



EPPING CIVIC TRUST

P.O. BOX 271, EPPING 1710

28 November 2011

Mr Scott Phillips  
General Manager  
Hornsby Shire Council  
PO Box 37  
HORNSBY NSW 1630

Dear Mr Phillips

### **Submission – Epping Town Centre Study**

The Epping Civic Trust wishes to acknowledge the efforts of the Hornsby Shire Council in bringing the Epping Town Centre Study forward and allowing the people of Epping to view this concept plan and provide comment.

While it is understood that the study is just one view of what a future Epping might look like it is considered to be a valuable first step in developing community awareness of the issues and getting feedback.

In its campaign to support Council's efforts to get feedback on the study the Trust has acquired an understanding of some of the community concerns with respect to planning for the town centre.

The concern was not so much about the increase in population but rather about the infrastructure required to support the population, residential intensification outside the core, and resolving the current issues of traffic and local access.

We note that a public meeting hosted by the Trust, with Hornsby Council in attendance, attracted a 'full house' at the Church of Christ Hall in Epping on 18 October 2011 and there was valuable input from residents that Council will have noted.

A motion was passed at that meeting, that "Epping residents voted overwhelmingly:

*"That there should be no re-zoning of the areas that are single residences to multi-unit housing and residential flats".*

Less than a handful disagreed. The Trust supports the residents' views.

It is clear that community support for any further development, planning arising from the Study will be dependant on the quality of the infrastructure and the amenity provided.

**The Trust submission is that a new plan for the Epping Town Centre should have:**

- No provision for commuter parking, which would only encourage more traffic congestion.
- No provision to improve through traffic (except for diversion of traffic to the M2).
- No provision for buildings in excess of 14 stories in the core area.
- No provision for re-zoning single residential areas to multi-unit and residential flats
- Provision for the opportunity to improve community facilities through developer contributions and through commercial arrangements with developers.
- Provision of improved conditions for local traffic.
- Provision for a parking station for locals and enhanced opportunities for local shoppers, local business, and for locals to park in the streets (3 hr limit max).
- Provision of an additional elevated crossing over Beecroft Road.
- Provision for an increase of recreational space.
- The three proposed heritage conservation areas.

Yours truly  
**Epping Civic Trust**



**Graham Lovell**  
President