

Draft Berwick Village Major Activity Centre Structure Plan

May 2025

 Towards 2040





Contents

Acknowledgement to Country	2	Direction 4: Support Diverse Housing Choices	35
Executive Summary	3	Direction 5: Elevating Design Excellence and Sense of Place	37
Introduction	5	Direction 6: Promote Community Facilities and Health-Focused Initiatives	40
Structure Plan	6	Direction 7: Deliver a Greener and Climate Resilient Centre	42
Activity Centre	9	Precincts Plan	45
Context	13	Precincts Plan	47
A Snapshot of the Community Profile	14	Precinct 1: Village Centre	48
The New Activity Centre Boundary	16	Precinct 2: Village Edge	54
Aligning with the City of Casey's Vision	17	Precinct 3: Health & Education Precinct	59
Land Uses and Overlays	18	Precinct 4: Neighbourhood Green	63
Community Engagement	20	Precinct 5: Residential Growth	67
Vision and Strategic Framework	23	The Implementation Plan	73
Vision	24		
Guiding Principles for Shaping Berwick Village's Future	25		
Direction 1: Preserve Historical Charm	28		
Direction 2: Foster Business Growth and Build a Vibrant Village	30		
Direction 3: Improve Movement, Safety, and Active Transport Options	32		



Artwork by **Heather Kennedy**, Casey Aboriginal community member

Acknowledgement to Country

The City of Casey proudly acknowledges the traditional owners, Casey's Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land on which we work and live.

Commitment to reconciliation

The City of Casey is committed to reconciliation, guided by Casey's Reconciliation Action Plan (RAP) and the Casey Aboriginal Gathering Place. These initiatives support cultural connection, strengthen community capacity, and work towards better outcomes for the Aboriginal and Torres Strait Islander community.

Diversity Statement

The City of Casey is home to a remarkable diversity of cultures, languages, faiths, identities, landscapes, and stories. From our first Australians to our most recent arrivals and every wave between, the City of Casey welcomes and represents all community members and their respective ambitions to live healthy, rewarding, and happy lives. These intersecting and overlapping community stories form Casey's collective identity and contribute to its evolving, rich history. We recognise this diversity as our strength and we aim to share, nurture, and celebrate it.

Executive Summary

The Draft Berwick Village Major Activity Centre Structure Plan – Toward 2040 provides a long-term strategic framework to guide the sustainable growth, development, and transformation of Berwick Village.

Designated as a Major Activity Centre under State and local planning policies, Berwick village is strategically positioned 40km southeast of Melbourne's CBD along the Princes Highway and Pakenham rail line. Known for its historical charm and vibrant village atmosphere, Berwick village serves as a key transport and economic hub, attracting residents, visitors, and businesses alike. Its High Street and surrounding laneways form the centre's retail and social spine, offering a mix of boutique shopping, hospitality, commercial services, and community facilities. However, as the City of Casey's population is projected to grow by 40% by 2041, Berwick village must evolve to accommodate changing needs while preserving its heritage character and village identity.

This Draft Structure Plan establishes a clear vision to ensure Berwick village remains a thriving, well-connected, and sustainable activity centre. It outlines key strategies that align with the overarching principles of Heritage & Character, Thriving Economy, Active Mobility, Inclusive Housing, and Great Design.

The Draft Structure Plan introduces five distinctive precincts, each playing a unique and important role in shaping the area's character based on its function, identity, and contribution to the broader town centre. It also recommends updates to planning controls through a planning scheme amendment to support sustainable, well-designed development that reflects Berwick village's unique sense of place. By refining planning controls, the plan seeks to reduce regulatory burdens, create opportunities for small businesses and creative enterprises, and attract more investment and visitors to the centre.

The preparation of this Draft Structure Plan marks a significant milestone in shaping Berwick village's future, guided by community engagement, technical studies, and strategic priorities. Through a collaborative approach, the plan provides a clear roadmap for future investment and policy decisions, ensuring Berwick village grows in a way that respects its heritage while embracing innovation and long-term sustainability.



01

Introduction

Structure Plan

What is a Structure Plan?

A Structure Plan is a strategic document designed to guide the long-term growth and development of an area, such as the Berwick Village Major Activity Centre.

It establishes a shared vision for the centre's future, addressing land use, built form, public spaces, and infrastructure to ensure it remains a vibrant place to live, work, and visit. The plan provides clarity for the community, developers, and the Council on the type and extent of changes expected, aligning with the principles of sustainability, connectivity, and local character.

Key focus areas typically include:

- Supporting sustainable development and reducing environmental impact.
- Encouraging economic growth and diverse land use.
- Ensuring built form respects the area's character and heritage.
- Improving active transport, parking, and accessibility.
- Enhancing open space and public realms for community benefit.

The structure plan informs updates to the Casey Planning Scheme, enabling new development to align with its vision and objectives. As noted in the Victorian Government Planning Practice Note 58 (2015):

“

The structure plan should be a tool to help manage, influence, and facilitate change within individual activity centres, in accordance with the directions of State planning policy.”

Why do we need a Structure Plan?

A Structure Plan is essential for the Berwick Village Major Activity Centre to ensure that this growth is orderly, sustainable, and reflective of both local and State priorities.

It provides a clear framework for development, investment, and public space improvements while balancing the community's expectations with Council's vision for the area.

Specifically, the Berwick Village Major Activity Centre Structure Plan is needed to:

- **Prepare for Future Growth:** As population and employment opportunities in the City of Casey grow, the Structure Plan helps meet the increasing demand for housing, jobs, and services.
- **Support State Policies:** Plan for Victoria (February) prioritises directing growth to activity centres like Berwick Village, focusing on delivering more homes, jobs, and services in well-connected locations to guide Victoria's sustainable and liveable future to 2050.

- **Improve Public Spaces and Amenities:** The Structure Plan enables a coordinated approach to public space enhancements, infrastructure upgrades, and placemaking initiatives. It ensures Berwick Village continues to thrive as a vibrant and accessible centre for retail, dining, entertainment, and community engagement.
- **Provide Certainty for the Future:** By introducing permanent planning controls into the Casey Planning Scheme, the Structure Plan delivers clear expectations for building heights, setbacks, and design outcomes.
- **Transition Towards Sustainable Urban Growth:** Berwick Village is uniquely positioned to support diverse housing options, active transport, and local economic development. The Structure Plan outlines strategies to guide this transition while preserving the centre's identity and promoting resilience in the face of climate and demographic changes.

How was this Structure Plan prepared?

The Berwick Village Major Activity Centre Structure Plan was prepared through a detailed, collaborative process that integrated technical expertise, stakeholder and community engagement, and strategic planning.

The following steps outline the preparation process and the future engagement strategy:

1

Initial Planning and Scoping: The project began with budget allocation and scoping of required technical studies, ensuring a solid foundation for the plan.

2

Stakeholder and Community Engagement: Community and stakeholder collaboration were key to shaping the structure plan. An online engagement (March- April 2024) captured input on community aspirations and concerns, which was compiled into an engagement report.

3

Technical Studies and Research: The development of the Berwick Village Major Activity Centre Structure Plan was underpinned by a range of detailed technical studies such as: Economic and Access Assessments (2023), Community Facilities Analysis (2024), Open Space, and Heritage Studies (2024), Parking Precinct Plan (2024), and Urban Design Assessment (2025).

4

Key Issue Paper: A Key Issue Paper was prepared to consolidate findings from technical studies and engagement feedback. This document identified and analysed challenges and opportunities across several key areas, including land use planning and zoning, housing diversity and affordability, sustainable transport and mobility, heritage and character preservation.

5

Draft Structure Plan Development: This document refined the key issues, incorporated updated urban design guidelines, and outlined implementation strategies that may include amendments to the planning scheme.

6

Councillor Endorsement (upcoming): In this step, the draft structure plan will present to the councillors at a council meeting. Their feedback will be incorporated as needed, and once the plan is endorsed, it will be ready to proceed with the next phase of community engagement.

7

Future Engagement: Following the draft plan, future engagement will involve a public consultation process in shaping the final plan and ensuring it meets the needs of all stakeholders.

Additional steps will be added following our engagement process.

Activity Centre

What is an Activity Centre?

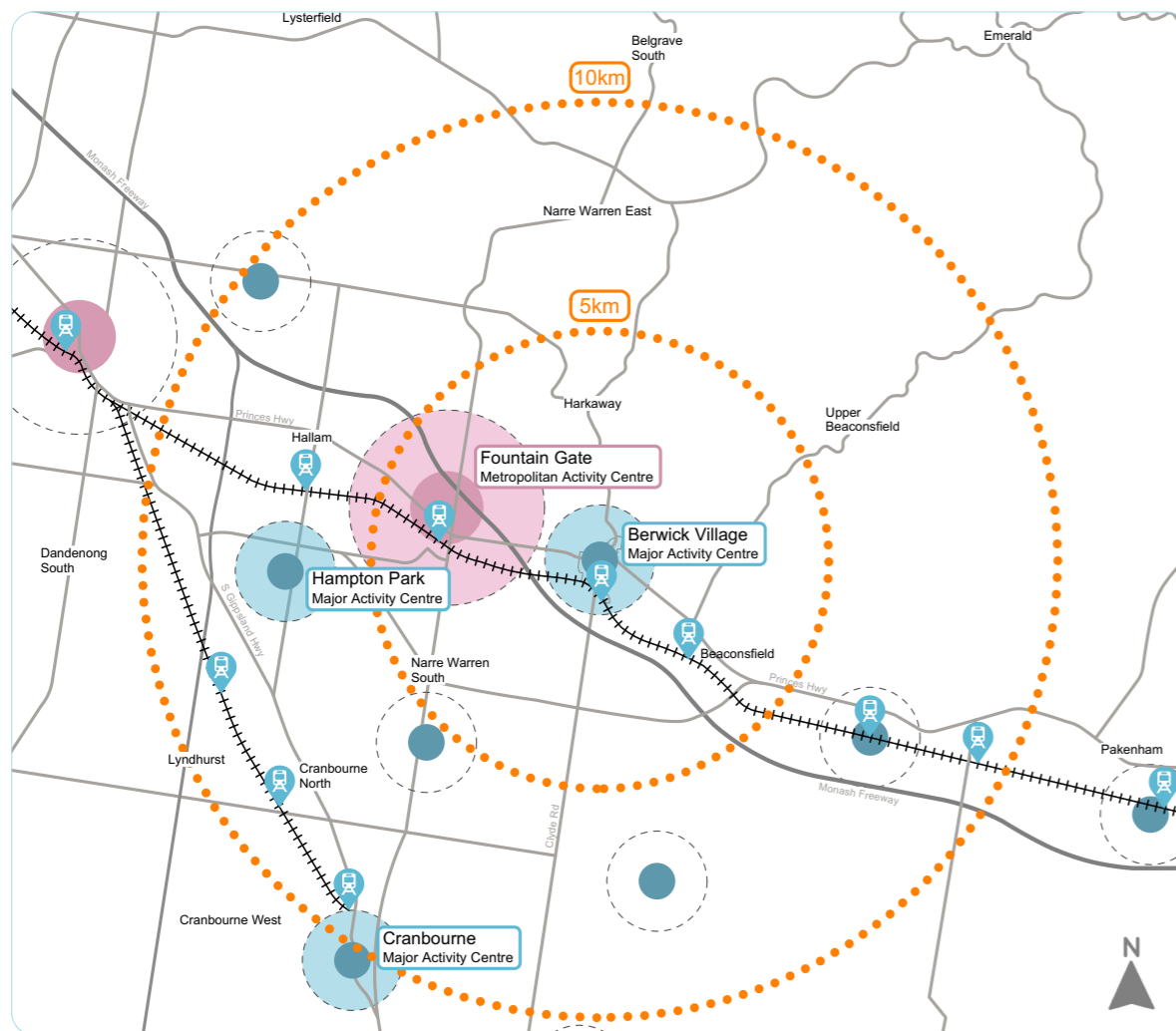
Activity centres are strategic urban areas designed to concentrate services, employment, housing, transport, and social interaction opportunities.

They range in size from small neighbourhood hubs to major metropolitan centres and are central to the vision of creating a sustainable and connected city. Recognised in Plan for Victoria (2025), activity centres remain essential for fostering sustainable growth, improving housing affordability, and enhancing accessibility by concentrating development along high-capacity public transport routes. These centres support a vibrant mix of uses, including retail, commercial, community, recreational, and residential functions, making them focal points for people to live, work, shop, meet, and relax.

Key activity centres of City of Casey

The City of Casey, located in Melbourne's outer south-east, is home to a number of main established activity centres that play a key role in shaping the municipality's future growth and development.

There are four main established activity centres: **Hampton Park**, **Cranbourne**, and **Berwick Village**, which are major activity centres, and **Fountain Gate–Narre Warren**, which is identified as the key metropolitan activity centre. Each centre is strategically positioned to serve as a hub for housing, employment, community services, and transport connections, supporting the creation of vibrant, connected neighbourhoods that align with the principles of Plan for Victoria (2025). These activity centres are distributed across the City of Casey, highlighting their strategic locations within the municipality and their connectivity to Melbourne CBD. Their proximity to major transport routes and local infrastructure underpins their importance in accommodating Casey's growing population and fostering sustainable communities.



● Map 1: The four main established activity centres in City of Casey.

What makes Berwick Village unique?

Berwick village, situated 40km southeast of Melbourne's CBD, located along Princes Highway and the Pakenham rail line, retains its historical charm while serving as a key activity centre in the City of Casey.

For the Berwick Village Major Activity Centre, this means playing a key role in the City of Casey's development as a connected and sustainable municipality. Situated around the Berwick Station and key community facilities, Berwick Village is well-positioned to serve as a hub for local housing, business activity, and services.

Whether visiting Berwick Village Major Activity Centre for the first time or strolling through High Street as a daily resident, the vibrant and lively village atmosphere is immediately evident.

These elements—ranging from its historical charm and well-preserved streetscapes to its strong sense of community and local identity—make Berwick village a truly unique destination. This much-loved village character has been cherished by the community for generations, from its early days as a small rural town to its evolution into a thriving Melbourne suburb.

The deep connection between residents and their surroundings is reflected in the way people live, work, and engage within the centre. As an activity centre, it provides a foundation for growth while maintaining its unique village character. The focus is on enhancing walkability, improving transport connections, and facilitating diverse housing and employment opportunities.





02

Context

A Snapshot of the Community Profile

The City of Casey's population is expected to grow from 429,383 in 2025 to 614,075 by 2046 (a 43% increase), making it one of Victoria's fastest-growing municipalities.

However, Berwick's growth (North, South, and Beaconsfield) is projected to be more gradual, with the population expected to grow from 53,904 in 2025 to 60,942 by 2046. This highlights the importance of strategic urban planning, ensuring that future infrastructure, housing, and services meet the evolving needs of the community while maintaining the area's established character.

As of 2021, Berwick had a population of 50,811, contributing to the broader City of Casey population of 365,239. By 2023, Berwick's Estimated Resident Population increased to 53,578, with a population density of 1,571 persons per square kilometre, significantly higher than Casey's overall density of 958 persons per square kilometre.

The median age in Berwick is 43, notably older than the City of Casey's 34 years.

Berwick has a diverse cultural profile, with 34% of residents born overseas, predominantly from India (6.0%), China (2.9%), and the United Kingdom (4.8%). The suburb has a lower proportion of children (under 18) and a higher proportion of residents aged 60 and older compared to the City of Casey, aligning more closely with Greater Melbourne's age structure.

In 2021, Berwick had approximately 17,000 dwellings, with an average household size of 2.9 persons per dwelling, slightly lower than Casey's 3.1 persons per dwelling. 88% of homes are separate houses, while 12% consist of medium-density housing, such as townhouses.

Current Berwick Highlights (2023)



Population
53,578
(3.2% growth from previous year.)



Median Age
43 years
Older than City of Casey (34), Greater Melbourne (37), Victoria (38).



Cultural Diversity
34% born overseas.
Top countries: India (6.0%), China (2.9%), UK (4.8%).



Employment Rate (2021)
95.1% employment.
61% full-time, 33% part-time.

Berwick Households (2021)



Couples with children
44.2%
(small decrease from 2016)

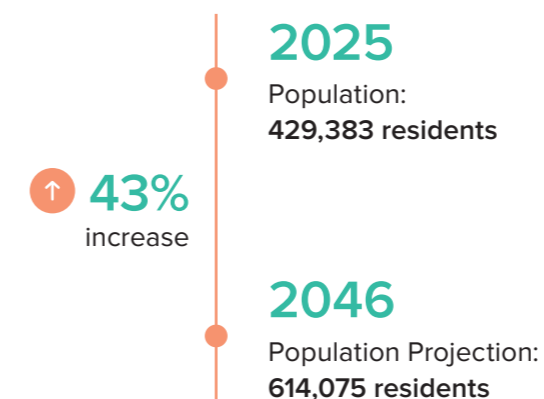


Couples without children
22.8%

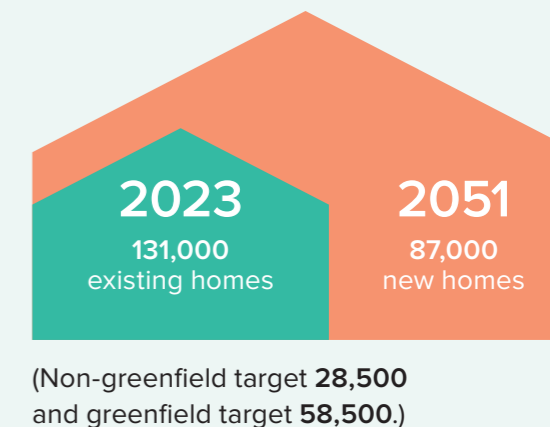


Lone-person households
16.9%

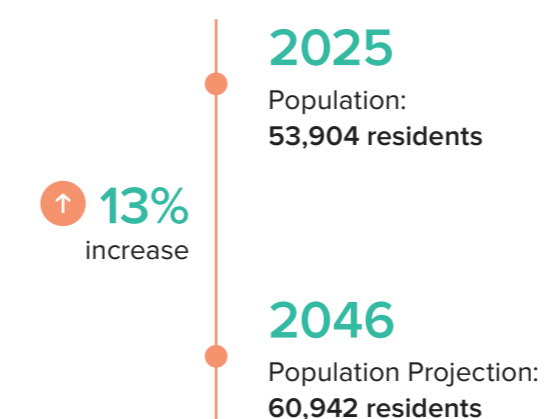
City of Casey Projection



Housing Demand



Berwick Projection



Future Housing and Infrastructure needs

- Maintain village character while accommodating gradual growth
- Improve transport, open spaces, and local employment options
- Address aging population needs (healthcare, accessibility, senior-friendly housing)

The New Activity Centre Boundary

The boundary for the Draft Berwick Village Major Activity Centre Structure Plan has been refined to reflect contemporary planning needs and ensure a focused approach to activity centre planning.

