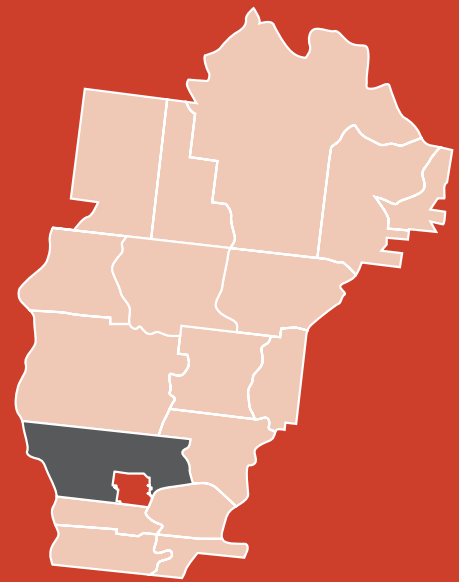




# EPPING INCLUDING EPPING CENTRAL



The suburb of Epping is split between precincts areas: Epping (80 per cent) and Epping North (20 per cent along with a portion of the suburb of Wollert).

**Epping Central is a designated Metropolitan Activity Centre and is recognised as an area of significant growth, employment, new housing, services and entertainment options.**

## Epping

European settlement of Epping dates from 1839, with land used mainly for farming (especially dairy farming) until the late 1900s. Originally named Darebin Creek, the area changed to Epping in 1853, reportedly after the Epping Forest in Essex, England. Epping remained a township until the late 20th century, with the majority of settlement and development contained to the historic township area north of Cooper Street flanking High Street.

## Epping Central

- Supports a range of current and future land uses and activities with land ready for redevelopment.
- Services an established community and a large catchment area in Melbourne's outer north including the Epping North/Wollert and Mernda/Doreen growth areas, in addition to the growing Donnybrook and industrial hub of Campbellfield.
- Has an established road network, a redeveloped Epping train station and there are plans for future road and rail expansion.
- Is less than 20 kilometres from the Melbourne CBD and is strategically located close to major arterial roads that link to Melbourne Airport, the Port of Melbourne, the agricultural producing regions of Victoria and the northern states.



# Planning and development

## Epping Central Project

The Epping Central Project will transform Epping into a thriving regional centre with a mixed range of new services, facilities and infrastructure from the City of Whittlesea, state government and the private sector.

This project is guided by Council's Epping Central Structure Plan that sets out the long-term vision for the Epping Central area, including where and how land will be used and developed over the next 20 years.

The plan sets out a vision for the area including:

- Diverse and sustainable housing
- Attracting new businesses that will provide jobs and entertainment

- Infrastructure and services needed to support the area such as community centres and social infrastructure;
- Heritage and culture
- A sustainable transport network
- New and improved public open-spaces
- Sustainable infrastructure
- Environmental conservation.

## More information

All planning and development plans can be viewed at Council's website.

For more information about Epping Central contact the Epping Central Place Manager by emailing [epping.central@whittlesea.vic.gov.au](mailto:epping.central@whittlesea.vic.gov.au) or phoning 9217 2074.



## Population

In 2015 it is estimated 18,900 people live in Epping. By 2035, the population is forecast to be nearly 24,000; an increase of 26.2 per cent.

The median age of residents is expected to remain at 36 in 2035.

### Births

In 2015, it is estimated 295 children will be born (nearly six births per week). By 2035, this is expected to increase to 369 births per year (around seven births per week).

### Diversity

Around 40 per cent of people speak a language other than English at home.

Currently the most common languages spoken are Macedonian, Italian and Arabic. Most common countries-of-birth other than Australia are India, Republic of North Macedonia and Italy.

Epping has the second largest proportion of residents who identify as Aboriginal or Torres Strait Islander compared with other areas in the municipality (behind Whittlesea Township).

## Families and households

The average household size of 2.7 people in 2015 is expected to remain the same in 2035.

There are approximately 6,770 dwellings in 2015. This is expected to increase to 8,800 dwellings by 2035.

