

FUTURE DIRECTIONS PAPER

EPHING CENTRAL STRUCTURE PLAN REVIEW

Epping Central is the City of Whittlesea's Metropolitan Activity Centre (MAC) providing a hub for key services and employment for the Northern region of 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.

SIZE OF EPHING CENTRAL



2,295HA



10,867

CURRENT POPULATION

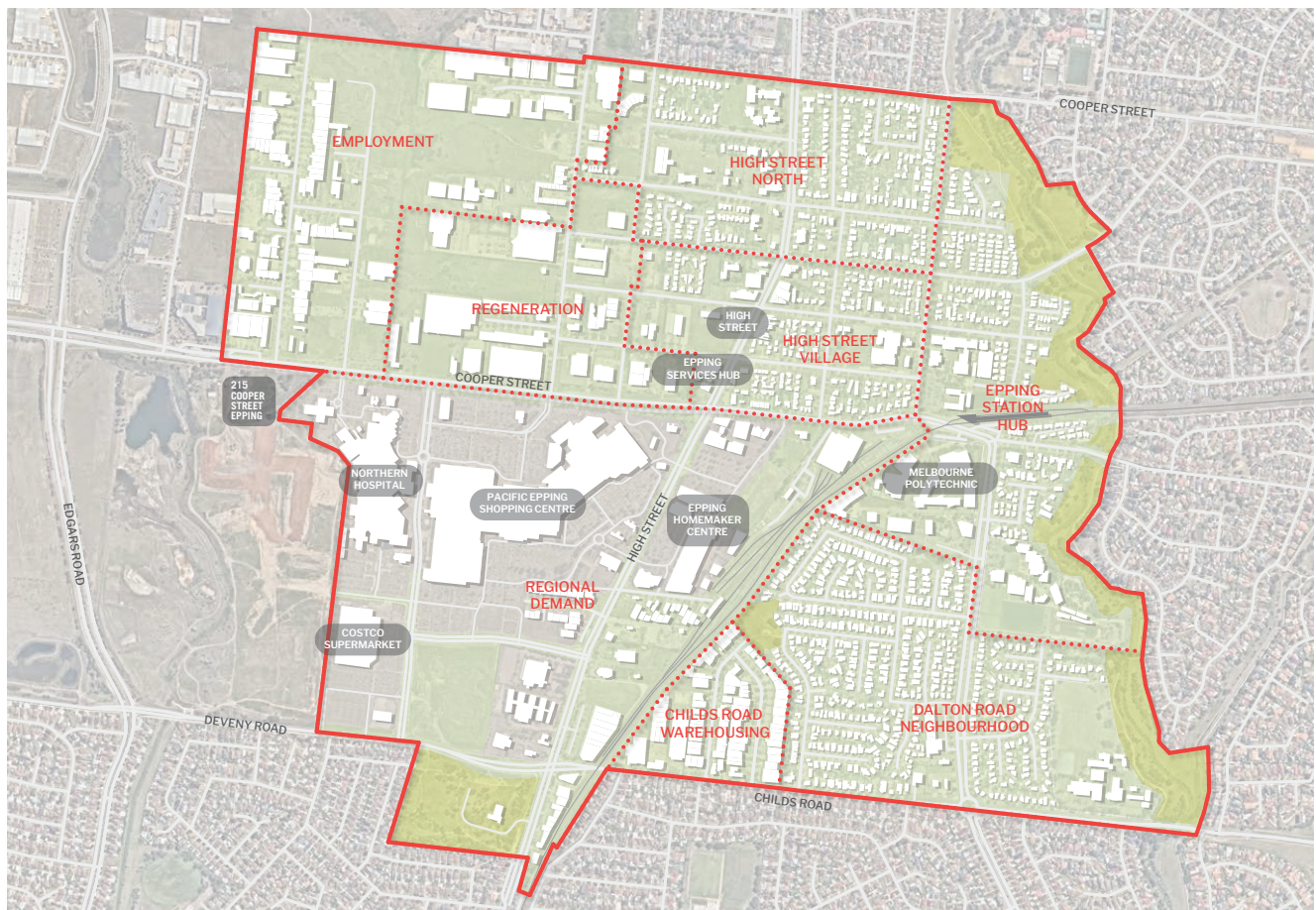


3,754
people
(2019)