Significant updates have informed the decision to revise the boundary. In 2021, the Victorian Planning Authority (VPA), in collaboration with the City of Casey, prepared Berwick Health and Education Comprehensive Development Plan (CDP). This plan provides a detailed and targeted framework for managing growth and development within the precinct.

As a result, it is no longer necessary to include the entire Berwick Health and Education (CDP)

within the activity centre boundary. However, portions of the Berwick Health and Education (CDP) along Clyde Road continue to overlap with the Activity Centre. For these overlapping areas, this Draft Structure Plan will defer to the existing Berwick Health and Education (CDP) framework. No additional regulatory layers or functional changes will be introduced beyond those already established in the Berwick Health and Education (CDP).

The revised and new boundary now focuses primarily on the village core and adjacent areas, including Clyde Road, Gloucester Avenue, High St, and Lyall Road. This refined boundary focuses on a smaller, more concentrated area, ensuring a targeted and cohesive plan for Berwick Village Major Activity Centre.



● Map 2: Left is the 2011 structure plan boundary, and Right is the proposed and new boundary.

Aligning with the City of Casey's Vision

The Draft Berwick Village Major Activity Centre Structure Plan is a key initiative that aligns with and supports the City of Casey's Long-Term Community Vision 2031 and the Council Plan 2021-2025.

These strategic documents set the foundation for creating a more connected, bold, and resilient community, guiding planning and investment decisions across the municipality. The Draft Structure Plan reinforces these principles by:

Supporting a More Connected Community

The Draft Structure Plan prioritises stronger connections between people, places, and opportunities, aligning with the City of Casey's commitment to accessibility and inclusivity. It enhances public transport, pedestrian, and cycling infrastructure to improve movement within and around Berwick Village, creates vibrant public spaces that foster social interaction and community events, and strengthens economic and community connections by supporting diverse local businesses.

Embracing a Bold Approach to Growth and Innovation

The Draft Structure Plan embraces change and fosters innovation by promoting sustainable urban design that integrates high-quality built form, heritage protection, and green infrastructure. It supports a strong local economy by enabling businesses to adapt to future trends, attract investment, and create local employment opportunities. Additionally, it encourages creative placemaking initiatives that reinforce Berwick village's identity while introducing new ways to activate spaces and attract visitors.

Building a Climate Resilient and Sustainable Future

The Draft Structure Plan strengthens long-term resilience by embedding climate-conscious and adaptable strategies. It incorporates environmentally sustainable design (ESD) principles to manage urban heat and enhance green spaces. The plan also ensures a balanced approach to urban growth, preserving Berwick village's unique character and heritage while supporting sustainable development.

Community Vision

The Draft Structure Plan is informed by extensive community and stakeholder engagement, aligning with the City of Casey's commitment to participatory decision-making. It integrates insights from the Shape Your City initiative, ensuring that residents' aspirations for safety, accessibility, local economy, and sustainability are reflected in the planning framework. The Draft Structure Plan is guided by a two-stage community engagement process. The first stage of engagement took place in March and April 2024, where the community was informed and consulted through an online platform to gather initial feedback on key priorities. The second stage will occur after the Draft Structure Plan is endorsed by the Council, around mid-2025, providing a more interactive opportunity for the community to engage. This phase will involve in-person workshops and targeted discussions, allowing residents and stakeholders to review the proposed plan and provide feedback on how it aligns with their vision for Berwick village's future.

This section will be updated following the adoption of our new Council Plan and Vision in July 2026.

Land Uses and Overlays

Berwick Village Major Activity Centre consists of a diverse mix of commercial, residential, and public spaces, each serving a distinct role in shaping the area's urban fabric.

Key zones in Berwick Village include:

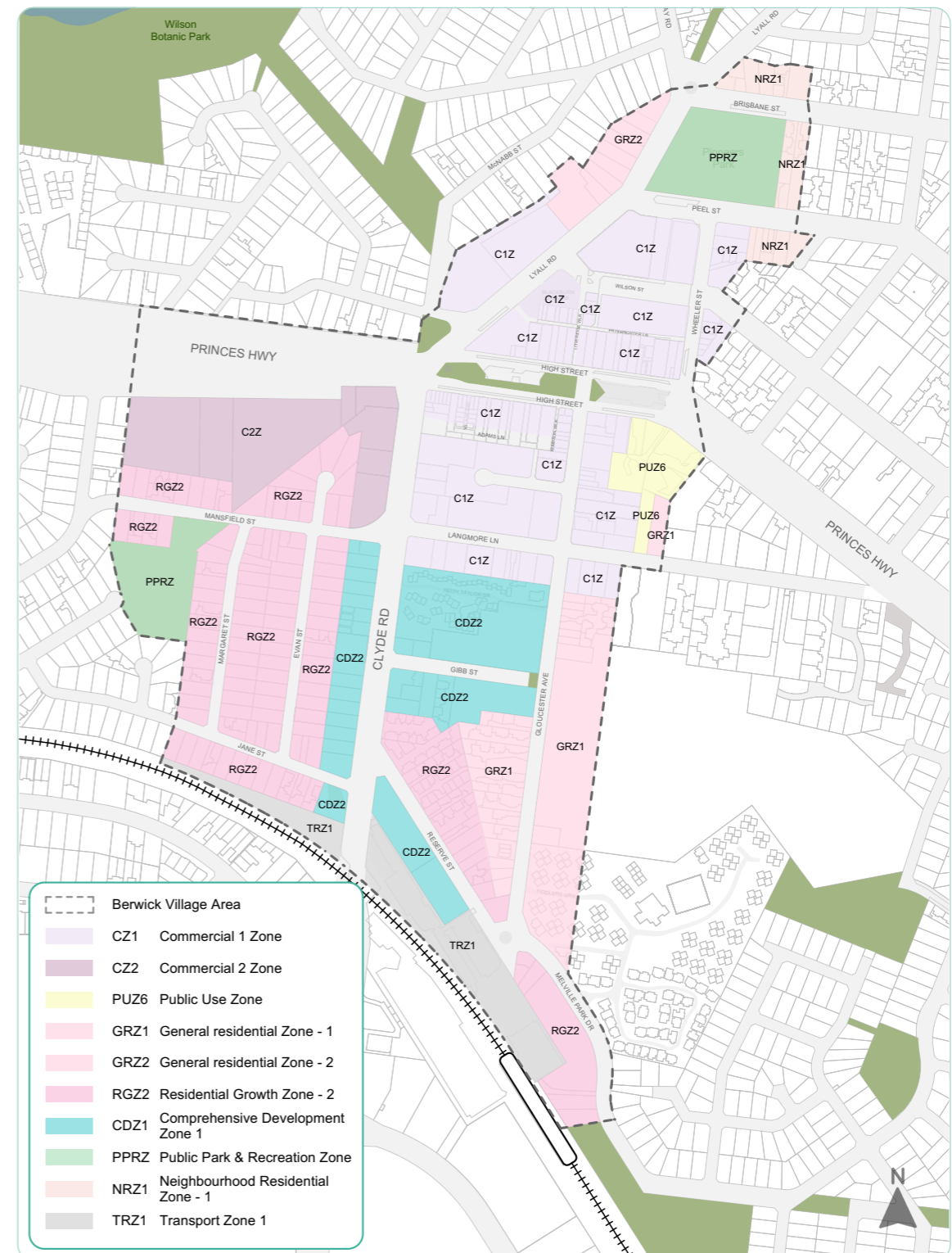
- **Commercial 1 Zone (C1Z):** Retail, office, and mixed-use development
- **Commercial 2 Zone (C2Z):** Larger-scale commercial and employment uses
- **Comprehensive Development Zone (CDZ):** Integrated, master-planned development
- **General Residential Zone (GRZ):** Diverse housing types with moderate density
- **Residential Growth Zone (RGZ):** Higher-density housing near services and transport
- **Neighbourhood Residential Zone (NRZ):** Low-density housing, preserving neighbourhood character
- **Transport Zone 1 (TRZ1):** Roads and rail infrastructure
- **Public Use Zone (PUZ):** Public services and infrastructure
- **Public Park and Recreation Zone (PPRZ):** Parks, reserves, and recreational spaces

Although many structure plans aim to transition activity centres to an Activity Centre Zone (ACZ), our technical studies and recent land use changes in Berwick Village has determined that no zoning modifications are necessary.

Key planning overlays in Berwick Village include:

- **Development Plan Overlay (DPO):** Ensures coordinated development in commercial areas
- **Environmental Significance Overlay (ESO):** Protects environmentally sensitive areas
- **Heritage Overlay (HO)** – Covers heritage sites
- **Parking Overlay (PO1):** Manages parking supply and access in the commercial core
- **Special Building Overlay (SBO):** Addresses flood management
- **Specific Controls Overlay (SCO):** Applies to the Berwick Health and Education CDP
- **Significant Landscape Overlay (SLO):** Protects landscape and character

For Berwick Village, the aim is to introduce new overlays or amend existing ones, to focus specifically on built form controls, such as building heights and design elements. The overlay ensures that the built environment aligns with the desired urban design outcomes without altering the underlying land use framework.



Map 3: Current Land Uses

Community Engagement

As part of the Draft Berwick Village Major Activity Centre Structure Plan, a comprehensive community consultation was conducted between March and April 2024 to understand community priorities, concerns, and aspirations for the future of the activity centre.

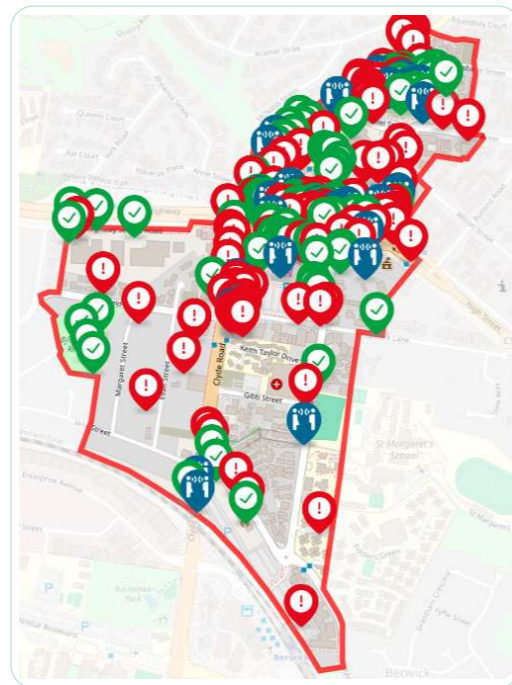
The engagement process included surveys, an interactive map, vision boards, and written submissions, allowing residents, businesses, and stakeholders to provide detailed input. The online survey revealed several key insights into the community's preferences for the future of Berwick Village. The community also were given the opportunity to share opportunities, issues, and general comments by using an interactive map where the area was outlined.

The feedback highlighted several key themes. Preserving the village character was a top priority, with strong community support for retaining Berwick village's unique charm while carefully integrating modern development. Public space enhancements were also widely supported, with calls for more green spaces, family-friendly areas, and improved pedestrian and cycling infrastructure.

Traffic congestion and parking challenges emerged as major concerns, particularly along High Street and Clyde Road, with varying opinions on how to balance accessibility with the need for vibrant public spaces.

There was also strong interest in supporting local businesses and maintaining a diverse retail mix. Additionally, respondents advocated for expanded public transport options, improved cycling and walking connections, and a greater focus on community events and cultural programming.

To continue this collaborative approach, a second phase of engagement will be conducted by mid-2025. This will provide an opportunity to share how community input has been incorporated, present key directions of the draft plan, and gather further feedback. This ongoing engagement will help refine the final Structure Plan, ensuring that it aligns with community values and long-term policy objectives for Berwick Village.

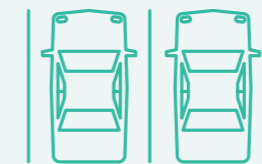


● The Interactive Online Map: Community Engagement 2024

Summary of the online survey (March–April 2024)



The majority of respondents (**68%**) prefer to keep Berwick Village's existing aesthetic whilst integrating new buildings.



More than half of the respondents (**52%**) believe some improvements are needed in the current parking situation.



There is a strong preference (**62%**) for a combined strategy of increasing both social events and developing family-friendly spaces.



A majority (**55%**) support a dual approach in improving transportation by enhancing both public transit services and cycling infrastructure.



A slight majority (**52%**) wish to keep the median car park on High Street, also considerable interest (**48%**) in repurposing it for other community needs.



There is a strong preference (**76%**) for increasing commercial establishments.

03

Vision and Strategic Framework

Vision

“

Berwick Village Major Activity Centre is a vibrant, thriving, and well-connected precinct that celebrates its historical and village charm while promoting sustainability through green open spaces and safe walking and cycling pathways. This centre is dedicated to offering a variety of housing choices, fostering economic growth, prioritising great design and built form, and ensuring a thriving community that embraces forward-looking aspirations and finds a place to call home.”



Guiding Principles for Shaping Berwick Village's Future

Berwick Village is evolving as a vibrant, well-connected, and resilient Major Activity Centre while preserving its unique heritage and character. Consultation with the community, internal and external stakeholders, and analysis of all technical reports and background

information consistently presents five overarching principles relevant to the Berwick Village Major Activity Centre. These principles have helped shape this Draft Structure Plan and provide important context for understanding its key directions, strategies, and actions.

Overarching Principles



Heritage & Character

Preserving Berwick village's rich history and village charm while allowing for thoughtful growth that respects its heritage identity.



Thriving Economy

Strengthening Berwick Village as a vibrant business and retail hub, supporting local businesses, job creation, and commercial growth.



Active Transport

Creating an active and sustainable transport network that prioritises public transport, cycling, walking, and better parking management.



Diverse Housing

Providing a diverse mix of housing that is affordable, accessible, and well-designed, meeting the needs of a growing and changing population.



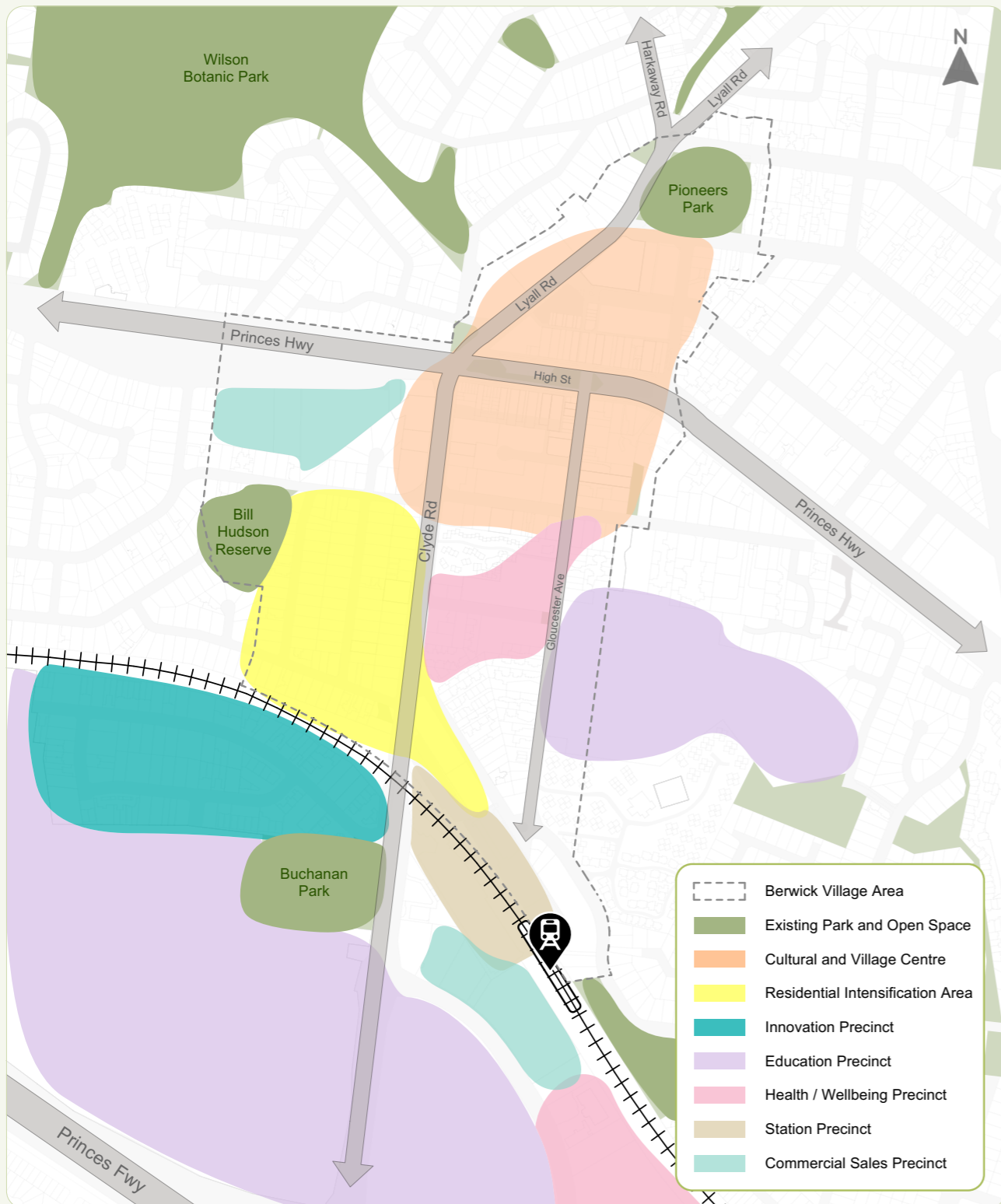
Great Design

Creating a high-quality built environment through exceptional urban design and thoughtfully planned public spaces, while advancing strategies to strengthen climate resilience.

