



hear every voice, know where you stand

STRAIGHTTALK

EPPING TOWN CENTRE REVIEW

Phase Two - Exhibition period consultation

Report

July 2017



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Document

Epping Town Centre Review
- Phase Two: Exhibition
period consultation

Client

City of Parramatta Council

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1. EXECUTIVE SUMMARY

The following points reflect key findings across the entire Phase Two consultation.

- 👉 **There was a high level of interest in Phase Two of the consultation.** A broad mix of residents, business owners and general interest participants took part, with 757 participant entries recorded across all engagement activities. This does not include individual submissions made to Council
- 👉 **Results from the online surveys support the findings from each workshop.** Epping is seen as a transport hub with growing concerns about traffic congestion and parking issues. More retail and employment opportunities are desired and quality of life elements such as: the local aesthetic, greenery, safety and open space are top priorities in the face of a rapidly growing, local resident population
- 👉 **Participants are generally satisfied with the amount of social infrastructure facilities provided but observed that many of them need to be upgraded and/or maintained regularly.** Participants noted that if the population of Epping is expected to grow dramatically, then more services and facilities will be required. Feedback from the Chinese and Korean community highlighted a need for Council to better inform both of these group about the full range facilities available to them
- 👉 **There is a desire to make Epping more of a business and commercial hub.** This will require more commercial floorspace be made available. Better education, business and career options in the local area will allow local residents the option to make more convenient lifestyle choices
- 👉 **Increasing the number of shops, restaurants and everyday services is important to residents.** Doing this would also support increased visitor numbers if more businesses resided in the Epping Town Centre
- 👉 **There was a mixed response to the Heritage Review of the Epping Town Centre.** Directly affected residents offered a range of responses to proposed changes to their properties. This mostly reflected the desire to develop their own properties in accordance with the dwellings around them. General interest participants noted that heritage preservation and aesthetic values should be the priority
- 👉 **Traffic concerns remain a high priority in and around the Epping Town Centre.** Participants said they were open to implementing a number of different solutions to manage and mitigate the problem. This openness was, however, reliant on public transport services being more accessible and more efficient. As one example, more and more varied bus services need to be available
- 👉 **Transport connections need to be better integrated.** Pedestrian and bike access should be integrated with other modes of transport

- 👉 **Both the Chinese and Korean workshop participants indicated that they would like to have more and consistent public consultation with Council.** Providing opportunities to discuss issues in face-to-face sessions and having information provided in language is appreciated
- 👉 **The findings from the Chinese and Korean workshops were broadly similar to the findings from the larger public workshops.** There was strong support for facility maintenance and the growth of business and commercial opportunities in the local area. There was similarly limited knowledge of the proposed HCA changes and widespread recognition that traffic issues need to be managed
- 👉 **There is a strong sense of community across all Epping residents.** Apart from having a deep appreciation for the local area, residents appear to be notably embedded in local issues and have a willingness to involve themselves in the future management of the town centre
- 👉 **There is a keen interest by the community to be involved in further consultation.** There were many follow-on participants from the Phase One consultation and similarly, there are many participants who would like to continue their engagement with Council regarding the outcomes of the Discussion Paper.



2. INTRODUCTION

2.1. Background to the consultation

City of Parramatta (Council) acquired the suburb of Epping when the local government amalgamations were decided in 2016. While some of the Epping Town Centre had already been under Council's control, the northern and eastern sides of the railway line had been part of Hornsby Shire Council. As a consequence, Council needs to review and revise current planning provisions for the Epping Town Centre so they are consistent and effective.

A number of technical studies have been commissioned to inform this review, and Straight Talk was engaged by Council to design and facilitate engagement activities to both support these studies and provide Council with community and stakeholder views and aspirations for the Epping Town Centre. All four technical studies and this consultation report, will then be considered by Council in order to identify the objectives and potential strategies for achieving the best outcomes for the planning of the Epping Town Centre.

This report outlines the feedback from the community collected during Phase Two of the community consultation conducted during the exhibition period of Council's Discussion Paper.

2.2. Scope of work

Council requested the services of a suitably qualified consultant to design, implement, facilitate and report on a range of community engagement activities in support of four technical studies undertaken by four specialist consultants. The engagement program was required to provide an independent mechanism for receiving and addressing community views.

The second phase of engagement, which this report focuses on, consists of a number of engagement activities designed to provide the community with information about Council's Discussion Paper and collect specific feedback relating to the consultation questions featured in the paper.

The broad objectives of the consultation were:

- To introduce the context behind the Epping Planning Review and the Discussion Paper
- To present the findings specific to each of the four technical studies
- To allow participants an opportunity to ask questions about different aspects of the Discussion Paper
- To provide access to technical specialists so participants could ask individual and face-to-face questions about the Discussion Paper and the findings
- To collect feedback on the consultation questions outlined in the Discussion Paper
- To provide information to all participants on how to address further questions and submissions to Council.

The activities which took place in Phase Two of the consultation are as follows:

Activity	Date/Time/Venue	Participants	Content/Details
Public workshop 1	Monday, 3 July 2017 6pm – 8pm St Alban's Church	107	Social Infrastructure and Commercial Floorspace
Public workshop 2	Wednesday, 5 July 2017 6pm – 8pm St Alban's Church	101	Heritage
Public workshop 3	Wednesday, 12 July 2017 6pm – 8pm St Alban's Church	101	Traffic and Land Use
Chinese workshop	Monday, 10 July 2017 6pm – 8pm Epping Creative Centre	39	Social Infrastructure, Commercial Floorspace and Heritage
Korean workshop	Monday, 17 July 2017 6pm – 8pm Epping Creative Centre	31	Social Infrastructure, Commercial Floorspace, Heritage and Traffic
Online survey 1	Live: Wednesday 17 May	107	Commercial Floorspace
Online survey 2	Close: Friday 14 July	271	Heritage and Social Infrastructure

Total participants 757

Please note: there were a number of late participants to each workshop who did not sign in, so the official RSVP numbers indicated above are not reflective of the total group numbers. Actual numbers are higher.

2.3. Report structure

This report contains the following key sections:

- 👉 **Executive Summary** – A overview of key points from the second phase of consultation
- 👉 **Background to the consultation** – An outline of the context and scope of work
- 👉 **Methodology** – An outline of each consultation method and relevant details
- 👉 **Outcomes** – Key findings across each engagement activity



3. METHODOLOGY

3.1. The online surveys and intercept activities

Two online surveys were designed by Straight Talk and hosted on the MetroQuest platform. One survey focused on content from the Commercial Floorspace Study. This survey used two priority ranking questions to ask participants to indicate their preferences around current and future commercial needs. The other survey asked questions relating to the Heritage Study and the Social Infrastructure Study. This survey had one question on heritage inviting participants to vote across a number of different heritage related values, and one question on social infrastructure inviting participants to prioritise which public facilities they value the most.

Both surveys were open for two months, going live on Wednesday 17 May 2017 and closing on Friday 14 July 2017.

After the two surveys were open to the public, Straight Talk conducted four, three-hour intercept sessions around the Epping Town Centre. Two consultants from Straight Talk attended each session to administer each survey and relay information to people. The purpose of these sessions was to collect feedback from randomly selected members of the public and inform people of the studies that Council was undertaking.

These sessions were conducted at the following times:

Activity	Date	Time
Intercept session 1	Tuesday, 23 May 2017	7.30am – 10.30am
Intercept session 2	Wednesday, 24 May 2017	3pm – 6pm
Intercept session 3	Friday, 26 May 2017	3pm – 6pm
Intercept session 4	Saturday, 27 May 2017	10am – 1pm

Session times were spread out to capture early morning and afternoon commuters, as well as weekend foot-traffic. The outcomes of these intercept surveys have been included in the outcomes from the overall online survey findings.

3.2. The Social Infrastructure/Commercial Floorspace Workshop

Straight Talk designed and attended a two-hour public workshop to present the findings of the Social Infrastructure and Commercial Floorspace studies. The session was held on 3 July 2017 and was open to all members of the Epping community. Advertising around the exhibition period was placed in the Northern District Times for three weeks from 21 June to 12 July and a letter was sent to all Epping residents, business

landowners and shop keepers with the workshop dates. Details of the workshop were available on the Council website and posters were located in the town centre, the Epping Library, the pool, the Epping Creative Centre, the School of Arts and the YMCA.

107 participants attended the session, including those who attended workshops in the first phase of engagement.

The workshop was facilitated by Lucy Cole-Edelstein and supported by a number of council staff volunteering as table scribes for the group work activities. Two consultants from SGS Economic and Planning, Keely Allen and Patrick Fensham, also attended the workshop as roaming technical specialists.

The purpose of the forum was to provide information about the specific findings of both the Social Infrastructure Study and the Commercial Floorspace Study, invite participants to discuss their feedback to the consultation questions and provide materials for people to make a submission directly to Council.

3.3. The Heritage Workshop

Straight Talk designed and attended a two-hour public workshop to present the findings of the Heritage Study. The session was held on 5 July 2017 and was open to all members of the Epping community. Advertising around the exhibition period was placed in the Northern District Times for three weeks from 21 June to 12 July and a letter was sent to all Epping residents, business landowners and shop keepers with the workshop dates. Details of the workshop were available on the Council website and posters were located in the town centre, the Epping Library, the pool, the Epping Creative Centre, the School of Arts and the YMCA.

101 participants attended the session, including those who attended workshops in the first phase of engagement. Landowners who held a HCA notation on their property were asked to sit at separate tables to those who had a general interest in local heritage issues. The purpose of this was to get specific feedback from directly affected residents and to be able to separate those comments from those who had a broader perspective about heritage planning in the town centre. Directly affected landowners and general interest tables had Council staff on their table who had specialist knowledge of HCAs.

The workshop was facilitated by Nicola Wass and supported by a number of council staff volunteering as table scribes for the group work activities. Two additional consultants attended the session, Keira De Rosa and Brittney Frelander from City Plan, who acted as roaming technical specialists.

The purpose of the forum was to provide information about the specific findings from the Heritage Study, invite participants to discuss their feedback to the consultation questions and provide materials for people to make a submission directly to Council.

3.4. The Traffic and Land Use Workshop

Straight Talk designed and attended a two-hour public workshop to present the draft interim findings of the Traffic Study. The session was held on 12 July 2017 and was open to all members of the Epping community. Advertising around the exhibition period was placed in the Northern District Times for three weeks from 21 June to 12 July and a letter was sent to all Epping residents, business landowners and shop keepers with the workshop dates. Details of the workshop were available on the Council website and posters were located in the town centre, the Epping Library, the pool, the Epping Creative Centre, the School of Arts and the YMCA.

101 participants attended the session, including those who attended workshops in the first phase of engagement.

The workshop was facilitated by Lucy Cole-Edelstein and supported by a number of council staff volunteering as table scribes for the group work activities. Additional consultants from RMS attended including: Kate Kernaghan, Mary Whalan and Peta Smith and also included consultants from EMM including Tim Brooker and Brett McLennan.

The purpose of the forum was to provide information about the specific findings from the Traffic and Land Use Study, invite participants to discuss their feedback to the consultation questions and provide materials for people to make a submission to Council.

3.5. Chinese Workshop

Straight Talk designed and attended a two-hour public workshop with members of the Chinese community in Epping. The workshop details were translated into a flyer and sent to/made available at:

- Chinese Christian Community Aid
- Chinese Western ACCA
- Epping Baptist Church
- Epping Library
- Epping Public School
- Macquarie Community College
- Parramatta Council Customer Service Desk
- Parramatta Library
- YMCA Epping.

Contact was also made with representatives at the Community Migrant Resource Centre and the Ryde LAC – Multicultural officer. Information was also sent to the following newspapers:

- Epoch Times
- Vision China Times.

Workshop details were also available on Council's Facebook page and website.

39 participants attended the session.

The workshop was facilitated by Lucy Cole-Edelstein and supported by a number of council staff volunteering as table scribes for the group work activities. Two Mandarin interpreters and two Cantonese interpreters were made available to participants who needed assistance throughout the night.

The purpose of the workshop was to inform residents about the release and exhibition of Council's Discussion Paper and provide information regarding three of the technical studies: Social Infrastructure, Commercial Floorspace and Heritage. The timing of the workshop was two days before the wider public workshop addressing the traffic study, so participants were informed of the details of the traffic workshop and that there would be interpreters provided for those who required one. Workshop activities in the Chinese session were focused on getting group feedback on a few, key consultation questions from each of the three studies. Not all of the consultation questions were asked due to time constraints. Participants were informed of how to make individual submissions regarding the full Discussion Paper if they desired.

3.6. Korean Workshop

Straight Talk designed and attended a two-hour public workshop with members of the Korean community in Epping. The workshop details were translated into a flyer and sent to/made available at:

- Epping Baptist Church
- Epping Library
- Epping Public School
- Macquarie Community College
- Parramatta Council Customer Service Desk
- Parramatta Library
- YMCA Epping.

Contact was also made with representatives at the Community Migrant Resource Centre and the Ryde LAC – Multicultural officer. Information was also sent to the following newspapers:

- Korean Info World Weekly Magazine
- The Sydney Korean Herald.

Workshop details were also available on Council's Facebook page and website.

31 participants attended the session.

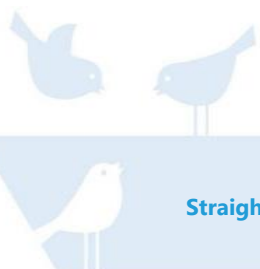
The workshop was facilitated by Jessica Stapleton and supported by a number of council staff volunteering as table scribes for the group work activities. A Korean interpreter was available to participants who needed assistance throughout the night.

The purpose of the workshop was to inform residents about the release and exhibition of Council's Discussion Paper and provide information regarding all four technical studies: Social Infrastructure, Commercial Floorspace, Heritage and Traffic. Workshop activities in the Korean session were focused on getting group feedback on a few key consultation questions from each of the studies. Not all of the consultation questions were asked, due to time constraints. Participants were informed of how to make individual submissions from the full Discussion Paper if they desired.

3.7. Other comments

It should be noted that the findings from this report reflects the comments written down by table scribes during each workshop. There were a multitude of conversations and comments which took place over the five, Epping workshops and not all of them were able to be captured.

The purpose of this report is to outline the structure of the workshops and activities that took place, as well as highlighting the main themes from each table discussion. As such, the numbers indicated in voting exercises are not full expressions of all possible votes. They are only reflective of those participants who were willing to record their vote and comments.



4. OUTCOMES

4.1. The online surveys and intercept activities

There were two online surveys which were open simultaneously and to the public for eight weeks. In the first weeks of both surveys going live, a number of intercept sessions were conducted with two consultants asking members of the public around the Epping Town Centre to complete the surveys. The purpose was to ask people to complete either survey; those who had a more neutral viewpoint towards the project.

Approximately 141 participants completed both the Commercial Floorspace and Heritage and Social Infrastructure on the days that intercept sessions were conducted.

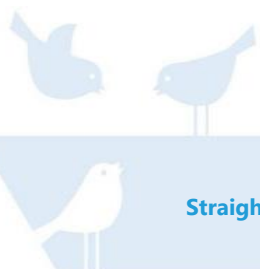
Anecdotal evidence suggested the following insights. These were noted during casual discussions with intercept survey participants:

- 👉 Most people knew very little about the Epping Planning Review
- 👉 Many people were not aware that Epping was now part of Parramatta Council
- 👉 Many people wanted to further discuss the local issues about traffic congestion and level of new development being unsustainable
- 👉 A notable number of people indicated that they did not speak English well enough to participate in a survey.

The results from the intercept surveying are included in the final outcomes for both surveys as the total number of intercept surveys is too small to be considered separately.

4.1.1. The online survey results at a glance

- 👉 Public transport links are the most common reason for people to come to the Epping Town Centre
- 👉 The top two priorities for future planning in the town centre included more local shops and more food/drink options
- 👉 The most common respondent age group for the Commercial Floorspace Survey was between 50-64
- 👉 54.3% of participants in the above survey walked around the town centre as their primary mode of transport
- 👉 41.1% of participants indicated 5 to 10-minutes travel time to the town centre



- 👉 The results of the Heritage and Social Infrastructure Survey indicated that leafy streets were the most highly valued element of the Epping community
- 👉 47.2% of participants for the above survey wanted 'nice buildings that sit well in the streetscape' in their future vision for Epping
- 👉 41.1% said they wanted better management of Heritage Conservation Areas
- 👉 74.4% said the best streetscape was one with 'beautiful streets with trees and greenery'
- 👉 The most highly valued facilities in Epping were the parks
- 👉 The most common age group for participants who completed this survey was 41-60.

4.1.2. The Commercial Floorspace Survey

There were two main questions in this survey. The first question focused on understanding what services participants currently use in the Epping Town Centre.