About 15 per cent are single parent households and the number of one person households is expected to increase by about 600 by 2035 (or 51.3 per cent).

### Employment

There are more residents working in the manufacturing and the retail trade industries compared with any other industry.

There are more clerical and administrative workers in Epping than any other occupation (16.8 per cent).

There are a similar number of residents (15.7 per cent) attending school (primary, secondary and kindergarten) compared with the broader population of Greater Melbourne.

## Travelling in and out

Over half of households have access to two or more motor vehicles and more than two thirds of residents drive a car to their place of work.

## Upcoming developments

Council has approved the following proposed developments, timing of construction and completion is dependent upon the developer:

- 719 High Street Epping, to become a mixed-use development with 10 storeys on the west side on Wedge Street and 12 storeys along the High Street frontage. It will include a supermarket, retail and office space, gym, wellness spa, child care centre, ample car parking and 94 one and two-bedroom apartments.

- 67 Rufus Street, will be an eight-storey building with car parking, two-bedroom apartments, medical centre, food and drink premises and 92 apartments.

## Pedestrian and cyclist investment

- Council and state government have invested over \$1 million in improving walking and cycling paths.
- The Cooper Street shared bike/walking path that runs between Epping Station and Edgars Road will be extended to connect with the Hume Freeway shared path network.

# Advocacy priorities

## A Epping Central

Council is advocating for state and federal government funding to encourage projects in or around Epping Central to support the revitalisation of the Metropolitan Activity Centre.

### Information, learning and cultural hub

Council is seeking state government funding for an information, learning and cultural hub.

The hub aims to deliver:

- education and community services, including lifelong learning and community development; and
- community infrastructure for the existing and growing community in Melbourne's north, to help build community resilience, and support community networking, employment, educational opportunities and economic development.

## B Hume Freeway Interchange at O'Herns Road

The state labor government has committed \$40.7 million to construct the 'diamond' interchange connecting O'Herns Road with the Hume Freeway in Epping, and duplicate a 1.4 kilometre section of O'Herns Road east of the new interchange. Council will continue to advocate to the federal government to fund the balance of this project.

## C Complete Edgars Road

Edgars Road needs to connect to O'Herns Road to allow drivers in the Epping North growth area to link to the Metropolitan Ring Road. Completion will reduce traffic congestion within Epping Central on High Street, Cooper Street and Dalton Road.

## D Childs Road duplication

Childs Road is the major east-west arterial road linking Mill Park and Epping. It is a duplicated four-lane divided road from Plenty Road to Dalton Road, except for the section across the E6 reservation and the Darebin Creek. This part of the road becomes a two-lane road. As a result of the current intersection design and narrow bridge, traffic flow is unpredictable during peak periods.

Duplicating the 850 metre section of Childs Road and providing a new bridge across the Darebin Creek will provide a continuous four-lane divided road between Plenty Road in Mill Park and Dalton Road in Epping and remove the unsafe footpath and the traffic bottleneck.

## E Northern Hospital expansion

There is a critical need to expand the Northern Hospital to adequately service the growing population in the City of Whittlesea and Melbourne's north. The Northern is the only public hospital in the northern growth corridor. Council is advocating for additional beds and Royal Children's Hospital paediatric services.