The Vision and guiding Principles are reinforced by seven Key Directions: Preserve Historical Charm; Foster Business Growth and Build a Vibrant Village; Improve Movement, Safety, and Active Transport Options; Support Diverse Housing Choices; Elevating Design Excellence and Sense of Place; Promote Community Facilities

and Health-Focused Initiatives; and Deliver a Greener and Climate Resilient Centre.

These Key Directions are further supported by specific strategies and actions, ensuring a targeted and effective approach that aligns with the overarching principles.



● Map 4: Berwick Village Major Activity Centre – Conceptual Structure and Surrounding Context



Direction 1: Preserve Historical Charm

Principles



Berwick village’s history dates back thousands of years as the traditional land of the Bunurong people of the Kulin Nation.

Cardinia Creek was a vital resource, providing food and a place for gatherings. European settlement began in the 1830s, bringing rapid change to the landscape and the displacement of the Bunurong people. The township was formally established in 1852, following Robert Hoddle’s survey, and grew with the expansion of rail services (1877) and road networks, becoming a service hub for the surrounding agricultural and dairy industries.

Residential development accompanied the construction of key churches and schools, with prominent early residents building substantial houses on elevated sites. Despite postwar suburban expansion leading to the loss of many early structures, Berwick village has retained elements of its historical character. The village-like atmosphere persisted until the late twentieth century when Berwick village became part of the City of Casey. Berwick village’s heritage significance is reflected in the nine heritage-listed places within the Berwick Village Major Activity Centre, each protected under the Heritage Overlay to preserve historical buildings, trees, and key architectural features.

Strategies

1. Protect and enhance Berwick village’s historical and cultural heritage by strengthening planning controls, encouraging respectful development, and celebrating both Indigenous and European history through public spaces, storytelling, and design.
2. Support community participation and partnerships to foster shared responsibility, local stewardship, and advocacy for heritage conservation.

Actions

- Review and assess additional sites for potential inclusion in the Heritage Overlay to preserve Berwick village’s evolving historical narrative.



Direction 2: Foster Business Growth and Build a Vibrant Village

Principles



Berwick Village serves as a key economic hub, offering a diverse mix of retail and entertainment, commercial, and community services that cater to both residents and visitors.

High Street remains the heart of the activity centre, featuring a network of arcades, boutique shopping lanes, cafés, and essential services that contribute to the area’s vibrant local economy. The centre accommodates a combination of small businesses, professional services, and hospitality venues, which benefit from strong local support and a unique village atmosphere. Additionally, its proximity to the Berwick Health and Education (CDP) strengthens employment opportunities, particularly in healthcare and education.

To sustain and enhance this success, the centre must evolve to meet the needs of its diverse and growing population. This includes supporting small businesses, encouraging mixed-use development, improving pedestrian connectivity, and fostering a dynamic day and night time economy.

Despite its strengths, Berwick Village faces competition from larger commercial centres, such as Fountain Gate – Narre Warren Metropolitan Activity Centre, which attracts regional retail and commercial investment. The centre also contends with limited land availability for expansion for larger-scale business growth. However, there is significant potential to enhance Berwick village’s role as a Major Activity Centre by supporting higher-density mixed-use development, expanding commercial floor space, and leveraging synergies with the Berwick Health and Education (CDP)

Strategies

1. Revitalise and activate underutilised and vacant spaces, including laneways, to improve amenity, support local enterprise, and enhance the precinct’s character.
2. Support small businesses, creative industries, and independent food producers by reducing barriers and improving access to affordable and flexible spaces.

Actions

- Prepare programs that support long-term economic diversity, and streamline processes to make it easier for small businesses to establish and grow.



Direction 3: Improve Movement, Safety, and Active Transport Options

Principles



Berwick Village’s road network is centred around Princes Highway and Clyde Road, the area experiences challenges related to congestion, traffic safety, and the conflict between High Street’s function as both a village centre and a major transport corridor.

Speed limits vary across the precinct, with high pedestrian activity areas requiring better traffic calming measures. A high number of vehicle crashes, including pedestrian and cyclist incidents, highlights the need for improved road safety infrastructure. Opportunities exist to enhance road efficiency by implementing traffic management solutions, optimising intersections, and prioritising pedestrian safety in key locations.

Berwick Village features a highly accessible pedestrian network, with most key destinations reachable within a 10-minute walk. This creates an opportunity to encourage locals to walk more for short trips, supporting active living and incorporating physical activity into daily habits. The pedestrian network in Berwick Village provides important connections between commercial areas, schools, and public transport, but several areas require upgrades to improve accessibility and safety. Similarly, the cycling network lacks dedicated infrastructure in key locations, making it unsafe for riders.

Berwick Village has a mix of on-street and off-street parking, with high demand in peak periods, particularly around commercial precincts. Parking issues include limited disability-accessible spaces, underutilised median parking, and a lack of dedicated areas for ride-share services. Future improvements can focus on better wayfinding, adjusting parking time limits to encourage turnover, enhancing electric vehicle charging infrastructure, and formalising key parking areas to better serve residents and visitors.

Berwick Station serves as a major transport hub, connecting the area to broader Melbourne via the Pakenham Line. However, bus services in the area are limited in frequency and coverage, with poor connectivity between residential areas and commercial precincts. As bus services and infrastructure fall under the responsibility of the Department of Transport and Planning (DTP), Council’s role is limited to advocacy aimed at addressing service gaps and improving accessibility. It is important to note that the key arterial roads within the Berwick Village Major Activity Centre- High Street/Princes Highway, Clyde Road, and part of Lyall Road-are declared roads under the responsibility of the Department of Transport and Planning (DTP). Any proposed changes along these roads, including speed limit reductions, would require approval from DTP.

Public transport infrastructure also requires upgrades, with many bus stops lacking adequate shelters, seating, and accessibility features. Addressing these gaps by improving bus stop locations, increasing service frequency, and better integrating public transport with other travel modes will enhance mobility and reduce reliance on private vehicles.

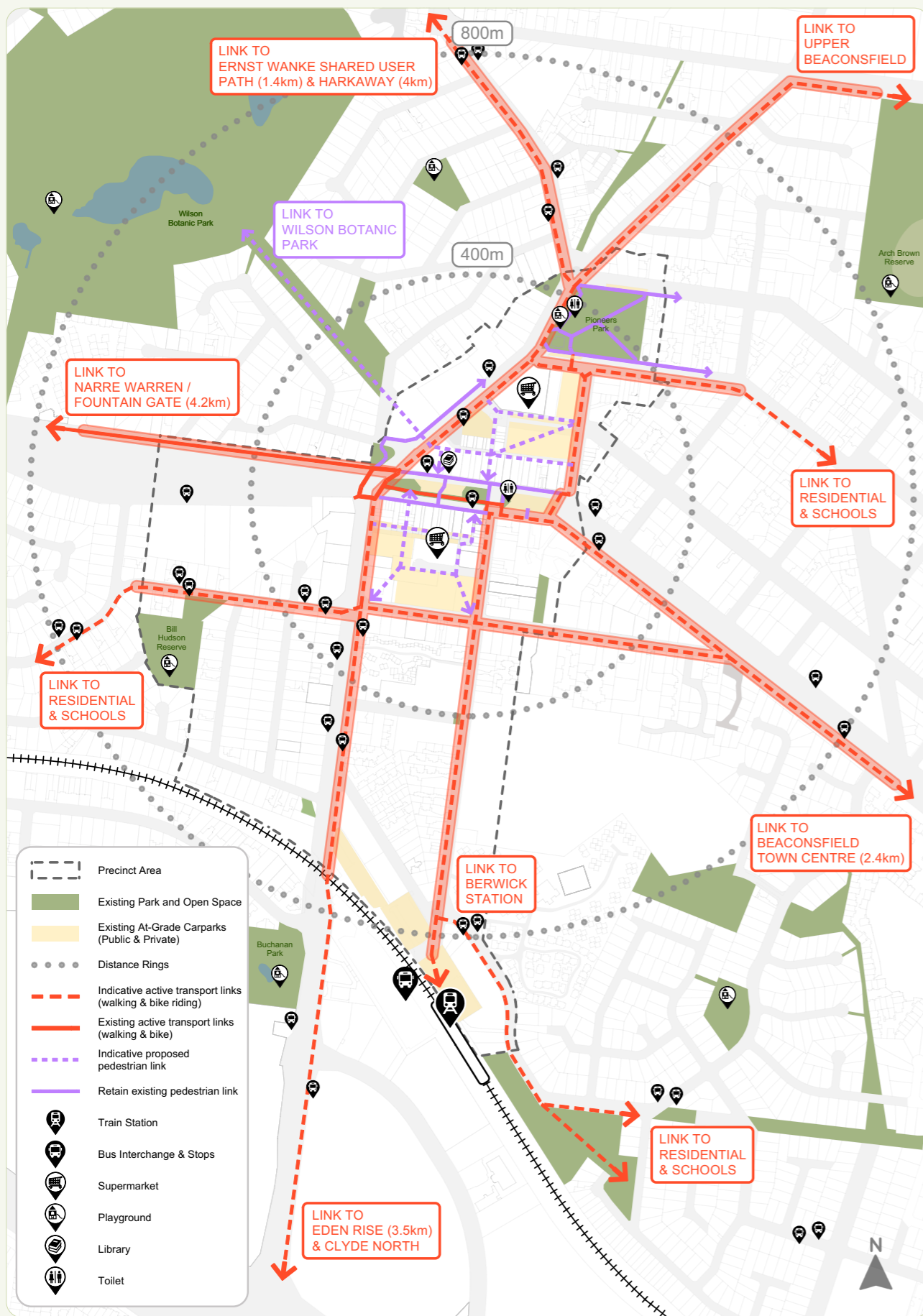
Strategies

1. Optimise parking supply, management, and accessibility to balance the needs of all users, including people.
2. Enhance safety, wayfinding, and user experience across all transport modes by improving pedestrian and cycling infrastructure, car parks, crossings, and key intersections.
3. Establish a well-connected active transport network that links key destinations to support walking and cycling as preferred travel modes.

Actions

- Review and update the Parking Overlay to align with best practice and support sustainable transport.
- Advocate for improved public transport frequency, and active transport network.





● Map 5: Access and Movement

Direction 4: Support Diverse Housing Choices

Principles



By 2051, the number of homes in the City of Casey is projected to grow from 131,000 to 218,000, an increase around 87,000 additional homes.

By planning well-located housing and maximising the use of existing infrastructure and transport, it can ensure that Berwick Village continues to thrive as a key residential and commercial hub in the region.

Providing affordable housing (including social housing, referring to Victorian Planning and Environment Act 1987, section 3AA) is a shared responsibility across all levels of government as well as the private sectors. In alignment with the City of Casey's Affordable Housing Strategy, Council recognises its role as one of advocacy, partnership, and facilitation rather than direct delivery. Within the Berwick Village context, this means supporting planning outcomes that enable a diverse range of housing types, advocating for increased investment by State agencies and housing providers, and facilitating collaboration between developers and housing partners to achieve inclusive and affordable outcomes.

With an increase in smaller households, including lone-person and single-parent families, the demand for housing diversity continues to grow. New housing developments should be strategically located within walking distance of transport, retail areas, and essential services to promote accessibility and reduce car dependency. With an aging population, Berwick village must also prioritise adaptable housing designs that offer ground-level access, proximity to healthcare, and flexible living options for older residents.

The Draft Structure Plan supports moderate built form intensification within the Centre to provide diverse housing options. The Residential Growth Zone (RGZ) is primarily located around the Berwick Station, supporting higher-density development near public transport. The General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ) are intended to the valued character of Berwick's established residential areas. Strategic sites within the activity centre present opportunities for mixed-use development, which could deliver a significant increase in housing supply while enhancing the centre's economic vitality. The shop-top housing within existing retail and commercial areas also can contribute to housing diversity, although lot consolidation may be required to achieve viable development outcomes.

Direction 5: Elevating Design Excellence and Sense of Place

Strategies

1. Support diverse housing options, and encourage mixed-use developments that integrate residential spaces with commercial and community uses to accommodate various household sizes and needs.
2. Promote new development that enhances housing affordability and respects the existing village character, while contributing to sustainable growth and revitalisation of Berwick Village.

Actions

- Work to understand the future housing development potential in the Berwick Village Major Activity Centre to support the Victorian Government’s housing targets in non-greenfield areas, including major activity centres.



Principles



The Berwick Village Major Activity Centre is a vibrant and historically significant precinct with a distinctive character that blends heritage charm with contemporary urban life.

A strong sense of place is fundamental to Berwick village’s identity, shaped by its historic streetscapes, human-scale built form, and the seamless integration of public spaces that foster social interaction and community connection. This direction emphasises high-quality architecture, a cohesive streetscape, and sustainable design to enhance Berwick village’s identity.

It is important to incorporate Environmentally Sustainable Design (ESD) principles to elevate design excellence and reinforce the unique sense of place. This involves integrating solar passive design to optimise natural light and ventilation, eliminating reliance on natural gas, and using locally sourced, sustainable materials with low embodied energy.

Built form controls in the village centre will be carefully managed to maintain its role as a key activity hub while ensuring compatibility with the existing urban fabric. Building heights and density will be carefully planned, with taller and higher-density developments focused around Clyde Road and Berwick Station, while the village core retains a lower-scale, pedestrian-friendly character. Public spaces and footpaths will be safeguarded from overshadowing, and sustainable design principles will be embedded in new developments.

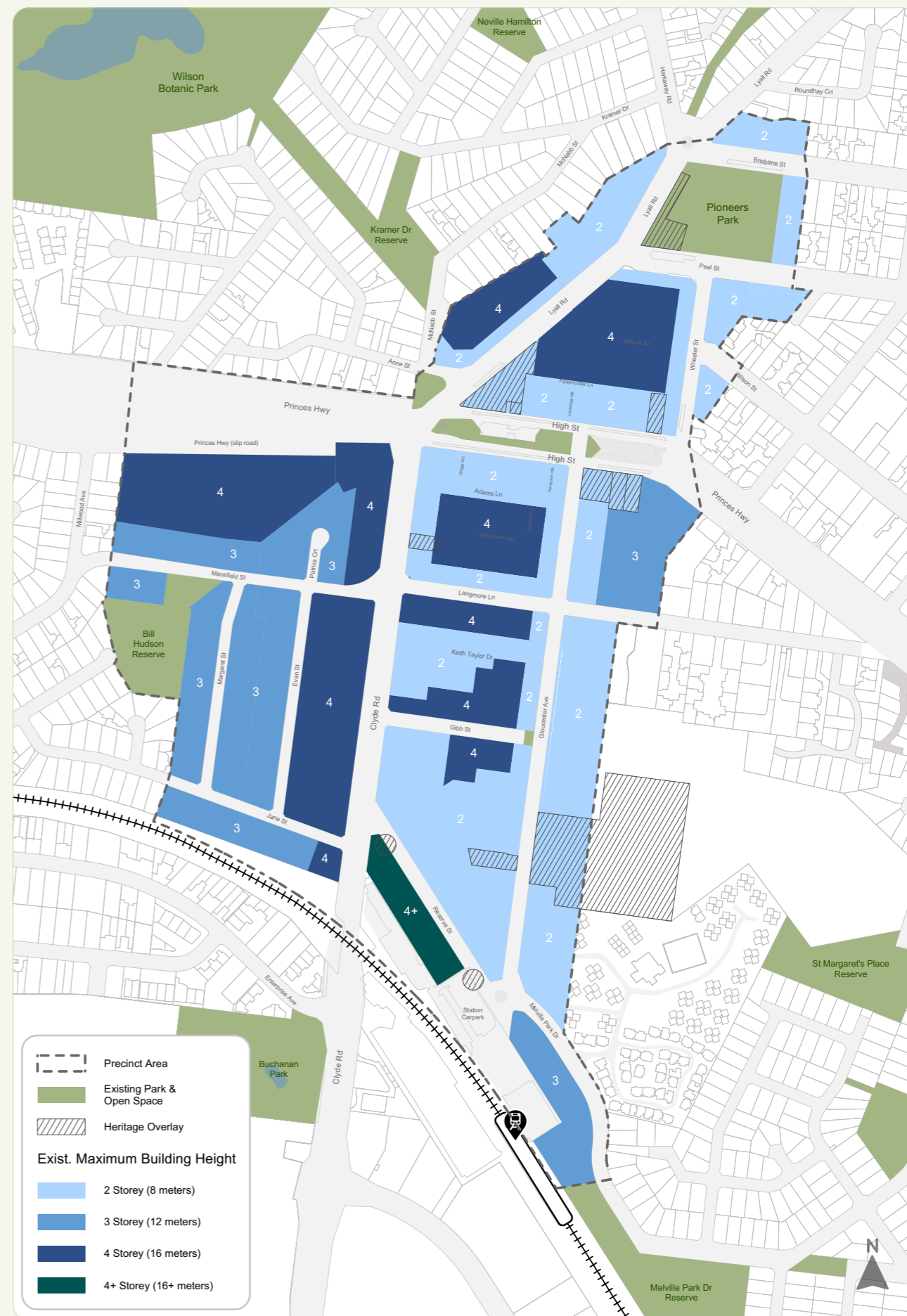
To bring design excellence and a strong sense of place to the Berwick Village Major Activity Centre, it is important to consider planning controls that can influence built form outcomes in a consistent and coordinated way. These controls, introduced through a planning scheme amendment, would help shape the form, height, setbacks, and appearance of future development to ensure it positively contributes to the public realm and respects the centre’s valued character. By guiding growth through thoughtful design parameters and planning controls, these tools can support a balanced approach that embraces change while reinforcing the distinct identity of the area.