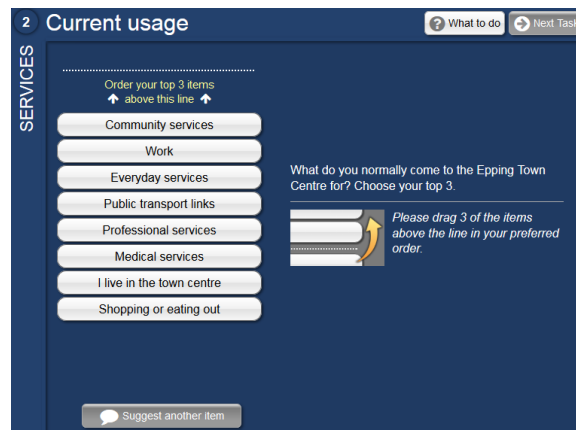


Image 1 – Screenshot of the first question in MetroQuest: What do you normally come to the Epping Town Centre for?

Services results graph

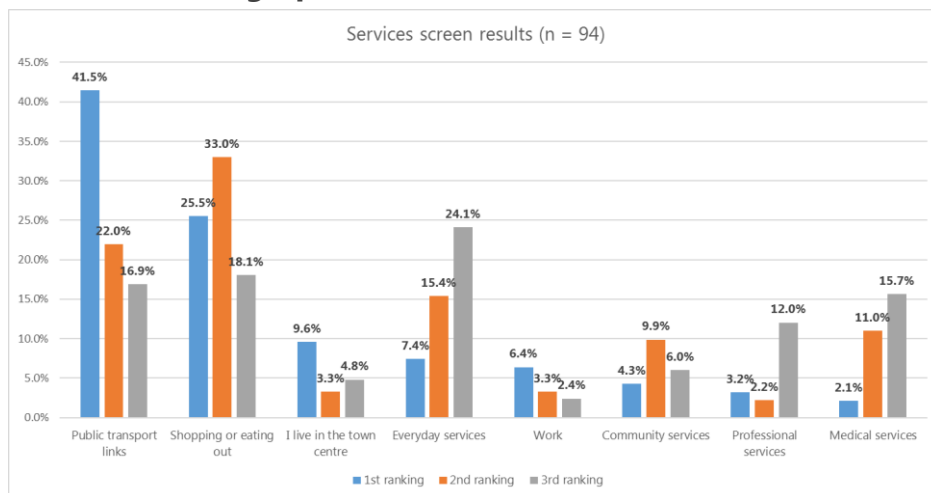


Figure 1 - 1st, 2nd and 3rd rankings for services

"Public transport links" was by far the most popular service selected, with 41.5% of first priorities. Altogether, over three quarters of respondents selected "Public transport links" as their first second or third priority. The next most popular service was "Shopping or eating out" with 25.5% of first priorities, and a large number of second and third rankings. Other options were much less popular than these two, with none receiving 10% or more of first rankings.

Participants were given the option of providing extra comments. Key themes from those comments include:

- All public transport links are highly valued. As a transport hub, Epping provides an easy connection point both geographically, to areas outside of Epping and as a transport link intersecting car, bus and train use
- There is a reasonable variety of food and grocery options in the town centre
- If more professional services and business types were provided, this would be better and more convenient for Epping residents
- The library is highly valued.

The second question in the survey focused on understanding the future needs of the community

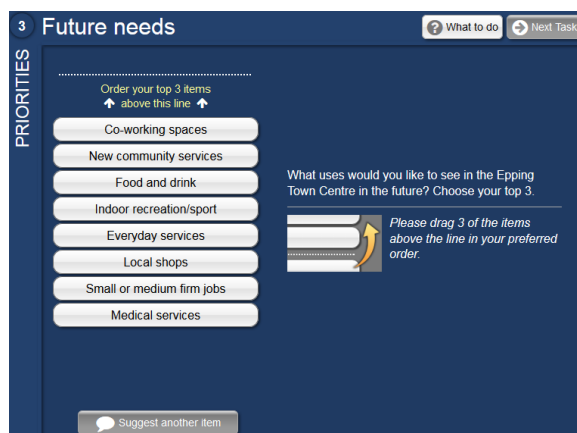


Image 2 – Screenshot of the second question in MetroQuest: What uses would you like to see in the Epping Town centre in the future?

Priorities results graph

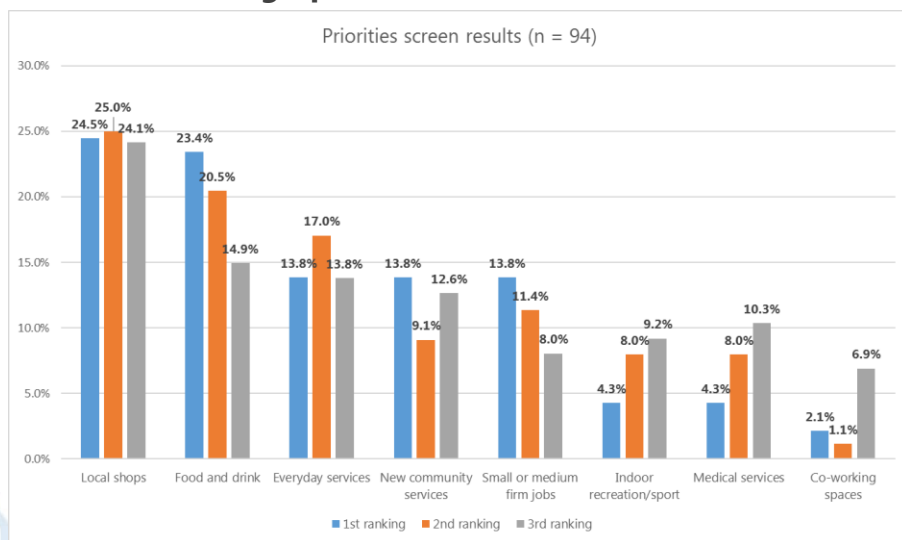


Figure 2 - 1st, 2nd and 3rd rankings for priorities

"Local shops" was the most popular priority, with the most 1st, 2nd and 3rd rankings (24.5% of 1st rankings). Food and drinks was the next most popular priority, with a similar number of 1st rankings (23.4%), but fewer 2nd and 3rd rankings. Once again, other options were significantly less popular, with "Everyday services", "New community services" and "Small or medium firm jobs" each having around half of the 1st rankings of the two most popular options (13.8% of 1st rankings each).

Participants were given the option of providing extra comments. Key themes from those comments include:

- Having a larger variety of shops and specialist stores on the eastern side of the railway is desirable
- There needs to be a safe area for commuters to get dropped off
- There needs to be more jobs available in the local area as an alternative to Macquarie Park
- More parking is required in the town centre
- More education and training services would be ideal
- Traffic needs to be managed better in general around the town centre.

4.1.3. Demographics

Age

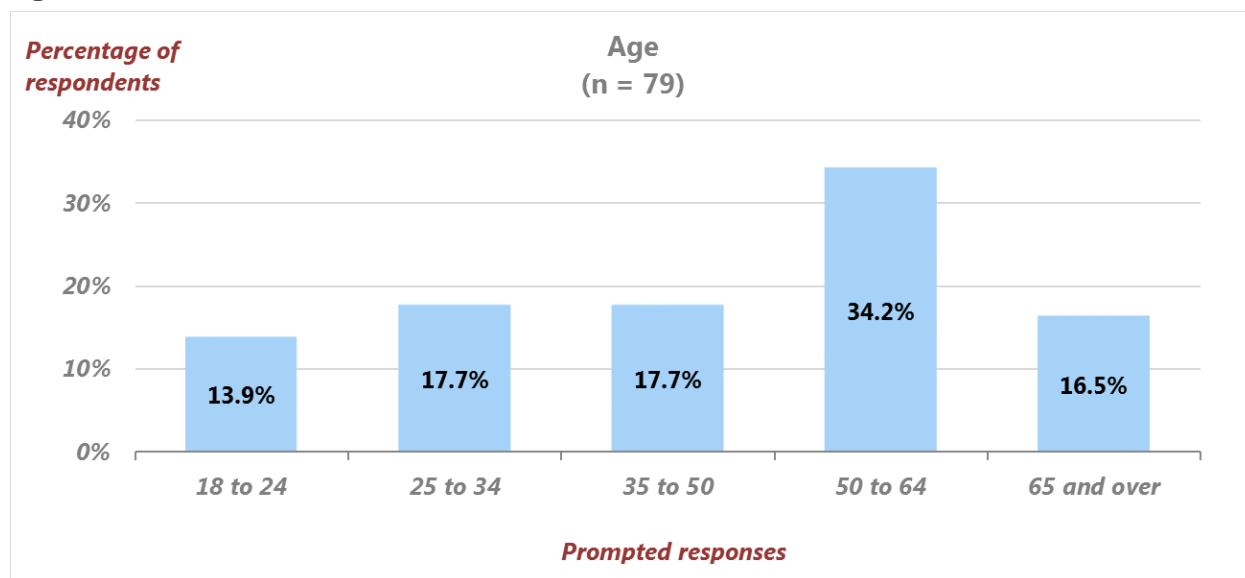
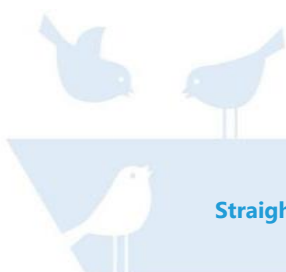


Figure 3 - Respondent age groups

People aged 50 to 64 made up the most common respondent age group with just over a third of respondents belonging to this group (34.2%). Apart from the respondents in this group, respondents were spread fairly evenly across each of the other age groups.



Method of travel to town centre

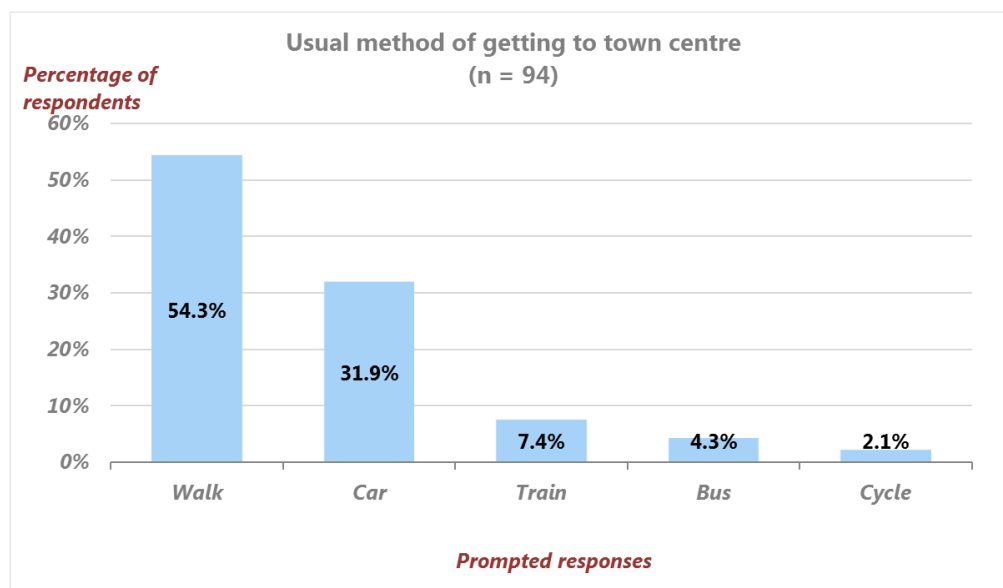


Figure 4 - Respondent travel method to town centre

Walking was the most common way that respondents travelled to the town centre with over half of respondents saying they usually walk (54.3%). Another common method of travel was by car, with just under a third of respondents saying they usually travel this way (31.9%).

Travel time to town centre

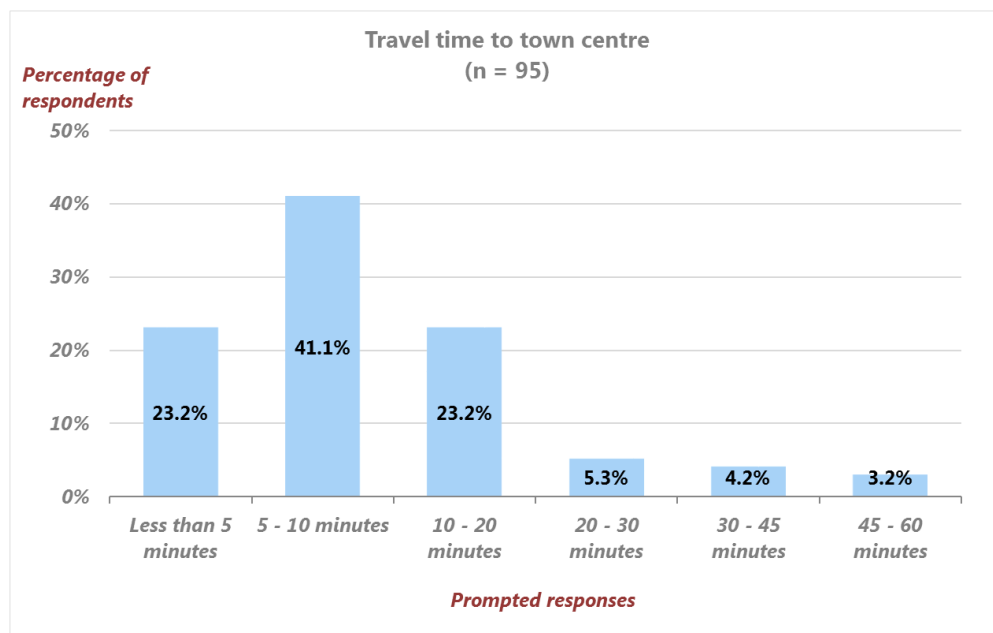


Figure 5 - Respondent travel times to town centre

The most common time to travel to the town centre was 5-10 minutes, with 41.1% or just over two-fifths of all respondents falling into this group. Almost all of the remaining respondents were in the other two groups within 20 minutes of the centre, with 23.2% each in the "less than 5 minutes" and "10-20 minutes" groups. Altogether 87.5% of respondents were within 20 minutes of the town centre.

4.1.4. The Heritage and Social Infrastructure Survey

There were two main questions in this survey. The first question focused on identifying what participants value the most in regards to the future planning of the town centre.

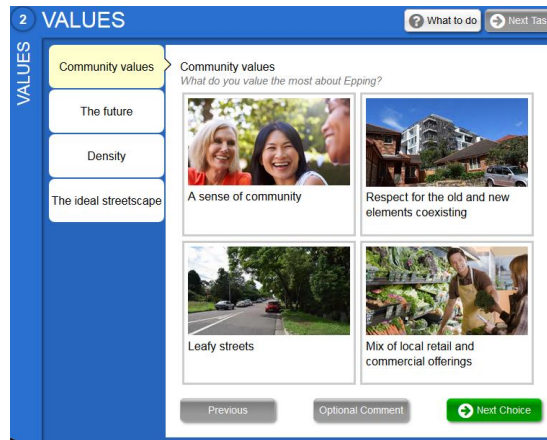


Image 3. Screenshot of VALUES: Part 1: What do you value the most about Epping?

Community values results

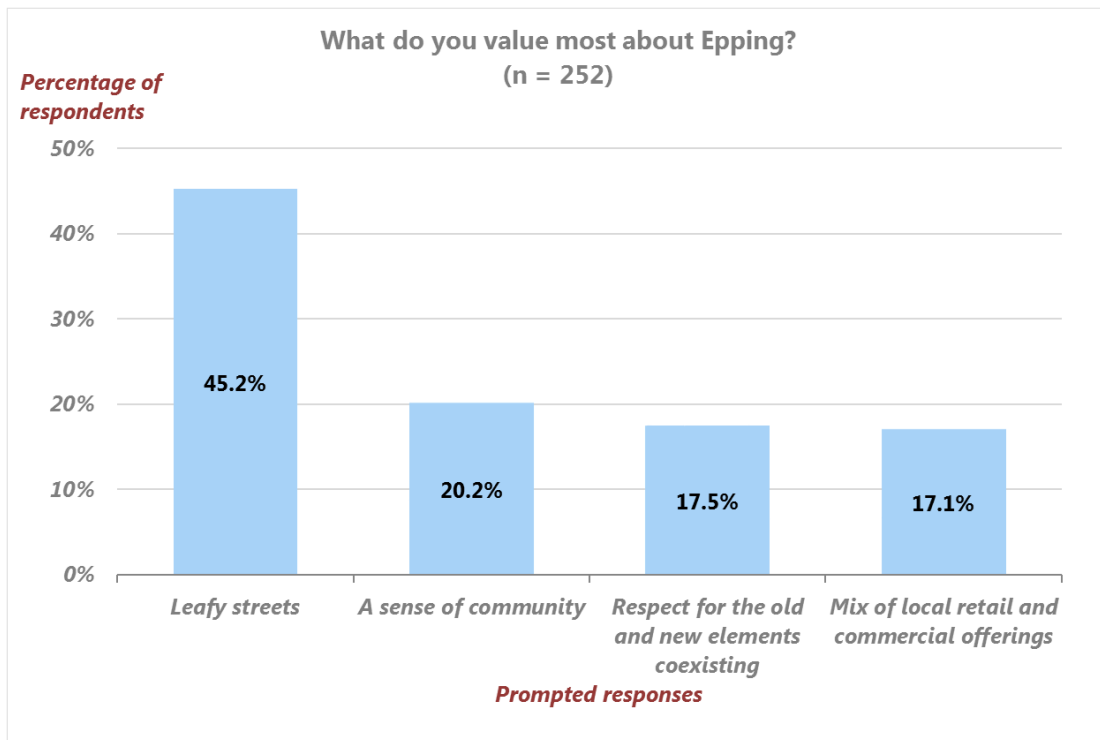
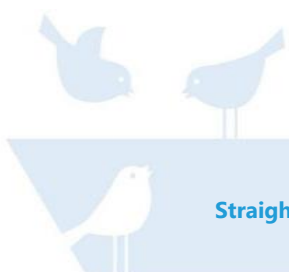


Figure 6 - What respondents value most about Epping

"Leafy streets" was the most popular choice, with just under half of all responses (45.2%). The remaining three available choices received a fairly equal split of the other responses.



