



Study Area Map

Key Issues in Epping Town Centre

Land Uses / Activities

- Opportunities for residential development in existing residential areas
- Better retail and local services for residents
- Role of commercial office development
- Opportunities for a second supermarket
- More community facilities
- Access to open space

Environment

- Protection of Epping Town Centre's tree canopy
- Consideration of localised flooding
- More sustainable buildings
- Sunlight and overshadowing
- Noise and residential amenity

Built Form

- Opportunities for new residential and commercial office development
- Opportunities for increased building heights within the town centre
- Providing a variety of housing types to meet community needs
- Retention of key streetscapes

Public Domain

- Better linkages within the Town Centre
- Locations for streetscape improvements
- New public space and town squares
- Better linkages between Town Centre and Boronia Park

Transport / Traffic

- Improving the walking environment around the Town Centre
- Better cycle facilities and linkages
- Parking rates for new development
- Local road network improvements
- Greater use of public transport

Heritage

- Existing and proposed heritage items and conservation areas
- Integration of new development with old
- Enhancing the character of Epping Town Centre

Epping Town Centre Study