Strategies

1. Promote high-quality design that respects and enhances the unique heritage values, and identity of Berwick Village.
2. Support well-designed mid-rise (3 to 5 storeys) development that provides appropriate transitions to surrounding neighbourhoods, protects sunlight access to key public spaces and parks, and avoids excessive overshadowing.

Actions

- Prepare and implement Urban Design Guidelines for Berwick Village Centre, establishing clear objectives for Urban Design.
- Undertake a Planning Scheme Amendment to introduce built form controls.



● Map 6: Existing Berwick Village Structure Plan (2011) Building Height

Direction 6: Promote Community Facilities and Health-Focused Initiatives

Principles



Berwick Village is home to several community facilities that provide essential services, including early childhood education, senior programs, cultural and creative facilities and neighbourhood support services.

While the community facilities serve important community functions, many of the buildings are aging and require upgrades to meet modern standards and evolving community needs. Accessibility, capacity, and functionality remain key challenges, with some sites constrained by their location and physical limitations. Future opportunities for community infrastructure improvements focus on consolidating services into a more accessible and multipurpose hub. A centrally located facility provides operational and asset lifecycle efficiencies, providing integrated spaces for Council and community services.

Encourage the integration of local health, fitness, wellbeing, and community service organisations within mixed-use developments to support local health and wellbeing needs. Improved accessibility, modern amenities, and flexible spaces will enable these services to better respond to changing community demographics.

Strategies

1. Facilitate the development of a centralised integrated community hub, which supports community access to services as the needs of Berwick village’s growing and diverse community.
2. Enable community and funding partnership opportunities to support early delivery or enhanced scope of the community hub.
3. Encourage the integration of local-level health, fitness, and wellbeing services within mixed-use developments.

Actions

- Prepare a Master Plan for Berwick Village Centre (including High Street, Wheeler Street, Gloucester Avenue, Blackburne Square, and all laneways surrounding High Street) whilst balancing/retaining car parking needs.
- Review the Council’s Strategic Property Program within the Structure Plan area to investigate development opportunities and prepare Master Plans where required.



Direction 7: Deliver a Greener and Climate Resilient Centre

Principles



Berwick Village is defined by its green, leafy character, with tree-lined streets, well-maintained open spaces, and a strong connection to nature.

The proximity to Wilson Botanic Park, further strengthens Berwick village’s identity as a green and picturesque community. As Berwick village continues to grow, ensuring adequate open space is essential for maintaining liveability and community wellbeing. Sustainable developments can be a key component of green infrastructure, helping mitigate urban heat island effects. Tree canopies, which can lower surface temperatures, offer an opportunity to create cooler microclimates in local streets through increased planting and canopy coverage. The centre must also minimise its environmental impact, enhance biodiversity, and improve liveability by ensuring that parks and public spaces remain green, healthy, and resilient to climate change.

This includes recognising the critical role of water management particularly through the integration of passive irrigation and the protection and enhancement of green corridors. Development in LSIO and SBO overlays must provide a safe overland flow path to mitigate the existing and future flooding. If there is no safe overland flow path, onsite detention must be provided for the upstream catchments.

Open space within the High Street median strip serves as a key focal point, offering both greenery and gathering spaces that contribute to the village character of Berwick village. Key parks such as Pioneers Park and Bill Hudson Reserve serve the local community, featuring play areas, walking tracks, and seating. Pedestrian and cycling connections link these spaces to surrounding areas, including Wilson Botanic Park and Berwick Village Centre, creating a well-integrated open space network. Some areas in the centre, particularly those separated by physical barriers such as the railway line, have limited direct access to green spaces. Future open space planning considers ways to address these gaps while ensuring parks and recreational areas continue to support the evolving needs of the community.

Strategies

1. Enhance urban cooling, biodiversity, and walkability through increased canopy tree coverage along key pedestrian and cycling routes.
2. Promote climate resilience and sustainability in future development and public realm improvements through clear environmental, energy efficiency, and sustainability strategies.
3. Create opportunities for social connection and community activation by providing inclusive and flexible public open spaces.

Actions

- Review a new and proposed fitness trail link connecting Wilson Botanic Park to Berwick Village Centre.
- Design and deliver Pioneers Park Playground upgrade
- Review and assess Public Open Space Contribution payable for subdivision in Berwick Village Major Activity Centre.





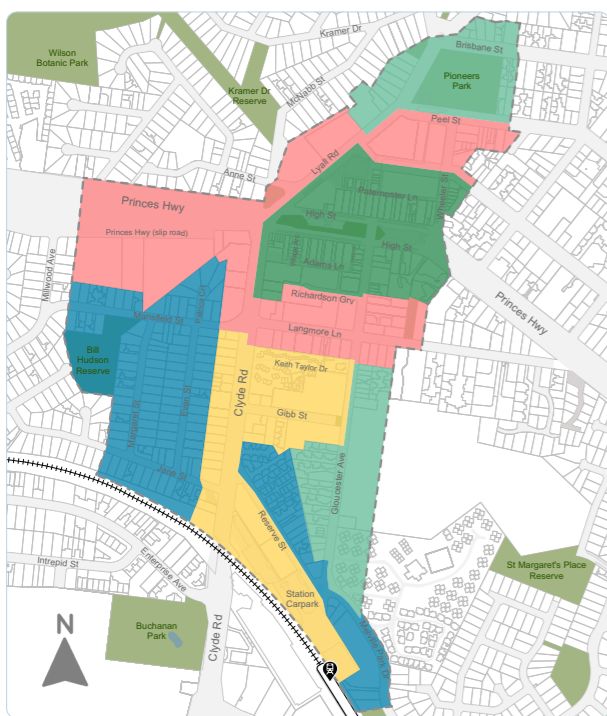
04

Precincts
Plan

Precincts Plan

This section outlines how the Draft Structure Plan’s vision, directions and strategies are applied spatially across the Berwick Village Major Activity Centre. The centre has been divided into five distinct precincts, each playing a unique and important role in shaping the future character, function and experience of the village.

The precincts have been defined based on their geographic location, existing and future land use, built form, and their role within the broader activity centre. This structure allows for targeted planning responses that reflect the specific opportunities and constraints of each area. Together, these precincts will support the revitalisation of Berwick village by guiding appropriate growth, enhancing local identity, and delivering high-quality spaces and development outcomes.

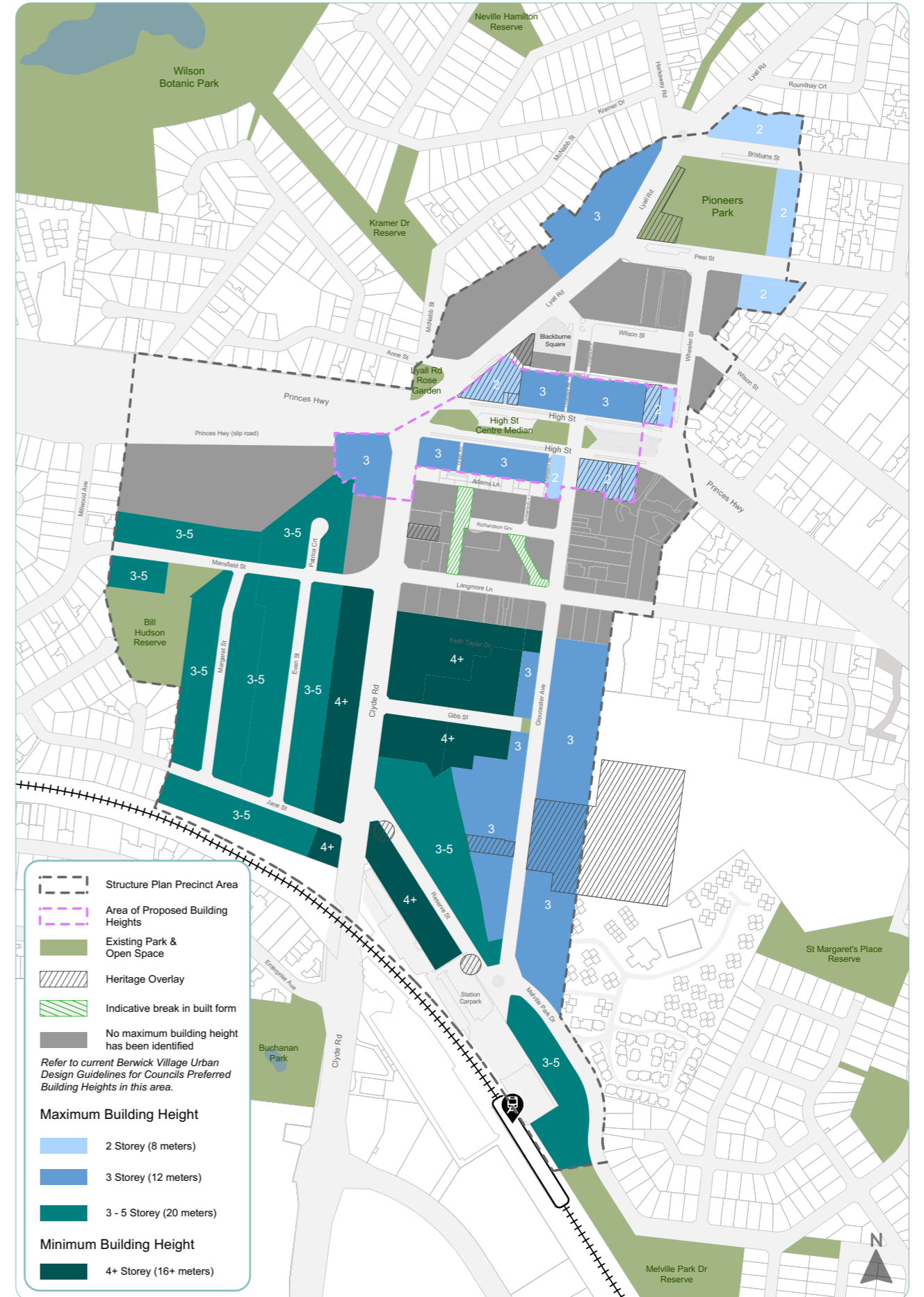


Map 7: Precinct Areas

The five precincts identified within the Berwick Village Major Activity Centre are:

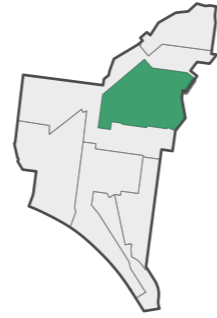
- **Precinct 1: Village Centre**
 The historic heart of Berwick village, focused on retail, hospitality, and community activity.
- **Precinct 2: Village Edge**
 A transitional area supporting a mix of uses and sensitive integration with surrounding neighbourhoods.
- **Precinct 3: Health and Education Precinct**
 A strategic employment hub anchored by health and education services and institutions.
- **Precinct 4: Neighbourhood Green**
 A green corridor with recreational spaces and a strong landscape character, supporting community interaction.
- **Precinct 5: Residential Growth**
 An area that will accommodate increased housing diversity and density close to the centre.

It is important to note that the building heights identified for all five precincts reflect with existing land uses and Berwick Health and Education Comprehensive Development Plan (CDP). This Draft Structure Plan proposes a maximum building height only along High Street, specifically to preserve its heritage and distinctive character. This proposed height aligns with existing building heights permitted under current land use provisions.



Map 8: Current and Proposed Building Heights

Precinct 1: Village Centre



Overview

The Village Centre Precinct is the commercial and social heart of the Berwick Village Major Activity Centre, anchored by High Street as the primary east-west spine.

The precinct's distinctive village character and fine-grain retail fabric contribute to its unique identity, offering an engaging, pedestrian-friendly environment that attracts both locals and visitors.

Located within convenient walking distance to Berwick station, the Village Centre benefits from strong public transport connections, making it a highly accessible destination. The precinct also forms part of a cluster of key avenues and activity nodes, strengthening connections between High Street, Lyall Road, Pioneers Park, and surrounding community assets.

Future development within the Village Centre will focus on consolidating its role as a vibrant commercial core, encouraging a mix of complementary uses. This includes:

- Active retail and hospitality use at ground level to enhance street activation.
- Office and residential uses on upper levels to support economic diversity.

New development will need to respect and enhance the existing heritage character and finer grain-built form, ensuring that the precinct retains its village feel while accommodating contemporary, high-quality design outcomes.

Objectives

1. To preserve and enhance the distinctive village character and finer grain-built form of High Street and the Village Centre, ensuring new development respects and responds to the area's valued heritage, key view lines, and sense of place.
2. To encourage high-quality, mixed-use development that supports a vibrant commercial and community hub, with active ground-floor retail and hospitality, and complementary upper-floor office and residential uses to enhance economic activity, housing diversity, and day-to-night activation.
3. To create vibrant, safe, welcoming, and highly activated street edges, public spaces, and pedestrian-friendly environments that encourage walking, gathering, and social interaction.
4. To celebrate and reinforce the Village's Garden character and green identity, enhancing existing landscaping and addressing gaps in public open space through high-quality, well-designed gathering areas.
5. To promote seamless pedestrian, cycling, and public transport connections within the Village Centre and to Berwick Station and surrounding neighbourhoods, supported by clear and attractive wayfinding.
6. To enhance the role of laneways and key pedestrian links as safe, active and inviting spaces, encouraging creative uses, small-scale retail, and integrated design solutions that improve local character and connectivity.

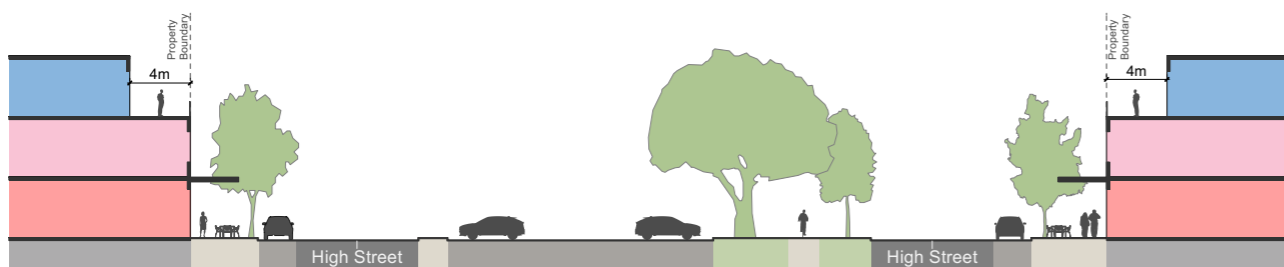
Requirements for Planning & Built Form

1. Development must respond to the maximum building heights and setbacks as shown Precinct 1 Built Form Map:
 - a. Apply a maximum height of 12 metres (3 storeys) with a 2-storey street wall height of 8 metres and a 4-metre upper-level setback (over 2 storeys) for developments fronting High Street, and bounded within Adams Lane, Paternoster Lane, Wheeler Street, Clyde Road and Lyall Road—excluding affected by a Heritage Overlay.
 - b. No maximum height has been identified for the remaining areas within the precinct.
2. Developments located on the block facing Gloucester Ave and High St (backing onto Kempson Walk) is 3 storeys. However, due to the property's level change, a maximum of 2 storeys is required for the main frontage on Gloucester Ave.
3. Developments must encourage active retail premises at ground level and locate office-like uses on the upper levels. A mix of daytime and nighttime uses must be supported.
4. Buildings fronting High Street must maintain a narrower frontage with widths between 4.5 m to 10 m to preserve the existing character.
5. Development including building renovations must respect and respond to the precinct's traditional and heritage character by using colours, materials, and design elements that complement the existing built form.
6. Development located on a corner frontage and gateway sites must provide a strong sense of entry by incorporating architectural features and higher building mass to emphasise its presence.
7. Development with long sections of upper-level building mass must be broken up with gaps and variations in materials to reduce visual bulk.
8. Stand-alone pad site developments are strongly discouraged.
9. Development must front main entrances to High Street and activate frontages with clearly defined building entries and must provide large clear-glazed windows (at least 70%). Shop front windows fronting streets or laneways must not be obscured with advertising or tinted/reflective glazing.
10. Fencing along High Street, Lyall Road, and Wheeler Street is strongly discouraged.
11. Buildings fronting multiple streets must provide internal walk-through connections where appropriate.
12. Development must locate car parks and service areas to rear building or allotment, away from public view to avoid car-dominant streetscapes.
13. Development must improve the visual amenity and activate the back-of-house, car parks, laneways and service/loading area interfaces with passive surveillance, vertical landscaping, tree planting and high-quality screening.
14. Developments fronting High Street must incorporate up to 3 metre wide and continuous weather protection for pedestrian comfort in the form of verandas, awnings, or canopies over the footpaths. For buildings on the north side of High Street, breaks between canopies or the use of translucent materials must be encouraged to allow natural light.
15. Signage must be regulated and minimised to ensure that the village character is maintained. Signage must comply with the Casey Advertising Signage Design Guide (September 2021).