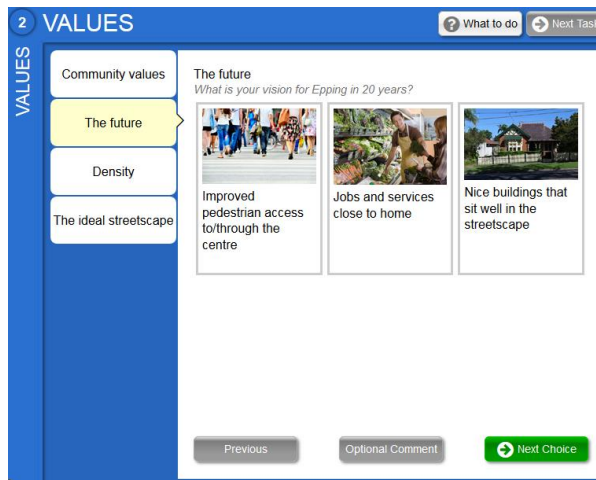


Image 4. Screenshot of VALUES: Part 2: What is your vision for Epping in 20 years?

Future values results

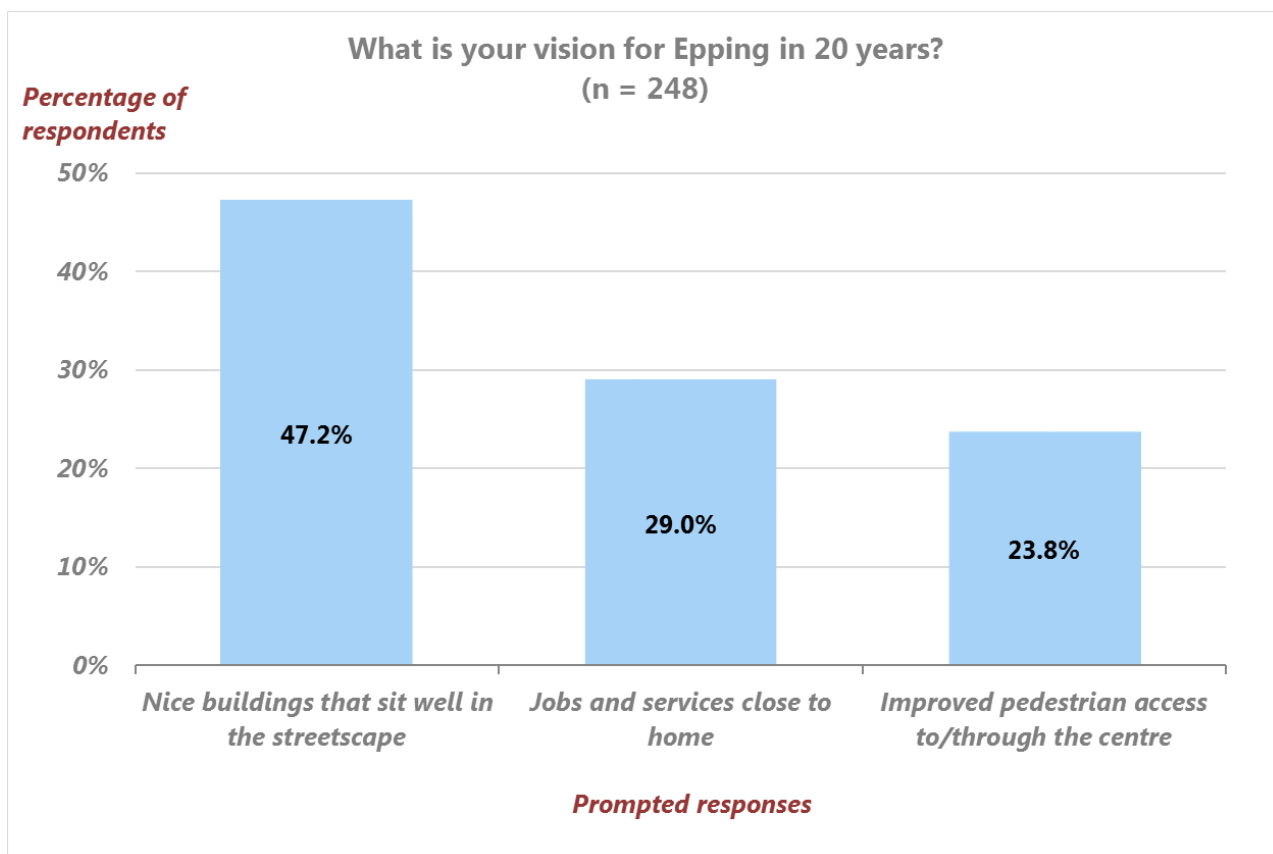


Figure 7 - Respondents preferred vision for Epping in 20 years

"Nice buildings that sit well in the streetscape" was the most popular choice of those offered, with just under half of all responses (47.2%).

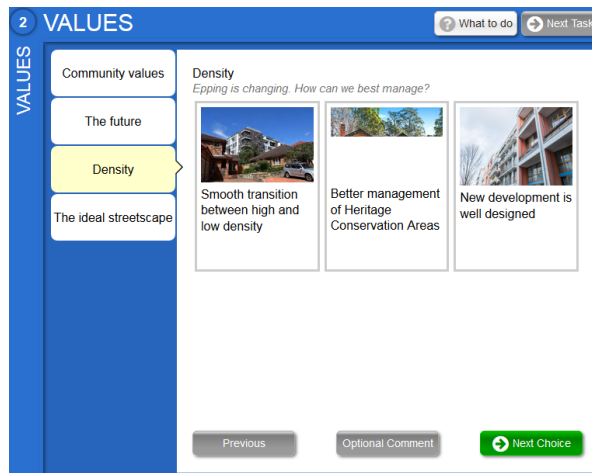


Image 5. Screenshot of VALUES: Part 3 - Epping is changing. How can we best manage it?

Density results

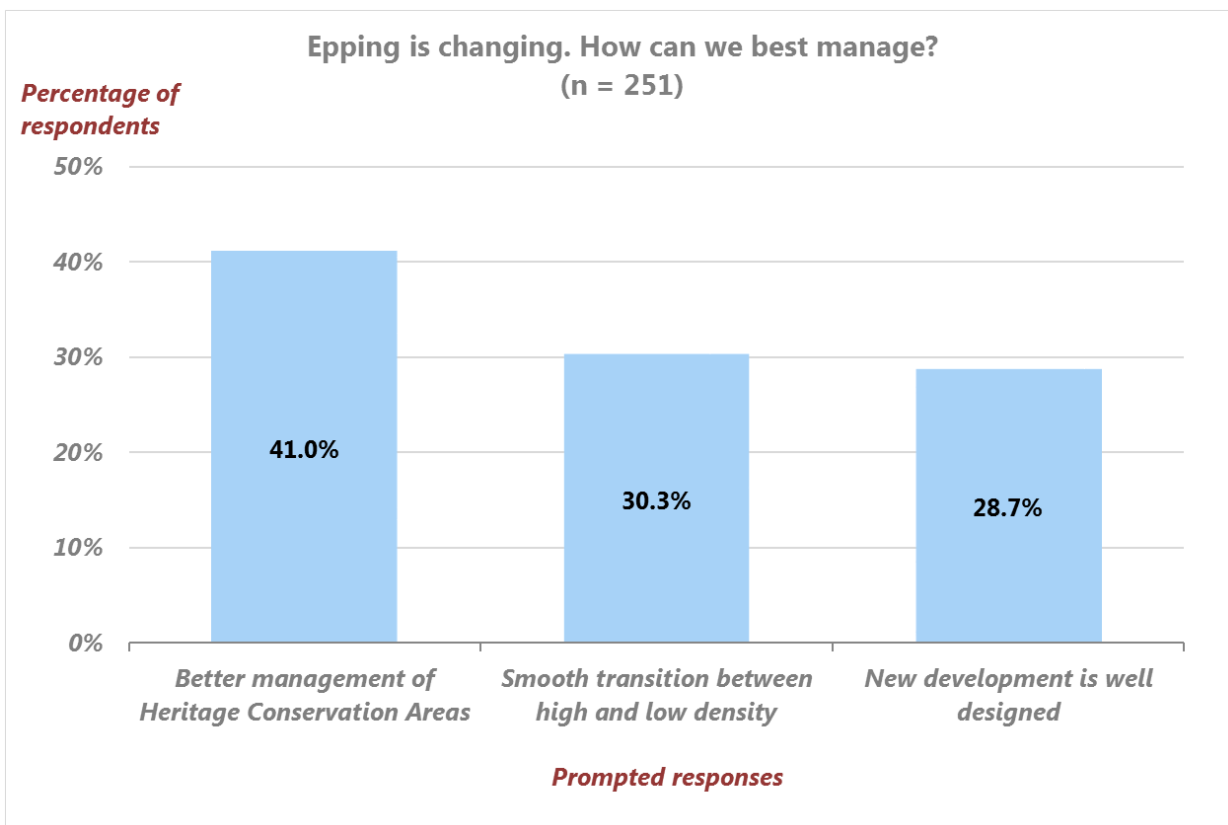


Figure 8 - Respondents preferred method for managing a changing Epping

The most popular choice in response to this question was "Better management of Heritage Conservation Areas", with around two-fifths of all responses (41.0%).

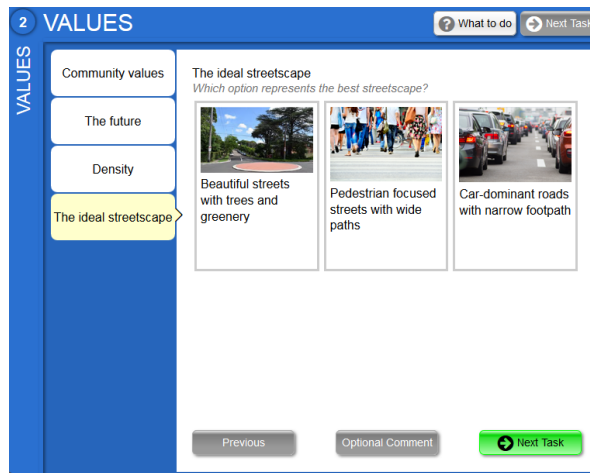


Image 6. Screenshot of VALUES: Part 4 – Which option represents the best streetscape?

The ideal streetscape results

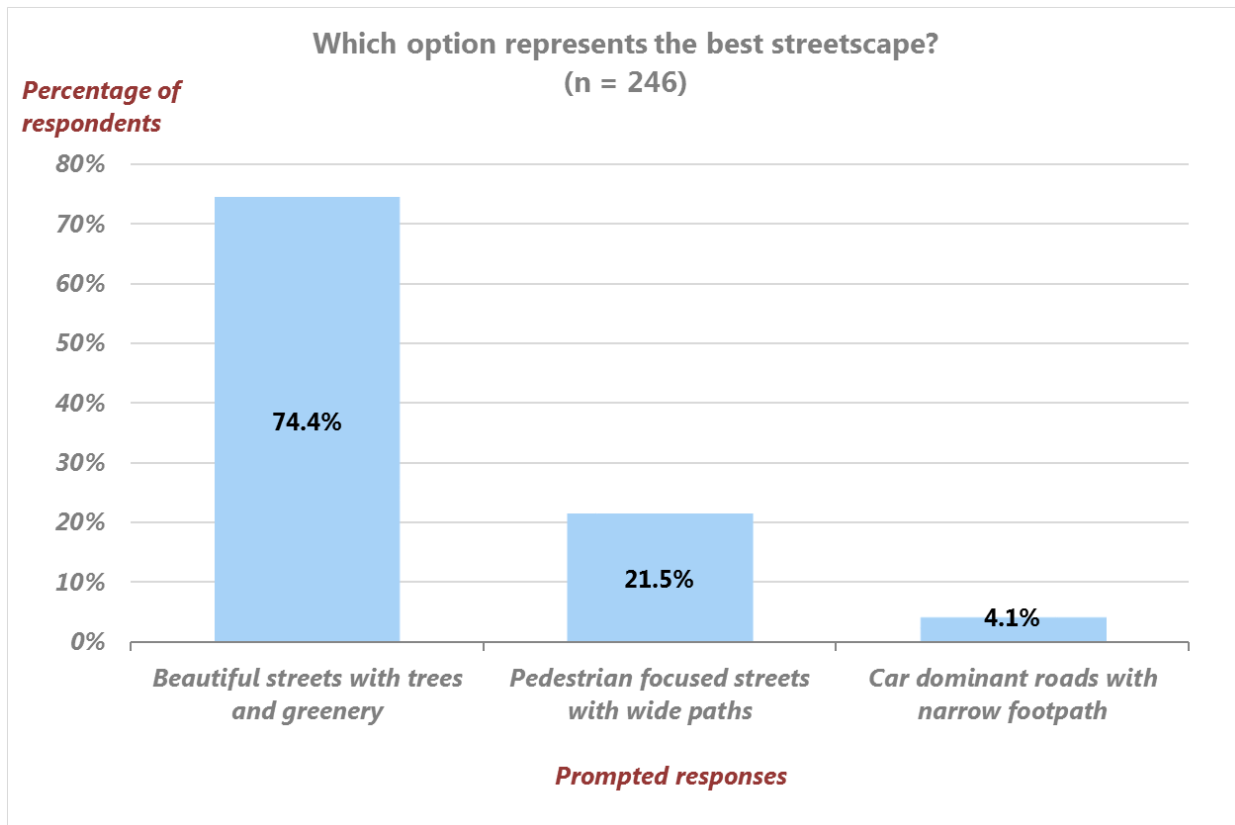
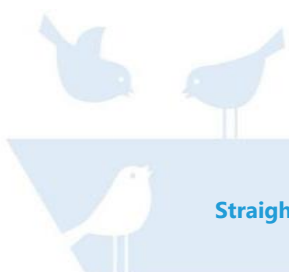


Figure 9 - Respondents preferred streetscape option

"Beautiful streets with trees and greenery" was a clear favourite response to this question, with just under three quarters of all responses (74.4%). "Car dominant roads with narrow footpath" was very unpopular, with only 4.1% of all responses.



The second question focused on understanding the prioritisation of specific social infrastructure items in Epping.

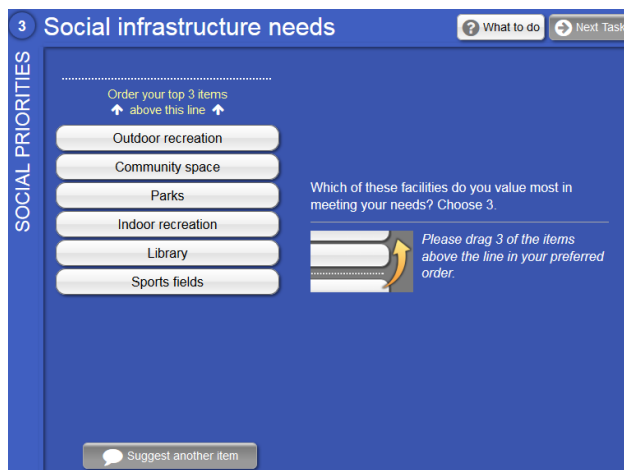


Image 7. Screenshot of SOCIAL PRIORITIES: Which of these facilities do you value most in meeting your needs?

