



FUTURE DIRECTIONS PAPER

May 2020

**EPP
ING**
CENTRAL
STRUCTURE PLAN
REVIEW



ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

The City of Whittlesea recognises the rich Aboriginal heritage of this country and acknowledges the Wurundjeri Willum Clan as the traditional owners of this place.

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This Future Directions Paper provides an overall summary of work undertaken by Council to enable the community to provide feedback on proposed directions before Council commences preparation of a reviewed Structure Plan for Epping Central.

PART 1

Part 1 provides an overview of what has been happening in Epping Central since the finalisation of the existing Structure Plan document in 2011. This Part provides a brief summary of the analysis of the Epping Central Structure Plan, including an overview of previous community consultation outcomes.

PART 2

Part 2 of this document puts forward potential directions for the entire Epping Central Structure Plan area and specific precincts which are open for community and key stakeholder feedback. These potential directions will shape the approach and outcomes of the refreshed Structure Plan document.

This document will be used as a basis for more detailed and targeted discussions with key stakeholders and the community.

Once this targeted consultation process has been completed, the key directions will be refined and confirmed, and will be incorporated into the refreshed Structure Plan.

STRUCTURE PLAN REVIEW



PART 1

A REFRESHED STRUCTURE PLAN



WHY DO WE NEED A NEW STRUCTURE PLAN?

Council continually assesses and reviews existing Structure Plans to ensure each plan respond to changes in the economy, transportation, planning, urban design and the community more broadly. The review of Epping Central Structure Plan will ensure that Epping Central continues to grow as a liveable, diverse and thriving Activity Centre.

This Directions Paper has been developed to engage with the community and key stakeholders on potential directions for Epping Central. It presents potential directions for the activity centre to help achieve a cohesive vision, underpinned by strong urban design and planning principles.

Community and key stakeholder feedback on this Directions Paper will be used to inform the refreshed Epping Central Structure Plan and identify further work required to reach the vision for the Activity Centre.

Community and key stakeholders will have the opportunity to provide comment on the draft refreshed Epping Central Structure Plan in early – mid 2021.

REGIONAL CONTEXT PLAN



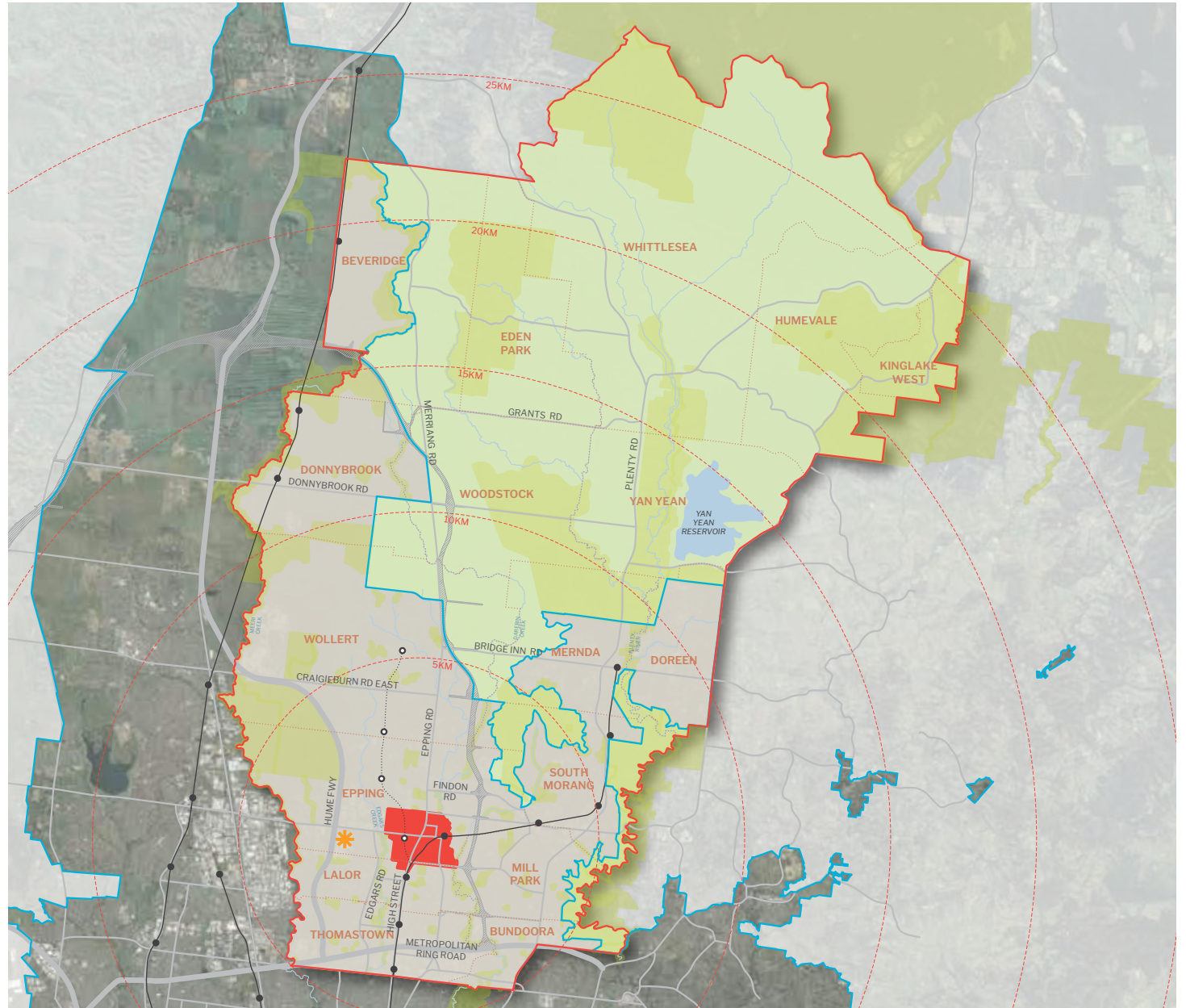
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FIGURE 1
EPPING CENTRAL REVIEW

PATCH. DESIGN+PLAN

- WHITTLESEA LGA BOUNDARY
- EPPING CENTRAL URBAN GROWTH BOUNDARY
- URBAN LAND
- NON-URBAN LAND
- KEY OPEN SPACE
- RIVERS & CREEKS
- RESERVOIR
- EG/OMR CORRIDOR
- ROAD NETWORK
- EXISTING RAIL NETWORK
- PROPOSED RAIL NETWORK
- EXISTING STATION
- PROPOSED STATION
- MELBOURNE MARKETS



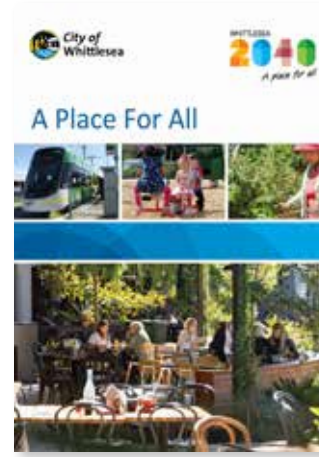
POLICY CONTEXT

There are a number of local and state policies and strategies which are relevant to the review of the Structure Plan.



PLAN MELBOURNE 2017-2050

This document is the metropolitan planning strategy for Melbourne. The strategy identified Epping as a Metropolitan Activity Centre and the Northern Hospital as a Health Precinct.



WHITTLESEA 2040

Whittlesea 2040 is the primary guiding document for the City of Whittlesea and identifies the vision and goals to which all plans including the Epping Central Structure Plan must implement.

The vision of this document is that in 2040, the City of Whittlesea will be 'A place for all'.

