

21.09 BERWICK NORTHERN AREA

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[Proposed C198](#)**21.09-1****Profile**

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The northern area of Berwick, north of the Princes Freeway, is an attractive, established community focused on Berwick Village that retains a township feel in its central area and will continue to strengthen its mature, green-treed image over the long-term. This older part of residential Berwick has a special character and quality that is clearly recognised and valued by the community.

21.09-2**Objectives**

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- To maintain and enhance the character of Berwick as an established area with a green-treed country feel and character.
- To provide quality and diverse housing opportunities that add value to the residential character of the area.
- To protect key neighbourhood attributes and elements and create a special township housing character, including maintaining and enhancing the distinctive canopy tree character of the Berwick Village and its immediate environs.
- To reinforce the role of Berwick Village as a diversified major activity centre with good public transport connectivity in a way that strengthens its heritage main street character.
- To create an integrated technology, research, learning, commercial, medical and living precinct that creates a job-rich urban environment.
- To develop, expand and refurbish Berwick's spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To protect and restore the natural and environmental qualities of the Cardinia Creek Valley.

21.09-3**Strategies**

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- Reinforce the identity, character and sense of place of the older parts of residential Berwick and ensure new housing is complementary to these elements.
- Strengthen the established garden suburb environment, characterised by canopy trees, generous setbacks, a sense of openness and the dominance of the landscape setting.
- Protect the Berwick township and its immediate environs from development that threatens its distinctive canopy tree character.
- Facilitate the development of Berwick Village as the major activity centre serving the Berwick and Beaconsfield communities, ensuring that development is sympathetic to the "English village" style and character. Key urban design principles include:
 - Street-oriented development with active street frontages.
 - Use of landscaping and streetscape improvements to create attractive viewlines and vistas.
 - Appropriate design and location of advertising signs that protect and enhance the unique style and character of Berwick Village.
 - A diverse range of activities.

- Provision of pedestrian access to and circulation within and to the Village.
- A permeable network of streets, laneways and walk-throughs.
- Public transport-oriented development.
- Facilitate the development of the ‘Berwick Health and Education Precinct’ as a major provider of knowledge-based jobs for Casey’s future. Key outcomes include:
 - Development of the land between the Princes Freeway and the railway line in Berwick as an integrated medical, technology, research, learning, commercial and living precinct.
 - Creation of a dense job-rich urban environment.
 - Creation of an attractive and exciting Berwick Health and Education Precinct image and urban form.
 - Maintenance of large lots in strategic locations to allow for land use and development evolution over time.
 - Development of efficient and integrated transport systems for vehicles, buses, pedestrians and cyclists.
- Reinforce the role of Parkhill Plaza Neighbourhood Activity Centre as an important local community focal point.
- Maintain the Enterprise Avenue industrial estate as a high-amenity service industrial precinct for the local area.
- Develop Wilson Botanic Park as a major tourist destination for the eastern and south-eastern suburbs of Melbourne.
- Provide for the ongoing use of Akoonah Park as an important local and regional community events space.
- Provide extensive boulevard planting along the main road network.
- Facilitate walking and cycling, with a particular focus on access to Berwick Village, Parkhill Plaza, major open spaces, and the future ‘Berwick Health and Education Precinct’.
- Facilitate improvements to public transport, with a particular focus on access to Berwick Village and the future ‘Berwick Health and Education Precinct’.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Provide strong regulatory protection for Cardinia Creek Valley’s natural places to minimise further loss of natural values.
- Encourage the development of open space areas along Cardinia Creek as a major inter-suburban break and passive parkland areas.

21.09-4 Implementation

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These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Berwick Northern Area Local Area Map.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity and employment centres, including the Berwick Village Major

Activity Centre, the Parkhill Plaza Neighbourhood Activity Centre and the future 'Berwick Health and Education Precinct'.

- Using the Industrial Policy at Clause 22.03 to create an attractive and well maintained industrial area.
- Using the Advertising Signs Policy at Clause 22.04 to protect the "English village" style and character of Berwick Village from obtrusive advertising signs.

