



Berwick Village Major Activity Centre Draft Structure Plan

Community engagement summary report
July 2025



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Background

The Berwick Village Activity Centre is identified as a Major Activity Centre under both State Government and local planning policies. With the current Structure Plan dating back to 2011, an update was necessary to reflect the evolving needs and aspirations of the community and stakeholders. The area is renowned for its unique village character, which is highly valued by the community, yet several issues and concerns have emerged over time that require strategic attention.

To support the development of an updated Structure Plan, a two-stage community engagement process was undertaken. Stage 1 ran from 12 March to 23 April 2024, gathering initial feedback through a community form, vision board, and interactive map. This feedback informed the creation of a Draft Structure Plan, which outlines a long-term vision to guide the growth and evolution of the Berwick Village Major Activity Centre. The draft plan was endorsed by Council on 20 May 2025.

The Structure Plan area includes key streets such as High Street, Clyde Road, Lyall Road, Gloucester Avenue, Evan Street, Margaret Street, Reserve Street, Peel Street, and Wheeler Street. It is divided into five precincts to guide place-based outcomes and support revitalisation and investment:

1. **Village Centre** – The historic heart of Berwick, focused on retail, hospitality, and community activity.
2. **Village Edge** – A transitional area supporting mixed uses and integration with surrounding neighbourhoods.
3. **Health and Education Precinct** – A strategic employment hub anchored by health and education institutions.
4. **Neighbourhood Green** – A green corridor with recreational spaces and strong landscape character.
5. **Residential Growth** – An area planned for increased housing diversity and density near the centre.

Stage 2 Consultation was held from 12 June to 13 July 2025. This phase provided the community and stakeholders an opportunity to:

- See how their feedback shaped the Draft Structure Plan
- Share views on the vision, direction, and proposed actions
- Help refine the final version of the Structure Plan

This engagement phase was critical in ensuring the final Structure Plan reflects the community's values, priorities, and aspirations for Berwick Village as a vibrant, well-connected, and sustainable place to live, work, and visit.

2.1 Key findings

The Stage 2 community engagement for the Berwick Village Major Activity Centre Draft Structure Plan revealed strong support for the proposed vision, which balances heritage preservation with sustainable growth. A majority of survey respondents endorsed the vision and strategies, particularly those focused on protecting historical

charm (96.84%), enhancing green spaces (91.58%), and promoting community facilities (81.05%). While there was broad agreement on most proposed actions, building height emerged as a sensitive issue, with many advocating for low-scale development to maintain the village character. Feedback also highlighted the importance of improving pedestrian and cycling infrastructure, supporting local businesses, and ensuring high-quality urban design. Overall, the consultation confirmed that the draft plan aligns well with community aspirations and provides a strong foundation for finalising the Structure Plan.

2.2 Next steps

Council officers will consider community feedback into the Structure Plan. Possible Council endorsement is anticipated in early 2026.

Consultation overview

3.1 Consultation purpose

The consultation was designed to gather feedback from community members who have a connection to the Berwick Village Activity Centre either through live, work and/or visit.

3.2 Consultation process

The tools and techniques selected for this project were informed by the project content, stakeholders and type of feedback sought.

Key tools for communicating the project

- Emails to key stakeholders
- Social media
- The Casey Catch up
- Signage and displays
- Local newspaper articles
- Letterbox drop to residents and business residing in the area
- Two community pop ups to discuss the project in detail with Council officers
- One workshop with local businesses

Key methods for gathering feedback

- Online engagement through Casey Conversations, including opportunity to provide feedback via survey and written submissions
- Two community pop ups
- One workshop with local businesses
- Contact email address and phone number of Council Officer provided for interested community members to ask for further information or provide feedback
- Printed information available, as required.

Details**12 June – 13 July 2025****1483 visitors****102 contributions****Activity****Casey Conversations Website**

Project information and online survey hosted on the engagement platform Casey Conversations.

Online survey: 98 responses

Emails: 4 submissions

28 June, 9 July 2025**240 visitors estimated****Community Pop Ups and Business Workshop**

Council project officers were onsite at multiple pop-up locations to answer questions, gather feedback and promote the project.

