



# EPPING ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

## PLANNING FOR A THRIVING EPPING

We've finalised the *Epping Activity Centre Plan* to guide what Epping could look like over the next 10, 20 and 30 years.

The plan aligns with the City of Whittlesea's *Epping Central Structure Plan*, which covers the activity centre 'core'. It provides for more homes closest to Epping Train Station, and well-connected to jobs, education and services.

In the surrounding 'catchment', within 10 minutes' walk of the activity centre core, the plan mandates lower-rise apartments and townhouses.

As you move away from the commercial and community core of the activity centre, the building heights gradually decrease, creating a transition between the activity centre and the surrounding suburb.

A new streamlined planning process in the activity centre core will make sure more of the right types of homes can be built faster.

Epping will gradually change over the next few decades, growing into a more lively, inclusive and sustainable local community and providing some of the new homes we need between now and 2051.

## HOW YOUR FEEDBACK SHAPED OUR PLANS

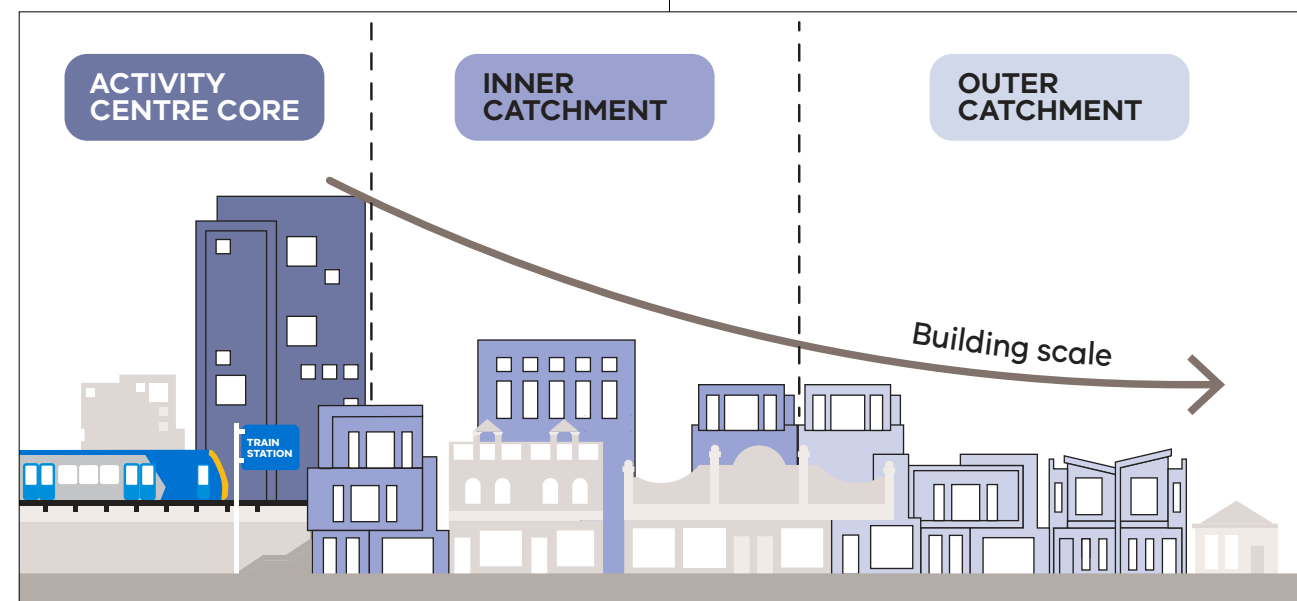
