

Epping Town Centre

MARCH 2014

Rawson Street, Epping



A lively new community is one step closer with 54 hectares of land rezoned by the NSW Government for thousands of new homes.

Community feedback has resulted in changes to the rezoning for the Epping Town Centre Urban Activation Precinct.

The revitalised precinct, with capacity for around 3,750 new homes, is within a 10-minute walk of existing public transport, employment opportunities and local services. The proposal aligns with the \$550 million Hills M2 upgrade, and \$8.3 billion North West Rail Link.

The rezoned precinct provides for a mix of residential, commercial and retail uses, including cafes and restaurants with outdoor dining. Building controls will encourage designs that will maximise sunlight and minimise overshadowing.

Community consultation

A key to shaping the future of the precinct has been the extensive community consultation process. In 2011, a previous study on the area, the Epping Town Centre Study 2011, was exhibited by Hornsby Shire Council. After a further planning process, the Epping Town Centre Urban Activation Precinct rezoning proposal was exhibited in early 2013.

During the nine-week exhibition period the department:

- notified 4,299 property owners by mail
- advertised exhibition details and displayed draft plans online
- held two 'drop-in' information sessions attended by about 360 people
- presented at a public meeting organised by the Epping Civic Trust attended by about 500 people.

The department received 749 submissions about the proposed rezoning. The key issues raised were:

- traffic
- height and density controls
- public space
- heritage items and heritage conservation areas
- additional services (school, health services etc).

Responding to your issues

Importantly, we considered the broad range of issues raised and as a result, the final plans reflect feedback from the community and key stakeholders. In the final plans:

- heritage conservation areas cover 30 per cent of the precinct, up from 11 per cent previously



- there are four new heritage conservation areas, an expanded Epping/Eastwood conservation area and 17 new heritage items
- seven properties in Bridge Street, Cliff Road and Epping Road proposed as heritage items are not included as heritage items
- the heritage listing of 34 Carlingford Road has been removed
- 46 properties within the Cliff Road and Forest Grove residential areas have had building heights increased from three storeys to five storeys due to the close proximity to the train station.
- Carlingford Road/Beecroft Road intersection, provide additional right turn lanes from Beecroft Road into Carlingford Road
- controls on building heights and design that maximise sunlight and minimise overshadowing.

Urban Activation Precincts

As one of eight current Urban Activation Precincts, the Epping Town Centre precinct will play an important role in meeting Sydney's future growth needs through the creation of a high quality urban area.

Over the next two decades, Sydney will need around 545,000 new homes and 625,000 new jobs to support an extra 1.3 million people who will be living here.

The Urban Activation Precincts program aims to meet some of Sydney's growth needs by delivering homes and jobs in areas with good access to public transport, shops and services.

Key benefits

The precinct will deliver a range of benefits for the community including:

- Precinct Support Scheme funding of approximately \$5 million towards public domain and community infrastructure works such as streetscape and park upgrades
- more homes within a 10-minute walk of the Epping town centre
- intersection and road upgrades funded by the NSW Government (expected to be completed by the end of 2015) including:
 - Essex Street/Epping Road intersection, with an additional right turn lane from Essex Street into Epping Road
 - widening Epping Road between Essex Street and Blaxland Road, including intersection works and removal of the right turn from Langston Place

More information: www.planning.nsw.gov.au/epping
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