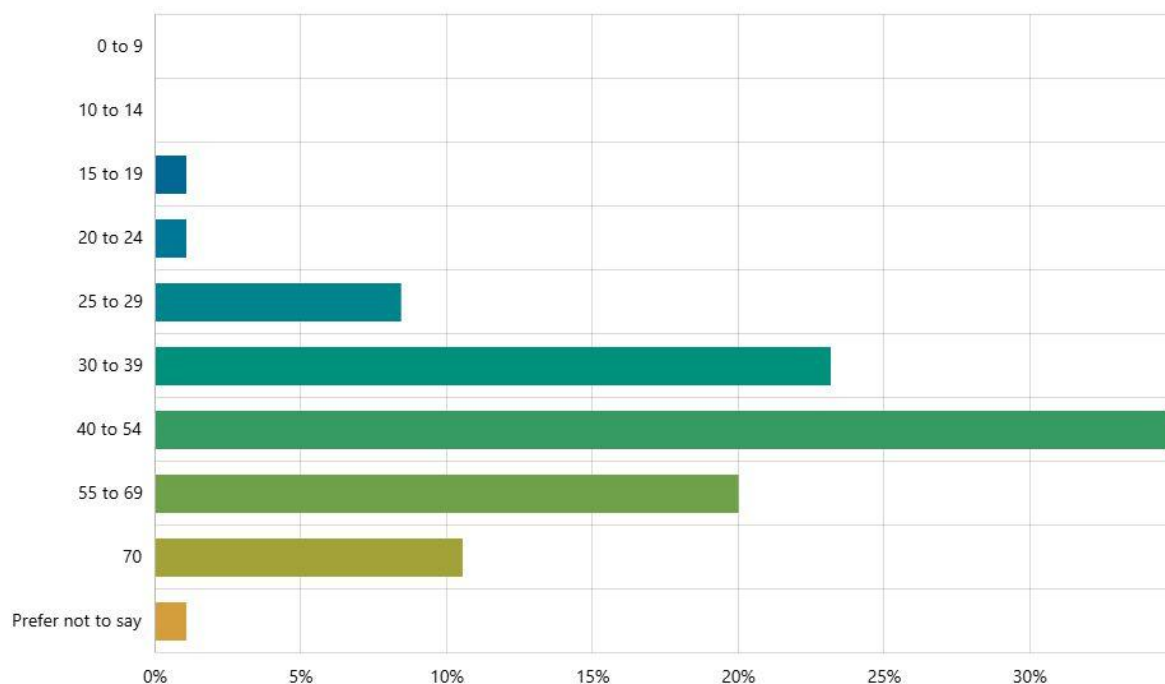
- Pioneers Park Berwick
- Berwick High Street
- Business workshop

Who we heard from**Number of Survey Responses by Suburb**

Of the 98 survey responses received, 72 (approximately 76%) were from residents of Berwick, with the remaining responses coming from neighbouring suburbs

Age of Survey Respondents

Survey respondents were asked to provide their age.



Age selection

Amount

0 to 9

0

10 to 14

0

15 to 19

1

20 to 24

1

25 to 29

8

30 to 39

22

40 to 54

33

55 to 69

19

70+

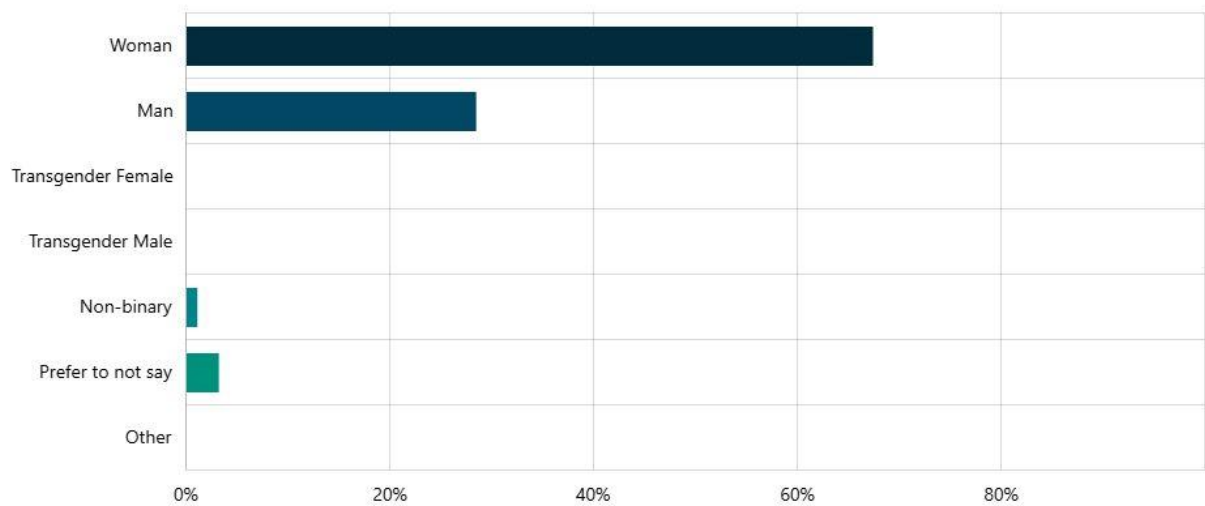
10

Prefer not to say

1

Gender of Survey Respondents

Survey respondents were asked to provide their gender.