The plan identified four priorities:



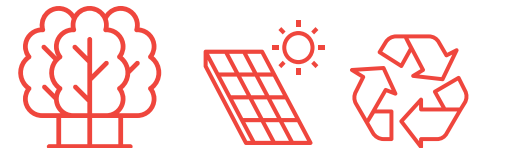
CONNECTED COMMUNITY



LIVEABLE NEIGHBOURHOODS



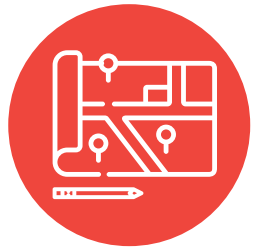
STRONG LOCAL ECONOMY



SUSTAINABLE ENVIRONMENT

**THE REVIEW OF THE EPPING CENTRAL STRUCTURE PLAN
SEEKS TO ALIGN THE STRUCTURE PLAN WITH THE GOALS
OF WHITTLESEA 2040 TO DELIVER:**

LIVEABLE NEIGHBORHOODS GOAL 2:



**WELL-DESIGNED
NEIGHBOURHOODS
AND VIBRANT
TOWN CENTRES**

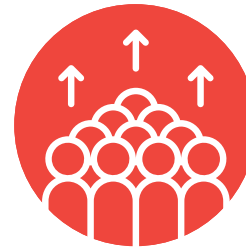


**HOUSING FOR
DIVERSE NEEDS**



**SMART,
CONNECTED
TRANSPORT
NETWORK**

STRONG LOCAL ECONOMY GOAL 3:



**INCREASED
LOCAL
EMPLOYMENT**



**EDUCATION
OPPORTUNITIES
FOR ALL**



**SUCCESSFUL,
INNOVATIVE
LOCAL BUSINESS**

OTHER RELEVANT COUNCIL STRATEGIES INCLUDE:

Whittlesea
Economic
Development
Strategy, 2017

Whittlesea Open
Space
Strategy, 2016

Whittlesea
Housing
Diversity
Strategy,
2013-2033

Whittlesea
Social and
Affordable
Housing
Strategy

Environmental
Sustainability
Strategy,
2012-2022

Whittlesea
Integrated
Transport
Strategy, 2011

Whittlesea
Bicycle Plan,
2016-2020

Street Tree
Management
Plan 2016,
Greening Our
Streets, 2016

Community
Safety and
Crime
Prevention
Strategy
2016-2020

WHAT IS A STRUCTURE PLAN?

The key aims of a Structure Plan is to develop a shared vision for an area and to identify the key objectives and outcomes over time.

A Structure Plan helps to give effect to state and local planning policy and is a tool used by Council to help guide, influence and facilitate change to an area over 10 – 15 years.

A Structure Plan helps facilitate change to land use, built form and public spaces located within an area.

The key objectives of a Structure Plan include:

- Provide a shared vision and framework for an area
- Identify the type and scope of change projected over time
- Deliver current State and Local strategies and policies relating to the area
- Identify actions to deliver the shared vision and framework and facilitate change.

As Epping Central is designated as a Metropolitan Activity Centre as part of Plan Melbourne 2017 – 2050 it requires a Structure Plan to ensure the logical development of the centre as a key hub for employment, education, retail and health related services.

The Metropolitan Activity Centre's role is to provide a diverse range of jobs, activities and housing for their regional catchment. Activity Centres play a major role in providing services, health, justice and education for the community, as well as retail and commercial opportunities. The Structure Plan plays a role in ensuring that Activity Centres can accommodate and respond to a growing and changing population.

There are many key aims which Council must seek to achieve which make up a successful Activity Centre, these include:

- Develop good-quality public spaces
- Accommodate and link all modes of travel
- Improve community safety
- Encourage a mix of land uses
- Improve pedestrian and cycling amenity
- Promote public transport
- Association and connection between land uses
- Encourage environmental sustainability

These key aims are the drivers behind the proposed key directions which help form Part 2 of the Directions Paper.

PART 1

EPPING CENTRAL

Epping Central is the **City of Whittlesea's Metropolitan Activity Centre (Activity Centre)** providing a hub for key services and employment for the Northern region. It is one of nine Metropolitan Activity Centre's across Melbourne.



Activity Centres such as Epping Central are responsible for providing higher order services such as retail, hospitals, employment and tertiary education. They are also a focus for an increased density of jobs and housing.

Epping Central is strategically placed between the City of Whittlesea's southern established suburbs of Thomastown, Lalor, Bundoora, and Mill Park, and the growth areas corridor to the north of Epping North, Wollert and Donnybrook.

The Activity Centre contains a number of major land uses including Pacific Epping Shopping Centre, Costco Supermarket, the Northern Hospital and Melbourne Polytechnic.

Immediately to the west, the Cooper Street Employment Area and the Melbourne Wholesale Markets are important economic precincts. The proposed development of the former Epping waste disposal site known as 'Epping Renewal' will provide further residential and commercial development including a proposed private hospital.

Epping Central is connected to the Hume Freeway via Cooper Street. The recent completion of Deveny Road, the current upgrade to O'Herns Road, the O'Herns Road and Hume Freeway interchange and future connection of Edgars Road will all improve connectivity to the Activity Centre.

Epping Central's public transport provision is reasonably serviced, with infrastructure upgrades taking place in the form of an extension to the Epping rail line to South Morang and Mernda, as well as the addition of the route 901 SmartBus to the Principal Public Transport Network.

The future delivery of the proposed public transport corridor linking Epping Central to Wollert will improve the level of public transport service and provide a station in a more central location to key land uses.

SIZE OF EPPING CENTRAL



2,295HA

CURRENT POPULATION



3,754
people
(2019)

APPROX. DWELLINGS



5466
(2016)

