

Hornsby Shire Council (HSC) has placed the **Epping Town Centre Study**, which 'explores potential for Epping to accommodate increased residential and employment growth,' on public exhibition until Monday 28 November, 2011.

### **What is the Epping Town Centre Study?**

The document was prepared by a planning consultant commissioned by the NSW Department of Planning and Infrastructure, Hornsby Shire Council (HSC) and Parramatta City Council (PCC).

HSC is keen to hear what residents and business owners think of the Study, particularly the proposals about how traffic could be improved.

PCC decided against public exhibition of the Study and has instead adopted their own already exhibited Local Environment Plan (LEP); approved by NSW Government.

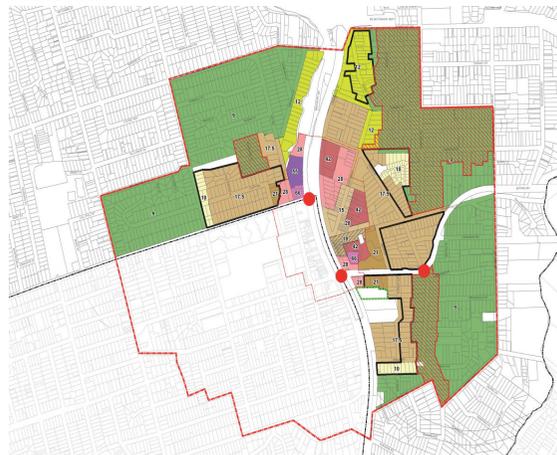
### **The key recommendations of the Study for Hornsby Shire include:-**

Compact, high density residential, retail and community development around the railway station with building heights **between 4 and 20 storeys**

Opportunities for new townhouse and two to six storey residential unit developments providing approximately 1,300 new dwellings in five residential intensification precincts:

- Cliff Rd/Hazelwood Pl/Carlingford Rd/Kent St. (2, 5, 6 & 8 stories) \*
- Derby Street (3 stories)
- Essex/Chester (2, 5 stories)
- Essex/Pembroke (5 stories)
- Forest Grove (5 stories)

\* These are currently single residence homes!



Upgrades to roads, footpaths and cyclist facilities, including the widening of the Epping Road rail overpass and other upgrades to ease traffic congestion and improve pedestrian connectivity.

Creation of three new Heritage

Conservation Areas to preserve heritage streetscapes:

- Rosebank Ave
- East Epping
- Essex Street

New recreational facilities and community spaces

**More details** of the recommendation may be viewed or downloaded from the HSC web site at:

<http://www.hornsby.nsw.gov.au/about-council/on-exhibition/epping-town-centre-study>

Or <http://www.eppingcivictrust.org/>

**Epping Civic Trust held a public meeting** on 16 October for any interested residents; with Hornsby Council presenting the Study.

The meeting of over 150 people voted overwhelmingly:

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

Less than a handful disagreed.

## **The Trust recommendation:**

The Trust view is that the Study does not provide real solutions to the traffic congestion and local access problems, & that any development should be confined to the CBD or Core area & should be in line with the Parramatta side LEP.

Residents should write in response to the Study, & consider including the following -

That the Residential Intensification Precincts be rejected - as the Public Meeting motion states, 'there should be no re-zoning of the areas that are single residences to multi-unit housing and residential flats'

That no provision should be made to improve already excessive through traffic (except for diversion of traffic to the M2), rather improve local access & parking.

That high rise developments in the town centre core conform to the limits set in the Parramatta City Council LEP.

That the three new Heritage Conservation areas be supported.

Improvement of community facilities  
More open and recreational space

## **Now:**

The Study has been on display since 28 September but, if you haven't already, do look at the full study:

At Epping Library  
(ask at the front desk for the study documents)

**or**

## **View online**

<http://www.hornsby.nsw.gov.au/about-council/on-exhibition/epping-town-centre-study>

## **By 28 November, 2011**

You should write a letter with your objections and / or comments  
(Reference 'ETCS' and include your name and address) to:

**Email:** [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au)

## **Post:**

General Manager,  
Hornsby Shire Council,  
PO Box 37,  
Hornsby NSW, 1630

# **YOUR HOME!**

# **YOUR COMMUNITY!**

# **YOUR SAY!**

Public objections and comment on the *Epping Town Centre Study* closes on Monday 28 November!

Don't miss out on having your say!



This leaflet produced as a community service by Epping Civic Trust  
PO Box 271 Epping  
[www.eppingcivictrust.org](http://www.eppingcivictrust.org)