Social infrastructure priorities results

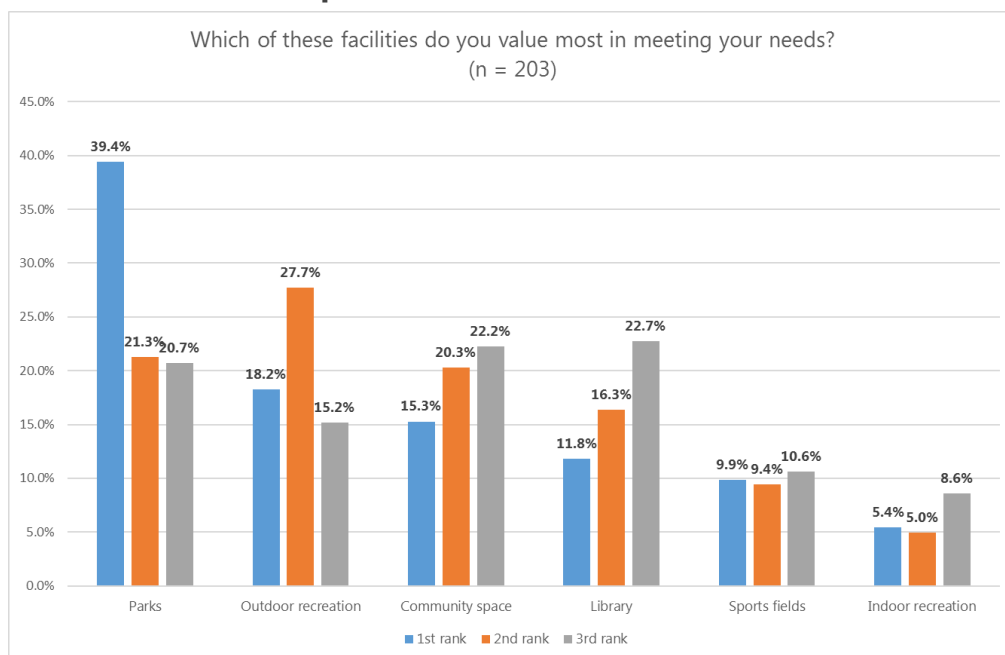


Figure 10 - Respondent's top three rankings of facilities they value most in meeting their needs

The facilities most valued by respondents were parks, with 39.4% of first rankings and a high proportion of second and third rankings as well. Outdoor recreation facilities were the second most valued facility category, with 18.2% of first rankings and a high proportion of second and third rankings. Other facility categories with a significant share of rankings, were community spaces (15.3% of first rankings) and libraries (11.8% of first rankings).

4.1.5. Demographics

Gender

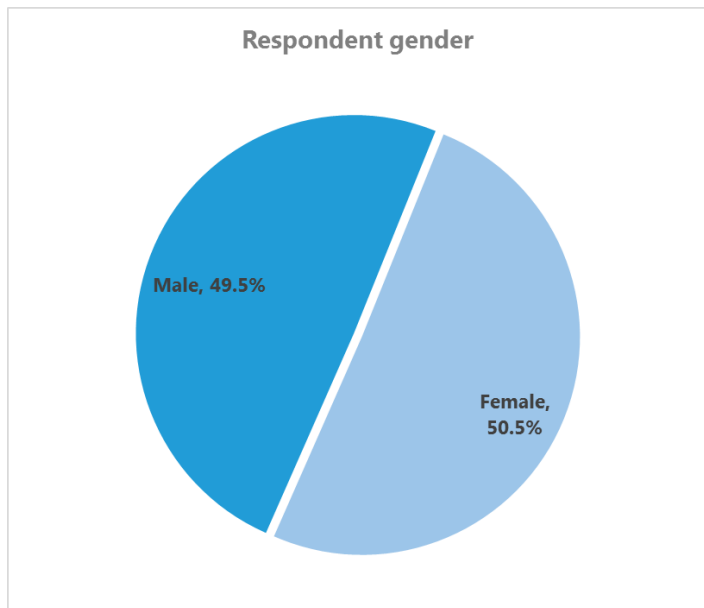


Figure 11 - Respondent gender

Both males and females make up half of the total respondents.

Age

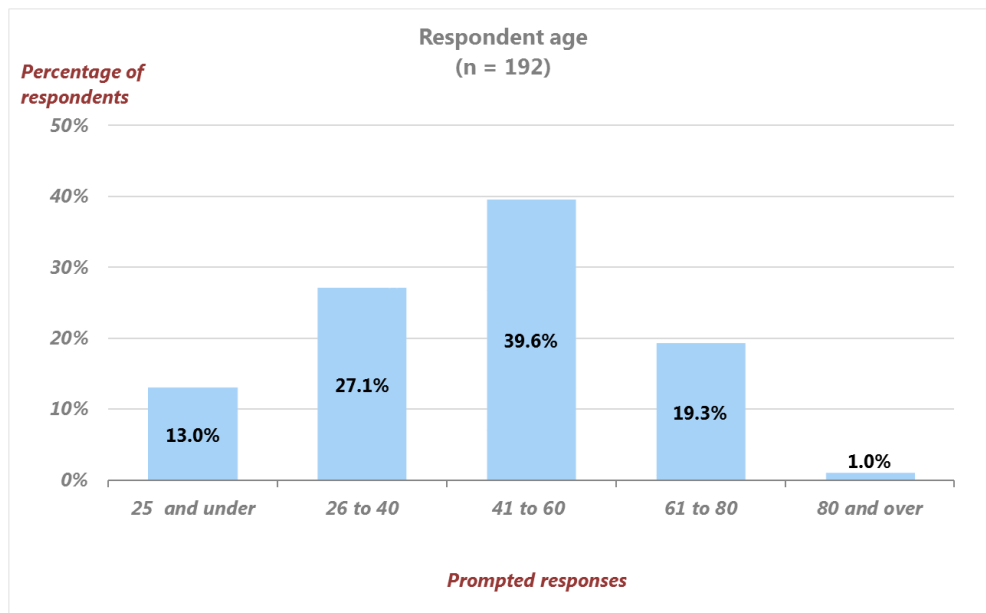
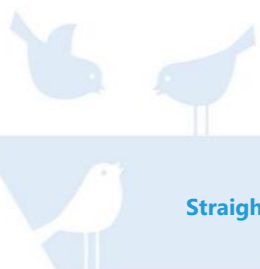


Figure 12 - Respondent age ranges

The age range 41-60 was the most represented age group, with 39.6%, followed by the age group 26-40 (27.1%), and 61 to 80 (19.3%). 13.0% of respondents were aged 25 and under and only 1.0% of respondents were 80 and over.

Participants were given the option of providing extra comments. Key themes from those comments include:

- The sense of community in Epping is very important. Things like, safety, open space, access to well-maintained community facilities and greenery are all key elements
- The co-habitation of old and new elements is an important factor for the wellbeing of the community, both aesthetically and functionally
- As Epping becomes a major transportation hub with an increasing population, more shops, food and housing needs to be offered. They should be increased in a way that maintains the qualities that makes Epping desirable
- Future aspirations and future visions for the area involve having enough services to manage the rate of population growth
- Developers and new development should contribute to the local area through their aesthetics, design, services available and the provision of open or community spaces
- Community spaces are very important for the social wellbeing of residents. Being able to engage with fellow residents will help build a strong community.



4.2. The Social Infrastructure/Commercial Floorspace Workshop

This workshop was the first in the Phase Two Consultation. There was a high level of interest from the community to attend and a broad range of Epping residents came to the session. Prior to the commencement of group activities and discussions, there was an opening presentation from Rob Cologna, Service Manager, Land Use Planning. The context behind the Discussion Paper was explained to the group and then a more detailed discussion followed. These discussions focused on the consultation questions featured in the Discussion Paper. There were many lively and productive discussions during the two-hour workshop.

4.2.1. The Social Infrastructure and Commercial Floorspace Workshop at a glance

- 👉 Accessibility was frequently highlighted as a concern. It is important that existing and new developments have the appropriate infrastructure such as parking, public transport and pedestrian access. These things must all be clear and easy to use
- 👉 It was frequently mentioned that Council should keep its assets and developers should be required to contribute to the community providing more green space and other amenities.

Social Infrastructure

- 👉 Residents expressed a general need for more local facilities and open spaces. This included things like parks and sporting facilities, to accommodate the current and future population. In some instances, the community is open to relocating facilities, if this does not result in a decrease in facilities
- 👉 Existing facilities also need to be upgraded and maintained more regularly. Things like, the pool and the library were frequently mentioned
- 👉 Participants support the idea of using schools to improve the availability of sporting fields
- 👉 A majority agree with having a civic focal point in the town centre. There is also notable support for having two focal points. Having focal points that offer a full range of services which create a 'connected' and 'liveable' suburb is important.

Commercial Floorspace

- 👉 Residents say they are conditionally open to an increase in building heights, for commercial use
- 👉 There is a desire to make Epping is a vibrant, Sub District Centre with a variety of shops, restaurants, everyday services and office spaces. Some strongly support an increase in commercial floorspace but not if this means an increase in density or a loss of community spaces
- 👉 Some see commercial potential at 240-244 Beecroft Road. Beecroft Road including the station site is a key location in Epping and should be utilised better to create a vibrant, integrated city centre

The following questions were asked at each table and participants were invited to discuss their opinions while Council table scribes noted key points.

Question 1 – Initial feedback regarding the findings of the Social Infrastructure Study

Key comments:

- There is a general need for more services, facilities and open spaces particularly considering the growing population
- Existing open and green spaces should be maintained and updated if necessary e.g. the pool
- Developers should be required to contribute to the social infrastructure e.g. providing a minimum of green and open spaces for the whole community
- Accessibility to facilities generally needs to be improved
- Trade-offs between increased density and community facilities are not preferred - density should not be increased further
- Traffic and parking issues cannot be separated from questions regarding social infrastructure
- High quality of new developments is key
- Council should not sell its land
- Developing one or more community hubs is a good idea.

During this time, several participants commented on the structure, style and quality of the Discussion Paper. Key comments:

- Long-winded and overly technical document
- Leading questions
- Difficult to choose between options because of the complexity of the issues
- Thorough analysis.

"More open space - ovals, exercise, cycling - needed for apartment residents"

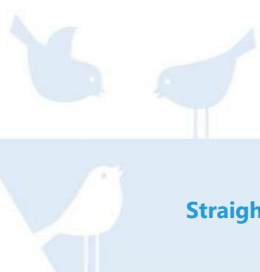
"Don't like questions posed about density - deals should be done but not for extra density"

"Developers should be made to ensure adequate green space"

"Difficult for residents in surrounding lower density areas to access common facilities with limited parking"

Question 2 - Council options regarding Social Infrastructure part 1

Participants were provided with a worksheet on which to indicate whether they were supportive or not supportive of a range of Council options regarding the social infrastructure of Epping. The table below outlines the participants' responses.

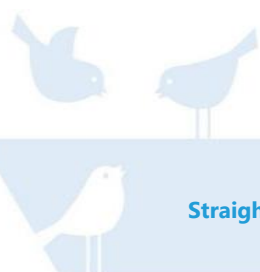


Discussion Paper Qu.	Item	I DO support this	I DON'T support this
9a.	Do you support an approach of expanding existing parks in an around Epping ahead of the creation of a new park in the area around Epping Town Centre?	57	26
9b.	Should Council purchase the bowling club site separately from the current Planning Proposal process or continue to consider the Planning Proposal option that it be provided to Council subject to additional density being permitted on the existing landowners site?	41	27
9c.	Do you support Council pursuing a process where acquisition of land for open space is done on the basis of negotiated acquisition rather than compulsory acquisition?	60	15
9d.	Are you supportive of Council investing in improved landscaping and equipment in parks and sporting fields, including investigating synthetic surfaces for sporting fields to cater for more intensive use?	73	13
9h.	Would you support existing community facilities sites being sold to assist with funding a new consolidated single community hub to provide a higher quality community facility somewhere else within the Epping Town Centre?	32	45
9i.	Should Council seek to develop Council-owned sites to maximise the funding available to deliver a new civic Focal Point?	51	29
9j.	Are you willing to accept further increases in density in the town centre if it would assist with finding a new Civic Focal Point?	26	58

Key comments from each question:

9a - Do you support an approach of expanding existing parks in and around Epping ahead of the creation of a new park in the area around Epping Town Centre?

- More green space is welcomed
- Need clarity about the location of a new park in the town centre
- Better connections between existing facilities
- Since the residents have different needs and wishes a variety of facilities and parks are preferred.



9b - Should Council purchase the bowling club site separately from the current Planning Proposal process or continue to consider the Planning Proposal option that it be provided to Council subject to additional density being permitted on the existing landowners site?

- Question is unclear since it offers two opposing propositions
- Density should not be significantly increased no matter which option is chosen
- Keep the site as open space
- Purchase the bowling club site
- More information is required regarding the cost of the site as well as information about which other sites are available for Council to purchase.

9c - Do you support Council pursuing a process where acquisition of land for open space is done on the basis of negotiated acquisition rather than compulsory acquisition?

- The process should be determined through a case by case approach
- Not supportive of negotiated acquisition if it involves selling off ownership of council assets.

9d - Are you supportive of Council investing in improved landscaping and equipment in parks and sporting field, including investigating synthetic surfaces for sporting fields to cater for more intensive use?

- Preferably not synthetic surfaces on all sporting fields.

9h - Would you support existing community facilities sites being sold to assist with funding a new consolidated single community hub to provide a higher quality community facility somewhere else within the Epping Town Centre?

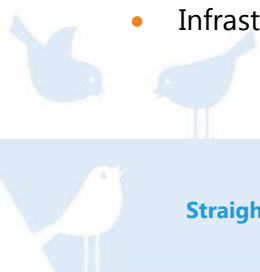
- Epping residents do not have access to lots of community facilities so the existing ones should not be sold
- Be more creative when it comes to making the most of existing facilities
- More information needed about which sites are to be sold
- Council should stay in control of all facilities to ensure residents get full value
- Only supportive of selling if quality of development is guaranteed.

9i - Should Council seek to develop Council-owned sites to maximise the funding available to deliver a new civic Focal Point?

- More information needed about which sites are to be developed - question is unclear
- Not supportive if this means an increase in density or a loss of existing open space
- Develop library as a community hub controlled by Council
- Council should consider selling smaller land holdings and not develop.

9j - Are you willing to accept further increases in density in the town centre if it would assist with finding a new Civic Focal Point?

- Acceptance of further increases in density depends on how the community benefits from this
- Infrastructure not geared to support more high-density housing.



Other comments

- Questions are leading and do not allow for nuanced answers
- Council must stay in control of existing facilities and ensure that developers provide facilities as well.

Question 3 - Which schools should Council pursue in the Epping area to progress the MOU between Council and the Department of Education to improve the availability of sporting fields?

The table below lists schools in order of popularity.

Schools	Votes
Epping West Public School	8
Epping Boys High School	6
Carlingford High School	3
Epping Heights Public School	2
Epping Public School	2
Karonga School	2
Epping Primary School	1
Cheltenham Girls' High School	1
KU Isobel Pulsford Preschool	1

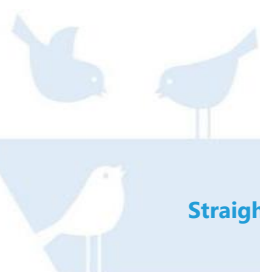
Key comments:

- All schools in the Epping area should be utilised including private schools
- Schools should be obligated to share their facilities
- This is already happening in some schools
- Voluntary Planning Agreements should specify the development of sporting fields for the public
- Schools do not generally have a lot of open space so also consider using open spaces above buildings or carparks.

"Already happening but would be more and better coordinated e.g. central booking"

"Go after private school lands as well (and libraries)"

"Shared facilities with schools should be part of the planning"



Question 4 - Where is your preferred location for a Civic Focal Point incorporating a Community Facilities Hub and some form of Civic Space? And why?

The worksheet suggested three options. The table below lists the suggested locations in order of popularity.

Location	Votes
Two Civic Focal Points with a range of services	8
Epping Library site	6
Rawson Street Council car park site	3

Key comments:

- Connect the two sides of Epping through a development that contains community facilities
- It is important to ensure that the Civic Focal Point offers a full range of services, is accessible and that the appropriate infrastructure is in place for it
- The railway line divides Epping and having two focal points might emphasise that sense of division
- The space should be owned and operated by Council
- Not necessary to have a Civic Focal Point
- Other suggested locations: Bowling Club site; Langston Place; near train station or look to Chatswood for inspiration.

"Needs to offer full range of services and be accessible"

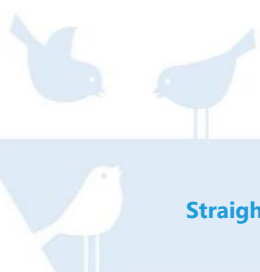
"Need to duplicate both sides of the line"

Question 5 - What should be the future use of the Dence Park Aquatic Site?

Key comments:

- Epping needs a pool
- The pool needs to be upgraded to ensure quality, safety and accessibility for all residents
- The pool could be upgraded as a multi-use facility with both outdoor and indoor recreational facilities - look at the YMCA for inspiration
- 50m pool and open year-round
- If the pool is relocated, the new location should be in the town centre with easy access for all residents
- If Council decides to relocate the pool, they should still keep Dence Park as a space for the community.