APPROX. DWELLINGS



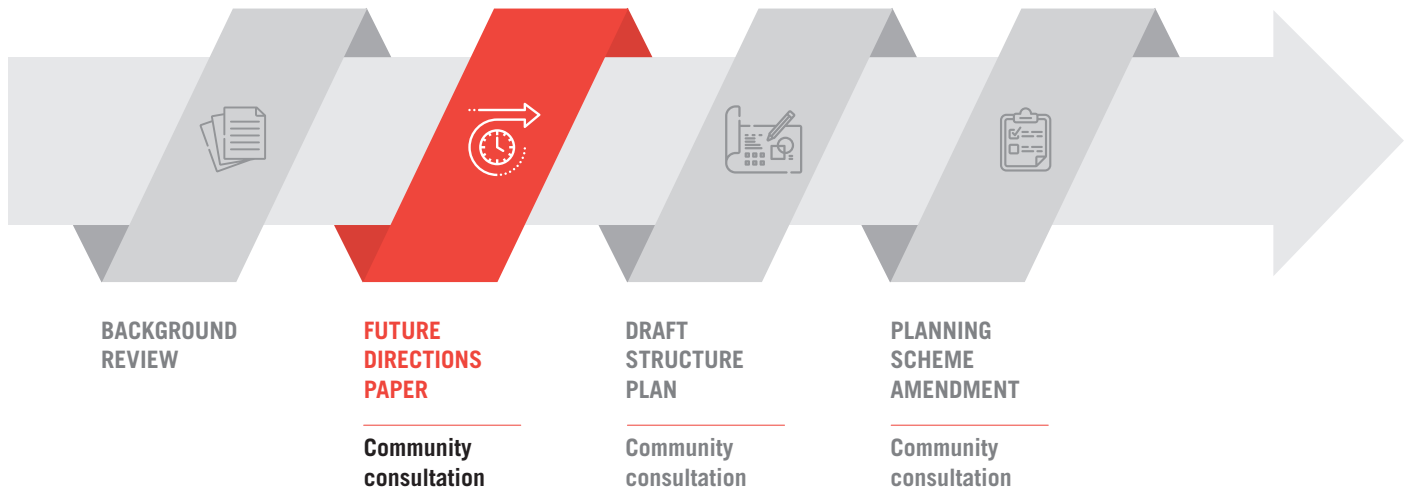
5466
(2016)



THE STRUCTURE PLAN REVIEW

The Existing Epping Central Structure Plan was adopted by Council in 2011. Council must continually assess and review existing Structure Plans to ensure each plan responds 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.



WHITTLESEA 2040: A PLACE FOR ALL

The review of the Epping Central Structure Plan will also seek to align the Structure Plan with the goals of Whittlesea 2040 to deliver:

LIVEABLE NEIGHBORHOODS GOAL 2:



WELL-DESIGNED NEIGHBOURHOODS AND VIBRANT TOWN CENTRES

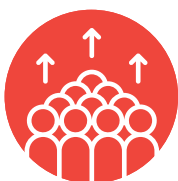


HOUSING FOR DIVERSE NEEDS



SMART, CONNECTED TRANSPORT NETWORK

STRONG LOCAL ECONOMY GOAL 3:



INCREASED LOCAL EMPLOYMENT



EDUCATION OPPORTUNITIES FOR ALL



SUCCESSFUL, INNOVATIVE LOCAL BUSINESS

FUTURE DIRECTIONS PAPER

The Future Directions Paper provides an overall summary of work undertaken by Council on the project to date.

The Future Directions Paper presents a series of Activity Centre wide and Precinct specific Directions which have been drafted to seek to address strategic issues affecting the Epping Central Structure Plan. The Directions are listed in this Fact sheet and outlined in more detail in the Future Directions Paper. The proposed key directions will shape the approach and outcomes of the refreshed Structure Plan document and is the first key milestone in the project.

Community and key stakeholder feedback on the 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.

To view the Future Directions Paper and hear more about the project and how you can get involved visit – www.whittlesea.vic.gov.au/eppingcentral

ACTIVITY CENTRE KEY DIRECTIONS



VISION

ACTIVITY CENTRE DIRECTION 1 (AC1)

Refine the vision for Epping Central to focus on its unique attributes, opportunities and strengths.



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.



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.



EMPLOYMENT AND BUSINESS

ACTIVITY CENTRE DIRECTION 4 (AC4)

Promote Epping Central 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.



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.

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.



STREETSCAPES

ACTIVITY CENTRE DIRECTION 7 (AC7)

Investigate opportunities to improve streetscapes.



OPEN SPACE AND PUBLIC REALM

ACTIVITY CENTRE DIRECTION 8 (AC8)

Explore opportunities to enhance the amenity of public spaces.



SERVICES AND FACILITIES

ACTIVITY CENTRE DIRECTION 11 (AC11)

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

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.



DESIGN

ACTIVITY CENTRE DIRECTION 13 (AC13)

Investigate tools to plan for key sites or Precincts.

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.



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.



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.



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.



CHILDS ROAD (PRECINCT 5)

PRECINCT DIRECTION 5 (P5)

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



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.



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.



EMPLOYMENT (PRECINCT 8)

PRECINCT DIRECTION 9 (P9)

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



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.

CONTACT

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City of
Whittlesea