Requirements for Public Realm

1. Development must respond to the pedestrian and active links, and open space nodes as shown Precinct 1 Public Realm Map 1.
2. People-focused places must encourage activation and be connected to High Street through a network of laneways, green corridors, walking/riding connections.
3. The landscape character of High Street must be preserved through retention of existing trees and planting of new trees. All tree planting must align with targets set in the Greening Casey strategy.
4. Outdoor dining and trading areas must be promoted and located adjoining cafes, restaurants, commercial uses, laneways, and open spaces at both ground and upper levels.
5. Murals, landscaping, and creative lighting must be promoted to activate laneways.
6. Development between High Street and laneways must reflect the building lengths

7. The following enhancements must be encouraged along High Street:
 - a. Widen footpaths to create highly activated edges and increase area for outdoor dining.
 - b. Prioritise streetscape upgrades by using high-quality and durable paving and landscaping elements.
 - c. Promote new public art (including murals) that are integrated with open spaces and align with the character of the precinct.
8. Public art and innovative night lighting opportunities must be installed in locations like car parks, laneways, arcades, and designated people focussed places.

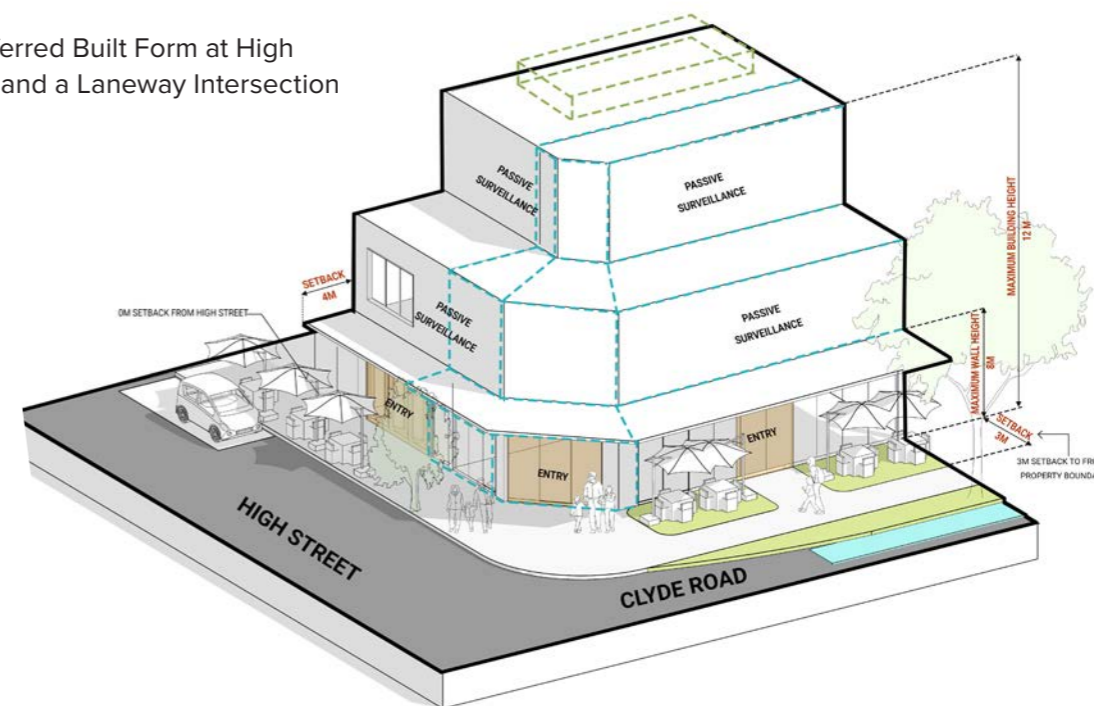


● Indicative Cross-Section: High Street (Looking West)

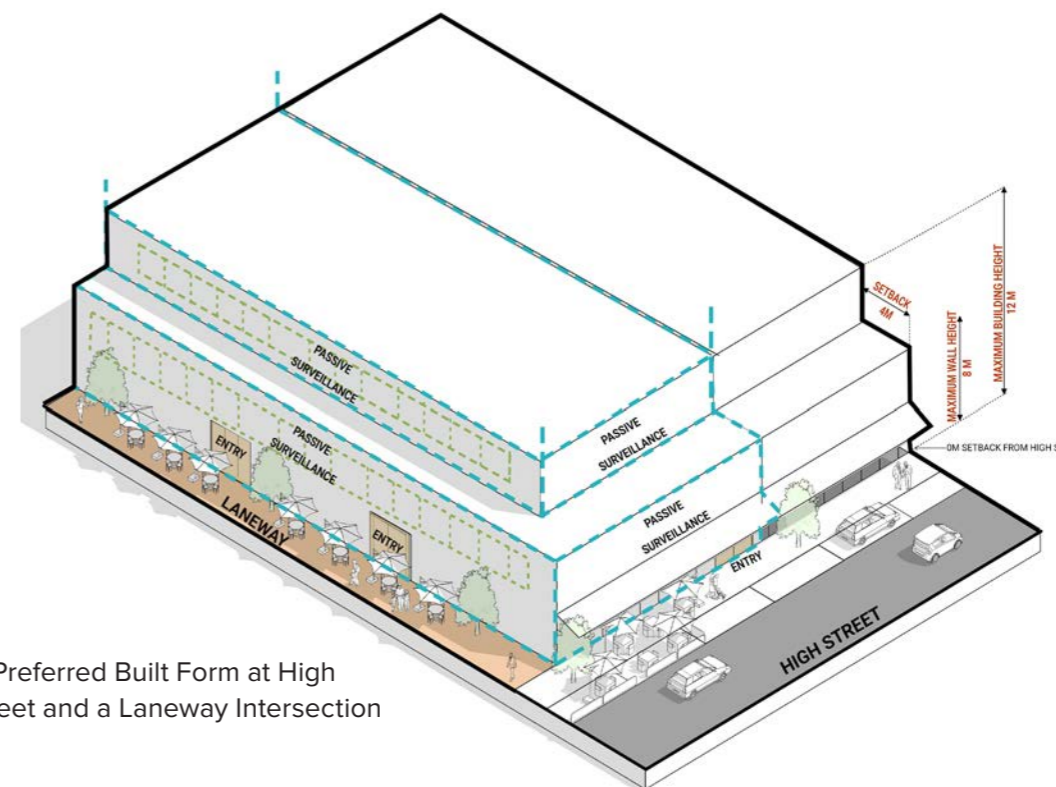


● Indicative Cross-Section: Adams Laneway Interface

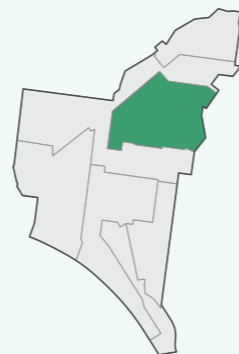
● Preferred Built Form at High Street and a Laneway Intersection



● Preferred Built Form at High Street and a Laneway Intersection



Precinct 1 (Built Form) – Village Centre



Current Conditions

- Precinct Area
- Existing Park and Open Space
- Heritage Overlay

Maximum Streetwall Height & Setback

- 2 storey streetwall
4-metre upper level setback
- 3 storey streetwall
- 3-metre front setback & 4-metre upper level setback over 2 storey
- 4-metre front setback & 4-metre upper level setback over 2 storey
- 46 metres Maximum building depth from High Street
Max. 46m
- 40 metres Maximum building depth from High Street
Max. 40m

Building Interfaces

- Activated ground frontage

Maximum Building Height

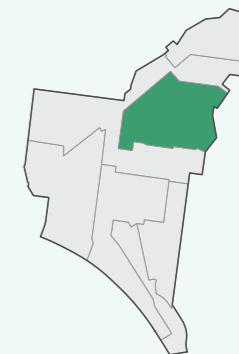
- No maximum building height has been identified
Refer to current Berwick Village Urban Design Guidelines for Councils Preferred Building Heights in this area.
- 2 Storey (8 meters)
- 3 Storey (12 meters)

Gateways & Landmarks

- Existing landmarks
- ✻ New gateway opportunities



Precinct 1 (Public Realm) – Village Centre



Current Conditions

- Precinct Area
- Existing Park and Open Space

Public Realm Improvement

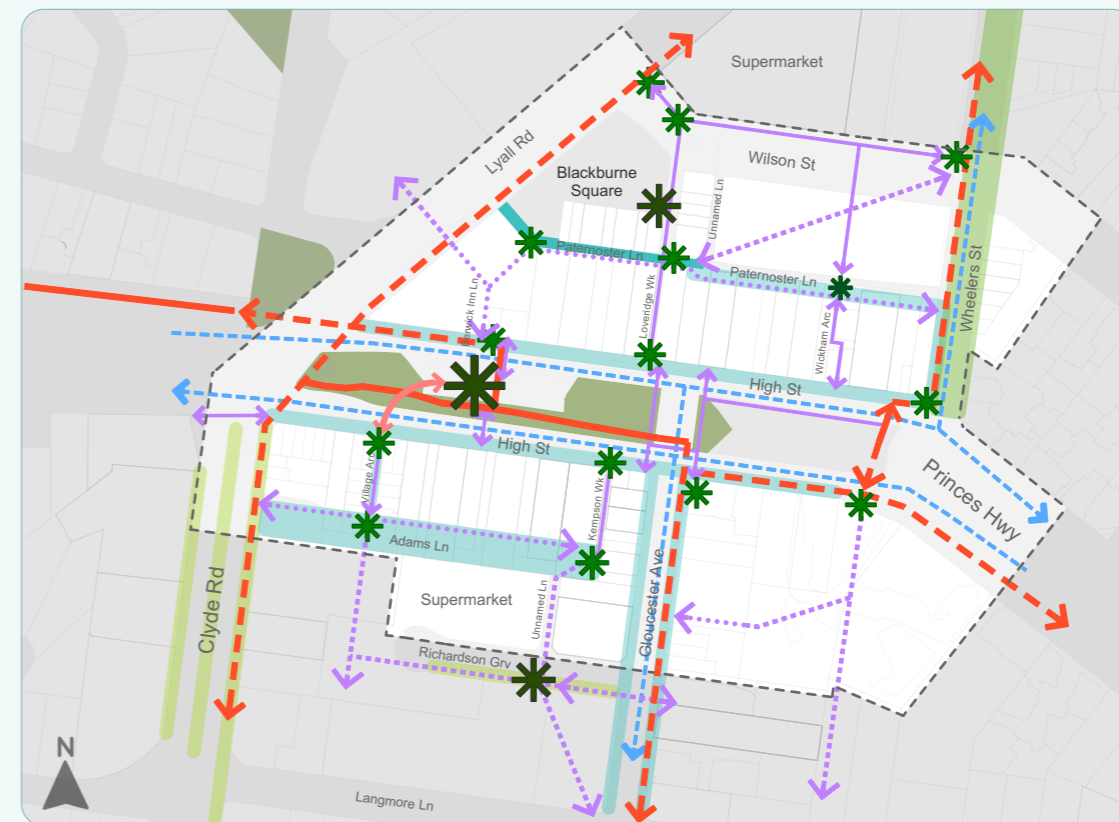
- Upgrades to streetscape
- Investigate Shared Pedestrian Vehicle Zone (30km/h)
- Investigate additional street tree planting
- New green corridor
- Reduce speed zone (40km/h)

Access & Movement

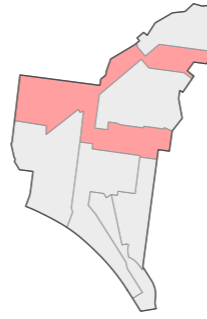
- Indicative proposed pedestrian link
- Indicative proposed pedestrian link on private land
- Retain existing pedestrian link
- Improve link
- Indicative active transport links (walking & bike riding)
- Existing active transport links (walking & bike)

Urban Design Nodes

- ✻ Key Public Space Node
- ✻ Key Wayfinding Node



Precinct 2: Village Edge



Overview

The Village Edge Precinct provides a seamless transition between the core commercial area and the surrounding residential neighbourhoods, ensuring a balanced urban fabric.

As the key gateway to the Berwick Village Major Activity Centre from Princes Highway and a connection point to the Wilson Botanic Park, this precinct plays a critical role in shaping first impressions of the centre. It accommodates a mix of commercial and residential uses, with a focus on creating active, pedestrian-friendly streetscapes and enhancing the overall visual appeal of the area.

The precinct offers a unique opportunity for integrated mixed-use development, including large-format commercial spaces, key strategic properties, and Council-owned sites that can support a range of uses. It also encompasses two major supermarkets located at the northern and southern ends of High Street, anchoring the retail offering within this area. Office and business development is strongly encouraged, with a particular focus on health-related services, especially along Langmore Lane and Clyde Road.

Retail and entertainment uses are also supported, particularly around Wheeler Street and Peel Street, helping to activate these key streets. The proximity to Monash Health facilities further positions the precinct as an attractive destination for medical and service-based businesses. A defining feature of the precinct will be the creation of a prominent gateway entry at the western end of High Street, reinforcing the centre's sense of arrival and enhancing its identity.

Objectives

1. To create a seamless transition between the Village Centre and surrounding residential areas through appropriately scaled development that enhances the mixed-use character and maintains the precinct's distinct village feel.
2. To foster vibrant and active streetscapes that support a diverse mix of uses — including retail, entertainment, hospitality, office, and health-related services — while encouraging high-quality urban design that enhances the precinct's visual appeal and attractiveness.
3. To establish a safe, walkable, and accessible pedestrian environment, with strong connections to the Village Centre, surrounding residential areas, and key destinations such as Wilson Botanic Park, ensuring streets are inviting, well-landscaped, and activated.
4. To reinforce the Village Edge Precinct as a key gateway into the Berwick Village Major Activity Centre, including the creation of a visually prominent and welcoming entry feature at the western end of High Street.
5. To protect and enhance the landscape character of the precinct by integrating green infrastructure, preserving mature trees where possible, and enhancing the public realm with high-quality landscaping and open space opportunities.

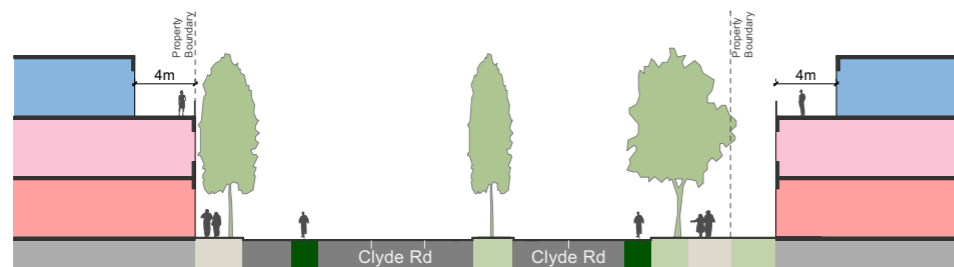
Requirements for Planning & Built Form

1. Development must respond to the maximum building heights and setbacks as shown Precinct 2 Built Form Map:
 - a. Apply a maximum height of 12-metres (3 storeys) with a 2-storey street wall height of 8-metres and a 4-metre upper-level setback (over 2 storeys) for development fronting west side of Clyde Road, and Princes Highway, bounded between Princes Highway slip road and Clyde Road.
 - b. Apply a maximum height of 8-metres (2 storeys) with a 3-metre front setback for development fronting south of Peel Street.
 - c. No maximum height has been identified for the remaining areas within the precinct.
2. Development must encourage retail or commercial uses on the ground floor to activate street edges with commercial or residential uses on upper levels.
3. Development that interfaces sensitive uses such as residential or open space areas must provide well-landscaped street front setbacks of up to 3 metres.
4. Corner and gateway sites must include architectural built forms that establish a sense of gateway entry into the Village Centre.
5. Development with long sections of upper-level building mass must be broken up with gaps and variations in materials to reduce visual bulk.
6. Car parking to development fronting Clyde Road, Lyall Road, Peel Street, Wilson Street, Wheeler Street, and Langmore Lane must be located to the rear or side of the building and must not dominate the street frontage. Basement car parking is encouraged, especially along Clyde Road.
7. Street activation along Wheeler Street and Peel Street must be improved by encouraging development that provides active edges on the ground level.
8. Developments must provide passive

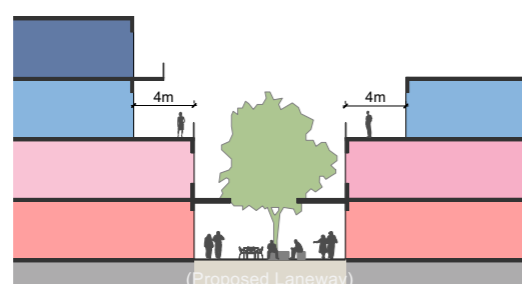
- surveillance to activate rear-of-house interfaces from both ground and upper levels.
9. Passive surveillance of Pioneers Park must be improved by incorporating visual connections from surrounding commercial and residential buildings.
10. Stand-alone pad site developments are strongly discouraged.
11. Car parking structures must provide an active interface on the ground level and have creative façade treatments or green vertical gardens to screen upper-level car parking areas fronting the public realm.
12. Development fronting Princes Highway must ensure signage does not dominate the streetscape and must comply with the Casey Advertising Signage Design Guide (September 2021).