"Provide a variety of facilities including indoor recreation"



Question 4 - Initial feedback regarding the findings of the Commercial Floorspace Study

Key comments:

- Epping should evolve as a vibrant Sub District Centre with office spaces, a variety of local shops, a deli, restaurants, cafes, supermarkets, everyday services and medical services – there is a need for an overall upgrade
- Epping needs commercial space not more residential space
- Infrastructure and accessibility need to be considered regarding all commercial development (car parking, frequent buses and pedestrian access) - linking retail areas is important
- Beecroft Road is ideal for low-rise commercial
- Building upwards could be a solution to increasing the commercial floorspace but there should be some limitations
- Council should not sell off their assets in the process of increasing the commercial floorspace – it is important to keep community spaces.

“Like the concept of a sub-district centre”

“Like commercial, would like to have more local cafes, shoe shops, pharmacy. Not massive footprint shops e.g. Woolies. Better quality e.g. walk & buy”

“We need an Epping business park”

“For a growing suburb, the decreasing commercial floorspace is not good”

Question 5 - Council options regarding Commercial Floorspace part 1

Participants were provided with a worksheet on which to indicate whether they supported a range of Council options or not. The table below outlines the participants' responses.

Discussion Paper Qu.	Item	I DO support this	I DON'T support this
8a.	Should Epping seek to evolve into a Sub District Town Centre with a target of 13,000sqm of retail floor space and 56,000sqm of office floor space?	58	17
8b.	Should Epping evolve as a Sub District Centre achieving the commercial floor space targets without any increase in Net Floor space on Business B2 zones sites?	46	26
8c.	Should Epping evolve as a Sub District Centre achieving the commercial floor space targets by allowing for an increase in density permitted so that commercial can be delivered with no loss of residential floor space capacity?	34	41

8e.	What contribution should the Epping Station Site make improving connectivity and provision of commercial floor space?	39	11
8f.	Should the Epping Library and Council car park sites play a role in providing for commercial floor space in the Centre?	43	32
8h.	Should Council seek to actively encourage a supermarket site on the eastern side of the Epping Town Centre by providing floor space and height bonuses to incentivise the site amalgamation necessary to achieve a supermarket?	44	30
8i.	Should Council consider floor space incentives to ensure larger floorplate retail shops on the Western side of the rail line?	42	28

Key comments from each question:

8a - Should Epping seek to evolve into a Sub District Town Centre with a target of 13,000sqm of retail floor space and 56,000sqm of office floor space?

- 13,000sqm of retail floor space does not seem to be enough space
- Not at the expense of open spaces or an increase in density.

8b - Should Epping evolve as a Sub District Centre achieving the commercial floor space targets without any increase in Net Floor space on Business B2 zones sites?

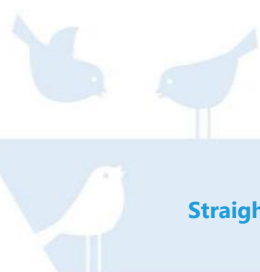
- Question is unclear
- Planning controls should ensure commercial floorspace and not only residential. Increasing building heights could be an option.

8c - Should Epping evolve as a Sub District Centre achieving the commercial floor space targets by allowing for an increase in density permitted so that commercial can be delivered with no loss of residential floor space capacity?

- If necessary, however there needs to be some restrictions concerning building heights.

8e - What contribution should the Epping Station Site make improving connectivity and provision of commercial floor space?

- Question cannot be answered with yes or no
- Exploit the potential of the air space fully for commercial purposes and potentially open space
- An opportunity to integrate east and west. The link is a key hub in Epping
- Council needs to communicate with State Government regarding this matter.



8f - Should the Epping Library and Council car park sites play a role in providing for commercial floor space in the Centre?

- More specific information is needed
- Not at the expense of community space, green space or parking space.

8h - Should Council seek to actively encourage a supermarket site on the eastern side of the Epping Town Centre by providing floor space and height bonuses to incentivise the site amalgamation necessary to achieve a supermarket?

- Proposition has some potential but more details are needed, the question is unclear
- Should not necessarily be a supermarket but some other form of retail
- Sceptical about height proposal.

8i - Should Council consider floor space incentives to ensure larger floorplate retail shops on the Western side of the rail line?

- Perhaps not necessary, need to consider using what is currently available.

Other comments

- Appropriate infrastructure needs to be in place for a potential supermarket on the Eastern side
- Additional commercial floorspace is key when it comes to securing Epping as a vibrant suburb for the future
- Questions need to be written in plain English.

Question 6 - What contribution should 240-244 Beecroft Road make to the provision of commercial floorspace in Epping? The more commercial floorspace that could be accommodated on this site, the less pressure there would be to maximise commercial floorspace closer to the station.

The table below indicates suggest uses and associated comments

Suggestion	Votes	Comments
Commercial purposes – both retail and office space	16	<ul style="list-style-type: none"> • Mixed-use development (commercial, residential, car park, community facilities) • Building heights 2-5 levels
Car parking	6	<ul style="list-style-type: none"> • Multi-storey carpark
Community space	6	<ul style="list-style-type: none"> • Park, pool, theatre or civic centre
Infrastructure	6	<ul style="list-style-type: none"> • Utilise site to ease traffic around the Town Centre
School	5	
Bus terminal	2	
Aged care centre	1	
Hospital	1	

"Could be a commercial hub – retail/community hub"

"This site might be more appropriate for school or other infrastructure or services delivered for Government"

"Commercial – provided parking is provided"

"No more residential/high rise"

Question 7 - Should the floorspace allocated to community uses and commercial floorspaces be equivalent to or greater than the levels required on adjoining equivalent sites?

Key comments:

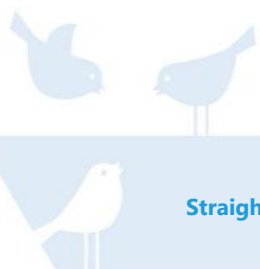
- Community spaces and facilities should not be decreased at the expense of commercial floorspace. The community's interests are more important than the market
- Appropriate infrastructure needs to be in place to cater for new commercial development
- Difficult to give a general answer, a case by case approach preferred
- Commercial floorspace should be centred around the Town Centre.

"People shouldn't be suffocated by commercial, need to have a space to breathe"

"If the town centre is nearby then yes, we want commercial and community floorspace to be greater"

"No – not unless you can get the best practice facility"

"Reconceptualise current commercial space and include commercial parking"



4.3. The Heritage Workshop

There was a high level of interest in the Heritage Workshop. Throughout the night, many participants came with specific questions to ask Council about the rules and proposed changes to properties both inside and outside the HCAs. Generally, there was concern about what changes were being proposed and how this would affect housing, the landscape and the Epping Town Centre in general. Amanda Chadwick made a short presentation at the start of the workshop, welcoming all participants and inviting them to make individual submissions. All Council staff were on hand to answer questions by individuals throughout the night.



Image 8. Heritage workshop consultants and participants

4.3.1. The Heritage Workshop at a glance

- 👉 Many participants said there was a lack of information and transparency around HCA areas and the requirements for landowners
- 👉 Having consistency of rules was most frequently mentioned among directly affected landowners
- 👉 After learning more about HCA zoning and proposed changes during the workshop, participants then noted a lack of consistency between zones and requirements
- 👉 Ensuring that new or proposed development was able to proportionally support the amount of traffic, increased local population and green space was frequently mentioned by all participants
- 👉 There was some comment that resident interests are in direct conflict with developer interests and that residents must comply to extra rules that developers are not held to
- 👉 Resident responses to the technical recommendations were mixed
- 👉 General interest responses tended towards keeping HCAs intact.

Directly affected landowners were asked to provide comment on their properties first and were only invited to respond to other proposed HCA changes as a voluntary option

Question 1 – Consider the following 7 options for Rosebank Avenue and Essex Street HCA interfaces with R4 zoned land. What option do you prefer?

Key comments from each option are listed below:

Resident responses

Option 1 – Maintain current HCAs

- This is simply not an option
- It does not work to have side-by-side dual occupancy on one side of the street.

Option 2 – Landscaping at interface with R2 and R4 zoned land

- Could work with Option 6, but it should not destroy the area. Options should consider the quality of the area not just the homes.
- Tree planning would provide some screening from adjoining development
- Not enough setback space. Trees all create similar issues in the way that trees affect properties.

Option 3 – Dual occupancy (addition at the rear)

- This is the only option that will help the situation for residents
- Not feasible as it puts the responsibility on residents to protect their sites.

Option 4 – Dual occupancy (side by side) redevelopment

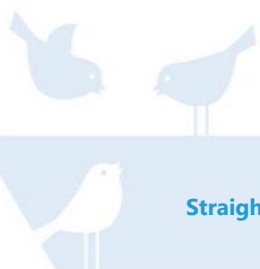
- (none)

Option 5 – Town house re-development

- Happy to keep townhouses at medium density, they are consistent with the development that is already happening
- Townhouses are more aesthetic and keep both sides of the streets similar. The western and eastern sides need to be the same.

Option 6 – Manor home re-development

- Manor houses would look nice and more consistent along the street. Lots of landscaping would make the whole area look nicer
- This option allows for development while maintaining design quality
- Only if option 7 is not feasible
- On-site parking needs to be accommodated
- This has not considered appropriate width for trees.



Option 7 – 3-Storey residential flat building re-development

- This is the common sense option
- Some support for a HCA if Forest Grove isn't developed
- Residents on the southern side support rezoning to R4
- This option will affect the other side of the street. Broader re-zoning needs to be considered
- The HCA should be lifted and the zoning changed to R4
- This option needs to be commercially viable for the property owners. No other solutions will be economically or satisfying in terms of lifestyle. There is not enough space in the backyard for other options to work
- This creates issues around privacy and loss of solar access. One side of a 4-storey building means no privacy and the spirit of heritage is gone.

General interest responses

Key comments from each option are listed below:

Option 1 – Maintain current HCAs (15 votes)

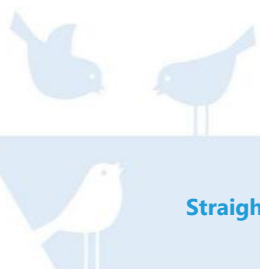
- Preservation of heritage is crucial
- Consider involving a heritage architect
- Retain the HCA and protect the details which are left within the heritage area. No change is better
- There is some concern about the potential to keep the boundary at Essex Street
- Enforce deep soil zones to high density impact.

Option 2 – Landscaping at interface with R2 and R4 zoned land (17 votes)

- Keeping the HCA is preferable
- This option is preferred as it keeps the streetscape and shields noise
- Maintaining character is important
- Trees need to be mature trees in HCA areas
- Rosebank should investigate re-development options but Essex should remain
- This is difficult to balance and to manage transitions.

Option 3 – Dual occupancy, addition at the rear (9 votes)

- This is a good option for older residents with Council's tree planting
- The Essex Street HCA should remain and this option is the only option that could be somewhat supported



- This has the least impact
- Tolerable
- There is insufficient information about the streetscape.

Option 4 – Dual occupancy, side by side, redevelopment (4 votes)

- Needs to plant more trees
- Will existing buildings be knocked down for dual development
- Not supported.

Option 5 – Town house re-development (zero votes- no comments)

Option 6 – Manor home re-development (zero votes – no comments)

Option 7 – 3-Storey residential flat building re-development (3 votes)

- Consider staggering development in the area to manage the transition
- Essex Street could step down from 5-storey to 3-storey to 2-storeys on each side.

Question 2 – Do you agree with the recommendations for Rockleigh Park?

There were 13 votes for yes.

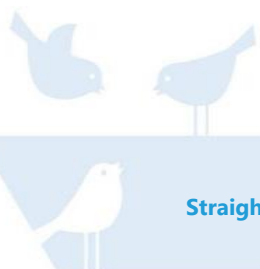
Key comments:

- Good free planting
- Consider trees and landscaping to mitigate interface issues as well. Strengthen tree retention requirements
- Provides good transition. Agree with recommended rationale
- Variety of uses
- General support for down-zoning. Balance of up-zoning elsewhere
- Lack of privacy
- Properties are already overcrowded.

There were 9 votes for no.

Key comments:

- Prefer R2 – concerns about views, don't trust R3 and R4 zones at heights
- Downsizing will not achieve much if already next to R4 high density
- There is an issue of accessibility in Epping and an interchange is a bad idea
- Comment from the MP should be included.



Question 3 – In the case of 1, 3, 3A, 5, 7 and 7A Norfolk Road and 25 Pembroke Street, what is your preferred option and why?

Key comments from each option are listed below.

Resident responses

Option 1 – Remove the existing HCA designation from 1, 3, 3A Norfolk Road and 25 Pembroke Street and rezone all properties; 1, 3, 3A, 5, 7 and 7A Norfolk Road and 25 Pembroke Street to Residential R3

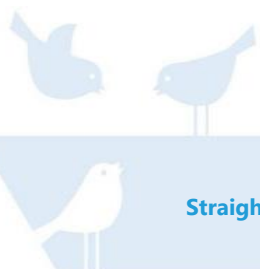
- 1 Norfolk – it will help with the school across the road. Redevelopment of this area will contribute to better amenity. It will amalgamate the area and produce better development with better access and frontage and better urban design outcomes
- 3 Norfolk – no isolation as all lots will be re-zoned
- 3A Norfolk – happy with R3 re-zoning but would prefer R4 due to surrounding R4 density and 3-storey development across the road. Good development can still consider appropriate heritage conservation
- 5 Norfolk – happy with R3 re-zoning and up-zoning is good however given this is on the boundary of an r\$ zoning, it is preferable to increase density. An up-zoning would manage transition
- 7A Norfolk – all zoned for R3 make for better planning outcomes and better planning for traffic access
- 25 Pembroke – this will produce a better outcome for the block
- Generally, the resident group prefers this option
- Up-zoning would benefit the whole area
- Most are comfortable with R3 zoning as they are right next door to denser development
- Manor homes are not a good option because they are only 2-storeys.

Option 2 – Rezone 1, 3, 3A, 5, 7 and 7A Norfolk Road and Pembroke Street to Residential R3 but restrict development on 3, 3A, 5, 7 and 7A Norfolk Road to a 2-storey Manor Home

- 12-storey Manor Homes are still a very harsh transition
- This is still a problem as the transition from R4 would be harsh.

Option 3 – Allow 1 Norfolk Road and 25 Pembroke Street to be rezoned to Residential R3 and retain Residential R2 zoning on 3, 3A, 5, 7 and 7A Norfolk Road

- 7 Norfolk – lacks consistency and would create density problems for the properties between
- If properties amalgamate, it will shift the amenity problems onto the adjoining block.



General interest responses

Key comments from each option are listed below.

Option 1 – Remove the existing HCA designation from 1, 3, 3A Norfolk Road and 25 Pembroke Street and rezone all properties; 1, 3, 3A, 5, 7 and 7A Norfolk Road and 25 Pembroke Street to Residential R3

- This is preferred but only with appropriate interface controls
- Ensure gradual change
- Consider providing an access driveway from Pembroke to access the precinct
- Do not change anything. Keep it as it is.

Option 2 – Rezone 1, 3, 3A, 5, 7 and 7A Norfolk Road and Pembroke Street to Residential R3 but restrict development on 3, 3A, 5, 7 and 7A Norfolk Road to a 2-storey Manor Home

- Could be considered on a case-by-case basis
- This provides reasonable transition and appropriate size of development
- Developments should provide screening
- There may not be enough room.

Option 3 – Allow 1 Norfolk Road and 25 Pembroke Street to be rezoned to Residential R3 and retain Residential R2 zoning on 3, 3A, 5, 7 and 7A Norfolk Road

- Heritage must be recognised and left as it is. This is not preferred if it removes the heritage
- There are traffic concerns.

Question 4 – Do you agree with the recommendations for the Rose Street precinct?

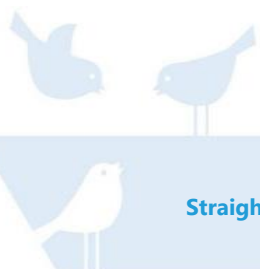
Key comments from each option are listed below.

Resident responses

There were zero votes for yes.

There were 4 votes for no.

- Consistent planning needs to apply
- With the increases in traffic this already does not work
- Re-zoning could create new interface issues
- This should not have been included in the review to begin with.



General interest responses

Key comments from each option are listed below.

There were 9 votes for yes.

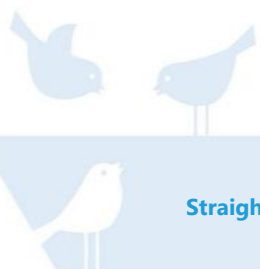
- Agreement with Council recommendations
- Consistency should be maintained for the whole clock
- Good, provided the height is no more than 3-storeys
- The road should be the dividing line.

There were 13 votes for no.

- Traffic is an issue, as is parking
- There is already sufficient development
- This can't be re-zoned because of the train line underneath
- It should be left as it is.



