



Epping Town Centre

RAWSON ST, BEECROFT ST, OXFORD ST & LANGSTON PL, Epping
EPPING WARD



The Place

Epping Town Centre is a busy hub positioned around Epping Station, which is a key rail and bus interchange. There are retail and commercial premises on both sides of the rail line, each maintaining a distinct precinct feel without unifying features or convenient access in-between for vehicles or pedestrians.

On the eastern side commercial activity is focused along the heritage Oxford Street and Langston Place, however most major retailers, including Coles and The Epping Club, are on the western side, primarily along Rawson Street, Bridge Street, and Beecroft Road. Epping Library, Epping Community Centre, Boronia Park, and Forest Park are located within the centre. The Town Centre incorporates critical regional travel routes, leading to significant traffic volumes.

Centres Hierarchy

Specialised Centre

► **Town Centre**

Village Centre

Neighbourhood Centre

Local Centre

Recent capital investment

- **\$640K** budgeted across FY21/22 & FY22/23
(A) Design and implement improvements to high streets within Epping Town Centre.
(B) Epping Town Centre activations.)

Business Activities

- Numbers Of Shops: 56
- Number Of Vacancies: 19
- Vacancy Rate: 34%

1 Bakery	12 Newsagent
2 BottleShop	13 Post Office
3 Chemist	14 Hairdresser
4 Coffee	15 Florist
5 Convenience Store	16 Restaurant
6 Dentist	17 Super Market
7 Doctor	18 Takeaway
8 Real Estate Agent	19 Tutoring Services
9 Greengrocer	20 Butcher
10 Grocery	21 Other
11 Professional Services	

Zoning

- B2 Local Centre, RE1 Public Recreation, R4 High Density Residential.
- Recent re-zoning occurred as part of the Urban Activation Precinct (UAP) to accommodate up to 3,750 new homes within 400m radius of the railway station.

Public domain condition

The look and feel of the public domain differs east and west of Epping Station. Hardscaped areas have a variegated finish; brick pavers are evident along Oxford Street while asphalt and granite pavers are typically found in Beecroft, Rawson and Bridge streets. New development has brought about recent improvements. Contemporary landscaping and bespoke furniture can now be found along Langston Place and Pembroke Street.

2020/21

Average

Demographics

- Between 2016 and 2020 Epping experienced a 21% increase in population, from 23,841 to 28,772.
- In 2021, the largest age group (21.9%) is forecast to be parents and homebuilders (35 to 49 year olds).
- The largest increase between 2016 and 2021 is forecast to be couples families with dependents, which will increase by 735 households and account for 42.3% of all households.

Public Transport

541 + 546 + 549 + 630 + 651 Bus Route, Epping Station (Metro + T9 line)

Community Voice Survey

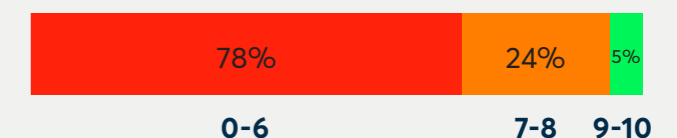
Participants are most likely to visit this centre

- **A few times a week (37%)**

The most frequently selected reasons for visiting include:

- 1 To access particular stores or services
- 2 Location
- 3 Convenience

How likely is it on a scale of 0 to 10 that you would recommend this Centre to a friend or neighbour?



NET PROMETER SCORE
5.0