



**NEXT MEETING:**

**TUESDAY, 19 APRIL 2011 at 7:30pm**  
**Church of Christ Hall, 31 Bridge Street, Epping**

**AGENDA:**

- ▶ Epping Town Centre Study discussion
- ▶ General Business

## Epping Town Centre Study Update High-rise up to 24 storeys proposed for Town Centre

*Trust Vice President Graham Medhurst reports on Stakeholders meeting 3rd March 2011*

As reported in the Trust newsletter of December 2010, Hornsby Shire (HSC) and Parramatta City (PCC) Councils have engaged a consultant to undertake a study of the Epping Town Centre to explore the potential for residential development and job establishment.

The aim is to maximise the use of the public transport infrastructure developed by the State Government and to cater for future population growth in terms of the Metropolitan Strategy Plan for Sydney 2036.

The consultant (JBA Planning) met with local stakeholders to discuss progress with their study. Discussion centred on the traffic study, the residential and commercial development potential of the town centre core area and an outer 'walkable' residential development area (up to 400 metres from the railway station).



consultants made it clear that this level of development and growth in through traffic would require the Government to provide a major expansion of road infrastructure.

It is not in the consultants brief to plan for through or commuter traffic. However, it was disappointing that the consultant didn't look at the options for reducing the use of the Epping Road Bridge by accessing an upgraded M2 Motorway with a fair toll.



### Town Centre core area

Proposals for the town centre core area include high-rise residential and ground level retail/commercial developments between 8 and 24 storeys (varying in height depending on the location).

For example there is a proposal to rezone the HSC land in Pembroke Street and the adjacent AGC car park for high-rise (18 storeys). Rezoning would allow the small park to be



enlarged by shifting the access road (Chambers Court) to the west.

This could result in HSC acquiring a new library and community centre at no cost in a joint development along the lines of the

new Woolworths and library development in West Ryde. Most of the high-rise in the town centre will be in the existing core commercial area in Rawson Street. The consultant was aware of the need to avoid shadowing.

The high-rise proposed is not of the slab wall variety (building at 51 Rawson Street beside the car park for example), but of the podium type with a tall slender building arising from the centre of the podium and ideally orientated to maximise sunlight penetration. The podium levels would be retail and commercial where possible with residential in the towers.



### The traffic study

Clearly a lot of effort has gone into the traffic study. The role of the consultant is to find extra road capacity to cope with the increase in population resulting from their development proposals.

The proposal is for 900 additional residential units

in the first 10 years of a new town centre plan. Ideas were aired on how intersection, road lanes and the Epping Road Bridge could be improved to cater for the increased population.

While it is proposed to plan for the development of an extra 3000 residential units over the life of the plan (to 2036) the

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