APPROX. VACANT LOTS



46
Employment



17
Residential

JOBS IN EPPING CENTRAL



10,867

EXISTING FACILITIES/ SERVICES/LANDMARKS



Northern Hospital



Pacific Epping
Shopping Centre



Epping Services Hub



Epping Train Station



Melbourne
Polytechnic

LOCAL CONTEXT PLAN



0 150 300 750m

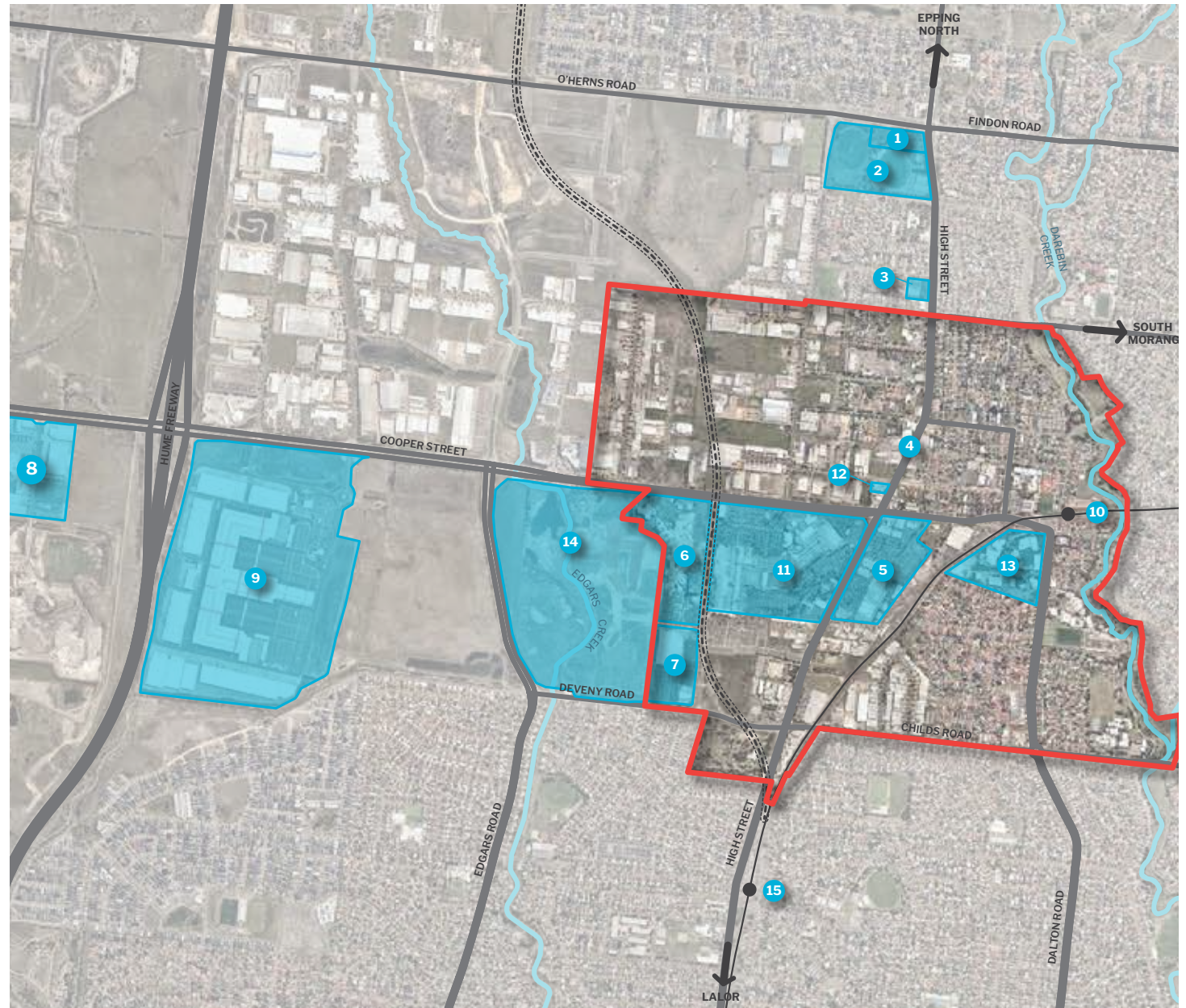
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FIGURE 3
EPPING CENTRAL REVIEW

PATCH. DESIGN+PLAN

- EPPING CENTRAL
- RIVERS & CREEKS
- ROAD NETWORK
- EXISTING RAIL NETWORK
- EXISTING STATION
- POTENTIAL WOLLERT RAIL LINE
- KEY LOCATIONS

- 1 EPPING CEMETERY
- 2 EPPING RECREATION RESERVE
- 3 EPPING MEMORIAL HALL
- 4 HIGH STREET
- 5 EPPING HOMEMAKER CENTRE
- 6 NORTHERN HOSPITAL
- 7 COSTCO SUPERMARKET
- 8 BIODIVERSITY BUSINESS PARK
- 9 MELBOURNE MARKETS
- 10 EPPING STATION
- 11 PACIFIC EPPING SHOPPING CENTRE
- 12 EPPING SERVICES HUB
- 13 MELBOURNE POLYTECHNIC
- 14 EPPING RENEWAL SITE (NEW EPPING)
- 15 LALOR TRAIN STATION



EPHING CENTRAL STRUCTURE PLAN

The existing Epping Central Structure Plan was adopted by Council in 2011. The final version of the document was approved as part of the adoption of Planning Scheme Amendment C130 in 2013.

The Epping Central Structure Plan provides a framework for the future growth and development of the Activity Centre.

The Structure Plan identifies the following vision for Epping Central in 2030:

Epping Central in 2030 is an attractive, welcoming, and sustainable urban place, where well-designed buildings and engaging public spaces provide an interesting and exciting environment for more people to live, shop, work and play.

A diverse range of housing and employment means there's a place for everyone to live and work. There are fewer cars, with walking and

cycling paths and an accessible public transport network connecting people to community facilities, the vibrant local economy, and each other. The Darebin Creek corridor is a beautiful natural space for all to enjoy, whilst pockets of green throughout Epping Central soften the landscape and provide shady places to meet and relax.

The centre is now a focal point for the wider region, and provides a home for a resilient, diverse and self-sufficient local community, who are proud to be a part of life in Epping Central.



As part of preparing the plan, the community identified the following aspirations for Epping Central.



ASPIRATION 1
HOUSING SHALL
BE DIVERSE,
AFFORDABLE
AND ATTRACTIVE



ASPIRATION 2
SUSTAINABLE
TRANSPORT WILL
BE AT THE HEART
OF OUR NEW
CENTRE



ASPIRATION 3
HIGH STREET WILL
BE THE FOCUS OF
THE NEW EPPING
CENTRAL



ASPIRATION 4
STREETSCAPES
THAT WE ARE
PROUD OF



ASPIRATION 5
CREEKS AND OPEN
SPACE NETWORK
CAN BE ACCESSED



ASPIRATION 6
BUSINESS,
OFFICE AND
INDUSTRIAL
DEVELOPMENT
IS BEST PRACTICE,
GREEN AND
PROVIDES
LOCAL JOBS



ASPIRATION 7
REAL
ENTERTAINMENT
WITH THINGS
TO DO



ASPIRATION 8
COMMUNITY
FACILITIES
TO BUILD
COMMUNITIES

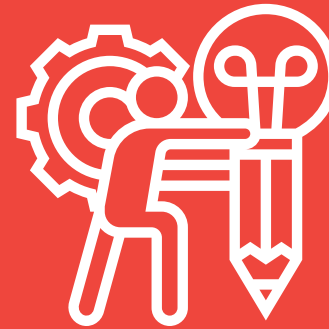
EPPING CENTRAL STRUCTURE PLAN PRECINCTS

The existing Epping Central Structure Plan divides the Activity Centre into eight Precincts. Each Precinct has a different objective and plays a different role in the Activity Centre.

These roles include:



LIVING



EMPLOYMENT



SERVICES AND
SHOPPING



HEALTH

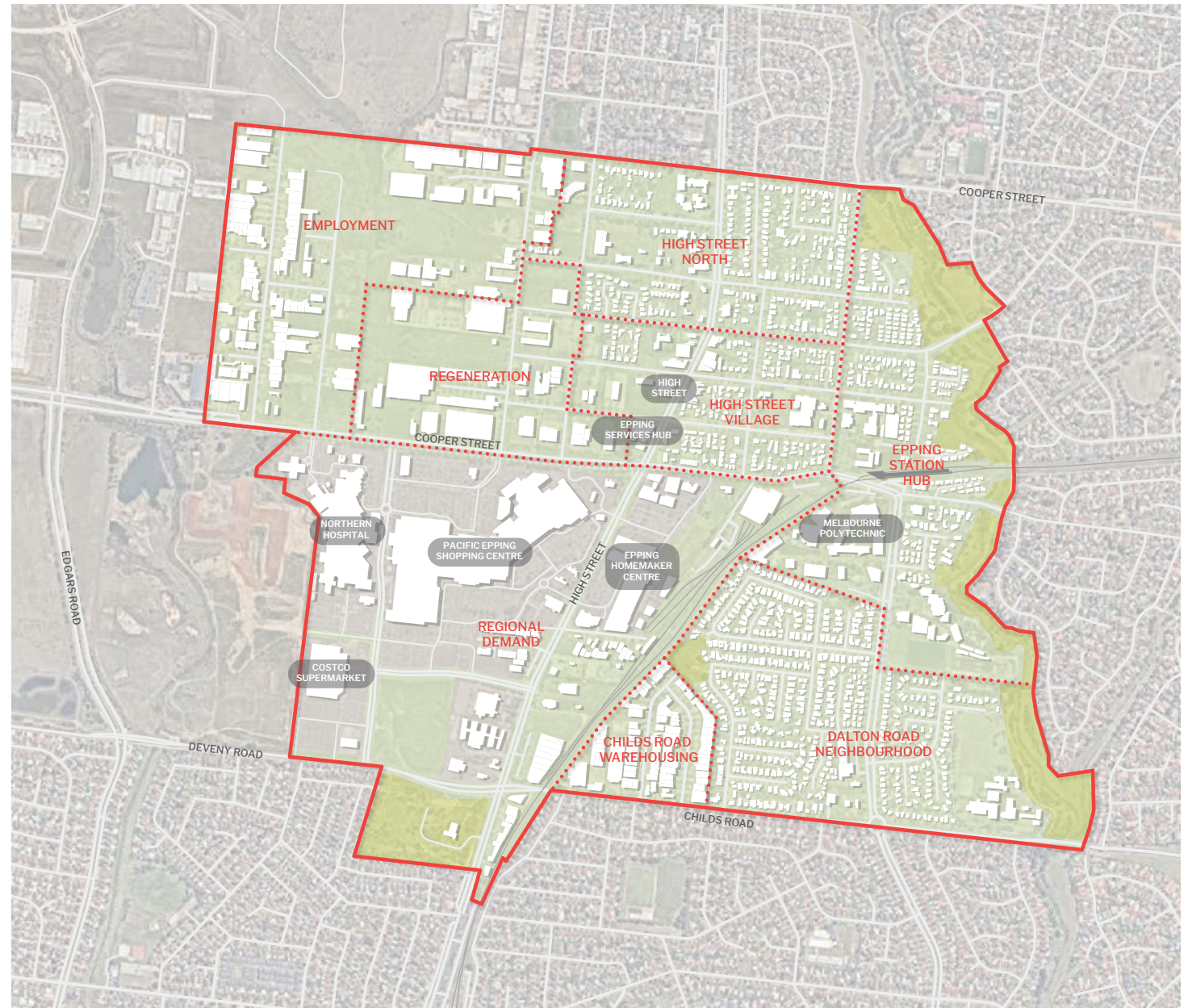


EDUCATION



TRANSPORT

EPPING CENTRAL STRUCTURE PLAN- PRECINCTS MAP



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FIGURE 4
EPPING CENTRAL REVIEW

PATCH.
DESIGN+PLAN

- EPPING CENTRAL STRUCTURE PLAN BOUNDARY
- CURRENT EPPING CENTRAL PRECINCTS

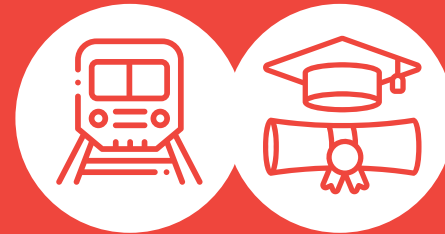


1. HIGH STREET VILLAGE

The Structure Plan envisages the High Street Village as a mixed use Precinct. The current objective for the High Street Village Precinct is to improve the vibrancy, amenity and attractiveness of High Street and the surrounding neighbourhood. This is to emphasise the unique role and character that the Precinct could play as the traditional pedestrian based heart of Epping Central.

2. HIGH STREET NORTH

High Street North is planned as a residential Precinct. The current objective for the Precinct is to allow community uses to develop, particularly along the High Street frontage. As part of the existing Structure Plan the broader Precinct is envisioned to undergo an incremental increase in residential densities in order to support the High Street Village Precinct to the south. High Street North is to provide a transition from increased density development within the Activity Centre to the less dense residential development in the broader Epping area.



3. EPPING STATION HUB

The current Structure Plan envisages the Epping Station Hub Precinct as a educational, residential and transport focussed Precinct. The key objective for the Precinct is to develop Epping Station as a hub for activity and a destination.

4. DALTON ROAD NEIGHBOURHOOD

Dalton Road Neighbourhood is a Precinct of medium density residential development surrounding the Dalton Village mixed use centre and Lalor North Secondary College. The current objectives for this Precinct is to improve the interfaces and pedestrian connections between this Precinct and surrounding areas, including to the heart of Epping Central, Darebin Creek, Melbourne Polytechnic and Epping Station.





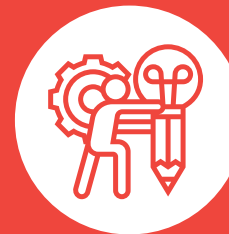
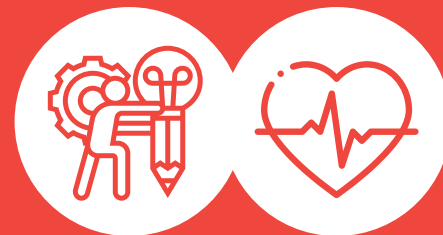
5. CHILDS ROAD WAREHOUSING

Childs Road Warehousing serves a local service and employment role. The existing Structure Plan intends to maintain the light industrial employment function of the Precinct, whilst presenting a more attractive frontage to Childs Road without compromising the amenity of the neighbouring residential areas. High employment generating uses will be encouraged in this Precinct.

6. REGIONAL DEMAND

The Regional Demand Precinct aims to significantly intensify the use and development of land in the Precinct, and encourage an improved mix of uses including commercial and residential, in a pedestrian- and cycle – friendly environment. In addition, the current Structure Plan aims to reinforce and expand upon the regional role of the Northern Hospital, Pacific Epping Shopping Centre and Epping Homemaker Centre by improving their physical relationship with each other and to the surrounding streets and Precincts.

The current long-term vision also seeks to facilitate the implementation of the proposed Wollert Rail Public Transport Corridor and future train station between the Northern Hospital and Pacific Epping Shopping Centre.

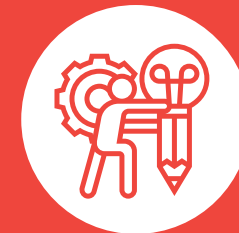


7. REGENERATION

The Regeneration Precinct has a current focus on high quality office development within proximity to High Street, Pacific Epping Shopping Centre, Epping Station, the proposed Public Transport Interchange and key pedestrian and cyclist routes. The objective for the Precinct as part of the existing Structure Plan is to encourage an improved mix of uses including commercial and residential in a pedestrian and cycle-friendly environment.

8. EMPLOYMENT

The Employment Precinct is currently planned for large scale commercial office and industrial uses (3-8 storeys) along Cooper Street and Miller Street with high employment generating uses to the rear. The current objective for this Precinct is to increase the level of employment in proximity to the proposed Public Transport Interchange, encouraging a mix of high quality industrial and commercial uses.



WHAT HAS BEEN HAPPENING IN EPPING CENTRAL

Epping Central being City of Whittlesea's Metropolitan Activity Centre has seen a significant amount of change occurring to land use and transport infrastructure since the Structure Plan was adopted in 2011.

These changes have evolved the urban fabric of Epping Central and strengthened its role as a Metropolitan Activity Centre. Whilst the key land uses have remained such as Pacific Epping Shopping Centre, Northern Hospital and Melbourne Polytechnic, new developments have expanded the centres health and employment focus and have contributed in addressing issues identified as part of the preparation of the original Structure Plan.