Gender selection

Amount

Woman

64

Man

27

Transgender Female

0

Transgender Male

0

Non-binary

1

Prefer to not say

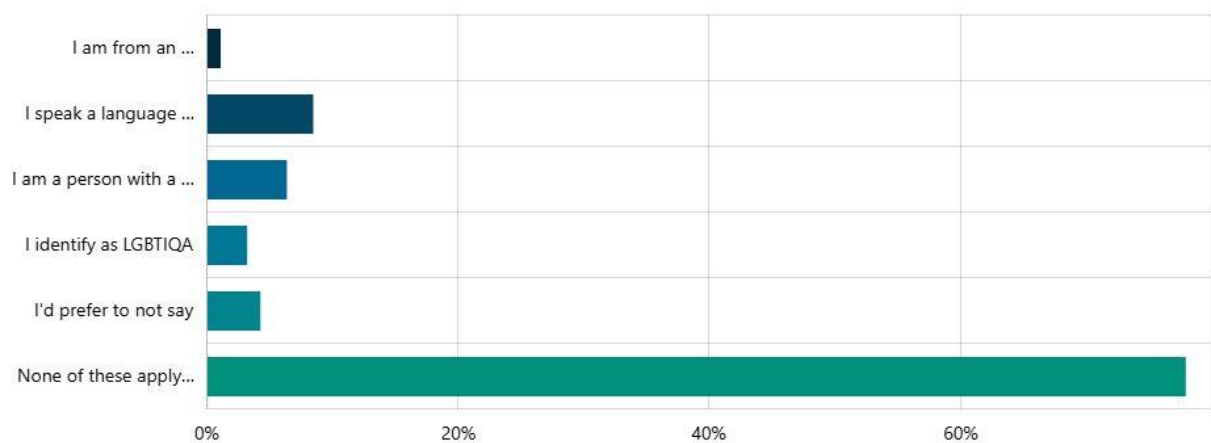
3

Other

0

Further Demographics of Survey Respondents

Survey respondents were asked to tick as many statements as possible that apply to them. Below graph shows their responses.



Selection	Amount
I am from an Aboriginal and/or Torres Strait Islander background	1
I speak a language other than English at home	8
I am a person with a disability	6
I identify as LGBTIQ	3
Prefer to not say	4
None of these apply to me	74

Consultation findings

The following section outlines the key themes that emerged from community feedback during the Stage 2 consultation for the Berwick Village Structure Plan. To respect the privacy of participants, individual quotes have not been included in this public document. Where a topic or idea was mentioned multiple times, the number of mentions is indicated in brackets. Detailed feedback from conversations with community members is captured in the item-specific feedback table.

5.1 Support for actions

Respondents were asked ‘Do you agree with this vision for the future of Berwick Village over the next 15 years?’

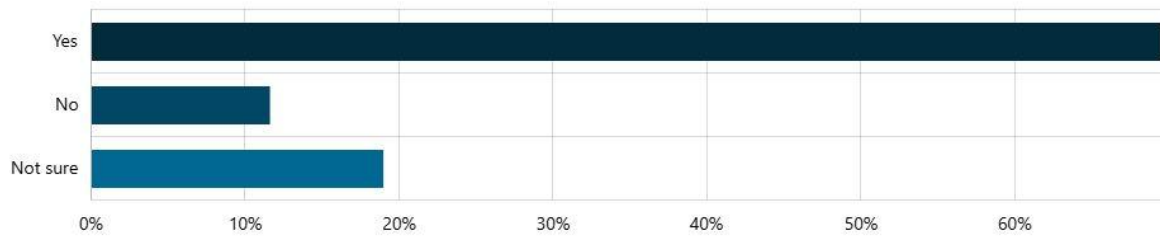
“Berwick Village Major Activity Centre is a vibrant, thriving, and well-connected precinct that celebrates its historical and village charm while promoting sustainability through green open spaces and safe walking and cycling pathways. This centre is dedicated to offering a variety of housing choices, 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.”

The majority of survey participants expressed strong support for the proposed vision. Many respondents resonated with the emphasis on preserving Berwick’s historical charm while embracing sustainable growth and improved connectivity.

In addition to survey responses, community pop-ups and workshops held during the Stage 2 consultation further reinforced this support. Participants consistently highlighted the importance of maintaining the village character, enhancing green spaces, and improving pedestrian and cycling infrastructure. These face-to-face interactions provided valuable qualitative insights that aligned closely with the survey findings, confirming broad community endorsement of the vision.

This strong level of support indicates that the vision reflects the community’s aspirations and provides a solid foundation for the final Structure Plan.

PUBLIC



Selection

Amount

Yes

66

No

11

Not sure

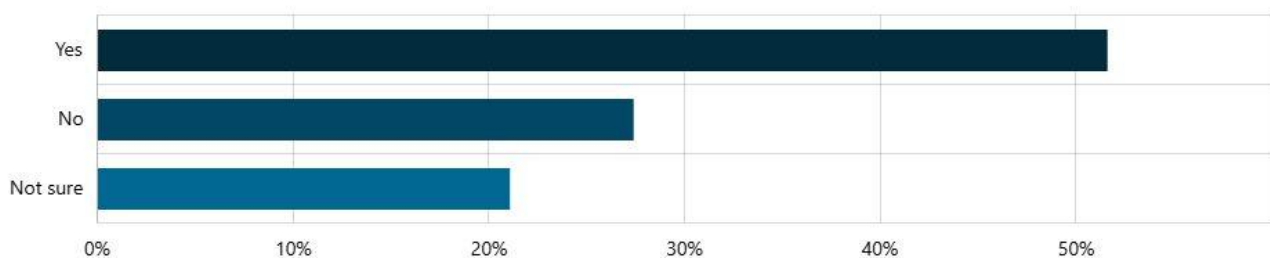
18

Total

95

Respondents were asked ‘Do you agree with the proposed building heights along High Street aimed at preserving the village character and heritage feel of Berwick Village over the next 15 years?’