Image 9. Heritage workshop participants



4.4. The Traffic and Land Use Workshop

This was one of the most anticipated workshops across both Phase One and Phase Two of the whole consultation. Feedback regarding traffic concerns surfaced during all engagement activities since they started, back in May. Three RMS representatives were available to answer any individual and specific questions during the session which related to state traffic plans. Participants were given the opportunity to come and address any of the RMS consultants as well as the two representatives from EMM, the consultants involved in the completion of the Traffic Study.

4.4.1. The Traffic and Land Use Workshop at a glance

- 👉 The traffic situation in Epping is one of the community's greatest concerns. It was recommended that Council waits for the Traffic Study to be completed before allowing more development, so that informed decisions are made about the future of Epping
- 👉 Participants believe that simultaneous actions are required to manage the traffic problems. Congestion could be minimised by implementing a number of different things, like shuttle buses around Epping while initiatives are put in place to discourage car use/ownership
- 👉 The general attitude is that public transport needs to be improved in order to be a genuine alternative to private transport options
- 👉 There is strong support for testing car sharing in Epping. Generally participants are open to a shift away from a system where one person equals one car. There was, however, still scepticism of some of the proposed measures to reduce car ownership e.g. not providing enough parking space
- 👉 Pedestrian and biking connections should be better integrated with other modes of transportation to ensure accessibility for all groups of residents. Some participants suggested pedestrianising parts of the Town Centre or implementing an overhead bridge network allowing people to get around easily by foot
- 👉 There is some support within the community for a commuter parking station. The most popular sites suggested are 240-244 Beecroft Road (Sydney Metro depot site) and 51A Rawson Street (Council car park next to Coles).



Image 10 and 11. Traffic workshop participants

For each question that was asked, table scribes first explained the Council recommendations and guiding principles from the Discussion Paper. This was followed by a round table discussion, where participants were invited to indicate whether or not they supported the following proposed suggestion and the reason why.

Question 1 – Should Council delay the processing of current and future Planning Proposals within the Epping Town Centre and surrounds until the Traffic Study is complete?

There were 62 votes for yes.

Key reasons why:

- It is important that Council has all the information available to make an informed decision on how to process Planning Proposals to ensure a better traffic situation in Epping Town Centre
- Traffic needs to be improved before new developments are built. Construction vehicles would further worsen congestion
- Council needs to base decisions on what is best for the community and not the developers.

"Council needs to express the traffic guidelines to developers – need to be more proactive, not easily allowing developers to propose anything that may not have positive direct impact for the residents"

"Need all the info to make decision. Know exactly what you're doing before doing anything"

"Rawson St is so busy, any developments will only make it worse"

"Traffic study should also look at traffic movements from North Epping"

There were 2 votes for no.

Key reasons why:

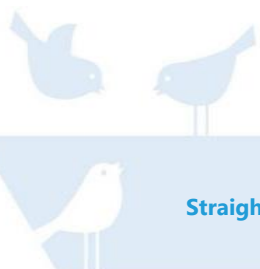
- Since Planning Proposals take time to process, the Traffic Study is likely to be complete by the time proposals are ready to be finalised
- This would be unfair treatment of developers who comply with current controls.

Question 2 - Should Council consider further reducing car parking rates as a means of reducing traffic within the Epping Town Centre and encourage public transport usage?

There were 24 votes for yes.

Key reasons why:

- Public transport needs to be improved. A solution could be the implementation of frequent shuttle buses
- Residents should be considered before commuters e.g. timed parking for visitors and parking permits for residents



- Reducing parking rates might just result in more people parking on the street
- Parking rates need to be particularly reduced around the station
- Changing the street parking rules should be considered
- Other suggestions to reduce traffic include, car share, improved pedestrian and bike access, driverless cars in the future.

"A ring road shuttle service could alleviate parking congestion"

"Support low parking rates within a certain radius of the station"

There were 47 votes for no.

Key reasons why:

- Reducing car parking rates will just force people to park on the street
- Specific groups such as elderly or disabled people as well as families need cars and adequate parking
- Only reducing parking rates will not fix the problem but has to be one of numerous actions taken against improving the traffic situation
- People will keep having one or two cars anyway. It is a part of the Australian culture
- Parking space should be provided for all units. It is difficult to add later on
- If public transport is improved, reducing parking rates could work. A good solution would be the implementation of shuttle buses
- A reduction in rates should only apply to the Town Centre
- More information is needed about the initiative such as proof of positive effects.

"Rates alone won't address the issue"

"People will still own cars but will park on streets"

"Public transport/buses too far away"

Question 3 - Would you support the introduction of a Resident Parking Scheme where owners of new units would not be permitted to park on local streets as a way to discourage car ownership and manage parking on local streets?

There were 57 votes for yes.

Key reasons why:

- A Resident Parking Scheme not permitting owners to park on the street is a great idea
- There should be time limits on street parking
- The parking scheme needs to be monitored frequently by parking officers
- Developers should provide parking (including visitor's parking) within new apartment buildings



- This initiative might encourage people to rethink car ownership and use public transport instead
- There is concern that this initiative will not have the intended effect and that it will be an unfeasible solution for people living in units.

"Needs to be enforced"

"Support scheme to prevent multi-storey residents parking on street (either permits or car space in development)"

"Agree with units being treated differently. Has to be discriminatory"

There were 20 votes for no.

Key reasons why:

- There needs to be parking space for commuters. Council should ensure enough paid parking in the Town Centre
- A Resident Parking Scheme like this is discrimination against people living in units
- This scheme will be difficult to enforce due to the number of tenants living in units, since tenants might not be aware of/care about restrictions
- It is better to have parking (including visitor's parking) within developments.

"Would affect visitors being able to come"

"Double punishment, won't work"

Question 4 - Do you support car sharing schemes as measures to decrease vehicle ownership and the potential impacts of decreasing parking rates for sites within walking distance of Epping station?

There were 51 votes for yes

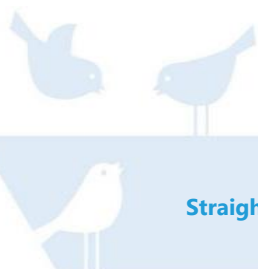
Key reasons why:

- Car sharing schemes are a great idea which could be investigated further through a trial period
- This has the potential to reduce car ownership and thereby traffic which is good for the environment as well
- The initiative seems to be more convenient for young residents than the older population
- It is important to have different options with regards to transportation. Consider bike and scooter sharing
- Car sharing could be mandatory for residents in new developments imposed by the developer.

"Good initiative to encourage people to not own a car"

"Only a solution for certain groups"

"GoGet pods should be inside new developments"



There were 14 votes for no

Key reasons why:

- Epping is not the right place to implement car sharing and the initiative is not likely to significantly reduce vehicle ownership
- Car sharing is not very convenient, people need a personal car
- Council should focus on improving public transport instead.

“Car is a necessity”

“Concept likely to work more in inner-city area rather than an area like Epping”

Question 5 - Is there a suitable site for which Council should lobby the State Government to have a commuter parking station provided near Epping Station?

The following table lists the suggested uses in order of popularity with comments regarding the suggestions as bullet points. Colloquial names of sites are in brackets. These suggestions were made by participants who supported Council’s proposal to implement a commuter parking station.

Participants were encouraged to explain the reasons behind their votes. Key points are listed below the table.

Suggestion	Votes	Comments
240-244 Beecroft Road (Sydney Metro depot site)	17	<ul style="list-style-type: none"> • Location close to the station • Underground parking with open space on top
51A-51B Rawson Street (Council car park next to Coles)	10	<ul style="list-style-type: none"> • Underground parking with open space on top • 10 to 20-storeys upwards or downwards
725 Blaxland Road (Epping bowling club site/Forest Park Planning Proposal)	8	<ul style="list-style-type: none"> • Accessible • Underground parking
Epping Station, Beecroft Road	7	<ul style="list-style-type: none"> • Above station or above rail line • Car park on both sides of station
Chambers Court (next to Epping Library)	5	<ul style="list-style-type: none"> • Underground parking • Redevelop library while implementing car park
53 Rawson Street (Coles)	2	<ul style="list-style-type: none"> • Underground parking under Coles
Pembroke Street Reserve	2	
High Street (near Bridge Street)	2	<ul style="list-style-type: none"> • Rail land along street • 10-storey carpark
Boronia Park	1	<ul style="list-style-type: none"> • Underground parking

240-242 Carlingford Road (site opposite Carlingford Court)	1	
27-33 Pembroke Street (near Epping Primary School)	1	<ul style="list-style-type: none"> • Car park close to Epping Primary School
Epping Oval Athletic Track (NB: This is not within City of Parramatta Council Local Government Area)	1	

Key comments for supportive votes:

- There should be two commuter parking stations in Epping, one on both the eastern and western side of the rail line
- There needs to be shuttle buses from this parking station to the Town Centre – the transport system generally needs to be better integrated to allow for smoother changes in mode of transportation
- The commuter parking station should be mixed-use, offering commercial floorspace for e.g. offices and Coles Express so commuters are catered for
- A location close to the station would be good.

"Depot site on Beecroft Road"

"Coles car park – suitable site"

"Needs to be something on both sides of railways line"

"Yes, mixed-use – carpark, Coles Express, offices"

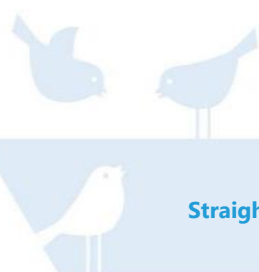
Key comments for opposing votes:

- A better solution would be to implement frequent shuttle buses around the whole of Epping to discourage car use – focus needs to be on getting people to use other modes of transportation than a car
- There are no feasible locations in the Town Centre so a possible commuter car parking station should be placed outside of the CBD
- Local needs for parking should be prioritised over commuters'
- Existing car park sites should be fully utilised by adding parking on top or underground.

"We're trying to reduce cars; reduce car parks"

"Encourage more people to park elsewhere and shuttle"

"Totally oppose it – don't want to open up at all"



Question 6 - Do you think Council should employ crossing attendants during peak conflict periods at the Rawson Street pedestrian crossing to manage the flow of pedestrians and vehicles to best manage congestion in Rawson Street?

There were 21 votes for yes

Key reasons why:

- Crossing attendants could be a temporary solution – use these for a trial period and measure the results
- Setting up traffic lights might be a better option than employing crossing attendants
- An alternative solution could be an overhead pedestrian bridge or tunnel
- People should be prioritised over vehicles so Rawson Street should be a car free zone.

"Crossing attendant is a good idea in interim"

"Turn Rawson Street into pedestrian mall (e.g. Pitt Street)"

There were 44 votes for no

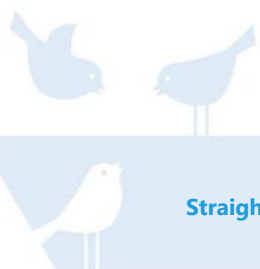
Key reasons why:

- Traffic lights should be applied instead of crossing attendants – these could be showing a countdown timer and have a sensor so they are not holding up traffic without a reason
- Instead of crossing attendants an overhead accessible pedestrian bridge or tunnel should be constructed, which could also link to Carlingford Road and Beecroft Road connecting the key community and commercial hubs in Epping
- Council should close off Rawson Street for all traffic and make it for pedestrians only
- Employing crossing attendants is too dangerous, expensive and unfeasible long-term.

"Traffic light with sensor and appropriately timed is better option"

"Could be bridge or underground for pedestrians linked with adjacent retail development like in many Asian cities or London"

"Pedestrianise the street (at least in the middle)"



4.5. The Chinese Workshop

The Chinese workshop was well attended with over 39 participants taking part in the session. There were five tables for group work and group discussions and five Council representatives acting as table scribes and answering questions from participants. Information from three of the technical studies were presented to the group, after which there was an opportunity for each table to discuss key consultation questions. Mandarin and Cantonese interpreters were provided for those who needed them.



Image 12. Chinese workshop participants

4.5.1. The Chinese workshop at a glance

- 👉 Most participants were not satisfied with the community facilities in Epping. There were a number of issues around maintenance and access which made the facilities hard to use
- 👉 Most participants said that Epping needs a civic focal point
- 👉 Participants also agreed that the Epping Town Centre needs to be a business and employment hub in the future
- 👉 There were requests for more and greater variety of shops in the town centre
- 👉 Most participants preferred using a mixed-use development model to increase commercial floorspace in the area
- 👉 There was an even distribution of participants who were affected by a HCA and those who were not affected by HCA planning rules. Few people knew about the technical study or its recommendations
- 👉 Residents generally wanted more information and to be contacted more frequently about changes

The Social Infrastructure Study

Question 1 – What is your experience of Council-owned facilities in Epping? Has it been good or bad?

There were 9 votes for good.

Key reasons why:

- The Epping Library was a good resource
- Dence Park is good and in a central area
- Epping Community Centre is good
- Boronia Park is good. Convenient location, good quality and new with its upgrades
- Forest Grove is good for dog walking.

There were 14 votes for bad.

Key reasons why:

- The Epping Library is small, congested and noisy. It is too crowded and needs to be bigger with more parking available
- School of Arts building needs to be upgraded
- The Creative Centre is not easy to access but public transport
- There are not enough youth facilities
- The pool is too old and needs to be upgraded. It is very cold and unusable during winter
- There needs to be better long-term planning for more facilities with better access for future resident numbers
- There should be a dedicated activity space that caters specifically to the Chinese community like the Ultimo Community Centre.

Question 2 – What is your experience of open-space (sports fields and recreation parks) in Epping?

There were 2 votes for good.

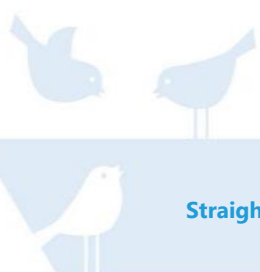
Key reasons why:

- Boronia Park is a nice, open space with beautiful landscaping
- Forest Grove Park is generally very good.

There were 8 votes for bad.

Key reasons why:

- Dence Park is under-utilised and should have basketball courts
- Forest Park needs more paths and should be upgraded with more play equipment



- Mobbs Lane has too many buildings and has lost green space. There should also be real grass and not artificial grass
- Boronia Park has a lot of space that is not used and there should be more exercise equipment
- David Scott Reserve only has three courts which is not enough capacity making it difficult to book tennis courts.

Other comments:

- A number of participants had little to no experience of the use of parks and facilities in the area
- Developers should not be allowed to take over any of the local parks
- There should be an outdoor skate park for youth
- There should be more parks and more trees.

Question 3 – What is your experience of aquatic and indoor recreational facilities?

There was 1 vote for good.

Key reasons why:

- The YMCA is good to have. The kids use it and it is heated.

There were 11 votes for bad.

Key reasons why:

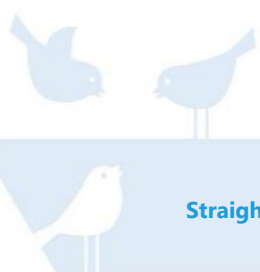
- Dence Park pool should be open all year and should be heated. The pool should aim for the same standard as the Ryde Aquatic Centre. Lighting and general access needs to be improved as most people go to Macquarie for better facilities
- Don't sell the Aquatic Centre
- YMCA is very old and run down. It needs to be better maintained. At the moment, it is quite expensive for parents and should be more affordable.

Question 4 – Do you think that Epping needs a civic focal point?

There were 13 votes for yes.

Comments:

- Rawson Street is a good location to meet the needs of increasing the population. It is close to other facilities, shops and is safe
- The Epping Library is good if there is enough space for parking. There should also be improved facilities for seniors at this site
- Having two focal points is a good idea if it can incorporate both sides of Epping.



Alternative suggestions:

- A single facility over the Epping train station
- The Epping Bowling Club, acquired and turned into a community facility.

The Commercial Floorspace Study

Question 5 – How important is it that the Epping Town Centre be a business and employment hub in the future?

There were 13 indications of important.

Key reasons why:

- There needs to be more commercial outlets to service the needs of growing resident numbers
- Residents should be able to work where they live
- Money going into infrastructure is useless unless people can work in the local area
- There should be opportunities similar to Macquarie Park
- There needs to be more incentives for people to use and want commercial spaces in the town centre.

There were 6 indications of not important.

Key reasons why:

- Some residents would still rather go outside of Epping and keep Epping manageable – not another CBD
- Not sure whether there will be enough demand for increasing the amount of commercial space given Epping is so close to Macquarie Park
- There should to be better parking options first.

Question 6 – Do you think that the Epping Town Centre should increase the amount of space available for Commercial and Business use?

There were 10 votes for yes.

Key reasons why:

- This will mean there are more jobs available for locals
- Transport connections will be better utilised
- There needs to be a greater range of retail services, restaurants, fresh food and a supermarket as some options
- Council should implement controls which require a minimum provision of retail and commercial floor space.

There were zero votes for no.

Question 7 – What do you think about the following three options to increase commercial floorspace?