Key health and community services changes included:

- Stage 1 of Northern Hospital Expansion (completed 2016)
- Stage 2 of Northern Hospital Expansion (under construction)
- Epping Community Services Hub (opened 2018)

Key public realm changes included:

- High Street Epping Art Installation
- Shared Path construction along Cooper Street
- Wayfinding signage along High Street and Cooper Street
- Darebin Creek Art Installation

Key education changes included:

- Expansion of Melbourne Polytechnic Campus
- Northern Centre for Education and Research (opened 2015)



Key Transport changes included:

- Epping Train Station (opened 2012) and extension of train line to Mernda (2018)
- Deveny Road connection between High Street and Edgars Road (2018)
- Signalisation of Childs Road and Dalton Road intersection (2017)

Key economic changes included:

- Costco Supermarket (open 2018)
- Quest Serviced Apartments (opened 2018)
- Expansion of Pacific Epping Shopping Centre (ongoing)

Other key changes which have occurred just outside of the current Epping Central Structure Plan boundary include:

- Epping Private Hospital expansion (2019)
- Mantra Serviced Apartments (opened 2019)
- Planning for the development of the Epping Renewal Site

WHAT HAS CHANGED

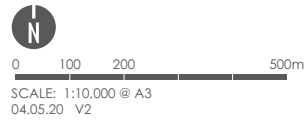
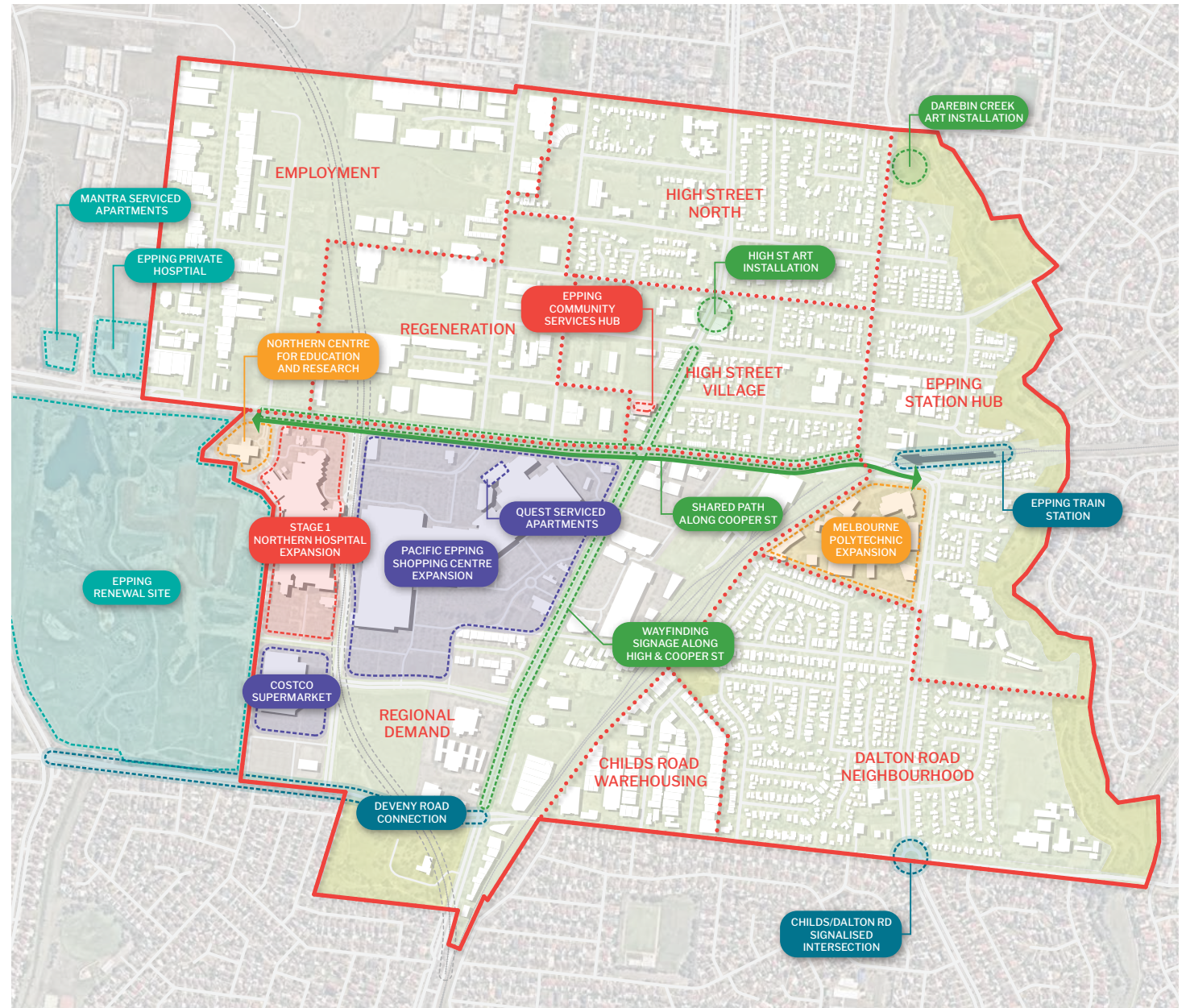


FIGURE 5
EPPING CENTRAL REVIEW

PATCH.
DESIGN+PLAN

- EPPING CENTRAL STRUCTURE PLAN BOUNDARY
- EPPING CENTRAL PRECINCTS
- PROJECT CATEGORIES**
- HEALTH + COMMUNITY SERVICES
- PUBLIC REALM
- EDUCATION
- TRANSPORT
- ECONOMIC
- CHANGES OUTSIDE OF STRUCTURE PLAN

WHAT IS PROJECTED FOR **EPPING CENTRAL** IN THE NEXT 20 YEARS (2040)

POPULATION



Population increase in Epping Central from 3,754 persons to 10,890 persons.

HEALTH & COMMUNITY SERVICES



New community facilities to service the needs of the community.



Expansion to the Northern Hospital, new private hospital and health facilities.

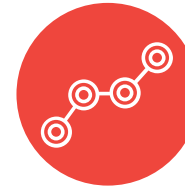


Rehabilitation of Edgars Creek including new walking and cycling tracks.

TRANSPORT



Epping Road and O'Herns Road to be upgraded.



Edgars Road connection to be provided.



Potential rail to Wollert including station at Pacific Epping Shopping Centre.



Epping Road and O'Herns Road to be upgraded.

EMPLOYMENT & HOUSING



4,130 new dwellings (approx.)



43,000sqm of new retail floorspace.



17,000sqm of new commercial office floorspace.



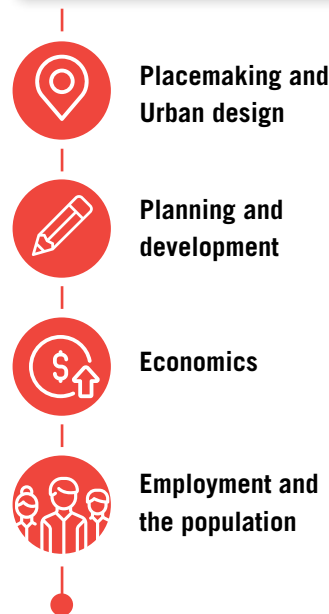
53,000sqm of new industrial floorspace.



Proposed development of Epping Renewal Site (215 Cooper Street, Epping) including new housing and employment.

WHAT WE KNOW ABOUT EPPING CENTRAL

The initial stages of analysis of the Epping Central Structure Plan included a number of background studies into placemaking and urban design, planning and development, economics and employment and the population.



The key documents that have informed this Directions paper include:

Placemaking: Context and Issue Report
- prepared by Urbis

Residential Apartment Market Assessment - prepared by Charter Keck Cramer

Background Review Background Issues Report - prepared by City of Whittlesea

Epping Central Economic Land Use and Market Assessment - prepared by Navire

Epping Central Urban Design Analysis - prepared by City of Whittlesea

Epping Central Demographic Profile - prepared by City of Whittlesea

In summary these documents found that the principles of the Structure Plan are sound and the vision for Epping Central as a high density mixed use precinct is appropriate. The background analysis highlighted challenges in achieving this vision such as current housing market demand, access to and amenity of public spaces and facilities, land ownership and development contributions. Greater urban design guidance and consistency across the precincts was highlighted as a future change which would help to achieve the vision for Epping Central.