Application of zones and overlays

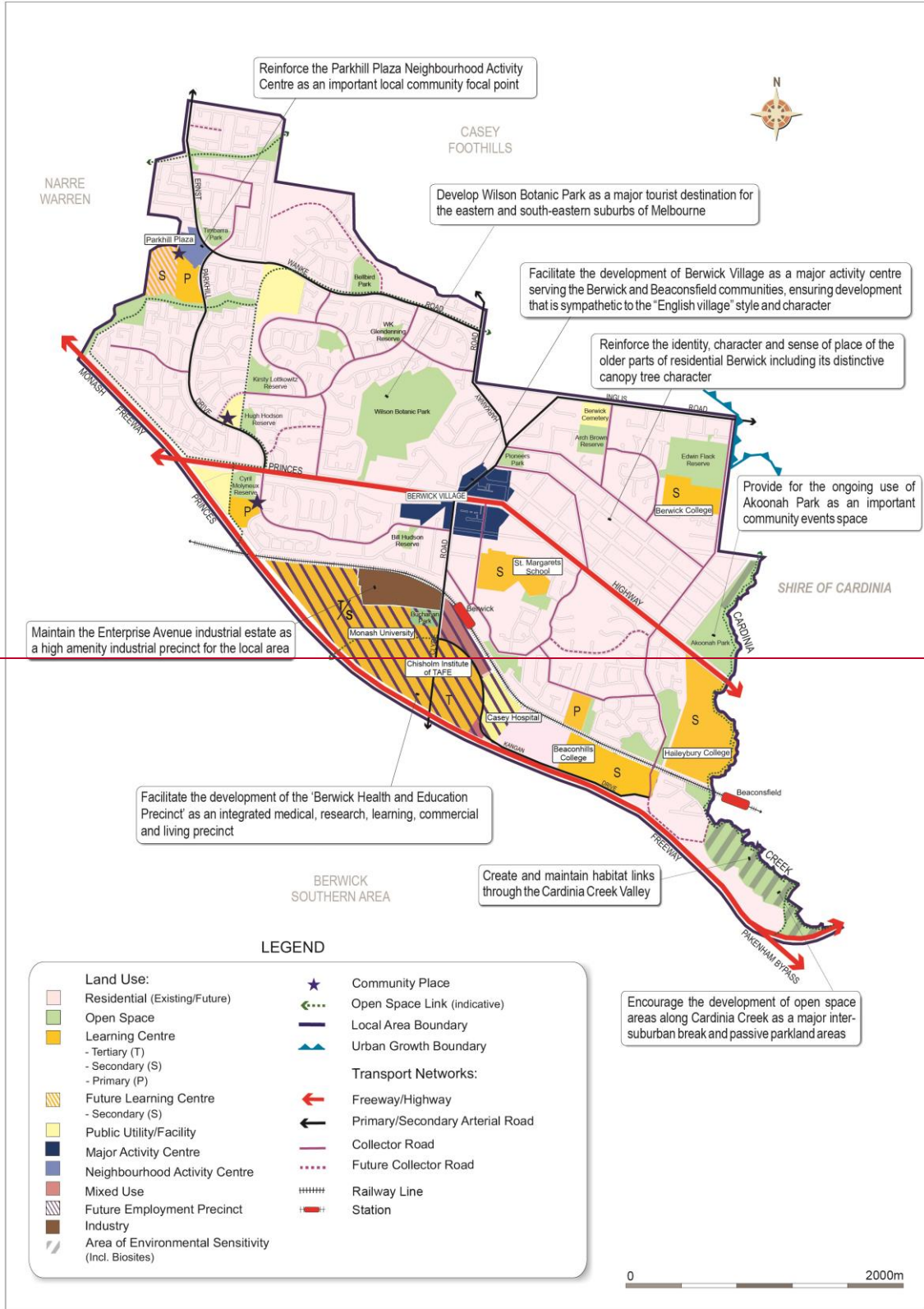
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Berwick Village Major Activity Centre and Parkhill Plaza Neighbourhood Activity Centre.
- Applying the Commercial 1 Zone to activity areas with an office and commercial function including land on the periphery of Berwick Village.
- Applying the Commercial 2 Zone to land with a restricted retail, car sales and service business function, including land generally located on the south-western corner of Clyde Road and Princes Highway.
- Applying the Mixed Use Zone to land with mixed use functions, including part of the land within the future 'Casey Technology Park'.
- Applying the Special Use Zone and Public Use Zone to provide for the use and development of part of the land in the future 'Berwick Health and Education Precinct' for educational and institutional purposes, respectively.
- Applying the Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value in the Berwick township area, including significant trees.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas, mixed use areas and activity centres, as appropriate.
- Applying the Parking Overlay to the Berwick Village Commercial Centre to ensure that a lack of car parking does not constrain future development opportunities in the centre.

Further strategic work

- Preparing urban design guidelines for residential development to ensure new development adds value to the character of the area.
- Reviewing the Berwick Village Structure Plan, including associated urban design guidelines.
- Preparing a structure plan for the future 'Berwick Health and Education Precinct'.

21.09-5 Berwick Northern Area Local Area Map

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CASEY PLANNING SCHEME