1. Standalone Commercial

Comments:

- The number of sites that use this should be limited to avoid another CBD
- Developers may not be interested without residential allocation
- There is no variety in land use if it is only commercial
- Why is this an option when most offices are empty and seem to have high vacancy rates
- Council could work with developers to have additional employment spaces with no added density.

2. Mixed-use development

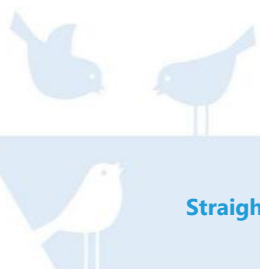
Comments:

- This is a good option and would mix well with resident use
- Good for pedestrians
- Could bring in additional people to the town centre during the day and the night
- It is favourable that developers provide increased commercial floorspace in addition to residential needs.

3. Developing government-owned sites

Comments:

- Any redevelopment of government land should not be tower development
- There should be consideration of developing the railway site
- The idea is viable and should be considered
- Council-owned sites should be used purely for the community.



The Heritage Study

Question 8 – Are there any participants who are in HCA notated areas? Are they aware of proposed changes to their HCA area?

There were 10 votes for yes.

What is known about HCAs, key points:

- Some options provide more equality, particularly for those who have high density around them
- The Essex Street plans should include an option to remove the HCAs. Essex Street is already too dense to consider options 3, 4 or 5
- There needs to be more consistency between having one or four storey buildings. The report does not treat people equally
- The technical consultant report did not consider the existing DAs
- Chester Street recommendations were not known.

There were 11 votes for no.

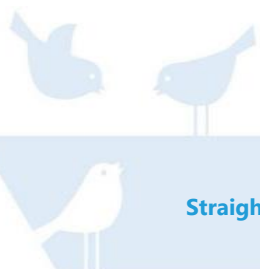
What is known about HCAs, key points:

- Not much was known before it was explained at this workshop.

Question 9 – Are there any other comments about how Council needs to inform residents in the future about heritage planning?

Key comments:

- The community and affected residents need to be informed of changes at the very first instance
- Council needs more consultation with the community. More workshops and more consistent engagement
- The people of Epping need to govern Epping's future
- There needs to be better planning to make information accessible over different languages and for new residents
- There needs to be clearer information about the value of having so many conservation areas in Epping.



4.6. The Korean Workshop

The Korean workshop was well attended with over 30 participants taking part in the session. There were four tables for group work and group discussions and four Council representatives acting as table scribes and to answer questions. Jaewon Kang also attended the workshop as a representative of Business Connect, associated with the Community Migrant Resource Centre (CMRS), to officially welcome the Korean community and provide information regarding local business partnership opportunities to those residents who were interested. There were a number of group discussions which reflected the key consultation questions in each of the four technical studies in the Discussion Paper.



Image 13. Korean workshop participants

4.6.1. The Korean workshop at a glance

- 👉 A majority of participants said their experience with community facilities tended to be bad. Maintenance and parking issues were frequently mentioned
- 👉 An overwhelming majority said that Epping need a civic focal point
- 👉 All participants indicated that it is important for the Epping Town Centre to be a business and employment hub. They also all agreed that more space needs to be made available for commercial and business uses
- 👉 Most participants do not live in heritage conservation areas and have limited knowledge of specific requirements around heritage planning
- 👉 Traffic and congestion was a major issue. Poor public transport services and narrow roads were frequently mentioned as items to consider upgrading to manage the problem.

The Social Infrastructure Study

Question 1 – What is your experience of public facilities in Epping? Has it been good or bad?

There were 9 votes for good.

Key reasons why:

- The Epping Library is said to have good technology and access to computers and in a good location
- Boronia Park is well liked. Great atmosphere and location, close to the shops with good playground and toilets. It is also good for Tai Chi and track walking.

There were 11 votes for bad.

Key reasons why:

- Dence Park is not up to standard. Access is difficult, facilities need to be maintained better, including the child pool, showering and the pool should be indoors so it can be used in winter
- Epping Library could be improved by having: longer hours on the weekend, better parking, better heating and generally maintaining the building
- Parking around community facilities is seen as generally bad with un-metered parking is too far away
- YMCA needs to upgrade the facilities and is seen as expensive and complicated to join
- Boronia Park needs: more street lights for night time, repaired sporting equipment and better footpaths.

Question 2 – Do you think that Epping needs a civic focal point?

There were 16 votes for yes.

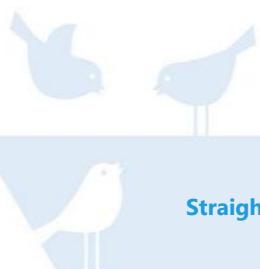
Key reasons why:

- To be attractive to a broad range of users. Including families, older and younger people
- To act as a meeting place with access to events, festivals, shops and services
- To have a well-serviced area with parking, increased opening hours and somewhere close to other community facilities.

There were 4 votes for no.

Key reasons why:

- This is not as important as other issues that need to be fixed, like traffic and parking.



The Commercial Floorspace Study

Question 3 – How important is it that the Epping Town Centre be a business and employment hub?

There were 12 votes indicating that it was important.

Key reasons why:

- To have a local shopping alternative to Carlingford and Macquarie Park. Something convenient and vibrant for local residents
- Council is expecting a large rise in the Epping population and these new residents need to have access to jobs and local services
- Epping needs to be more attractive to both residents and commuters
- Currently Epping is dead.

There were zero votes for no.

Question 4 – Do you think that the Epping Town Centre should increase the amount of space available for commercial and business use?

There were 18 votes for yes.

Key reasons why:

- There is a current lack of retail, professional services and small shops
- There needs to be a broader offering in Epping outside of being a transport hub
- Money should be spent in Epping and not moving to Carlingford or Macquarie
- Jobs and businesses need to keep up with residential development
- There could be better utilised space above the train station to create a commercial hub which connects the two sides of Epping.

There were zero votes for no.

The Heritage Study

Question 5a – Are there any participants who are in HCA notated areas? Are they aware of proposed changes to their HCA area?

There were 3 votes for yes.

What is known about HCAs:

- Uncertainty about how Council will proceed
- The HCA should be removed
- The HCAs ignore quality of life and have limited value overall
- Unclear about whether the new councillors will change the rules again.

Question 5b – Are there any participants who are in HCA notated areas? What do they know about HCAs?

There were 18 votes for no.

What is known about HCAs:

- There is a general understanding of interface options and HCA issues
- There are some effects to privacy for HCA residents
- There needs to be more consistency with zoning rules.

The Traffic Study

Question 6a – Do you use a car or public transport, or both?

There were 21 indications for car use and 22 indications for public transport use.

Question 6b – Do you think Council should change their parking rates to encourage more people to use public transport?

There were 3 votes for yes.

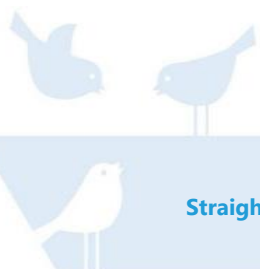
Reasons why:

- Things should be moving in the same direction as the way Melbourne works
- If there is better shopping and facilities in Epping more people will start to travel to the area.

There were 7 votes for no.

Reasons why:

- This simply causes more traffic congestions
- Public transport services need to improve first
- There are not enough buses
- People should not be inconvenienced in this way
- There are other solutions that should be considered first like: widening the bridge, better traffic light management, decrease toll fees so people use alternative routes, widen the roads and add extra lanes
- Consider a shuttle bus for better access to the train station.



APPENDIX A WORKSHOP RUNSHEETS



WORKSHOP RUNSHEET

Project:	Epping Town Centre Phase 2				
Workshop:	Social Infrastructure and Commercial Floorspace Workshop				
Details:					
Date:	Monday 3 July 2017	Time:	6-8 pm	Duration:	2 hours
Venue:	St Alban's Anglican Church 3 Pembroke St Epping NSW 2121	Team Members:	Lucy Cole-Edelstein, Director, Straight Talk (ST) Jessica Stapleton, Straight Talk (ST) Rob Cologna, City of Parramatta Council		

Workshop purpose	<ul style="list-style-type: none"> • To introduce the Epping Planning Review and the discussion paper • To present the findings specific to two studies - Social Infrastructure and Commercial Floorspace • To allow participants an opportunity to ask questions about different aspects of the discussion paper • To collect feedback on the consultation questions outlined in the discussion paper • To provide information on how to address further questions and submissions to Council
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Time	Session	Activity	Content	Speaker	Equipment
4.30pm	Bump in	Prepare room and materials	Set up tables, chairs, registration desk, catering and equipment Test A/V	NA	



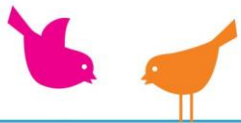
Time	Session	Activity	Content	Speaker	Equipment
5.25 pm (5 mins)	Pre-event briefing	Team meeting	Project team + facilitators/table scribes run through agenda, activities, roles and responsibilities Facilitators/table scribes will be handed a plastic envelope with all materials for the workshop	Jessica Stapleton	Run sheets, facilitator/table scribe tip sheets All materials for facilitators/scribes Name tags
5.30pm (30 mins)	Registration	Sign-in and informal welcome	Participants welcomed, signed in, name labels, directed to refreshments and tables		Sign in sheets, pens
6.00pm (15 mins)	Start and introductions	Introduction	Thank you for coming and welcome Acknowledgement of Country Overview of the project Context and significance of Epping	Lucy Cole-Edelstein	Microphone Screen Projector
6.15pm (10 mins)	Purpose and agenda	Workshop purpose	The purpose of tonight: To present findings of the review and explain each option, Council's recommended options and gather community feedback on your preferred option. We know some of you will support different options and tonight it is important that everyone has the opportunity to say what they need to say and provide feedback about the things that are important to them. I am asking you to participate in good faith, knowing that your views and those of the person next to you will be presented to Council for the new Councillors to make decisions, knowing all sides of the issue.	Lucy Cole-Edelstein	Microphone Screen Projector



Time	Session	Activity	Content	Speaker	Equipment
6.25pm (20 mins)	The exhibition period – SI Findings	Review of findings	Presentation of: <ul style="list-style-type: none"> The Epping Planning Review - Overview Social Infrastructure findings 	Rob Cologna	Microphone Screen Projector
6.45pm (10 mins)	The Social Infrastructure Study	Initial feedback	Exercise 1: Participants to discuss, at their tables, their initial thoughts on the findings of the Social Infrastructure study. <i>Refer to handouts</i> Table scribes to note ONE key point per person. <i>(Worksheet provided)</i>	Group work	Pens Worksheets
6.55pm (20 mins)	The Social Infrastructure Study	Consultation questions	Exercise 2: Participants to indicate issues they support and those they don't support <i>(Worksheet provided- tick yes or no)</i> Exercise 3: Participants to discuss answers to open ended consultation questions – table scribes to note key points <i>(Worksheet provided)</i>	Group work	Pens Worksheets
7.15pm (10 mins)	The exhibition period – CFS Findings	Review of findings	Presentation of: <ul style="list-style-type: none"> Commercial Floorspace findings 	Rob Cologna	Microphone Screen Projector
7.25pm (10 mins)	The Commercial Floorspace Study	Initial feedback	Exercise 4: Participants to discuss, at their tables, their initial thoughts on the findings of the Commercial Floorspace study. <i>Refer to handouts</i> Table scribes to note ONE key point per person. <i>(Worksheet provided)</i>	Group work	Pens Worksheets
7.35pm (20 mins)	The Commercial Floorspace Study	Consultation questions	Exercise 5: Each table to pick two questions to answer as a group from the list of consultation questions. <i>(Worksheet provided)</i>	Group work	Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
7.55pm	Wrap up and thank you	Close	Thank you for participating Feedback forms Further submission information – 'How to Submit' is included on hand outs Next steps	Lucy Cole-Edelstein	Microphone

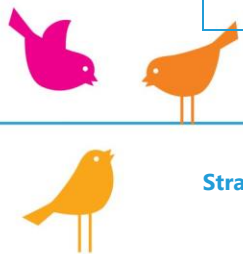


WORKSHOP RUNSHEET

Project:	Epping Town Centre Phase 2				
Workshop:	Heritage Workshop				
Details:					
Date:	Wednesday 5 July 2017	Time:	6-8 pm	Duration:	2 hours
Venue:	St Alban's Anglican Church 3 Pembroke St Epping NSW 2121	Team Members:	Nicola Wass, Straight Talk (ST) Jessica Stapleton, Straight Talk (ST) Robert Cologna, City of Parramatta Council Keira De Rosa, City Plan Heritage		

Workshop purpose	<ul style="list-style-type: none"> • To introduce the Epping Planning Review and the discussion paper • To present the findings specific to the Heritage study • To allow participants an opportunity to ask questions about different aspects of the discussion paper • To collect feedback on the consultation questions outlined in the discussion paper • To provide information on how to address further questions and submissions to Council
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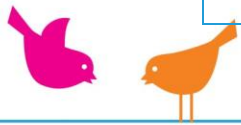
Time	Session	Activity	Content	Speaker	Equipment
4.30pm	Bump in	Prepare room and materials	Set up tables, chairs, registration desk, catering and equipment	NA	



Time	Session	Activity	Content	Speaker	Equipment
			Test A/V		
5.25 pm (5 mins)	Pre-event briefing	Team meeting	Project team + facilitators/table scribes run through agenda, activities, roles and responsibilities Facilitators/table scribes will be handed a plastic envelope with all materials for the workshop	Jessica Stapleton	Run sheets, facilitator/table scribe tip sheets All materials for facilitators/scribes Name tags
5.30pm (30 mins)	Registration	Sign-in and informal welcome	Participants welcomed, signed in, name labels, directed to refreshments and tables <i>Participants will be divided into two key sections in the room. One side will be those with a general interest in Heritage and the other side will be residents within a HCA.</i>		Sign in sheets, pens
6.00pm (5 mins)	Start and introductions	Introduction	Thank you for coming Acknowledgement of Country	Nicola Wass	NA
6.05pm (10 mins)	Official welcome	Welcome	Welcome Overview of the project Context and significance of Epping	Amanda Chadwick	NA
6.15pm (10 mins)	Purpose and agenda	Workshop purpose	The purpose of tonight: To present findings of the review and explain each option, Council's recommended options and gather community feedback on your preferred option. We know some of you will support different options and tonight it is important that everyone has the opportunity to say what they need to say and provide feedback about the things that are important to them. I am asking you to participate in good faith, knowing that your views and those of the person next to you will be presented to Council for the new	Nicola Wass	NA



Time	Session	Activity	Content	Speaker	Equipment
			Councillors to make decisions, knowing all sides of the issue.		
6.25pm (30 mins)	The exhibition period	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Epping Planning Review - Overview • Heritage findings • Questions for Rob or the consultants 	Rob Cologna Kerime Danis	NA
6.55pm	Consultation questions		Each general interest table to answer all 4 consultation questions Each HCA specific table to answer questions which relate to their HCA are first. All other consultation questions will be made available and will be optional to answer. Table scribes to rotate every	Group work	Pens Worksheets
	Consultation questions		At your tables, identify which of the options relating to their precinct; or if at a general heritage table, all those options you agree with. Table facilitator will take notes of: Exercise 3 (Rockleigh Park): Which options are supported and why and which options are not supported and why <i>(Worksheets provided)</i> Exercise 4: Please try to explain what you think will happen if each option is pursued.	Group work	Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
	Consultation questions		<p>At your tables, identify which of the options relating to their precinct; or if at a general heritage table, all those options you agree with.</p> <p>Table facilitator will take notes of:</p> <p>Exercise 5 (Zoning Options): Which options are supported and why and which options are not supported and why <i>(Worksheets provided)</i></p> <p>Exercise 6: Please try to explain what you think will happen if each option is pursued.</p>	Group work	Pens Worksheets
					Templates with options and space for 'why this option won't work'
7.55pm	Wrap up and thank you	Close	<p>Thank you for participating</p> <p>Feedback forms</p> <p>Further submission information – 'How to Submit' is included on hand outs</p> <p>Next steps</p>	Nicola Wass	Microphone



WORKSHOP RUNSHEET

Project:	Epping Town Centre Phase 2				
Workshop:	Traffic and Land Use Workshop				
Details:					
Date:	Wednesday 12 July 2017	Time:	6-8 pm	Duration:	2 hours
Venue:	St Alban's Anglican Church 3 Pembroke St Epping NSW 2121	Team Members:	Lucy Cole-Edelstein, Director, Straight Talk (ST) Jessica Stapleton, ST Kate Kernaghan, RMS Rob Cologna, City of Parramatta Council Lily Wang, City of Parramatta Council Jacky Wilkes, City of Parramatta Council Kevin Kuo, City of Parramatta Council		