## Municipality-wide

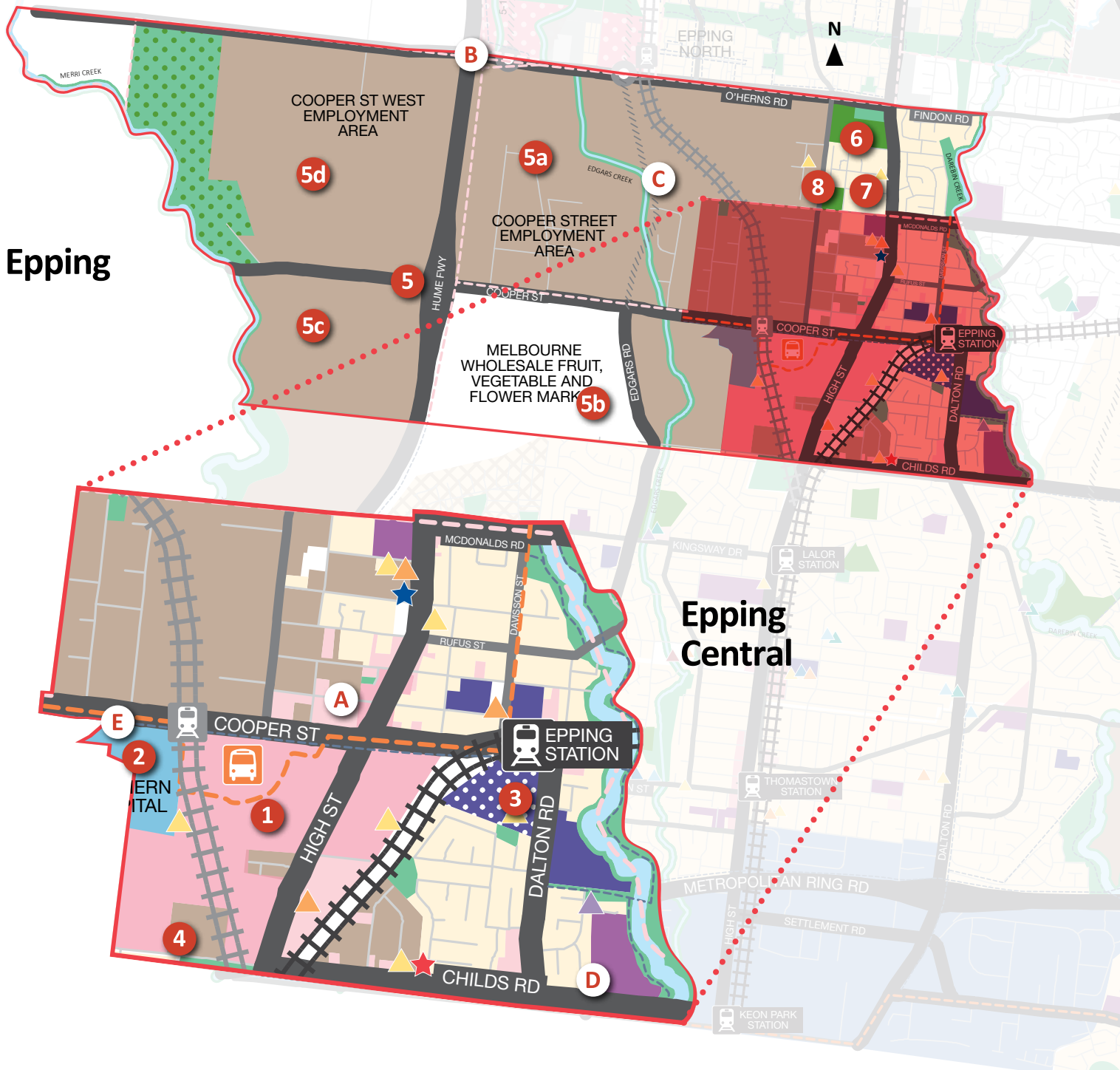
### Duplicate Epping Road

Federal and state government funding is urgently needed to upgrade and widen Epping Road from Memorial Avenue (McDonalds Road), through to Craigieburn Road East. This is the main arterial road servicing the growth corridor of Epping North through to the future growth areas. The road to be upgraded from a two-lane rural road to a four-lane divided road to Bridge Inn Road, to ease congestion and dramatically improve road safety.

### Bus Services for the Municipality

Council is seeking state government funding to improve bus services across the municipality.





