



Epping Planning Review

The City of Parramatta Council is commencing a review of the planning for Epping Town Centre and surrounds and is seeking community and business input. This review responds to concerns expressed to the Council Administrator over the last six months by residents and businesses.

It is important that the Epping Town Centre continues to be a great place to live with the social and community infrastructure needed to support a vibrant community.

This information sheet provides information about the process that Council will be using to undertake the review and outlines some of the ways that local community members can be involved.

In May this year, the whole of the Epping Town Centre was included within the City of Parramatta Council area under the State Government's "Fit for the Future" Local Government program. This has created the opportunity to review the vision and plans for the Epping Town Centre to ensure that

there is one set of planning controls for Epping with an integrated infrastructure plan.

As part of this review, a number of State Agencies have agreed to work with Council. This is important as they too have responsibilities for the provision of services or infrastructure for Epping. These agencies include:

- Greater Sydney Commission
- Department of Planning and Environment
- Transport for NSW
- Roads and Maritime Services.

City of Parramatta is committed to improving the urban planning outcomes of Epping for residents, commuters and workers.

BACKGROUND

In 2013/14, the Department of Planning and Environment reviewed the planning controls for Epping through what is known as the Urban Activation Precinct (UAP) process. The revised planning controls for the centre came into effect in March 2014. At that time, the Epping centre was split between 2 councils (Parramatta City Council and Hornsby Council) and the approach of the two councils on some issues (for example, car parking rates) was different. There is now an opportunity to consolidate all the controls in one consistent policy framework and to review social infrastructure, traffic and heritage issues.

The Greater Sydney Commission's *Draft West Central District Plan* released in November 2016 calls for Council to work with the Greater Sydney Commission and the Department of Planning and Environment to progress the delivery of Epping Town Centre urban renewal.

Over the first six months of the new City of Parramatta Council, many residents and businesses expressed concerns with the Epping Urban Activation Precinct Plan and asked for a review.



Project timeframe for the Epping Planning Review



CONSULTATION - INCLUDING POP-UPS, MEETINGS AND NEWSLETTERS

THE PROJECT

As a first step in the review, the City of Parramatta will be undertaking three expert studies to gather information to inform the future of the Epping Town Centre. These studies include:

- **Traffic and Transport review** – This is a comprehensive expert review of traffic and transport across the whole of the Epping Centre. It will consider options to better integrate and improve the flow of traffic, which will improve outcomes for commuters and residents. Whilst a traffic study was completed as part of the UAP process, it was some time ago and various new developments have since been approved.
- **Community facilities service and needs study** – This is a social infrastructure audit of Epping’s projected needs for community centres, open spaces, libraries, social support, parks and recreational spaces (indoor and outdoor). We want to make sure that we have the right mix of community facilities to meet the needs of the Epping community both now and into the future.
- **Heritage Review** - Three heritage conservation areas flank the centre (East Epping, Essex Street and Rosebank Avenue). A review of the impact on the three conservation areas will be undertaken.

The three studies will each be completed in early 2017. The Epping community will have the opportunity to comment on all three studies. These expert reviews and community input will inform the Discussion Paper. During this period, there will be ongoing community engagement.

The outcomes of the Discussion Paper consultation process will inform Council’s direction on a consolidated future for Epping.

YOUR FEEDBACK IS IMPORTANT

Council is committed to working with the community and stakeholders to create a town centre for Epping that is well planned and a great place to live. We encourage you to get involved and have your say.

To register your interest in being kept up to date and for more information, please contact Jacky Wilkes, Senior Project Officer on 9806 5496 or jwilkes@parracity.nsw.gov.au or Lily Wang, Place Manager on 9806 5347 or lwang@parracity.nsw.gov.au