



CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2017

EPPING TOWN CENTRE

BEECROFT ROAD, HIGH STREET, BRIDGE STREET AND RAWSON STREET
EPPING WARD



THE PLACE

Epping is a busy town centre focused around Epping Railway Station which is a major rail and bus interchange. There are retail and commercial premises on both sides of the train station. On the eastern side, these premises are primarily located along Langston Place and Oxford Street; on the western side, they are primarily located along Rawson Street, Bridge Street, and Beecroft Road. Epping Library, Epping Community Centre, Boronia Park and Forest Park are located within the centre.



CENTRES HIERACHY

Specialised Centre

Town Centre

Urban Village

Neighbourhood Centre

Local Centre

COMMUNITY FACILITIES

- Epping Library
- Senior leisure and learning
- School of Arts
- The Epping Club

EVENTS

- Epping Street Fair
- Carols in Boronia Park

BUSINESS ACTIVITIES

77 shops: 8 vacancies
Vacancy percentage: 10%

- grocery
- doctor
- hairdresser
- dentist
- bakery
- real estate
- agency
- restaurant
- takeaway
- TAB
- bridal
- furniture
- petrol station
- bank
- dry cleaner



CLEANSING SURVEY

Cleanliness rating of centre and assets



2015 - Good



2017 - Good

RECENT CAPITAL INVESTMENT

2016-2017 Epping Town Centre amenity and connectivity upgrade worth \$200,000 at Henry Brigg Playground.

DEMOGRAPHICS

- Between 2011 and 2016 Epping experienced a 9% increase in population; from 21,309 to 23,444.
- In 2011, the largest age group (21%) was parents & homebuilders (35-49 years old).



ZONING

- Land use zoning - B2 Local Centre, RE1 Public Recreation, R4 High Density Residential.
- Recent re-zoning occurred as part of the Urban Activation Precinct (UAP) to accommodate up to 3,750 new homes within 400m radius of the railway station.



PUBLIC DOMAIN ASSET CONDITION

87% of assets surveyed were rated as good, 11% were rated as average, and 2% were rated as poor.



ACCESSIBILITY

Train Station services to the North Shore and Central Coast. Major Bus Interchange Epping bus interchange services buses to - M54 - Parramatta to Macquarie Park via Epping; 546 - Parramatta to Epping via Oatlands and North Rocks; 549 - Parramatta to Epping via North Rocks; 541 - Epping to Eastwood; + multiple other bus routes (regular service) Smith Street buses (10 min walk) M54: 630 - Blacktown to Macquarie Park via Carlingford; Pembroke Street buses (5 minute walk) 288 - Epping to City Erskin Street; 290 - Epping to City Erskin Street via Macquarie University and North Sydney; 291 - Epping Station to McMahon's Point; 295 - North Epping to Macquarie Centre.



WHAT WE CARE ABOUT

Your community ranked these as their top three attributes contributing to positive local place experience:

RANK	ATTRIBUTE	% OF PEOPLE ¹
#1	Cleanliness of public space	66%
#2	Sense of safety (for all ages, genders, day/night etc.)	62%
#3	Walking, cycling or public transport options	61%