Respondents expressed concern about increasing building heights along High Street, with strong support for maintaining the village character through lower-scale development. Many participants felt that two storeys, or at most three, is appropriate to preserve Berwick’s heritage charm and avoid creating a city-like feel. While some supported allowing greater height (up to five or six storeys) in areas away from the historic core, there was a clear expectation that heritage buildings be fully protected and new developments blend with the existing streetscape. Community pop-ups and workshops reinforced these views, with participants consistently highlighting the importance of scale, sunlight access, and design quality. This feedback demonstrates that building height is a highly sensitive issue for the community and will require careful consideration in the final Structure Plan to balance growth with heritage values.



Selection

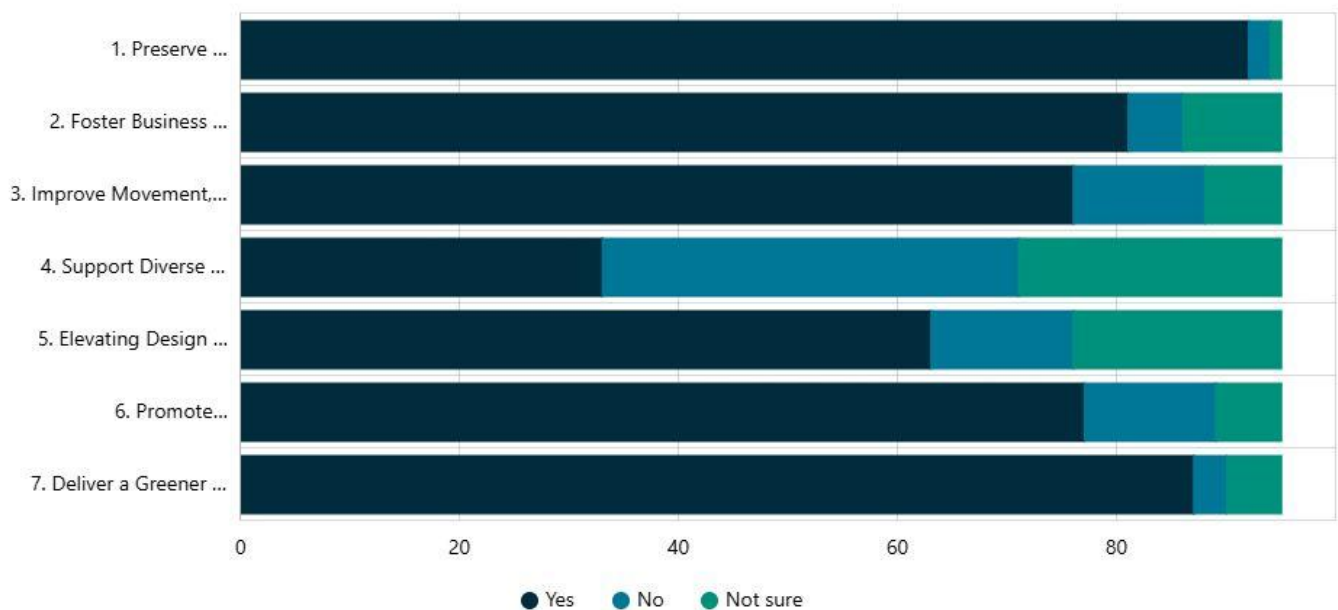
Amount

Yes

49

No	26
Not sure	20
Total	95

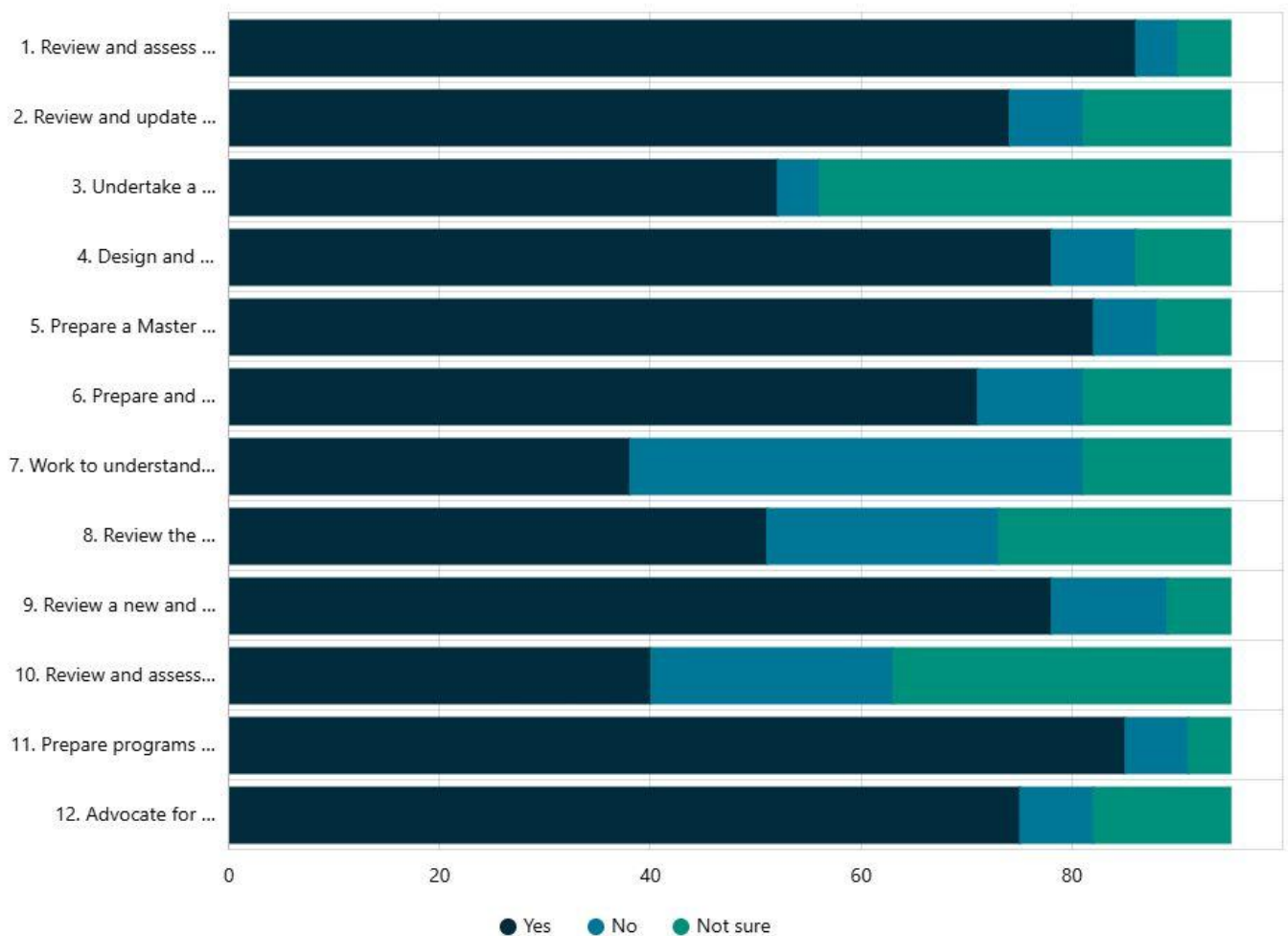
Respondents were asked ‘Do you agree with these strategies for the future of Berwick Village over the next 15 years?’



Selection	Yes	No	Not sure
1. Preserve Historical Charm: Protect and enhance character and heritage through planning and design.	96.84%	2.11%	1.05%
