



The General Manager
City of Parramatta Council

Attention the City Design Team

Epping Town Centre Master Plan Round Two

Further to our online discussion today at 11.30am Tuesday 25 March 2025, the Beecroft Cheltenham Civic Trust wishes to make the following comments.

Epping Town Centre has been recognised by the State Government as a strategic centre. Refer to Council's business papers.

Epping Town Centre is severely bisected by major transport links.

The functionality of the commercial centre is not working and will not work in the future until the major road network is significantly altered.

The success of any redevelopment in the Epping Town Centre will be dependent upon, not Council, the state government agencies resolving the transport related issues.

It is essential that the State Government is directly involved in the master plan. The existing problems relating to traffic and the road network are more regional transport issues and are not confined to the precinct boundaries. Local government will not be able to resolve these fundamental problems. It will require the State Government to take an holistic regional approach in order to make the precinct function in the long term.

The challenge for all key stakeholders is to come up with a precinct design that will continue to function into the future, rather than ad hoc short term fixes.

There may be a need to stage the redevelopment and road network reconfigurations over the longer term, like 20 years.

As for the minor details, pedestrian movement should be separated from vehicle movements.

The commercial centre east side of the rail line should be integrated better with the western side with perhaps overhead pedestrian links across the road and rail networks.

The existing pedestrian bridge to the train station over Beecroft Rd. was a short term fix that needs to be replaced and integrated into future commercial development.

Rawson Street could be one way but this will be subject to any broader road network reconfiguration.

The concept of converting Council's carpark into an extended Boronia Park has merit. The idea of converting the existing carpark into an underground public carpark with open space above should be considered in the broader road network reconfiguration.

Separating pedestrians from traffic will allow higher density living to function better.

Council should be continually thinking in terms of three dimensions, especially when relating to pedestrian movements. This will apply to the integration of the east side with the west side of the train station.

Finally bike riding should not be overlooked and safe bike linkages throughout the region should also be considered.

If you wish to discuss these comments I can be contacted on 0412 257 556

Regards

Ross Walker OAM

Vice President

Beecroft Cheltenham Civic Trust