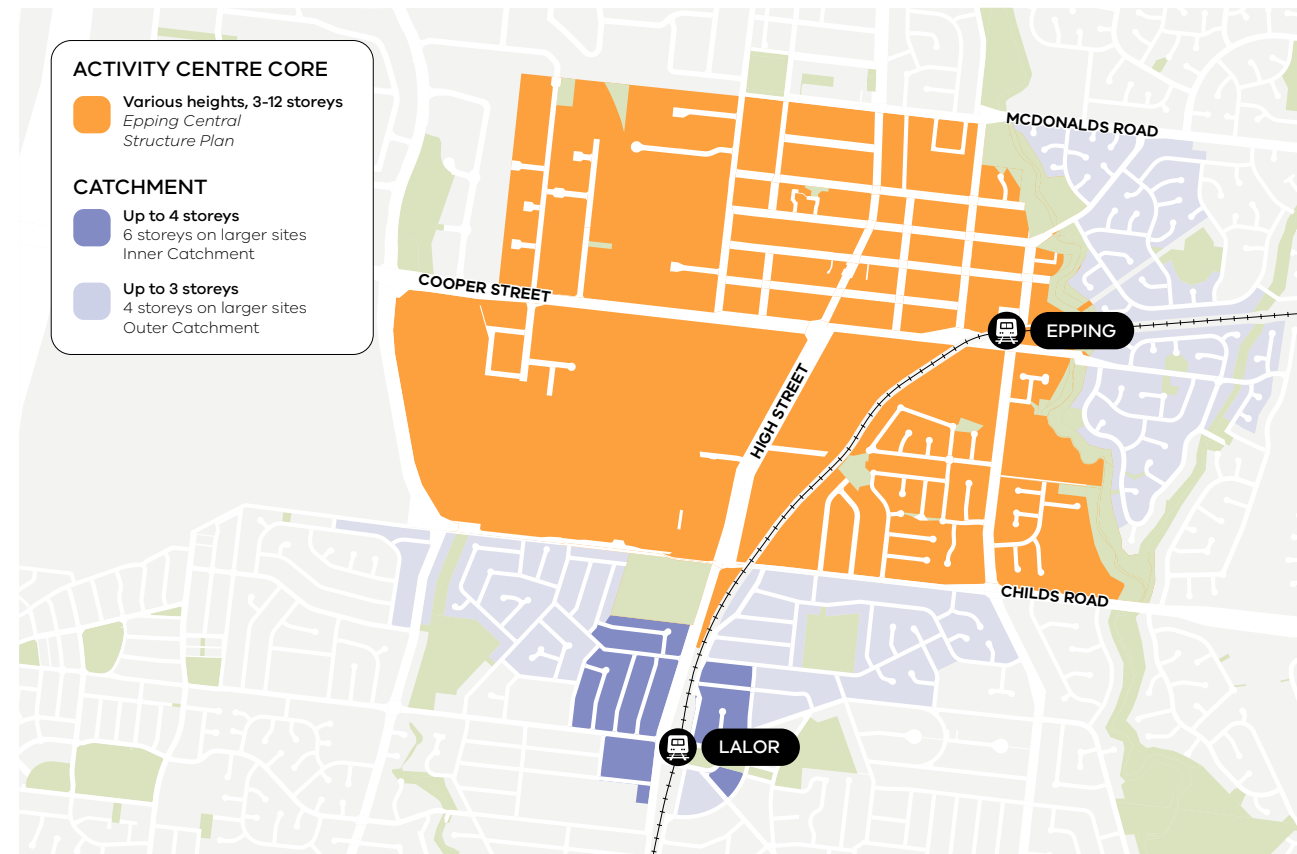
We heard from the Epping community, and your feedback helped to shape our plans:

- We've used your feedback to update the walkable catchment by reducing the boundary and limiting where buildings over three storeys are permitted.
- We heard that upgrading local infrastructure is important for supporting more homes, so we have introduced a new funding mechanism to raise funds for new and upgraded local infrastructure.
- Your feedback about overshadowing helped us refine our plans to make sure important parks, streets and places remain sunny all year round.

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The Epping Activity Centre will provide a range of homes and building types for a mix of people through all stages of life across the suburb. The plan for Epping includes medium and low-rise buildings in the catchment, and taller buildings in the activity centre core.



## YOUR KEY TO THE EPPING ACTIVITY CENTRE

The plans make sure the right types of homes are built in the places they fit best. These are some of the kinds of homes you might see more of in the future.