2. Foster Business Growth and Build a Vibrant Village: Revitalise and activate underutilised and vacant spaces to improve amenity and support local enterprise.	85.26%	5.26%	9.47%
3. Improve Movement, Safety, and Active Transport Options: Enhance pedestrian and cycling infrastructure and connectivity.	80%	12.63%	7.37%
4. Support Diverse Housing Choices: To accommodate various household sizes and needs.	34.74%	40%	25.26%
5. Elevating Design Excellence and Sense of Place: Introduce planning and built form controls and promote design quality.	66.32%	13.68%	20%
6. Promote Community Facilities and Health-Focused Initiatives: Support future community hubs and service integration.	81.05%	12.63%	6.32%

7. Deliver a Greener and More Climate Resilient Centre: Strengthen urban greening, canopy cover and sustainable infrastructure.	91.58%	3.16%	5.26%
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Respondents were asked ‘Do you agree with these actions for the future of Berwick Village over the next 15 years?’



Selection

	Yes	No	Not sure
1. Review and assess additional sites for potential inclusion in the Heritage Overlay to preserve Berwick village's evolving historical narrative.	90.53%	4.21%	5.26%
2. Review and update the Parking Overlay to align with best practice and support sustainable transport.	77.89%	7.37%	14.74%
3. Undertake a Planning Scheme Amendment to introduce built form controls.	54.74%	4.21%	41.05%
4. Design and deliver Pioneers Park Playground upgrade	82.11%	8.42%	9.47%