Further actions from these findings are discussed in Part 2 of this paper.

WHAT WE HAVE HEARD FROM THE COMMUNITY SO FAR

The City of Whittlesea is committed to working with the community and key stakeholders of Epping Central to help shape a refreshed direction for the Structure Plan.

The community engagement approach considers previous consultation undertaken to inform the existing Structure Plan.

As well as community consultation undertaken for Whittlesea 2040: A place for all and the annual Household Survey.

The approach has also been designed to ensure that there are several further opportunities for community and stakeholder engagement to inform and shape the refreshed Structure Plan. It includes two main phases of engagement in addition to analysis of previous consultation with community:



PHASE 1 PREVIOUS CONSULTATION

Understanding the community's likes, concerns and priorities for Epping Central. Analysis of community engagement completed as part of existing Structure Plan, community engagement as part of Whittlesea 2040 and the Household Survey (2017)

PHASE 2 CURRENT CONSULTATION

Targeted engagement on the potential directions for the entire Structure Plan area and individual precincts.

PHASE 3 FUTURE CONSULTATION

Engagement on the draft refreshed Epping Central Structure Plan (early – mid 2021)

PHASE 1 PREVIOUS CONSULTATION SUMMARY

Phase 1 of community engagement took place as part of consultation on the existing Structure Plan between 2008 and 2013.

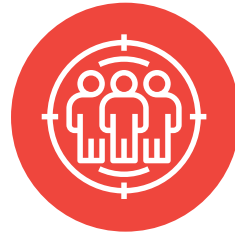
Further engagement occurred with the community in mid-2018 as part of consultation on the long term vision for City of Whittlesea – Whittlesea 2040: A place for all.

The information captured from these community engagement activities were the first key inputs that helped to inform the background analysis reports and this Directions Paper. The engagement included a combination of online tools and face to face events held both in Epping and more broadly throughout the Municipality. Phase one consultation involved:

INITIAL EPPING CENTRAL STRUCTURE PLAN CONSULTATION



6
DROP IN SESSIONS



3
FOCUS GROUPS



2
COMMUNITY
WORKSHOPS



1
WHITTLESEA 2040
CONSULTATION



15,721
RESPONSES RECEIVED
from Epping and
Epping North residents

KEY FINDINGS FROM THE HOUSEHOLD SURVEY



88.8% of Epping residents participate in at least one type of **leisure, art or cultural activity**.



Epping residents were more likely to report more walking tracks, better footpath connections and better lighting as **factors that would encourage more walking**.



55.7% of Epping residents have **lived in the area for more than 10 years**.



4.7% of female and 2.5% of male Epping residents **work from home** in a home-based business.



22.1% of Epping residents **car pool** to work or study



31.9% of residents **buy local produce and/or organic** as an environmentally friendly action.

PART 2

KEY CONSIDERATIONS

In analysing the findings and outputs of phase 1 community consultation and the initial background studies, a series of key considerations for the review of the Epping Central Structure Plan were identified.

The following are prompts to consider when thinking about what direction a reviewed Structure Plan could take.



LAND USE

Should any changes to the Structure Plan boundary be made to include or remove Precincts?

Is clearer guidance required in respect to desired land use in particular areas?

Are the controls in the Planning Scheme appropriate?



VISION

What do you like about the Epping Central Activity Centre?

Is the vision for the Activity Centre still relevant?

Where is the main focus or 'heart' of the Activity Centre?



BUILT FORM AND DESIGN

Are building height controls appropriate?

How can the quality of the design of new development including housing be improved?

How can the Precincts in the Activity Centre be better connected?



BUSINESS AND EMPLOYMENT

How has employment uses changed and how will they change into the future?

How can more jobs be encouraged in the Activity Centre?

What type of employment can be attracted to the Activity Centre?



SERVICES AND FACILITIES

What community facilities are needed in the Activity Centre?

Where should community facilities be located in the Activity Centre?

What are the priority projects needed to improve the Activity Centre?



STREETSCAPES

How can the streetscapes be enhanced and the public realm improved?

How can the Precincts in the Activity Centre be better connected?



TRANSPORT AND MOVEMENT

How can the Activity Centre be made more pedestrian friendly?

How are traffic and parking issues best managed?

How can public transport connections be improved?



HOUSING

How can more diverse housing be encouraged in the Activity Centre?

How can the quality of the design of new development including housing be improved?



OPEN SPACE

Where could new parks and public spaces be located in the Activity Centre?

Is the proposed park in Coulstock Street an appropriate location?

KEY DIRECTIONS

The following key Activity Centre wide and Precinct specific directions have been drafted from Phase 1 community consultation. They seek to address strategic issues affecting the Epping Central Structure Plan and are outlined in detail.

These proposed key directions will shape the approach and outcomes of the refreshed Structure Plan document, and is the first key milestone in the structure planning process.



VISION

ACTIVITY CENTRE DIRECTION 1 (AC1)
Refine the vision for Epping Central to focus on its unique attributes, opportunities and strengths.

RATIONALE

There is opportunity to refine the vision to provide a greater focus on the attributes and opportunities of Epping Central including the potential of increased health services and food innovation, improved public and sustainable transport and the opportunities created by integrating the Epping Renewal Site Precinct.



LAND USE

ACTIVITY CENTRE DIRECTION 2 (AC2)
Refocus 'the heart' of the Epping Central from Precinct 1 High Street Village to Precinct 6 Regional Demand to the area between the Northern Hospital, Pacific Epping Shopping Centre, Cooper Street, and the potential future transport interchange.

RATIONALE

The High Street village retail strip currently serves as a neighbourhood centre, but with a low level of investment is not at a scale to serve a Metropolitan Activity Centre. Higher levels of investment needed to serve a Metropolitan Activity Centre has occurred further west in Precinct 6 Regional Demand, where it is now

considered that the core activity of the Activity Centre is based. Precinct Regional Demand holds the greatest opportunity for change and contains key destinations such as Pacific Epping Shopping Centre and the Northern Hospital.

The Planning Panel reviewing the implementation of the Structure Plan also resonated with this statement, questioning whether designating Precinct 1 High Street Village as the 'heart' of the activity centre is appropriate or achievable. The potential for a future train station in Precinct 6 would further consolidate activity in this area.



HOUSING

ACTIVITY CENTRE DIRECTION 3 (AC3)

Determine priority development sites to encourage new residential housing or mixed-use development opportunities and investigate ways to facilitate a range of residential housing outcomes including Affordable Housing to meet housing demands of the Activity Centre now and into the future.

RATIONALE

Local and State policy support the location of additional housing in Activity Centres close to transport, jobs and services. The identification of priority sites within the Activity Centre will support this outcome and provide greater certainty to the local community and property developers about the level and type of residential development that can occur.



EMPLOYMENT AND BUSINESS

ACTIVITY CENTRE DIRECTION 4 (AC4)

Promote Epping as a major health precinct and food hub for northern Melbourne with the opportunity for new and expanded health and food related innovation and facilities supporting the Northern Hospital and Melbourne Wholesale Food Market.

RATIONALE

The Northern Hospital is the principal health facility for the northern region of Melbourne. Plan Melbourne 2017-2050 identifies the area as a health precinct and the opportunity for additional health and medical facilities including private facilities to be located in close proximity the Northern Hospital.



TRANSPORT AND MOVEMENT

ACTIVITY CENTRE DIRECTION 5 (AC5)

Investigate opportunities to improve pedestrian links between key nodes within the Activity Centre to enhance walking and cycling accessibility using a Movement and Place Analysis.