Workshop purpose	<ul style="list-style-type: none"> • To introduce the Epping Planning Review and the discussion paper • To present the findings specific the Traffic and Land Use study • To allow participants an opportunity to ask questions about different aspects of the discussion paper • To collect feedback on the consultation questions outlined in the discussion paper • To provide information on how to address further questions and submissions to Council
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Time	Session	Activity	Content	Speaker	Equipment
4.30pm	Bump in	Prepare room and materials	Set up tables, chairs, registration desk, catering and equipment Test A/V	NA	
5.25 pm (5 mins)	Pre-event briefing	Team meeting	Project team + facilitators/table scribes run through agenda, activities, roles and responsibilities Facilitators/table scribes will be handed a plastic envelope with all materials for the workshop	Jessica Stapleton	Run sheets, facilitator/table scribe tip sheets All materials for facilitators/scribes
5.30pm (30 mins)	Registration	Sign-in and informal welcome	Participants welcomed, signed in, name labels, directed to refreshments and tables		Sign in sheets, pens
6.00pm (5 mins)	Start and introductions	Introduction	Thank you for coming Acknowledgement of Country	Lucy Cole-Edelstein	Microphone Screen Projector
6.05pm (10 mins)	Official welcome	Welcome	Welcome Overview of the project Context and significance of Epping	Amanda Chadwick	Microphone Screen Projector
6.15pm (10 mins)	Purpose and agenda	Workshop purpose	The purpose of tonight: To present findings of the review and explain each option, Council's recommended options and gather community feedback on your preferred option. We know some of you will support different options and tonight it is important that everyone has the opportunity to say what they need to say and provide feedback about the things that are important to them. I am asking you to participate in good faith, knowing that your views and those of the person next to you will be presented to Council for the new Councillors to make decisions, knowing all sides of the issue.	Lucy Cole-Edelstein	Microphone Screen Projector



Time	Session	Activity	Content	Speaker	Equipment
6.25pm (5 mins)	Traffic context (General)	Traffic introduction	<ul style="list-style-type: none"> Contextual information regarding the local traffic situation in Epping Advising participants of roaming RMS representatives in the room 	Kate Kernaghan	Microphone
6.30pm (15 mins)	The exhibition period	Review of findings	Presentation of: <ul style="list-style-type: none"> The Epping Planning Review - Overview Traffic and Land Use findings 	Rob Cologna	Microphone
6.45pm (10 mins)	The Consultation Questions	Question 1 (11a)	Table scribes to discuss Council recommendations and guiding principles then tables to discuss: <ul style="list-style-type: none"> Should Council delay the processing of current and future Planning Proposals within the Epping Town Centre and surrounds until the Traffic Study is complete? <i>Yes or no and why (worksheets)</i> 	Group activity	Pens Worksheets
6.55pm (10 mins)	The Consultation Questions	Question 2 (11b)	Table scribes to discuss Council recommendations and guiding principles then tables to discuss: <ul style="list-style-type: none"> Should Council consider further reducing car parking rates as a means of reducing traffic within the Epping Town Centre and encourage public transport usage? <i>Yes or no and reasons why (worksheets)</i> 	Group activity	Pens Worksheets
7.05pm (10 mins)	The Consultation Questions	Question 3 (11d)	Table scribes to discuss Council recommendations and guiding principles then tables to discuss: <ul style="list-style-type: none"> Would you support the introduction of a Resident Parking Scheme where owners of new units would not be permitted to park on local streets as a way to discourage car ownership and manage parking on local streets? <i>Yes or no and why (worksheets)</i> 	Group activity	Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
7.15pm (10 mins)	The Consultation Questions	Question 4 (11e)	Table scribes to discuss 'Car sharing option' and guiding principles then tables to discuss: <ul style="list-style-type: none"> Do you support car sharing schemes as measures to decrease vehicle ownership and the potential impacts of decreasing parking rates for sites within walking distance of Epping Station? <i>Yes or no and why (worksheets)</i>	Group activity	Pens Worksheets
7.25pm (15 mins)	The Consultation Questions	Question 5 (11c)	Table scribes to discuss Council recommendations and guiding principles then tables to discuss: <ul style="list-style-type: none"> Is there a suitable site for which Council should lobby the State Government to have a commuter parking station provided near Epping Station? <i>Tables to indicate on a map which sites are suitable</i> <i>Table scribes to note why sites are recommended</i>	Group activity	Pens Worksheets
7.40pm (10 mins)	The Consultation Questions	Question 6 (11f)	Tables to discuss: <ul style="list-style-type: none"> Do you think Council should employ crossing attendants during peak conflict periods at the Rawson Street pedestrian crossing to manage the flow of pedestrians and vehicles to best manage congestion in Rawson Street? <i>Yes or no and why (worksheets and map)</i>	Group activity	Pens Worksheets
7.50pm	Wrap up and thank you	Close	Thank you for participating Feedback forms Further submission information – 'How to Submit' is included on hand outs Next steps	Lucy Cole-Edelstein	Microphone



WORKSHOP RUNSHEET

Project:	Epping Town Centre Phase 2				
Workshop:	Chinese Workshop				
Details:					
Date:	Monday 10 July 2017	Time:	6-8 pm	Duration:	2 hours
Venue:	Epping Creative Centre 26 Stanley Rd Epping NSW 2121	Team Members:	Lucy Cole-Edelstein, Straight Talk (ST) Jessica Stapleton, ST Kevin Kuo, City of Parramatta Council Lily Wang, City of Parramatta Council Jacky Wilkes, City of Parramatta Council		

Workshop purpose	<ul style="list-style-type: none"> • To introduce the Epping Planning Review and the discussion paper • To understand community members views on the topics featured in the discussion paper • To allow participants an opportunity to ask questions about different aspects of the discussion paper • To collect feedback on the discussion paper • To provide information on how to address further questions and submissions to Council
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Time	Session	Activity	Content	Speaker	Equipment
4.30pm	Bump in	Prepare room and materials	Set up tables, chairs, registration desk, catering and equipment Test A/V	NA	
5.25 pm (5 mins)	Pre-event briefing	Team meeting	Project team + facilitators/table scribes run through agenda, activities, roles and responsibilities Facilitators/table scribes will be handed a plastic envelope with all materials for the workshop	Jessica Stapleton	Run sheets, facilitator/table scribe tip sheets All materials for facilitators/scribes Name tags
5.30pm (30 mins)	Registration	Sign-in and informal welcome	Participants welcomed, signed in, name labels, directed to refreshments and tables		Sign in sheets, pens
6.00pm (5 mins)	Start and introductions	Introduction	Thank you for coming Housekeeping: Catering has been provided, interpreter services for those need help, toilets, mobile phones off	Lucy Cole-Edelstein	Microphone
6.05pm (5 mins)	Official welcome	Welcome	Welcome Thank you for taking part in this workshop on behalf of the City of Parramatta Council. Council is undertaking important consultation with the Epping community to understand what residents think about the future planning of the Epping Town Centre. Your feedback is important to inform Council what the priorities are for the community.	Official speaker	Microphone
6.10pm (10 mins)	Purpose and agenda	Workshop purpose and introduction	In May 2016, Epping became a full ward of the City of Parramatta Council. Council has recently started undertaking studies to plan for the future development of the Epping Town Centre. There have been recent building developments, new transport projects like the	Lucy Cole-Edelstein	Microphone



Time	Session	Activity	Content	Speaker	Equipment
			<p>North-West Metro which are changing the way the town centre functions. It is important to get firsthand information about how Epping residents walk, drive, visit and work in Epping so that transport, retail and facilities can be matched to how people are using them.</p> <p>Council has hired four separate consultants to conduct four technical studies on different aspects of how the town centre works. These studies focus on: Heritage, Social Infrastructure, Commercial Floorspace and Traffic and Land Use.</p> <p>This workshop has been organised to get your feedback on each of the four technical studies.</p> <p>Your input will be recorded and will form part of a community consultation report. This report will be given to Council as anonymous feedback and provide them with the information they need to develop plans for the Epping Town Centre's future. The aim is to provide Epping residents with the highest possible quality of life.</p>		
6.20pm (15 mins)	The exhibition period	Overview	<p>Presentation of:</p> <ul style="list-style-type: none"> The Epping Planning Review - Overview 	Kevin Kuo	Microphone
6.35pm (10 mins)	The Social Infrastructure Study	Review of findings	<p>Presentation of:</p> <ul style="list-style-type: none"> The Social Infrastructure findings 	Kevin Kuo	Microphone
6.45pm (10mins)	Social Infrastructure discussion	Group questions	<p>Tables to discuss: (Exercises 1-4)</p> <ul style="list-style-type: none"> Exercise 1: What is your experience of council-owned facilities in Epping? Is it good or bad and why. <i>Show list</i> 	Group work	Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
			<ul style="list-style-type: none"> • Exercise 2: What is your experience of open space – sports fields and recreation parks? Good or bad and why. <i>Show map</i> • Exercise 3: What is your experience of the aquatic and indoor recreational facilities? Good or bad and why. <i>Show list</i> • Exercise 4: Do you think that Epping needs a civic focal point? <i>Council has recommended the Rawson Street Car Park site. The alternatives are the Epping Library site or having two focal points. Show map</i> 		
6.55pm (10mins)	The Commercial Floorspace study	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Commercial Floorspace findings 	Kevin Kuo	Microphone
7.05pm (10mins)	Commercial Floorspace discussion	Group questions	Tables to discuss: (Exercises 5-7) <ul style="list-style-type: none"> • Exercise 5: How important is it that Epping Town Centre be a business and employment hub in the future? <i>Important or not important and why.</i> • Exercise 6: Do you think that Epping Town Centre should increase the amount of space available for commercial and business use? <i>Yes or no and why</i> • Exercise 7: What do you think about the following three options to increase commercial floorspace? <i>Standalone commercial vs mixed-use vs developing government owned sites</i> 		Pens Worksheets
7.15pm (10mins)	The Heritage Study	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Heritage findings 	Kevin Kuo	Microphone
7.25pm (10mins)	Heritage discussion	Group questions	Tables to discuss: (Exercises 8-9) <ul style="list-style-type: none"> • Exercise 8: Are there any participants who live in HCA notated areas? 		Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
			<ul style="list-style-type: none"> • IF YES, do these participants know about the proposed changes to their HCA areas? What are their thoughts • FOR EVERYONE ELSE, what do you understand about HCAs in Epping? • Exercise 9: Are there any comments about how Council needs to inform residents in the future about heritage planning? 		
7.35pm (10mins)	The Traffic Study	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Traffic findings 	Kevin Kuo	Microphone
7.45pm (10mins)	Traffic discussion	Group questions	Tables to discuss: (Exercises 10-12) <ul style="list-style-type: none"> • Exercise 10: Do you use a car or public transport, or both? • Do you think Council should change their parking rates to encourage more people to use public transport? • Exercise 11: Is there a suitable site near Epping train station to have a commuter parking station? <i>Show mmap</i> • Exercise 12: What do you think of car sharing schemes to decrease vehicle ownership and use? 		Pens Worksheets
7.55pm	Wrap up and thank you	Close	Thank you for participating Feedback forms Further submission information – ‘How to Submit’ is included on hand outs Next steps	Lucy Cole-Edelstein	Microphone



WORKSHOP RUNSHEET

Project:	Epping Town Centre Phase 2				
Workshop:	Korean Workshop				
Details:					
Date:	Monday 17 July 2017	Time:	6-8 pm	Duration:	2 hours
Venue:	Epping Creative Centre 26 Stanley Rd Epping NSW 2121	Team Members:	Jessica Stapleton, Straight Talk (ST) Kevin Kuo, City of Parramatta Council Lily Wang, City of Parramatta Council Jacky Wilkes, City of Parramatta Council Dr Jae Won Kang, Business Connect		

Workshop purpose	<ul style="list-style-type: none"> • To introduce the Epping Planning Review and the discussion paper • To understand community members views on the topics featured in the discussion paper • To allow participants an opportunity to ask questions about different aspects of the discussion paper • To collect feedback on the discussion paper • To provide information on how to address further questions and submissions to Council • To discuss how Korean community members can be involved in future engagement and or business collaboration opportunities
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Time	Session	Activity	Content	Speaker	Equipment
4.30pm	Bump in	Prepare room and materials	Set up tables, chairs, registration desk, catering and equipment Test A/V	NA	
5.25 pm (5 mins)	Pre-event briefing	Team meeting	Project team + facilitators/table scribes run through agenda, activities, roles and responsibilities Facilitators/table scribes will be handed a plastic envelope with all materials for the workshop	Jessica Stapleton	Run sheets, facilitator/table scribe tip sheets All materials for facilitators/scribes Name tags
5.30pm (30 mins)	Registration	Sign-in and informal welcome	Participants welcomed, signed in, name labels, directed to refreshments and tables		Sign in sheets, pens
6.00pm (5 mins)	Start and introductions	Introduction	Thank you for coming Housekeeping: Catering has been provided, interpreter services for those need help, toilets, mobile phones off	Jessica Stapleton	Microphone
6.05pm (10 mins)	Official welcome	Welcome	Welcome Thank you for taking part in this workshop on behalf of the City of Parramatta Council. Council is undertaking important consultation with the Epping community to understand what residents think about the future planning of the Epping Town Centre. Your feedback is important to inform Council what the priorities are for the community.	Jae Won Kang	Microphone
6.15pm (5 mins)	Purpose and agenda	Workshop purpose and introduction	In May 2016, Epping became a full ward of the City of Parramatta Council. Council has recently started undertaking studies to plan for the future development of the Epping Town Centre. There have been recent building developments, new transport projects like the	Jessica Stapleton	Microphone



Time	Session	Activity	Content	Speaker	Equipment
			<p>North-West Metro which are changing the way the town centre functions. It is important to get firsthand information about how Epping residents walk, drive, visit and work in Epping so that transport, retail and facilities can be matched to how people are using them.</p> <p>Council has hired four separate consultants to conduct four technical studies on different aspects of how the town centre works. These studies focus on: Heritage, Social Infrastructure, Commercial Floorspace and Traffic and Land Use.</p> <p>This workshop has been organised to get your feedback on each of the four technical studies.</p> <p>Your input will be recorded and will form part of a community consultation report. This report will be given to Council as anonymous feedback and provide them with the information they need to develop plans for the Epping Town Centre's future. The aim is to provide Epping residents with the highest possible quality of life.</p>		
6.20pm (15 mins)	The exhibition period	Overview	<p>Presentation of:</p> <ul style="list-style-type: none"> The Epping Planning Review - Overview 	Kevin Kuo	Microphone
6.35pm (10 mins)	The Social Infrastructure Study	Review of findings	<p>Presentation of:</p> <ul style="list-style-type: none"> The Social Infrastructure findings 	Kevin Kuo	Microphone
6.45pm (10mins)	Social Infrastructure discussion	Group questions	<p>Tables to discuss: (Exercises 1-2)</p> <ul style="list-style-type: none"> Exercise 1: What is your experience of public facilities in Epping? Is it good or bad and why. <i>Show list of all council-owned, open space and indoor facilities – Have maps available</i> 	Group work	Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
			<ul style="list-style-type: none"> • Exercise 2: Do you think that Epping needs a civic focal point? <i>Council has recommended the Rawson Street Car Park site. The alternatives are the Epping Library site or having two focal points. Show map.</i> 		
6.55pm (10mins)	The Commercial Floorspace study	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Commercial Floorspace findings 	Kevin Kuo	Microphone
7.05pm (10mins)	Commercial Floorspace discussion	Group questions	Tables to discuss: (Exercises 3-4) <ul style="list-style-type: none"> • Exercise 3: How important is it that Epping Town Centre be a business and employment hub in the future? <i>Important or not important and why.</i> • Exercise 4: Do you think that Epping Town Centre should increase the amount of space available for commercial and business use? <i>Yes or no and why</i> 		Pens Worksheets
7.15pm (10mins)	The Heritage Study	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Heritage findings 	Kevin Kuo	Microphone
7.25pm (10mins)	Heritage discussion	Group questions	Tables to discuss: (Exercises 5) <ul style="list-style-type: none"> • Exercise 5: Are there any participants who live in HCA notated areas? • IF YES, do these participants know about the proposed changes to their HCA areas? What are their thoughts • FOR EVERYONE ELSE, what do you understand about HCAs in Epping? 		Pens Worksheets
7.35pm (10mins)	The Traffic Study	Review of findings	Presentation of: <ul style="list-style-type: none"> • The Traffic findings 	Kevin Kuo	Microphone
7.45pm (10mins)	Traffic discussion	Group questions	Tables to discuss: (Exercises 6-7) <ul style="list-style-type: none"> • Exercise 6: Do you use a car or public transport, or both? 		Pens Worksheets



Time	Session	Activity	Content	Speaker	Equipment
			<ul style="list-style-type: none"> Do you think Council should change their parking rates to encourage more people to use public transport? Exercise 7: Is there a suitable site near Epping train station to have a commuter parking station? <i>Show map</i> 		
7.55pm	Wrap up and thank you	Close	<p>Thank you for participating</p> <p>Feedback forms</p> <p>Further submission information – ‘How to Submit’ is included on hand outs</p> <p>Next steps</p>	Jessica Stapleton	Microphone