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.	86.32%	6.32%	7.37%
6. Prepare and implement Urban Design Guidelines for Berwick Village Centre, establishing clear objectives for Urban Design.	74.74%	10.53%	14.74%
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.	40%	45.26%	14.74%
8. Review the Council's Strategic Property Program within the Structure plan area to investigate development opportunities and prepare Master Plans where required.	53.68%	23.16%	23.16%
9. Review a new and proposed fitness trail link connecting Wilson Botanic Park to Berwick Village Centre.	82.11%	11.58%	6.32%
10. Review and assess Public Open Space Contribution Rate payable for subdivision in Berwick Village Major Activity Centre.	42.11%	24.21%	33.68%
11. Prepare programs that support long-term economic diversity, and streamline processes to make it easier for small businesses to establish and grow.	89.47%	6.32%	4.21%
12. Advocate for improved public transport frequency, and active transport network.	78.95%	7.37%	13.63%

Consultation evaluation

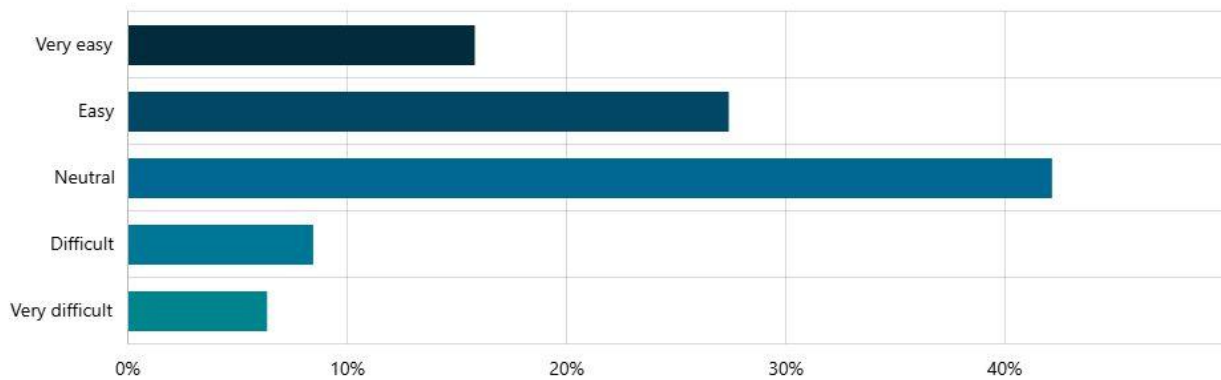
This report presents the findings from the analysis of the community feedback gathered during the community engagement from 12 June to 13 July 2025.

The engagement was conducted over four weeks and made available through Casey Conversations. It was promoted across the City of Casey using a targeted, localised approach, with project officers engaging in face-to-face conversations at pop-up events and Council-run services

5.2 Satisfaction with engagement process

Survey participants were asked 'How easy or difficult was it to find the information you needed?'