RATIONALE

The main activity areas of the Activity Centre including the Epping Train Station, Pacific Epping Shopping Centre, the Northern Hospital and key development sites are in proximity to each other but are not easy to walk to as a pedestrian.

The Movement and Place Framework is a new tool implemented by Transport Victoria. The Framework considers how streets function and how they can be improved to enhance vehicle and pedestrian movements.

ACTIVITY CENTRE DIRECTION 6 (AC6)

Plan and advocate for the Wollert Rail Corridor and a future station between Northern Hospital and Pacific Epping Shopping Centre.

RATIONALE

The provision of the Wollert Rail Line will also provide a catalyst for future development in the Activity Centre. The train station is a critical transport link for the corridor and a station at Pacific Epping Shopping Centre and the Northern Hospital will become a critical movement hub for the Activity Centre. When delivered it will form the primary public transport connection for new residents from the Epping Renewal Site and for workers and visitors to the Northern Hospital and Pacific Epping Shopping Centre.



STREETSCAPES

ACTIVITY CENTRE DIRECTION 7 (AC7)

Investigate opportunities to improve streetscapes.

RATIONALE

Planning for and strengthening the function of existing streetscapes in the Structure Plan area can improve the public realm for local residents and workers. The use of the Movement and Place Framework can ensure that land-use outcomes and transport planning are better integrated with the Activity Centre. Opportunities to increase the canopy coverage of street trees should also be explored.



OPEN SPACE AND PUBLIC REALM

ACTIVITY CENTRE DIRECTION 8 (AC8)

Explore opportunities to enhance the amenity of public spaces.

RATIONALE

The development of an overarching strategy to provide a clear vision and direction for Epping Central's public realm and open space network is essential to improve and develop a sense of place in the Activity Centre. Well-designed public spaces can improve and increase community wellbeing.

ACTIVITY CENTRE DIRECTION 9 (AC9)

Identify opportunities to consider gender equity through design of public spaces in Epping Central.

RATIONALE

The City of Whittlesea's Gender Equity in Design Guidelines was adopted following the completion of the Structure Plan. The Guidelines aims to ensure that the City 'is inclusive, respectful, fair and safe for people of all genders'. It is therefore, important that the Structure Plan ensures that land use and public realm outcomes help to facilitate this aim in Epping Central.

ACTIVITY CENTRE DIRECTION 10 (AC10)

Remove the proposed park on Coulstock Street from the Structure Plan and investigate the development of a more urban public space closer to High Street.

RATIONALE

In order for public open space to serve as a central point for the community, it is considered that an alternative location closer to High Street should be explored for the proposed park. The current Coulstock Street park location is on a heavily constrained site with limited interface with surrounding residential areas, which will hinder its purposeful use as a park by community in Precinct 1: High Street Village and the wider Epping Central Activity Centre.



SERVICES AND FACILITIES

ACTIVITY CENTRE DIRECTION 11 (AC11)

Build upon the success of the Epping Community Services Hub. Build upon the success of the Epping Community Services Hub and investigate the delivery of new community facilities.

RATIONALE

The Epping Community Services hub has been in operation since 2016 and delivers a range of vital services to the local community. The hub is operated in partnership with the Brotherhood of St Laurence and the City of Whittlesea. The hub meets a number of community service needs identified in the Structure Plan and provides an example of how to provide community services through a partnership approach. The delivery of new community facilities should look to involve partnerships with key stakeholders and locate facilities where they are easily accessed by the community.

ACTIVITY CENTRE DIRECTION 12 (AC12)

Review the infrastructure projects identified in the current Development Contributions Plan and investigate opportunities to transition to the new Infrastructure Contribution Plan system in the Strategic Development Area.

RATIONALE

Since, the preparation of the Structure Plan several infrastructure projects have been delivered and others are planned for delivery in the future. It is important to review the infrastructure projects that have been identified for delivery when reviewing the entire Structure Plan document, to ensure they are still relevant and best meet the service needs of the community. The review also provides the opportunity to review the location of facilities with a focus on centralised service delivery. The new Infrastructure Contributions Plan system for Strategic Development Areas may provide a simpler and clearer framework to fund infrastructure into the future.



DESIGN

ACTIVITY CENTRE DIRECTION 13 (AC13)

Investigate tools to plan for key sites or Precincts.

RATIONALE

There are a number of key precincts or sites within the Activity Centre which would benefit from detailed planning with a focus on design to improve the amenity, guide future development and strengthen connectivity and integration of the Activity Centre. Particular Precincts or sites may include the Pacific Epping Shopping Centre, Epping Homemakers Centre and Council depot site. These plans could be given effect through an Urban Design Framework, Structure Plan and/or planning controls.

PRECINCTS KEY DIRECTIONS



HIGH STREET VILLAGE (PRECINCT 1)

PRECINCT DIRECTION 1 (P1)

Refocus the High Street Village as a neighbourhood centre to serve the needs of local residents.

RATIONALE

The High Street village retail strip currently serves as a neighbourhood centre, but is not at a scale to serve a Metropolitan Activity Centre. Refocusing the vision for High Street Village will enable public realm improvements and future land development to strengthen and support the neighbourhood function.



HIGH STREET NORTH (PRECINCT 2)

PRECINCT DIRECTION 2 (P2)

Investigate ways to leverage State or Council owned land to transform and achieve the vision of the Activity Centre.

RATIONALE

There is a large Council site in this precinct that maybe suitable for future residential redevelopment should the site be deemed surplus to Council needs. It is important that there is a master plan prepared to guide any future development of the site and surrounding area. Future development of the site would firstly require the land to be rezoned and master planning to occur.



EPPING STATION HUB (PRECINCT 3)

PRECINCT DIRECTION 3 (P3)

Consider ways to partner with Melbourne Polytechnic campus to help integrate the site into the broader Precinct and improve links to Epping Station.

RATIONALE

The Melbourne Polytechnic campus is a key land use and major anchor in the Activity Centre. However, the campus's integration with the broader Precinct could be improved. There are opportunities as part of future works to improve connections and enhance the campus's contribution to the Activity Centre.



DALTON ROAD (PRECINCT 4)

PRECINCT DIRECTION 4 (P4)

Review the purpose of this Precinct and consider removing this Precinct from the Structure Plan and rezone the land to a residential zone.

RATIONALE

The precinct is a traditional residential neighbourhood with a small neighbourhood centre. This Precinct is separated from the core of the Activity Centre by the Mernda Rail Line which forms a major barrier to permeability and connectivity of the Activity Centre. The built form and subdivision layout along with its location means the Precinct is unlikely to undergo significant change.



CHILDS ROAD (PRECINCT 5)

PRECINCT DIRECTION 5 (P5)

Remove this Precinct from the Structure Plan and rezone the land to an employment zone.

RATIONALE

This Precinct is a industrial/employment area, comprising of a smaller landholding which has seen minimal change since the adoption of the Structure Plan. The Precinct is separated from the core of the Activity Centre by the Mernda Rail Line. The industrial use and subdivision layout along with its location means it is unlikely to undergo significant change.

Removing this Precinct from the Epping Central Structure Plan will enable the area to be considered at a localised level in the future.



REGIONAL DEMAND (PRECINCT 6)

PRECINCT DIRECTION 6 (P6)

Identify Regional Demand as the focus for retail, health, commercial and civic activity for the Activity Centre.

RATIONALE

This Precinct contains the majority of Epping Central's key activity nodes including: Pacific Epping Shopping Centre, Quest Apartments, Northern Hospital, Costco Supermarket and bus interchange. The Precinct is also the location of a potential future Train Station and the potential for significant further development on land currently used for car parking. The Precinct presents strong opportunities to integrate with adjoining development. The panel reviewing the implementation of the Structure Plan noted that the retail 'core' of the centre is focused around Pacific Epping Shopping Centre. The review of the Structure Plan is an opportune time to redefine the role and plan for the future development of this Precinct.