Requirements for Public Realm

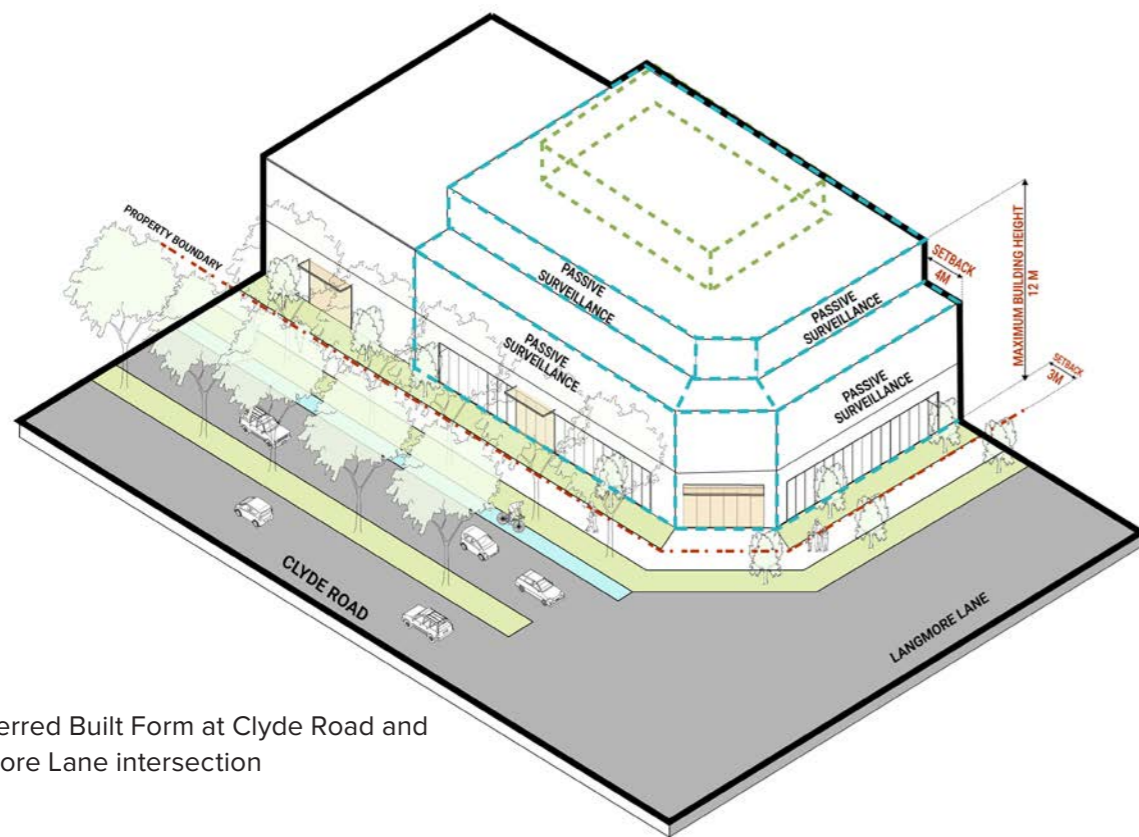
1. The Development must respond to the pedestrian and active links, and open space nodes as shown Precinct 2 Public Realm Map.
2. The 'Avenue of Honour' along Prince Highway must be preserved and enhance as a gateway entry into Berwick Village from the east.
3. Canopy tree planting must be planted along Clyde Road, Gloucester Avenue, and Langmore Lane to enhance the landscape character and reduce urban heat island effects.
4. Development fronting Princes Highway must provide high quality tree planting and landscaping along the front setback.
5. Car parking areas within developments must be enhanced with increased tree planting and landscaping treatments.
6. Provide high quality landscape and screening around service/loading areas and substations.
7. Pedestrian and cycling paths must be provided to connect surrounding areas to the Village Centre and beyond as shown on Precinct 2 Public Realm Map.



● Indicative Cross-Section: Clyde Road (Looking North)

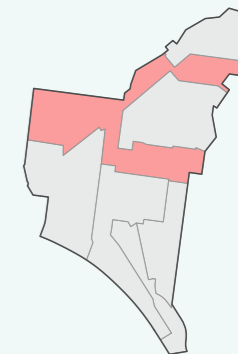


● Indicative Cross-Section: Proposed Laneway



● Preferred Built Form at Clyde Road and Langmore Lane intersection

Precinct 2 (Built Form) – Village Edge



Current Conditions

- Precinct Area
- Existing Park and Open Space
- Heritage Overlay

Maximum Streetwall Height & Setback

- 2 storey streetwall
4-metre upper level setback
- 3 storey streetwall
4 metre upper level setback
- 3-metre front setback & 4-metre
upper level setback over 2 storey
- 3-metre front setback & 4-metre
upper level setback over 3 storey
- 22 metre maximum building
setback
- Indicative alignment and
dimensions of break in built form

Interfaces

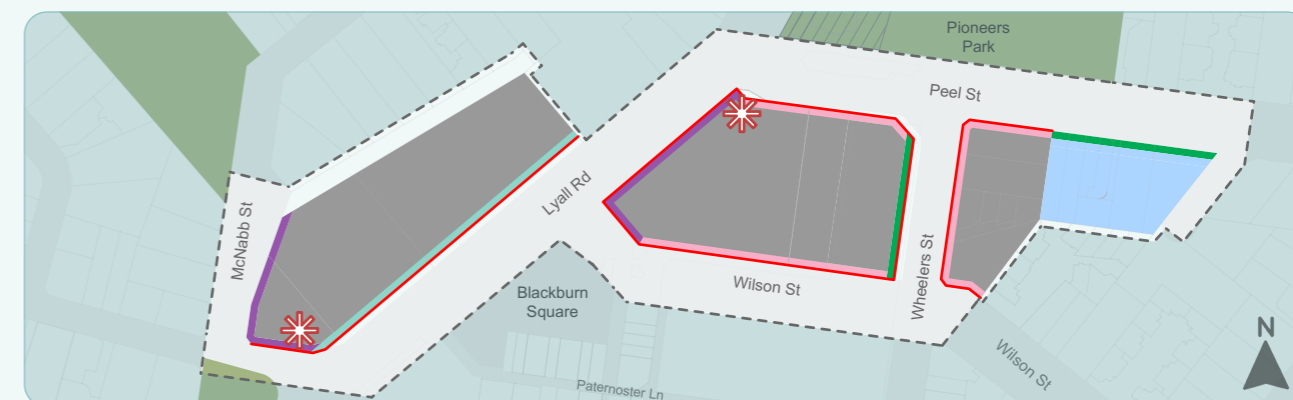
- Activated ground frontage

Maximum Building Height

- No maximum building height
has been identified
- Refer to current Berwick Village Urban
Design Guidelines for Councils Preferred
Building Heights in this area.*
- 2 Storey (8 meters)
- 3 Storey (12 meters)
- 3 - 5 Storey (20 meters)

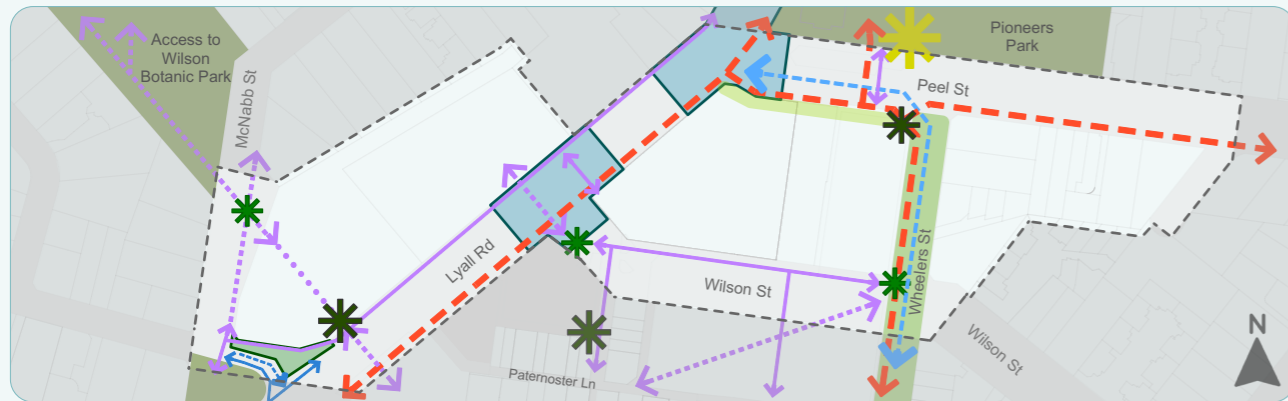
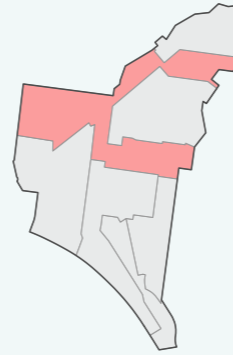
Gateways & Landmarks

- Existing landmarks
- New gateway opportunities

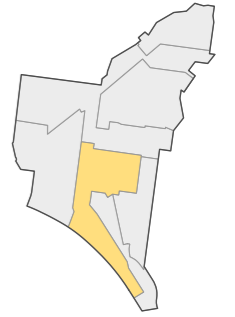


Precinct 2 (Public Realm) – Village Edge

Current Conditions	
	Precinct Area
	Existing Park and Open Space
	Investigate upgrades to intersection
Public Realm Improvement	
	Upgrades to streetscape
	Investigate additional street tree planting
	New green corridor
	Reduce speed zone (40km/h)
Access & Movement	
	Indicative proposed pedestrian link
	Indicative proposed pedestrian link on private land
	Retain existing pedestrian link
	Indicative active transport links (walking & bike riding)
	Retain existing vehicle alignment
	Indicative proposed vehicle alignment
Urban Design Nodes	
	Key Open Space Node
	Key Wayfinding Node
	Explore relocation and upgrade of playspace



Precinct 3: Health & Education Precinct



Overview

This precinct forms part of the Berwick Health and Education Comprehensive Development Plan (2021), a designated precinct that spans along Clyde Road and overlaps with the Berwick Village Major Activity Centre area.

This precinct plays a key role in connecting Berwick Village with the Berwick Health and Education Precinct to the south, creating a seamless integration between health services, education facilities, innovation hubs, and commercial opportunities. This precinct is intended to support a broad mix of uses, including health services, education facilities, commercial activities, and residential development, creating a vibrant and diverse local economy.

Development within the precinct should encourage higher density residential outcomes, particularly in mixed-use developments, to promote a diverse and sustainable community. Residential development should also consider supporting a range of housing choices suitable for students, key workers, and the broader community.

A portion of the Berwick Health and Education Comprehensive Development Plan (CDP), prepared by the Victorian Planning Authority (VPA) in April 2021 and now incorporated into the Casey Planning Scheme, overlaps with the Berwick Village Major Activity Centre. For this area, the Draft Structure Plan defers to the existing Berwick Health and Education (CDP), which supports economic growth, employment, and strong connections to Berwick Station and surrounding areas.

Objectives

1. To facilitate a mixed-use, transit-oriented precinct that leverages proximity to Berwick Station, encouraging walking, cycling, and public transport use.
2. To strengthen integration between Berwick Village and this precinct by enhancing the public realm, creating pedestrian-friendly streets, and encouraging active frontages along Clyde Road.
3. To support higher density residential development within mixed-use developments, fostering a vibrant, diverse, and sustainable community, while encouraging the inclusion of affordable housing options for older people and people with mobility issues as priority groups along with students and key workers.
4. To promote economic growth and employment opportunities in health, education, and innovation sectors by facilitating development that supports research, startups, allied health services, and complementary businesses.
5. To ensure new development aligns with the Berwick Health and Education (CDP)'s height, scale, and setback guidelines, while encouraging adaptable, climate-responsive, and high-quality architectural design.

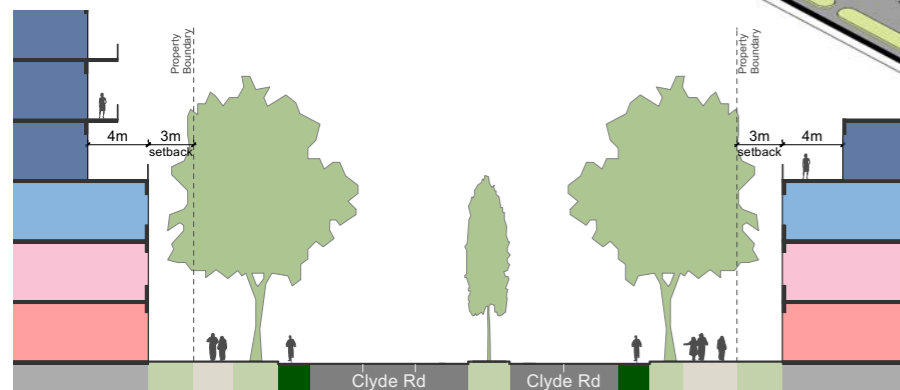
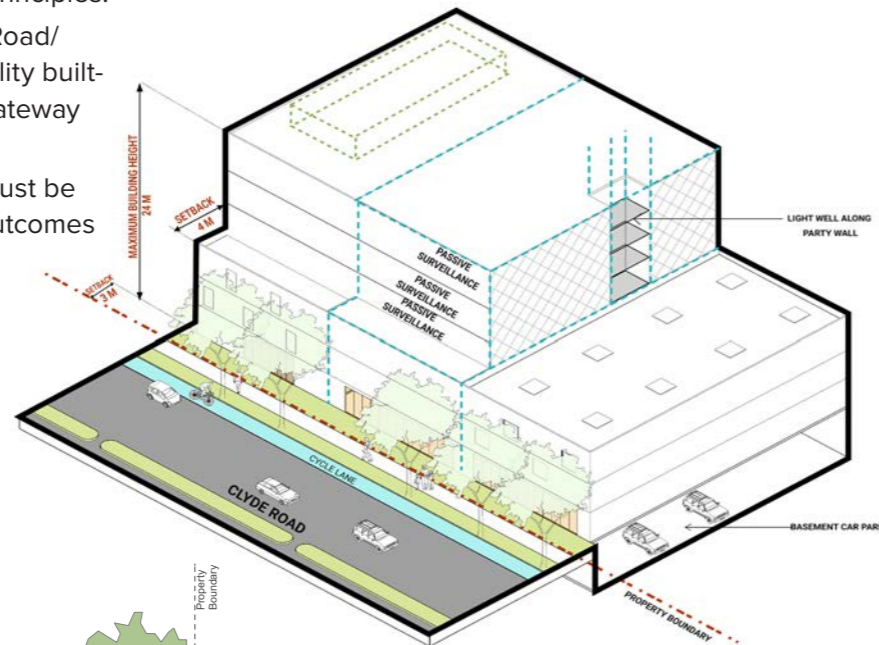
Requirements for Planning & Built Form

1. Development must respond to the maximum building heights and setbacks as shown Precinct 3 Built Form Map:
 - a. Apply a building height of 16-metres (4 Storeys) with a 3-metre front setback and a 3-metre upper-level setback (over 4 storeys) for all development except development fronting Gloucester Avenue.
 - b. Apply a maximum height of 12-metres (3 storeys) with a 3-metre front landscape setback and a 4-metres upper-level setback (over 2 storeys) for development fronting west of Gloucester Avenue.
2. Development along Clyde Road, Gloucester Avenue, and Reserve Street must activate ground-level frontages. Upper levels must contribute to street activation and passive surveillance of the public realm.
3. Residential and non-residential development over must incorporate architectural design features and must also promote environmentally sustainable design principles.
4. Corner gateway sites such as Clyde Road/ Reserve Street must feature high quality built-form design to establish a sense of gateway entry into the Village Centre.
5. Consolidation of small land parcels must be promoted to achieve better design outcomes for high density development.

6. Developments adjacent to Berwick Station must provide good visual connections and passive surveillance.
7. Basement car parking must be encouraged along Clyde Road and for higher-density residential developments along Reserve Street. On ground parking must be located at the rear or side of buildings.