Building heights and planning rules in the Epping Activity Centre core are guided by the City of Whittlesea's *Epping Central Structure Plan (2023)*.

### ACTIVITY CENTRE CORE

Various heights, 3-12 storeys



Image credits: DKO Architects & Breathe, photographed by Tom Ross

Building heights in the catchment provide for lower-rise apartments and townhouses in appropriate places within 10 minutes' walk of the activity centre core.

### INNER CATCHMENT

Up to 4 storeys  
6 storeys on larger sites

Areas of the catchment closer to the core have building heights up to 4 storeys, and up to 6 storeys on lots over 1,000m<sup>2</sup> with 20m frontage.



Fieldwork and Assemble, photographed by Tom Ross

### OUTER CATCHMENT

Up to 3 storeys  
4 storeys on larger sites

Most of the catchment allows for building heights up to 3 storeys, and up to 4 storeys on larger lots.



Image credit: Austin Maynard, Lucent, photographed by Tess Kelly

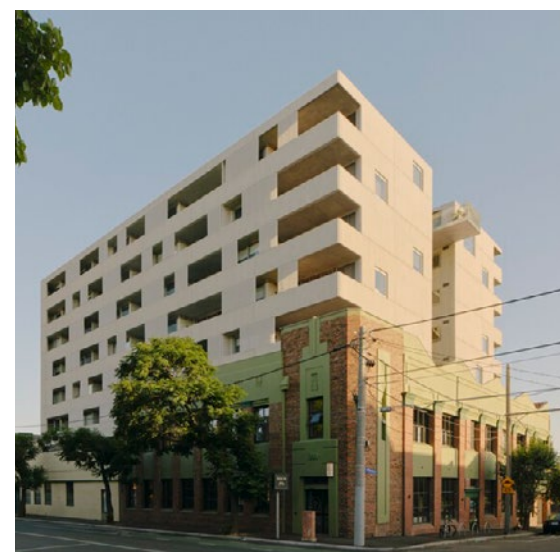


Image credits: Fieldwork and Assemble, photographed by Tom Ross



Image credit: Future Homes Program, Department of Transport and Planning



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## WHAT THIS MEANS FOR YOU

We want to make it easier for more homes to be built in Epping.

If you're looking for a home close to public transport that's well-connected to jobs, education and services, you'll have more opportunities to find one that's right for you. If you're a landowner, there will be more opportunities for you to choose to build more types of homes on your property.

## MAINTAINING HERITAGE

We want to maintain the heritage of Epping, while providing more homes for more Victorians.

Our planning controls for activity centres consider existing heritage controls.

There will be no changes to heritage overlays or amendments to local or state planning policies relating to heritage as part of the Activity Centres Program.

New buildings will still have to follow existing heritage controls, as well as relevant state and local policy.

## FUNDING FUTURE INFRASTRUCTURE

We have introduced a simplified infrastructure funding system to help fund the things the Epping will need into the future. This system will help to provide direct contributions for councils and State Government to deliver the infrastructure Epping needs to thrive.

## WHAT ARE THE STREAMLINED PLANNING APPLICATION PROCESS AND 'DEEMED TO COMPLY' STANDARDS?

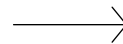
We have introduced a new streamlined process for planning applications to make it faster and easier to build more quality homes in the activity centre core. This includes removing notice and review requirements for most planning applications.

We have designed new 'deemed to comply' standards for building heights, street wall heights and setbacks. If a planning application meets the 'deemed to comply' standards, it cannot be refused a permit on the basis of those standards. If someone proposes a building that does not meet those standards, the usual decision-making criteria will apply.

Normal planning processes including notice and appeal provisions still apply in the catchments.

## THE FUTURE OF THE ACTIVITY CENTRES PROGRAM

We are expanding the Activity Centres Program to activity centres near train stations or tram lines across Melbourne. Throughout 2025, we will be working with communities to better understand how we can improve access to housing while enhancing the things that make our centres great places to live.



Find out more at  
[planning.vic.gov.au/  
activitycentres/epping](https://planning.vic.gov.au/activitycentres/epping)