PRECINCT DIRECTION 7 (P7)

Prepare a master plan for the Epping Homemakers Centre.

RATIONALE

The current Structure Plan identifies the Homemakers Centre as a strategic development site, that should comprise a mix of uses at higher densities. Land along the eastern edge of the Homemakers Centre had been approved for a Kaufland Supermarket store, however with the Supermarkets recent withdrawal from Australia, it is now considered an appropriate time to complete a whole of site masterplan. A masterplan for the Epping Homemakers Centre prepared in conjunction with all landowners will resolve a preferred future and direction for the strategic development site. An opportunity exists to integrate this planning with a broader Urban Design Framework for the Activity Centre.



REGENERATION (PRECINCT 7)

PRECINCT DIRECTION 8 (P8)

Realign the boundary of the Regeneration Precinct by relocating land west of Miller Street into the Employment Precinct to encourage industrial uses west of Miller Street.

RATIONALE

Miller Street is considered to be a more suitable boundary between industrial and mixed use (commercial and residential) Precincts. Currently, there is no residential development located west of Miller Street and it is not considered to be a desirable outcome due to potential amenity impacts of nearby industry and the rail corridor. Shifting the boundary will strengthen the focus of this Precinct for employment and provide direction for land which is closer to High Street and existing residential development, where it is considered to be more suitable for future commercial and residential mixed use developments.



EMPLOYMENT (PRECINCT 8)

PRECINCT DIRECTION 9 (P9)

Review the strategic intent of the employment land on Fullarton Drive and Yale Drive.

RATIONALE

The expansion of the Health Precinct and proximity of the area to a potential future train station provides opportunity to review the Precincts function. The Precinct is currently disconnected from the core of the Activity Centre. As this Precinct has undergone little change to date, a clear direction for this Precinct can articulate the level of change anticipated and the type of employment uses that would be encouraged in the future.



215 COOPER STREET, EPPING (EPPING RENEWAL SITE)

PRECINCT DIRECTION 10 (P10)

Incorporate the site at 215 Cooper Street, Epping (Epping Renewal Site) into the Structure Plan and Activity Centre boundary.

RATIONALE

The Epping Renewal Site is a significant (46ha) development site located immediately adjoining the Activity Centre. Planning for this site has significantly progressed and although the detailed planning will occur through a separate process it is considered the site should be incorporated into the Structure Plan and Activity Centre boundary given the synergies and to ensure that development is well integrated.

MAP OF PRECINCTS KEY DIRECTIONS



SCALE: 1:10,000 @ A3
04.05.20 V2

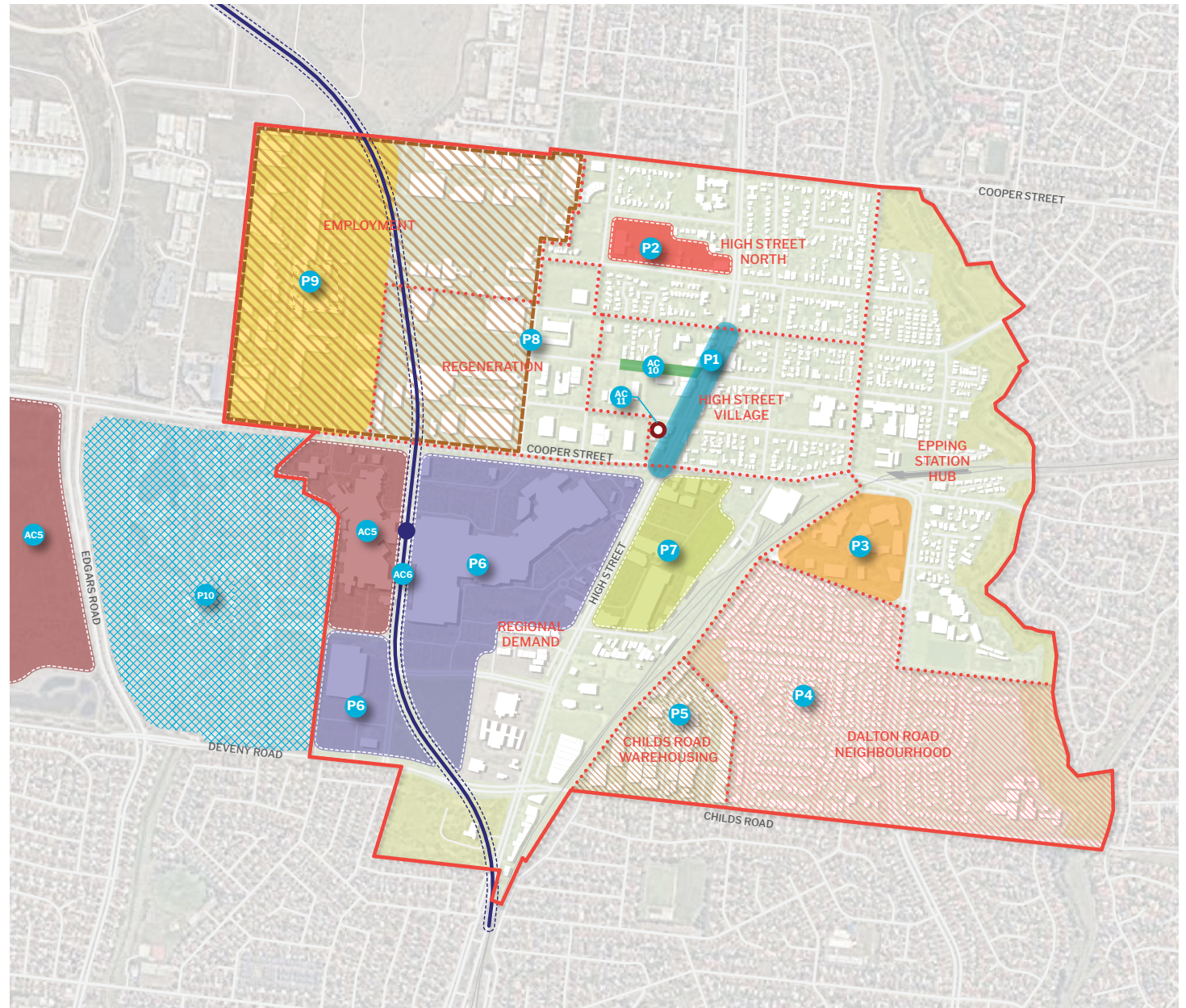
FIGURE 6
EPPING CENTRAL REVIEW

PATCH.
DESIGN+PLAN

- EPPING CENTRAL STRUCTURE PLAN BOUNDARY
- EPPING CENTRAL PRECINCTS

KEY DIRECTIONS

- P1 HIGH STREET VILLAGE
- P2 UTILISATION OF PUBLIC LAND
- P3 MELBOURNE POLYTECHNIC
- P4 DALTON ROAD REVIEW
- P5 CHILDS ROAD REZONING
- P6 REGIONAL DEMAND
- P7 HOMEMAKERS CENTRE MASTERPLAN
- P8 REGENERATION PRECINCT BOUNDARY
- P9 EMPLOYMENT STRATEGIC INTENT
- P10 EPPING RENEWAL SITE
- AC5 HEALTH PRECINCT & FOOD HUB
- AC6 WOLLERT RAIL & EPPING CENTRAL STATION
- AC10 COULSTOCK STREET PARK
- AC11 EPPING COMMUNITY SERVICES HUB



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**City of
Whittlesea**