



The General Manager  
City of Parramatta Council

Attn: City Design Team - City of Parramatta Council

**Public Exhibition of Draft Epping Town Centre Master Plan**

The Beecroft Cheltenham Civic Trust supports the proposed Master Plan and wish to provide the following comments. The Master Plan is comprehensive and appears to cover all relevant matters. The Trust wish to expand on various matters in the Plan.

The Master Plan for regional traffic flow appears to overlook detailing incoming traffic flows from the northern suburbs.

Currently southbound traffic on Beecroft Road has trouble turning right into Carlingford Road. Frequently the Rawson/Ray Street intersection is full and vehicles can't enter Carlingford Road from Beecroft Road.

While removing the left turn into Rawson will help there appears to be no detail about the existing right hand turn into Ray Road for westbound traffic on Carlingford Road.

There is an assumption that residents from Beecroft and Cheltenham wanting to park in Rawson Street will need to continue west along Carlingford Road and turn left into Kent Street. Alternatively residents from Beecroft and Cheltenham can use Midson Road, coming from Kirkham St and Murray Farm Road in Beecroft, to get to the Rawson Street car park. This needs to be clarified because it may create an increase in traffic on these local roads north of Epping. Therefore the Trust feels additional wider traffic modelling is required.

While this Master Plan achieves the desired outcomes Council should be also be thinking of how this Plan can be incorporated into a second stage larger multi-generational plan extending for the next 50 – 100 years. A fully holistic vision for how the whole of east and west Epping will be like for our grandchildren is what is also needed.

There is a long term need to consider at this early stage the integration of the eastern and western precincts with multiple pedestrian and bike links over the rail network. The rail line is a major division that is severely impacting on the future growth of Epping. There should be discussions now with TNSW about the future potential for 'over the top' development of the rail line, and even over Beecroft Road with additional linkages.

In summary the Master Plan has provided a workable plan for the Rawson Street precinct. Besides traffic flow it has addressed the future need to physically separate vehicles and pedestrians, together with dedicated bike routes. Residents living within 500 metres should be provided with safe and functional walking paths and bike paths, so there is little need for surrounding residents to drive.

Ross Walker OAM  
President  
Beecroft Cheltenham Civic Trust

5 August 2025