Requirements for Public Realm

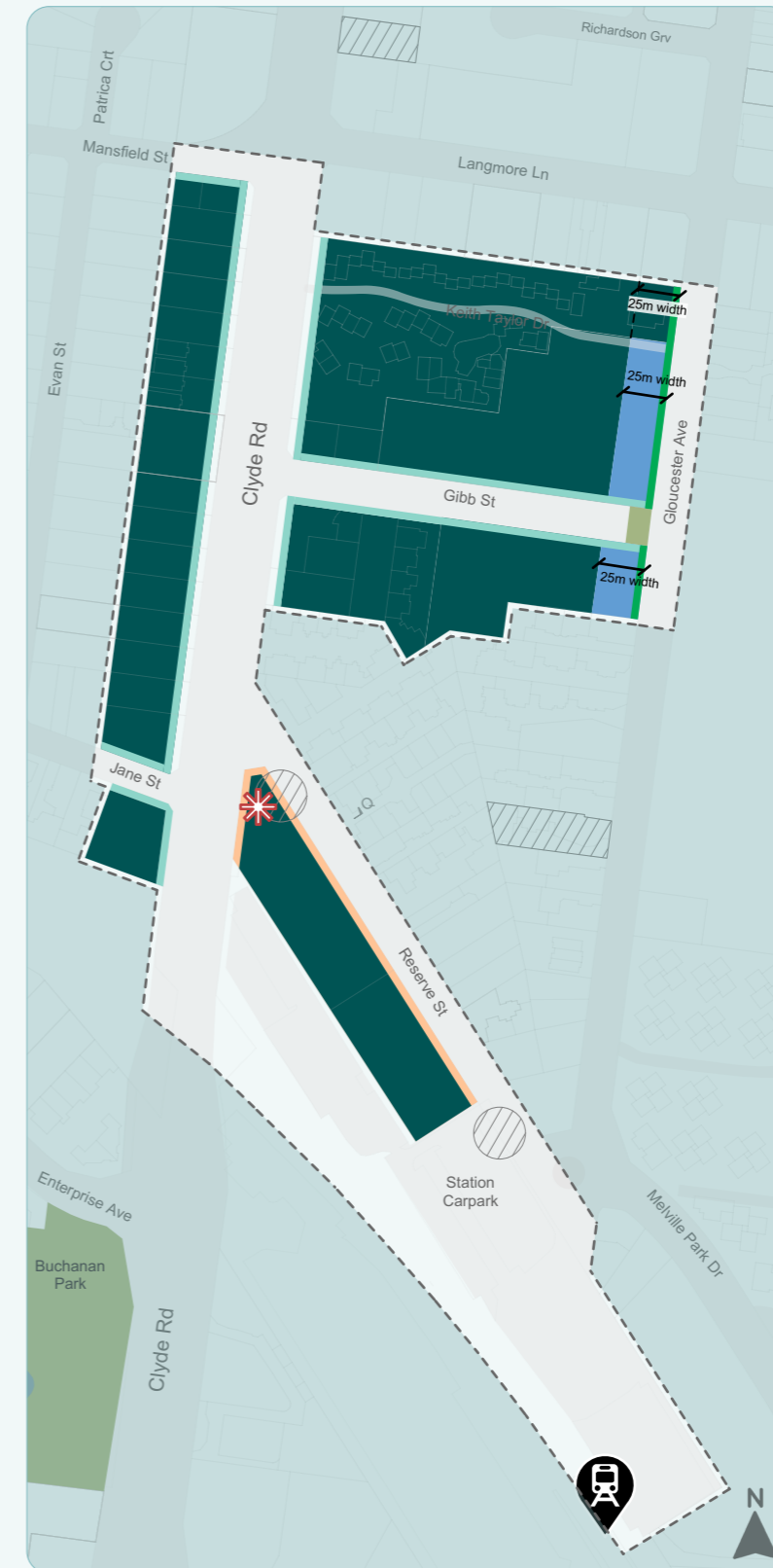
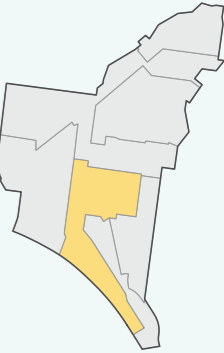
1. Development must be consistent with the pedestrian and active links, and open space nodes as shown Precinct 3 Public Realm Map.
2. Tree planting must be provided along Clyde Road, and Reserve Street to reduce the high heat score and enhance the character in accordance with the Greening Casey Strategy.
3. Provide pedestrian footpath connections between developments along Reserve Street and Berwick Station.
4. Improve pedestrian connectivity by providing pathways on both sides of streets including Gibb Street and Reserve Street.



● Preferred Built Form along East side of Clyde Road

● Indicative Cross-Section: Clyde Road (Looking North)

Precinct 3 (Built Form) – Health & Education Precinct



Current Conditions

- Precinct Area
- Existing Park and Open Space
- Heritage Overlay

Maximum Streetwall Height & Setback

- 3-metre front setback & 4-metre upper level setback over 2 storey
- 3-metre front setback & 4-metre upper level setback over 3 storey
- 3-metre front setback & 4-metre upper level setback over 4 storey
- 25m width 25 metre upper storey setback

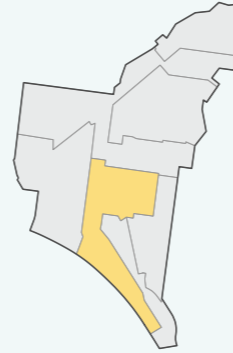
Maximum Building Height

- 3 Storey (12 meters)
- 4+ Storey (16+ meters)

Gateways & Landmarks

- New gateway opportunities

Precinct 3 (Public Realm) – Health & Education Precinct



Current Conditions

- Precinct Area
- Existing Park and Open Space

Public Realm Improvement

- Investigate additional street tree planting
- Reduce speed zone (40km/h)
- Existing 40km/h zone

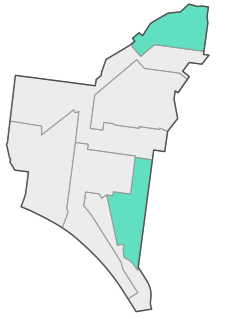
Access & Movement

- Indicative proposed pedestrian link
- Retain existing pedestrian link
- Existing active transport links (walking & bike)
- Indicative active transport links (walking & bike riding)

Urban Design Nodes

- Key Open Space Node
- Key Wayfinding Node

Precinct 4: Neighbourhood Green



Overview

The Neighbourhood Green Precinct is located across two key areas within the Berwick Village Major Activity Centre.

The first area lies between Peel Street and Brisbane Street, to the north of High Street. The second area extends along Gloucester Avenue, connecting the southern part of Langmore Lane down to Berwick Station. Together, these two parts provide opportunities for modest residential growth close to the diverse range of uses and services within the activity centre. The built form will primarily consist of low to mid-rise buildings, designed to blend with the surrounding green and leafy character, particularly along Gloucester Avenue and adjacent to Pioneers Park. This precinct offers the chance to create a garden setting through generous setbacks that accommodate canopy trees, contributing to the broader green network of Berwick Village.

The character of this precinct will focus on enhancing pedestrian and cyclist-friendly streets, especially along Gloucester Avenue, where slower traffic environments are prioritised. This aligns with its role as a key link between residential neighbourhoods, local schools, Berwick Station, and key open spaces such as Pioneers Park. As part of the precinct vision, improved permeability and walkability will ensure convenient access to public transport, local shops, and recreation areas, supporting a healthy and active community.

A garden neighbourhood character will be maintained and strengthened, enhancing the area's appeal as an attractive and accessible place to live locally. This precinct will also support a mix of housing types, catering to

different household needs while maintaining a neighbourhood feel with high-quality landscaping and green spaces. New development will respect the existing general residential and neighbourhood residential zoning, ensuring future change complements the precinct's established identity.

Objectives

1. To facilitate a mix of housing types within a garden setting, ensuring new development complements the green and leafy character of the precinct.
2. To improve permeability and accessibility, enhancing pedestrian and cyclist connections to key destinations such as Berwick Station, High Street, Pioneers Park, and local schools.
3. To protect and enhance the green, leafy character of the precinct by encouraging generous setbacks, landscaping, and the planting of canopy trees along streets and between buildings.
4. To create a safe, comfortable, and low-traffic environment that prioritises pedestrians and cyclists, particularly along Gloucester Avenue and near local schools.
5. To support local living by ensuring residents have easy access to a diverse range of amenities, employment opportunities, open spaces, and public transport within a short walk from home.

Requirements for Planning & Built Form

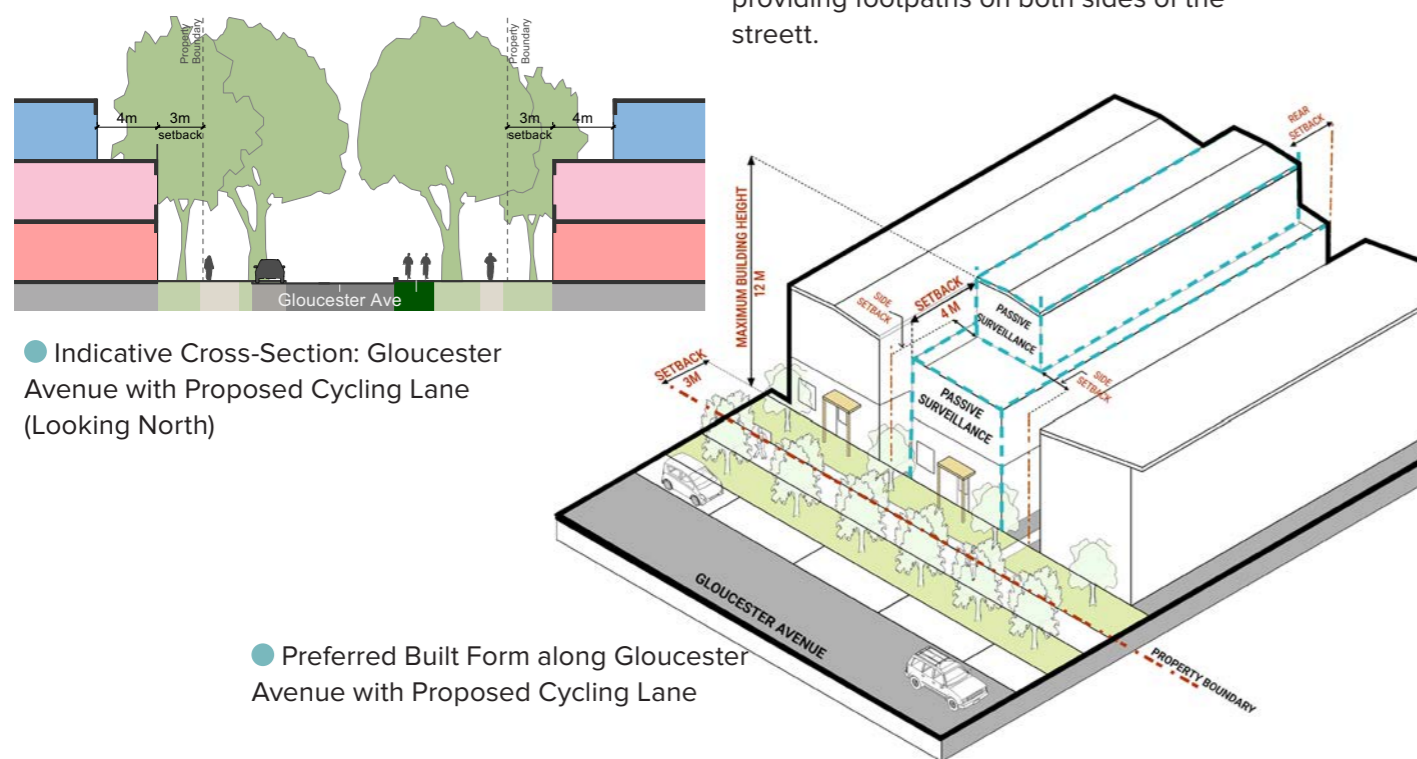
- Development must respond to the maximum building heights and setbacks as shown Precinct 4 Built Form Map:
 - Apply a maximum height of 12-metres (3 storeys) with a 3-metre front landscape setback and 4-metre upper-level setback (over 2 Storeys) for development fronting Gloucester Avenue, Melville Park Drive, Brisbane Street, Lyall Road and Peel Street.
 - Apply a maximum height of 8-metres (2 storeys) with a 3-metre front landscape setback for development fronting Brisbane Street and Peel Street
- Developments fronting Pioneers Park must have semi-active frontages, provide passive surveillance and enhance the streetscape with high-quality landscaped front gardens and low or visually permeable front fencing.
- Developments proposed at the southeast corner of Lyall Road/Peel Street must feature an active ground-level frontage and be sympathetic to the heritage significant building across Peel Street at the northeast corner.
- Corner sites at north-east corner of Brisbane Street/Lyall Road and southeast corner of Lyall Road/Peel Street must feature high-quality built form design to address the corner and

emphasise a sense of entry into the centre when approaching from the north.

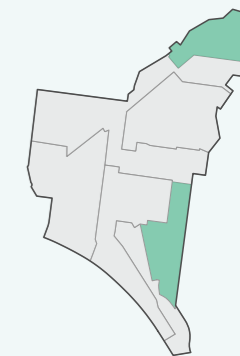
- Development must provide passive surveillance to adjoining open spaces and streetscapes from both ground and upper levels.
- Non-residential developments must be designed to protect the amenity of residential uses.

Requirements for Public Realm

- Development must be consistent with the pedestrian and active links, and open space nodes as shown Precinct 4 Public Realm Map.
- Significant trees must be retained and protected, with new canopy trees planted to enhance the leafy green character of Gloucester Avenue.
- Residential development fronting Pioneers Park along Peel Street, Brisbane Street, and Lyall Road must include a well-landscaped street front setback with canopy tree planting.
- Development fronting Gloucester Avenue must incorporate increased canopy tree planting and high-quality front garden landscaping.
- Open and unfenced gardens along the street frontage must be encouraged. Low height and highly visually permeable fencing may be permitted.
- Pedestrian connections from Brisbane Street to Pioneers Park should be improved by providing footpaths on both sides of the street.



Precinct 4 (Built Form) – Neighbourhood Green



Current Conditions

- Precinct Area
- Existing Park and Open Space
- Heritage Overlay

Maximum Streetwall Height & Setback

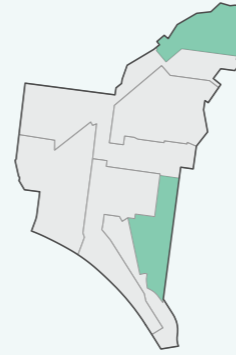
- 2 storey streetwall 4-metre upper level setback
- 3-metre front setback & 4-metre upper level setback over 2 storey

Maximum Building Height

- 2 Storey (8 meters)
- 3 Storey (12 meters)



Precinct 4 (Public Realm) – Neighbourhood Green



Current Conditions

- Precinct Area
- Existing Park and Open Space

Public Realm Improvement

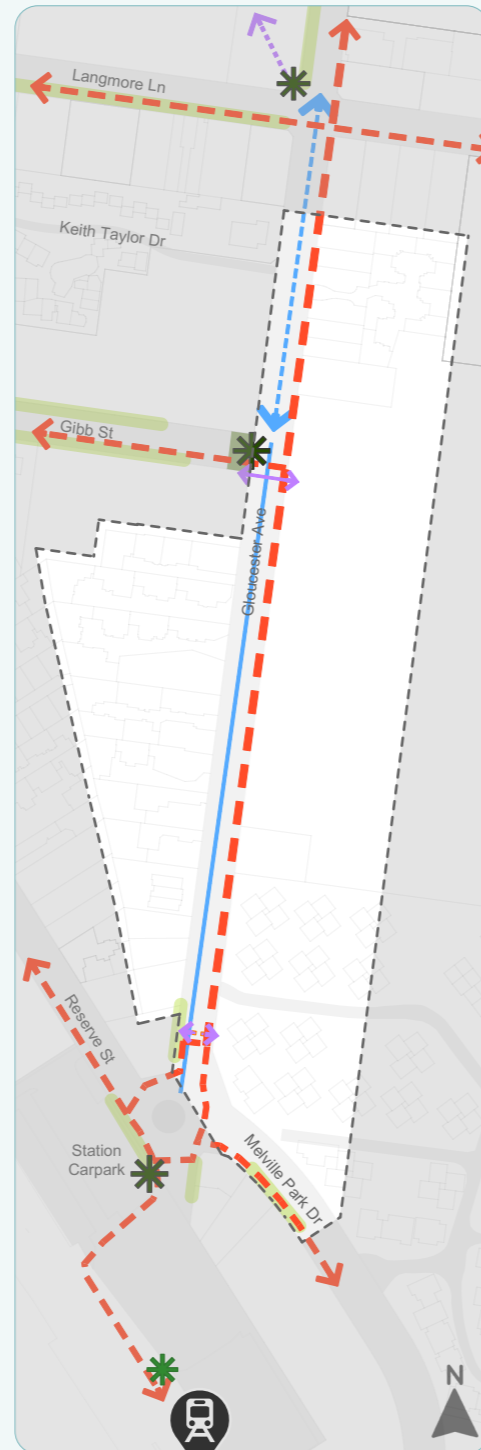
- Investigate upgrades to intersection
- Investigate additional street tree planting
- Reduce speed zone (40km/h)
- Existing 40kmh zone

Access & Movement

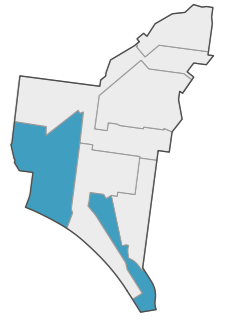
- Indicative proposed pedestrian link
- Retain existing pedestrian link
- Investigate upgrades to pedestrian crossing
- Indicative active transport links (walking & bike riding)

Urban Design Nodes

- Key Open Space Node
- Key Wayfinding Node
- Explore relocation and upgrade of playspace



Precinct 5: Residential Growth



Overview

The Residential Growth Precinct within the Berwick Village Major Activity Centre plays a key role in accommodating future population growth and enhancing housing diversity in the area.

The two key growth areas are located north of Reserve Street extending south to Berwick Station, and the precinct surrounding Evans Street and Margaret Street, bounded by Mansfield Street to the north and Jane Street to the south. These precincts are strategically positioned to support increased residential densities, given their proximity to public transport, the village centre, and existing community amenities. Over time, this area is expected to transition towards a mix of townhouses, smaller apartment buildings, and medium-density housing, creating opportunities for diverse housing choices that cater to changing household needs.

Lot consolidation is encouraged to support more efficient land use and enable well-designed, higher-density development that integrates with Berwick Village's established character. New development in these precincts will play an important role in shaping the future identity of Berwick Village. As these areas transition towards higher density living, thoughtful design, improved public realm connections, and consideration of the existing village character will be critical. Sensitive and well-designed residential growth will help strengthen the sense of place, providing a mix of housing types that offer choice for different household needs and lifecycle stages. These precincts will not only deliver new homes, but also enhance the overall walkability, liveability, and environmental quality of Berwick Village.