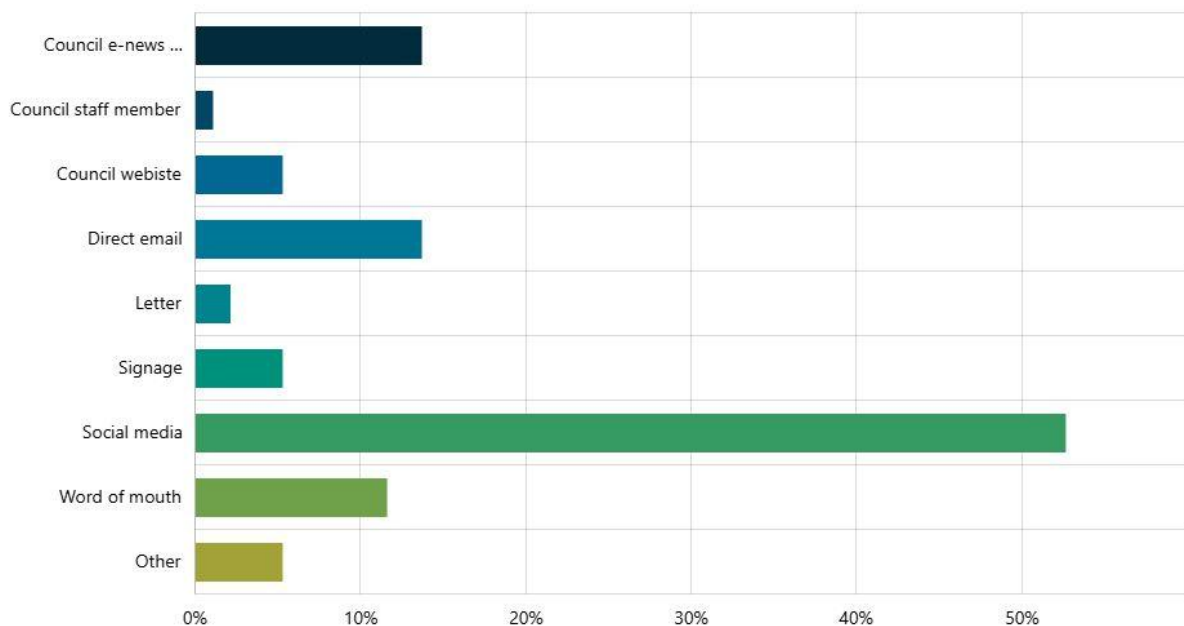
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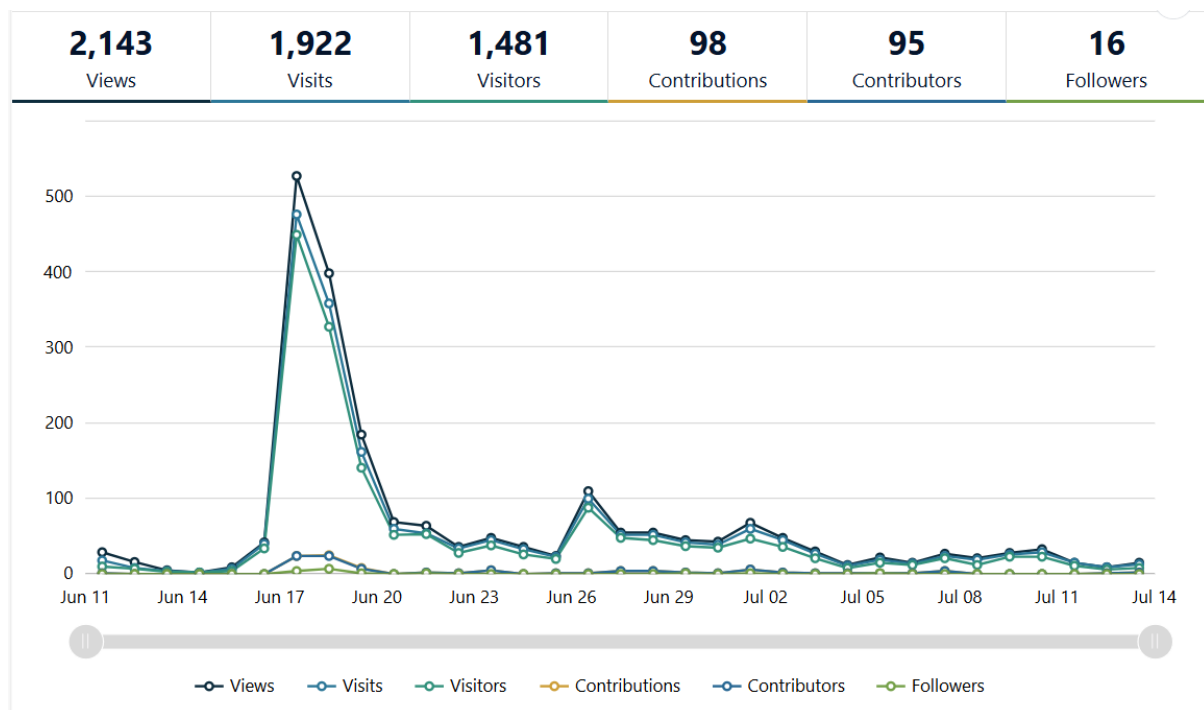
Selection	Amount
Very easy	15
Easy	26
Neutral	40
Difficult	8
Very difficult	6

For respondents who selected “difficult” or “very difficult,” a follow-up question asked what was missing. Common themes included a desire for greater transparency throughout the process and a clearer, easier-to-read plan. Feedback indicated that some participants struggled to understand how decisions were made and felt that the information provided lacked clarity and accessibility.

Survey respondents were asked ‘How did you hear about the consultation on this project?’.



Selection	Amount
Council e-news (Casey Catch UP)	13
Council staff member	1
Council website	5
Direct email	13
Letter	2
Signage	5
Social media	50
Word of mouth	11
Other	5



Appendix – Written Submissions

During the consultation period, three written submissions were received from community members and stakeholders. These submissions have not been analysed within this engagement summary report; however, they will be included as an appendix to this document and presented to Council for further consideration.

Written Submission 1

To the Mayor and Councillors

City of Casey

PO Box 1000

Narre Warren VIC 3805

RE: Submission on the Draft Berwick Village Major Activity Centre Plan

Dear Mayor Koomen and Council Members,

Thank you for the opportunity to provide feedback on the draft Berwick Village Major Activity Centre Plan. I write as a resident with a deep appreciation for the unique charm and greenery of Berwick Village. While I support the broader vision of sustainable economic growth and thoughtful planning, I am concerned about a potential side effect of the proposed strategy — **the gradual erosion of vegetation and tree canopy in the heart of the village.**

From my observations, many of the newer commercial properties within the Village Centre occupy most of their lot area with buildings or car parking, likely to maximise return on investment. As redevelopment increases under the proposed structure plan, this trend is likely to intensify. Future developments may likely prioritise floor space and on-site parking at the expense of garden areas and planted setbacks, leaving little or no room for trees or landscaping. **This poses a genuine risk to the green character and amenity of Berwick Village — the very qualities the plan seeks to protect and enhance.**

