space, and recreational value.
- Community Identity and Cultural Diversity**  
Residents appreciate Epping’s multicultural character and want to see it celebrated more in public spaces and community events.
- Compact, Walkable Layout**  
Despite traffic issues, many residents enjoy the walkability of the town centre and its proximity to key services and transport.
- Local Pride and Engagement**  
The volume and detail of community feedback reflect a high level of civic pride and a strong desire to shape Epping’s future.



## What the community is concerned about

- Traffic and Congestion**  
Rawson Street and surrounding roads are too congested. Residents want thoughtful changes for better traffic flow and safer pedestrian access.
- Parking**  
There is concern about a lack of parking, especially commuter and short-term parking. Many fear this will reduce accessibility and hurt local businesses.
- Community Facilities**  
Residents want more and better community spaces, including libraries, community centres, and places to gather, study, and relax.
- Green Space**  
Greenery, shade, and open space are highly valued. Residents want to protect Boronia Park and enhance the town centre with more trees.
- Balanced Development**  
There is concern about overdevelopment, especially high-rise buildings, and a desire for development that respects Epping’s character and infrastructure.



## How the vision resonated with the community

- Creating a Central Community Heart**  
The idea of transforming the Council car park into a vibrant plaza with green space, seating, and community uses is widely supported.
- Prioritising Pedestrians and Public Life**  
The focus on walkability, safer crossings, and reducing car dominance, especially on Rawson Street, aligns with community aspirations.
- Enhancing Community Facilities**  
Proposals for a larger library, community centre, and flexible public spaces for events and recreation are well received.
- Emphasis on Green Infrastructure**  
The inclusion of trees, shade, and a strong connection to Boronia Park is seen as essential to improving livability and comfort.
- A Vibrant, Mixed-Use Town Centre**  
Additional dining, retail, and cultural activation in laneways and public spaces resonates with the desire for a more lively and inclusive Epping.

- “Epping is the intersection between the Hornsby line and the Metro, making it a highly desirable place to live... It would be nice to have somewhere to go for activities like art classes or movies or entertainment.”
- “Traffic congestion in Rawson Street is incredibly frustrating... It’s difficult to navigate getting in and out of the current carpark with streams of cars and pedestrians.”
- “Stop the overdevelopment with high-rise buildings—at least limit the height of them. We need a coordinated approach to this plan for Epping and it must be done in controlled stages.”
- “We need a community heart where people can gather, eat, play and celebrate. The idea of transforming the Council car park into a vibrant plaza is a great opportunity.”



