

**EPHING CIVIC TRUST**  
Meeting of 18 October, 2005

**Outcomes**

**Members workshop on “Epping town centre - the future”**

Topic 1 - *Building Form, Layout and Setting* - Page 1

Topic 2 - *Access* – Page 2

Topic 3 - *Parking* – Page 3

Topic 4 - *Town Square* – Page 4

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**Topic 1- Building form, layout and setting**

**Want:**

- Village form (e.g. Lane Cove; Crows Nest; Balmain; Concord West)
- Aesthetically pleasing
- Feeling of intimacy
- Ease of movement
- Wide footpaths
- Clearly visible street numbering (on street signs, frontages and awnings)
- Substantial landscaping including tree planting etc
- Integrated laneways so that they become ‘active’ space
- Retain current maximum building height levels (in metres) as approved in the Epping Commercial Centre Master Plan
- A balance of commercial, retail and residential development
- Innovative design
- Stepped built form (more important than overall height?)
- Varied roof forms
- Human scale at street level
- Open face to buildings (include balconies, colonnades )
- Design to avoid overshadowing of public areas
- Design to avoid wind tunnels
- Have some common building elements (colours, signage, street furniture, pavements)
- Warm materials and colours that reflect Epping’s history and heritage
- Include masonry elements
- Have a policy on the provision of awnings and colonnades for weather protection

**Don’t want:**

- To look like Chatswood
- Glass boxes
- Visible parking
- Elevated ‘Malls’
- ‘AGC’ style of building

## **Topic 2 Access**

### **Want:**

- Wider footpaths
- Develop laneways as active space (not back alleys)
- Limited vehicular access to laneways
- Connectivity for pedestrians and cyclists between east and west Epping
- Wide laneways with marked bicycle lanes
- Good lighting
- Easy disabled access including lift access to the railway station from Beecroft Road
- Pedestrian crossing on Blaxland Road from 'Tuffy Mufflers' to 'First National Real Estate'
- Pedestrian overpass on Epping Road between 'Tuffy Mufflers' and 'AGC'
- Retain existing Beecroft Road over-bridge when the new over-bridge to the station is installed?
- Consider limiting Rawson Street to one way traffic (southerly direction?)

### **Don't want:**

- Vehicular access from Rawson Street to Carlingford Road
- Laneways used for storing garbage
- More cars in town centre
- Dingy underground walkways (like Eastwood)

## **Topic 3 Parking**

### **Want:**

- A variety of parking time limits which support the use of village facilities
- Paid underground parking (but first 2-3 hours free so that large shopping centres in the vicinity do not have an advantage)
- Resident exemption in paid parking areas?
- Active enforcement of parking limits
- Limited parking in Rawson Street and in lanes
- Traffic calming devices on all building driveway entry and exits

### **Don't want:**

- Parking meters
- All day parking (commuter parkings) within the town centre as this

## **Topic 4 Town Square**

### **Want:**

- Yes we do want a town square
- More open space than allocated in the Epping Commercial Centre Masterplan
- Good lighting
- Safe area
- Landscaping including substantial trees
- Clear physical and visible link with Boronia Park (and with east side of Epping?)
- Presentation/stage/function area
- Space for a large variety of functions (fairs, markets, exhibitions)
- Safe public toilets
- Coffee shops/kiosks
- Restaurants overlooking town square
- Quality paving (cobblestones?)
- Water feature/channel
- Consider establishing an amphitheatre in eastern end of Boronia Park

### **Don't want:**

- Commercial advertising
- Overshadowing by adjacent buildings
- Skateboards
- Design glitches (slippery surfaces, areas hidden from view, dark areas, wind tunnels, etc)