Objectives

1. To support lot consolidation and coordinated development to enable high-quality, well-designed medium-density residential growth that enhances the village's character and supports efficient land use.
2. To strengthen housing diversity by encouraging a range of housing types and sizes, ensuring future development responds to changing demographic needs and provides choice across different household types and incomes.
3. To ensure new residential development delivers high standards of internal and external amenity, including good solar access, ventilation, privacy, and functional layouts, alongside green infrastructure and landscaping that contributes positively to the streetscape.
4. To enhance walking and cycling connections between residential precincts, Berwick Station, the village centre, and local parks, promoting active transport and reducing car dependency.
5. To ensure development responds sensitively to Berwick Village's existing character and heritage, incorporating design excellence that reflects the village's history, setting, and environmental values.

Requirements for Planning & Built Form

1. Development must respond to the building heights and setbacks as shown on Precinct 5 Built Form Map:
 - a. Apply a maximum height of 20-metres (3-5 storeys) with a 3-metre front maximum setback and a 4-metre upper-level setback (over 2 storeys) for all development.
2. Buildings between three and five storeys are encouraged, provided they do not compromise the amenity of adjacent residential areas. Higher-density residential developments must maintain appropriate solar access and ensure the surrounding public realm and neighbouring residences are not negatively impacted.
3. Development must offer a diverse mix of housing choices.
4. Consolidation of small land parcels must be promoted to achieve better design outcomes for larger and higher-density residential developments such as apartments.
5. Developments must feature high-quality built form and use durable, innovative materials that complement Berwick's character. Traditional architectural elements, such as gable roofs, skillion roofs, or sloping roof forms, must be reinterpreted in a contemporary way to reflect the area's residential character.

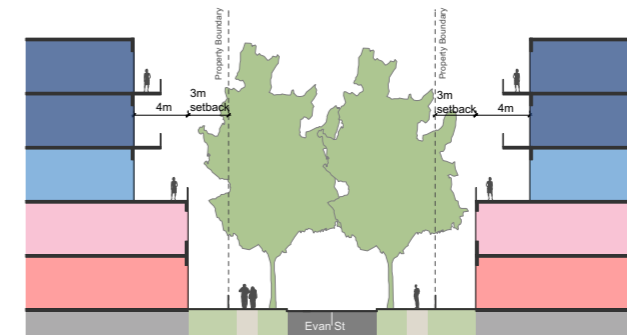
6. Side and rear setbacks should provide high quality landscaping to serve as buffer zones between different properties.
7. Car parking structures and dominant car parking must not be located within front property setbacks.
8. Unfenced private open spaces along street frontages must be encouraged. Low height, and highly permeable fencing may be permitted.
9. Development adjacent to Bill Hudson Reserve must provide passive surveillance and activation along the Bill Hudson Reserve interface by including semi-transparent fences, windows, and balconies overlooking the Reserve.
10. Developments fronting the railway corridor, south of Jane Street must include high-quality landscaping and tree planting buffers along rear setbacks interfacing with the railway corridor. The built form must create visual interest by incorporating balconies and interesting building elements to enhance the sense of entry into Berwick village.
11. Standalone non-residential uses are not encouraged to be located within this precinct.



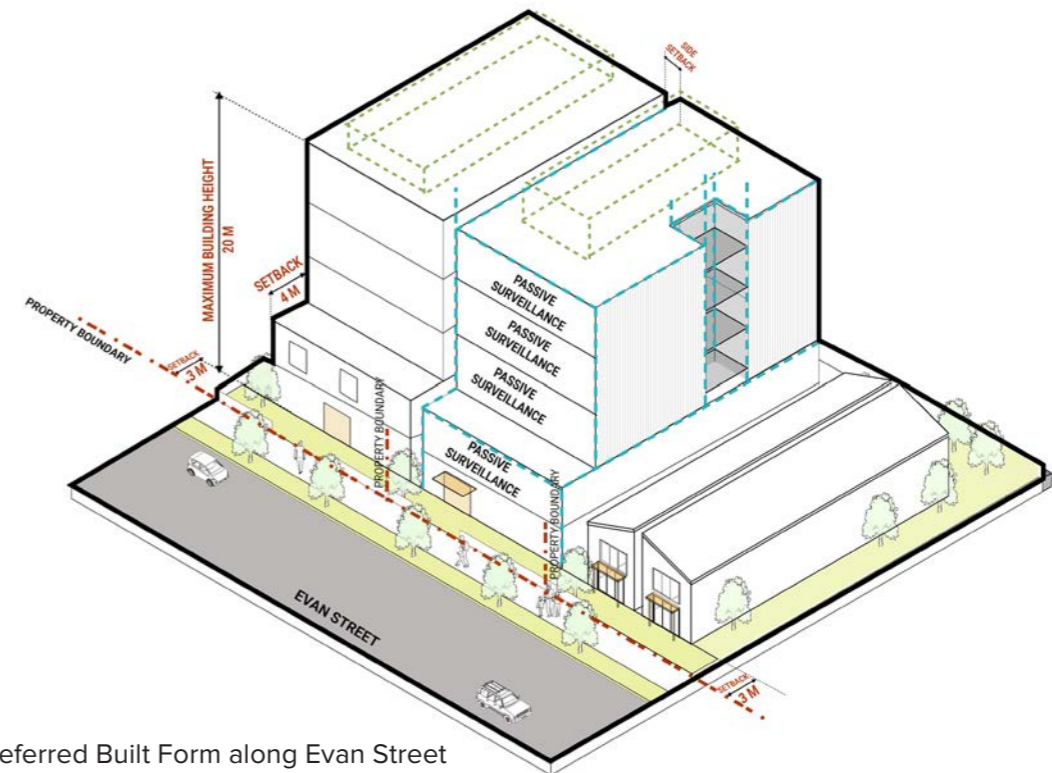
Requirements for Public Realm

1. Development must be consistent with the pedestrian and active links, and open space nodes as shown Precinct 5 Public Realm Map
2. High-quality landscaping including canopy tree planting must be provided in front and rear setback of a property including residential streetscapes.
3. Active and safe pedestrian connections to the Bill Hudson Reserve must be provided from Mansfield Street and Margaret Street.

4. Environmentally Sustainable Design (ESD) and passive design through building orientation must be encouraged to be incorporated into the design of the building. Water Sensitive Urban Design (WSUD) measures should be promoted.

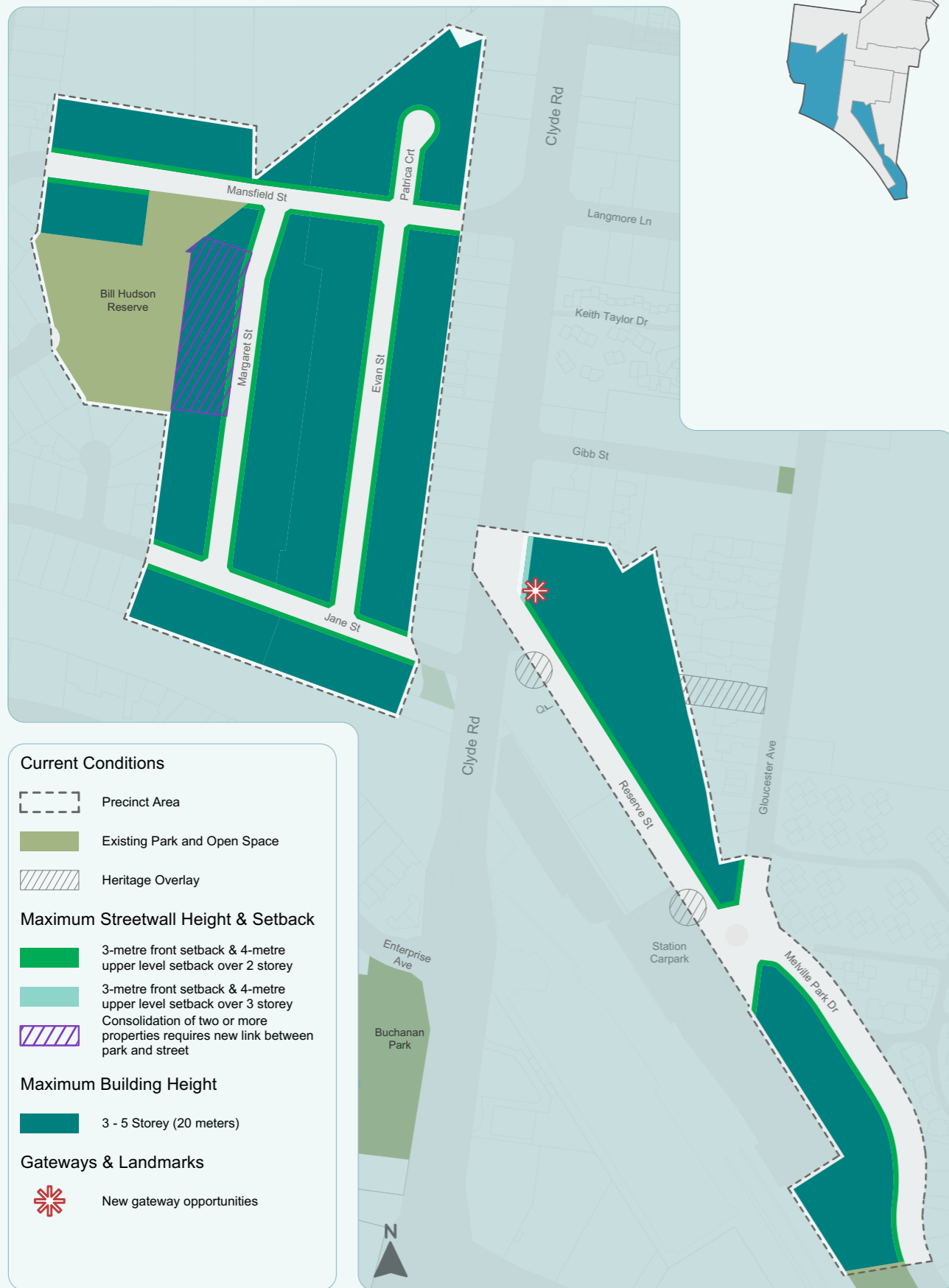


● Indicative Cross-Section: Evan Street (Looking North)

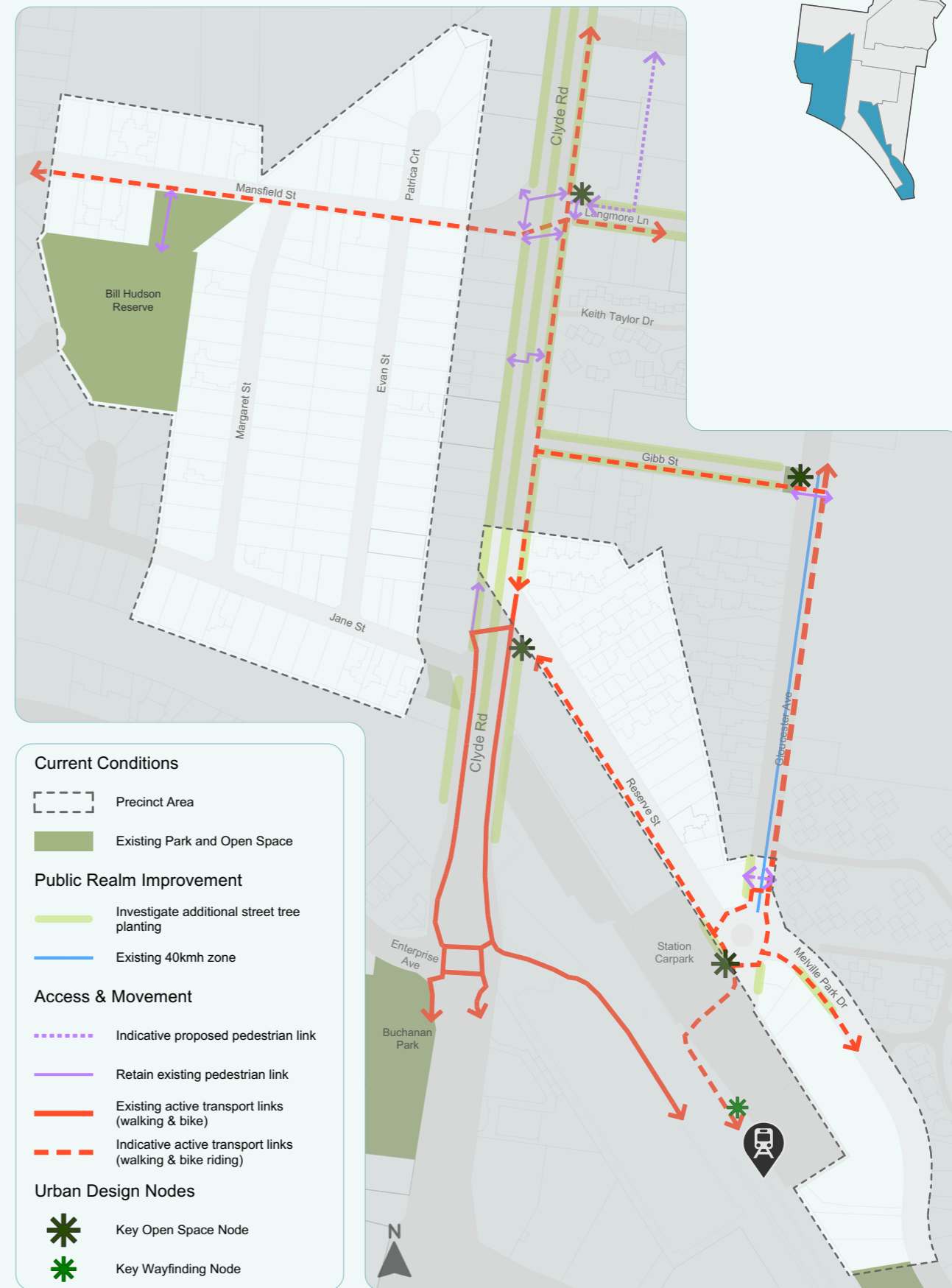


● Preferred Built Form along Evan Street

Precinct 5 (Built Form) – Residential Growth



Precinct 5 (Public Realm) – Residential Growth



05

The Implementation Plan

The Draft Berwick Village Major Activity Centre Structure Plan outlines a clear pathway to guide future improvements and investment in the centre.

Our priority actions for the Draft Structure Plan focus on Short-term and High priority actions to be delivered within the next one to five years. These priorities will centre primarily on planning work, ensuring we lay the groundwork for future improvements.

The Draft Structure Plan actions will undergo a formal review every five years, led by the Strategic Planning- Revitalisation team. This review process will reassess priorities, track progress, and ensure the decisions align with the current needs and opportunities of the community, as well as align with the City of Casey Council Plan. This ensures the Draft Structure Plan remains a flexible and responsive document that supports the evolving needs of the community and the strategic direction of the Council.



No.	Action	Timing (years)	Priority	Responsibility Department(s)
1	Review and assess additional sites for potential inclusion in the Heritage Overlay to preserve Berwick village's evolving historical narrative.	Short (0-5)	High	Growth and Investment
2	Review and update the Parking Overlay to align with best practice and support sustainable transport.	Short (0-5)	High	Growth and Investment
3	Undertake a Planning Scheme Amendment to introduce built form controls.	Short (0-5)	High	Growth and Investment
4	Design and deliver Pioneers Park Playground upgrade	Short (0-5)	High	City Design and Construction
5	Prepare a Master Plan for Berwick Village Centre (including High Street, Wheeler Street, Gloucester Avenue, Blackburne Square, and all laneways surrounding High Street) whilst balancing/retaining car parking needs.	Short (0-5)	High	City Design and Construction
6	Prepare and implement Urban Design Guidelines for Berwick Village Centre, establishing clear objectives for Urban Design.	Short (0-5)	High	City Design and Construction
7	Work to understand the future housing development potential in the Berwick Village Major Activity Centre to support the Victorian Government's housing targets in non-greenfield areas, including major activity centres.	Medium (5-10)	High	Growth and Investment & Planning and Building
8	Review the Council's Strategic Property Program within the Structure plan area to investigate development opportunities and prepare Master Plans where required.	Medium (5-10)	High	Growth and Investment & City Design and Construction
9	Review a new and proposed fitness trail link connecting Wilson Botanic Park to Berwick Village Centre.	Medium (5-10)	Medium	City and Asset Planning
10	Review and assess Public Open Space Contribution Rate payable for subdivision in Berwick Village Major Activity Centre.	Long (10-15)	Medium	City and Asset Planning
11	Prepare programs that support long-term economic diversity, and streamline processes to make it easier for small businesses to establish and grow.	Long (10-15)	Medium	Growth and Investment
12	Advocate for improved public transport frequency, and active transport network.	Ongoing	Low	City and Asset Planning



Contact City of Casey

03 9705 5200

NRS: 133 677 (for the deaf, hearing or speech impaired)



TIS: 131450 (Translating and Interpreting Service)

口译员 | مترجم شفاهى | භාෂා පරිවර්තක | བཤམ་མཁའ་ལྷན་ཁང་ | ترجمان

PO Box 100,

Narre Warren VIC 3805

caseycc@casey.vic.gov.au

casey.vic.gov.au

Customer Service Centres

Cranbourne

Customer Service Centre Cranbourne Park Shopping Centre,
Shop 156, South Gippsland Highway, Cranbourne

Narre Warren

Bunjil Place,

2 Patrick Northeast Drive, Narre Warren



[facebook.com/CityOfCasey](https://www.facebook.com/CityOfCasey)



[@CityOfCasey](https://twitter.com/CityOfCasey)



[@cityofcaseycouncil](https://www.instagram.com/cityofcaseycouncil)