Community quotes from both rounds of community engagement



**Online survey**

**13 March - 10 April 2025**

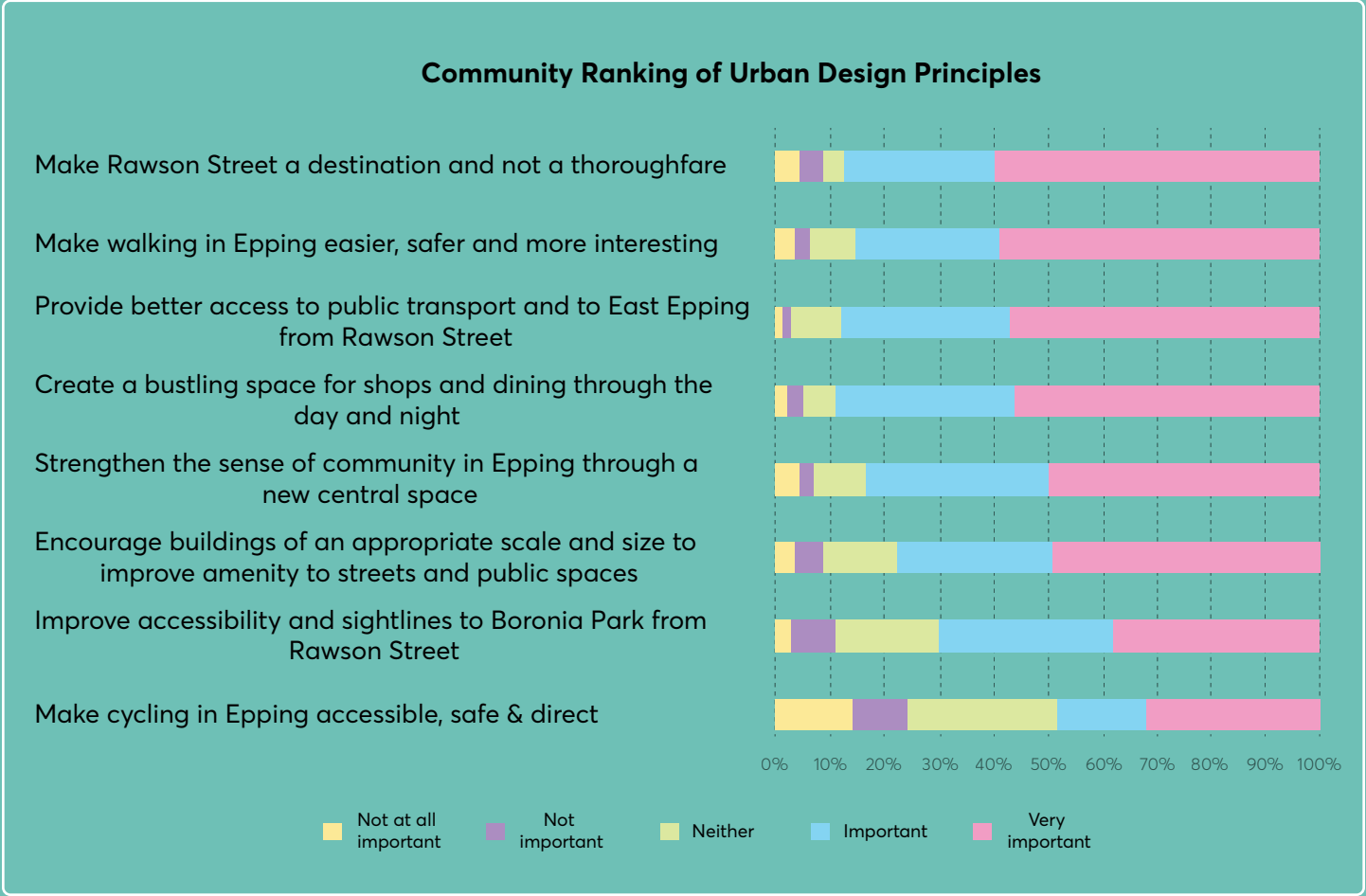
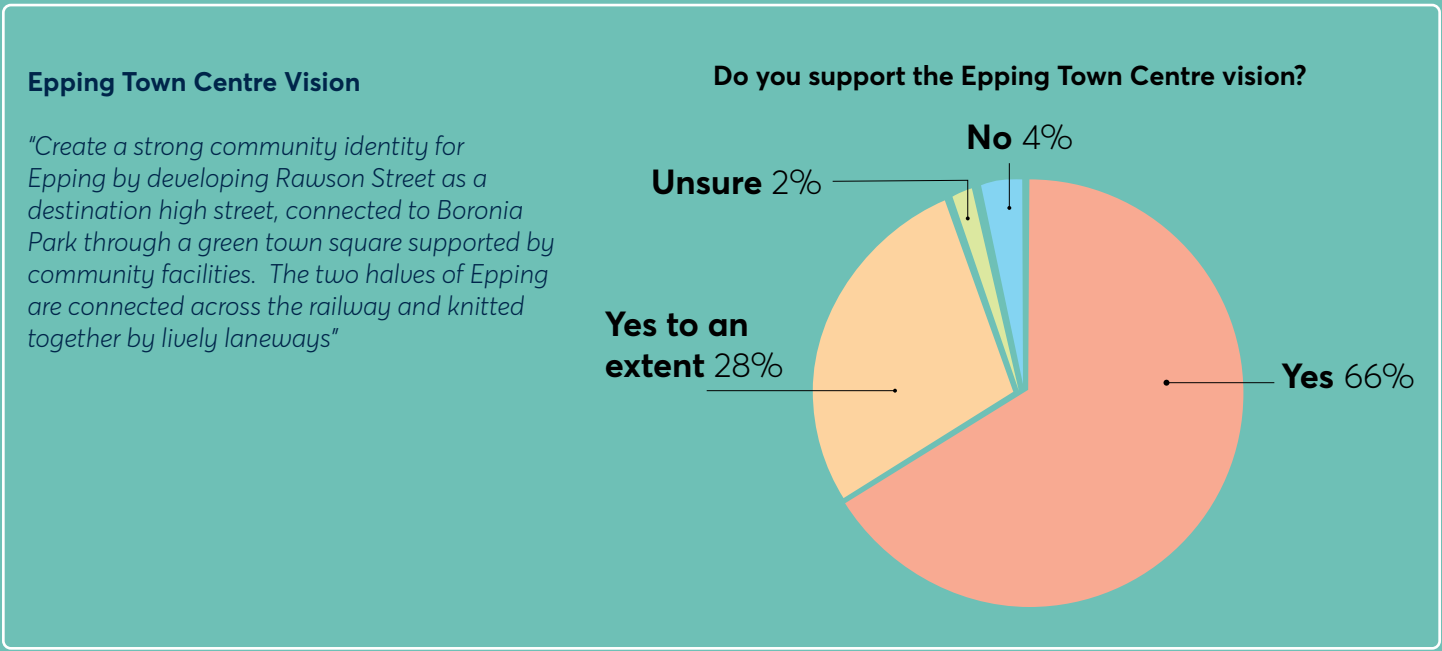
**3**  
Onsite pop-up sessions with +200 attendees

**239**  
Survey responses  
**17**  
Email submissions

**55% male**  
43% female  
**35-44 years**  
Top age group with 24%  
**+90%**  
Surveyors live in the area



Boronia Grove Community Centre drop-in session



Community engagement round 2 survey feedback

"We need a co-ordinated approach to this plan for Epping and it must be done in controlled stages if it is to be successful."

"The traffic situation on Rawson St is diabolical – even more so with the construction now under way on the other side of the Carlingford Road intersection."

"I don't agree with the removal of the council car park unless the same or more public parking spaces are made available."

"There is so much potential in the Rawson Street area and the council carpark to create a vibrant community space."

'Cars needs to reduce to one lane and speed limit to less than 40 km/h, with no parking area.'

'We need places to park our cars within comfortable walking distance of the train line, preferably with all weather protection. This plan seems to ignore this critical truth. Where will commuters like me be able to park once the carpark is removed?'



Community quotes from online survey