A defining feature of Berwick Village has always been its leafy, green atmosphere — a feature consistently valued in community feedback. However, without a clear mechanism to protect and monitor this greenery, it is likely to be diminished over time. **I strongly encourage the Council to introduce measurable Key Performance Indicators (KPIs) to track and manage the amount of vegetation and tree canopy in the Village Centre.**

Other cities in Victoria and abroad have already demonstrated practical approaches. The City of Geelong, for example, set a KPI to achieve a net gain of 500 new trees per year and targets 25% canopy cover.¹ They monitor tree health, species diversity, and planting/removal rates, reporting progress publicly. **In Melbourne, the state government uses the “Urban Monitor” tool to map and**

¹ <https://www.geelongaustralia.com.au/urbanforest/article/item/8d3022262ef1ca1.aspx>

track changes in canopy and vegetation cover at the parcel level — data that informs local policy and helps counter urban heat risks.²

In the UK, many towns have adopted a simple but effective method of measuring tree canopy percentage.³ **Town councils use this to set local goals — typically aiming for 20% canopy cover in commercial centres — and track whether redevelopment is contributing to or detracting from green infrastructure.** Some have gone further, using a “Tree Equity Score” to ensure green space is distributed fairly and not lost in dense town centres.⁴

Given the rich green character of Berwick Village, it would be sensible for Council to adopt similar KPIs. Suggested indicators could include:

- **The percentage of the Village Centre covered by tree canopy (e.g. a goal of 15–20%).**
- **Net annual change in green cover from development approvals.**
- **The number of new trees planted versus those removed.**
- **Proportion of commercial lots that retain planted or permeable setbacks.**
- **A periodic assessment of pedestrian shade and comfort in public areas.**

These metrics could be reported annually and integrated into future updates to the planning scheme or local planning policies. By doing so, Council would demonstrate a clear commitment to balancing growth with long-term sustainability, enhanced liveability, and the preservation of Berwick Village’s distinctive small-village character.

The community’s desire to preserve Berwick’s “village feel” came through strongly during the engagement process.⁵ Retaining and enhancing greenery is central to that identity. While the draft plan includes high-level goals about sustainability and climate resilience, these should be backed by measurable, reportable commitments. Trees are not just decoration — they support health, comfort, biodiversity, and the beauty that draws people to the Village in the first place.

I urge the Council to adopt greenery KPIs for Berwick Village and embed these into the planning framework going forward. If of interest, I would be more than happy to share examples, resources, or ideas to support implementation. Thank you again for the opportunity to contribute to this important conversation.

Sincerely,

Javad Jazaeri

Berwick, Victoria

13 July 2025

² https://www.planning.vic.gov.au/guides-and-resources/Data-spatial-and-insights/melbournes-vegetation-heat-and-land-use-data?utm_source=chatgpt.com

³ https://www.forestresearch.gov.uk/research/i-tree-eco/uk-urban-canopy-cover/?utm_source=chatgpt.com

⁴ <https://uk.treeequityscore.org/>

⁵ Community Engagement Summary Report- Stage 1 Consultation

Written Submission 2

Hi,

Thank you for giving an opportunity to have a say in the Draft plan. As a responsible member of the community I have a few feedback points from the plan that require additional focus and amendments esp about **Direct 3: Improve Movement, Safety, and Active Transport Options**

In addition I have taken steps to detail and recommend the transport frequency that is most suitable to professionals

Post-COVID Return to Office: Critical Transport Infrastructure Gap

There is a **fundamental shift** that the current draft plan hasn't adequately addressed. The Return to Office (RTO) mandates have created urgent transport pressures that require immediate strategic response. As a responsible community member I feel the plan requires amendments under these categories.

The RTO Reality Check

New Working Patterns:

- **Pre-COVID:** 2-3 office days/week, flexible timing
- **Post-2024:** 3-4+ mandatory office days/week
- **Peak Concentration:** Everyone traveling same days (Tue-Thu especially)
- **Fixed Schedules:** Less flexibility in arrival/departure times

Current Berwick/Beaconsfield Challenges:

- Car parking at both stations **already at capacity**
- Existing bus services inadequate for concentrated demand
- Missing technology integration for seamless travel planning

Target Service Frequencies - Aligned with RTO Patterns

PEAK MORNING SERVICE (7:30-9:30 AM)

Target Routes:

- Berwick Station ↔ Residential Precincts: Every 6 minutes
- Beaconsfield Station ↔ Berwick Village: Every 8 minutes
- Circular Village Route: Every 10 minutes

PEAK EVENING SERVICE (4:00-7:00 PM)

Staggered Departure Pattern:

- 4:00-5:30 PM: Every 6 minutes (early finishers)
- 5:30-6:30 PM: Every 5 minutes (peak exodus)
- 6:30-7:00 PM: Every 8 minutes (late finishers)

Thanks

Written Submission 3

While I would love to see more cycling lanes and native trees planted and anything else that helps reduce carbon dioxide in the air, why is Berwick getting more funding and time and energy than Hampton Park? Berwick is already a well maintained area of Casey while Hampton Park looks like the dumps. Put your focus on Hampton Park!