- Place boundary
- Major roads
- Roads
- Railway line / Station
- Proposed public transport corridor
- Smart bus / Bus interchange
- Shared pathway (walking / bike)
- Rivers / Creeks / Waterways
- Higher education
- Private school
- Government school
- Open spaces
- Proposed open spaces
- Residential
- Retail / Commercial
- Employment uses
- Health / Hospital
- ▲ Existing childcare
- ▲ Existing kindergarten
- ▲ Existing places of worship
- ★ Police station
- ★ Fire station

### **1 Pacific Epping Shopping Centre**

Pacific Epping offers 230 different stores, Reading Cinemas, Urban Diner restaurant and entertainment precinct. Pacific Epping also employs around 2,600 people making it a substantial local employer. Expansion plans have been approved for this area.

### **2 Medical precinct**

Development of the Epping Specialist Medical Centre is underway. A private hospital is proposed. Together with the Northern Hospital will become a major medical hub for Melbourne's north. Construction of the Northern Hospital, stage 1 of the south tower development is currently underway and visible from Cooper Street. This will provide 32 additional inpatient beds and 2 'shell' floors slated to become a new intensive care ward and office space/back-of-house services in the future.

### **3 Melbourne Polytechnic – Epping Campus**

Offers some of Australia's best industrial training facilities in agriculture, aquaculture, meat processing, viticulture and winemaking, as well as welding and forklift driving. A new Student Centre opened in 2012 and includes a bookshop, library and the fitness centre, which is open to the general public.

### **4 Costco**

Council has approved for retailer Costco to establish its third Victorian outlet in Epping. The site at 20 Jovic Road, Epping will include a petrol station, tyre outlet, bottle shop, hearing centre, optometrist and car parking. Costco will bring over 300 direct jobs and 200 indirect jobs to the area. Construction of this development is proposed at the end of 2016. Construction of Deveney Road (associated with this development) is proposed to commence in late 2015.

### **5 Cooper Street Employment Precinct**

The Cooper Street Employment Precinct is a state significant employment area that is expected to generate over 25,000 jobs. The precinct is serviced by excellent transport routes focused on the Hume Freeway and Cooper Street and is located close to future residential growth areas which will provide local employment opportunities for current and future residents in these areas. It comprises various precincts which are at different stages of development implementation and will incorporate a diverse range of business, office, warehouse and industrial related uses.

### **5a Cooper Street Employment Area (north-east)**

This is the most advanced area within the Cooper Street Employment precinct in terms of development. Key developments within this precinct include the McMullin Group's Northpoint Business Park and MAB Corporation's Alliance Business Park.

### **5b Melbourne Wholesale Fruit, Vegetable and Flower Market (south-east)**

The Melbourne Wholesale Markets relocated to Epping and officially opened on 31 August 2015 and is home to 3,000 businesses employing 7,500 workers. The entire site covers over 130 hectares, which includes 70 hectares comprising the core market area and associated warehousing. The remaining 60 hectares adjacent to the core market area provides for potential expansion opportunities for related uses in the future.

### **5c Cooper Street Employment Area (south-west)**

Development in this precinct has recently commenced as part of the Biodiversity Business Park which will provide for industrial, warehouse and office uses. It also includes the Alex Fraser Group's recycling facility. The southern portion of this precinct which extends south into Lalor will be accessed from Cooper Street and will be developed for employment uses in the future.

### **5d Cooper Street West Employment Area**

The precinct contains former and current quarrying and landfill operations, and environmentally sensitive areas. It is currently under investigation in this context to determine its development potential for employment uses.

### **6 Epping Recreation Reserve**

The reserve includes two Australian Football League/cricket ovals, a sports pavilion, tennis club, public use tennis courts and play space.

### **7 Epping Memorial Hall**

As the largest public hall in the City of Whittlesea, it is ideal for formal functions. There are a variety of spaces for hire:

main hall: seats up to 300 people

function room: seats up to 200 people

meeting room: seats up to 20 people.

For enquiries contact Council on 9404 8843 or email [hallbookings@whittlesea.vic.gov.au](mailto:hallbookings@whittlesea.vic.gov.au).

### **8 Epping Soccer Stadium**

Includes one natural turf soccer pitch, with stadium spectator seating.