

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the draft Berwick Health and Education Precinct CDP and accompanying documentation for Amendment C207 to the Casey Planning Scheme are available from:

The Victorian Planning Authority website:
www.vpa.vic.gov.au

Casey City Council website:
www.casey.vic.gov.au

The Department of Environment, Land, Water & Planning website
www.dtpli.vic.gov.au/publicinspection

You can also review these documents free of charge in hardcopy during business hours, Monday to Friday at the locations listed below:

VICTORIAN PLANNING AUTHORITY
Level 25
35 Collins Street
MELBOURNE VIC 3000

CASEY CITY COUNCIL
Civic Centre
Magid Drive
NARRE WARREN
VIC 3805

Note: Any reference to the Victorian Planning Authority (VPA) in this document is a to the Growth Areas Authority (GAA) as defined under the *Planning & Environment Act 1987*.

INFORMATION SESSION

The VPA and Casey City Council will host a drop-in information session about the Amendment on:

Thursday 18th May 2017
4.30pm - 7.00pm

Room 108, Building K
Chisolm Institute
25 Kangan Drive
Berwick, Victoria 3806

This drop-in information session will give you an opportunity to discuss the plan with the VPA and Council. Presentations will be held at 5.00pm and 6.00pm.

If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

FOR MORE INFORMATION PLEASE CONTACT

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MAKING A SUBMISSION

Any person may make a submission to Amendment C207 to the Casey Planning Scheme in writing to the Victorian Planning Authority (VPA) and send to the postal address above or e-mail to amendments@vpa.vic.gov.au. Please ensure that any submissions are received by **Monday 29th May 2017**.

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Victorian Planning Authority in accordance with Part 3 of the *Planning and Environment Act 1987 (Act)*. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of the VPA until two months after gazettal of the resulting planning scheme amendment, and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

If you are a private individual, your contact details will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land that is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the VPA website at www.vpa.vic.gov.au or phone the VPA (96519600).

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CONTACT US

VICTORIAN PLANNING AUTHORITY

Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@vpa.vic.gov.au | www.vpa.vic.gov.au

The VPA is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would like to receive regular email updates on the work of the VPA, please register via our website www.vpa.vic.gov.au



A boost for jobs, health and education in Berwick

The Victorian Planning Authority (VPA), in consultation with Casey City Council and government agencies, has prepared the draft Berwick Health and Education Precinct Comprehensive Development Plan (CDP) to guide future development in the Berwick Health and Education Precinct.

The Berwick Health and Education Precinct covers approximately 122 hectares of land in Berwick, located either side of Clyde Road, north of Princes Freeway and south of Berwick Village. Ultimately, the Berwick Health and Education Precinct is anticipated to accommodate up to 11,000 jobs, 13,000 students, 700 hospital beds and 1,000 high density dwellings.

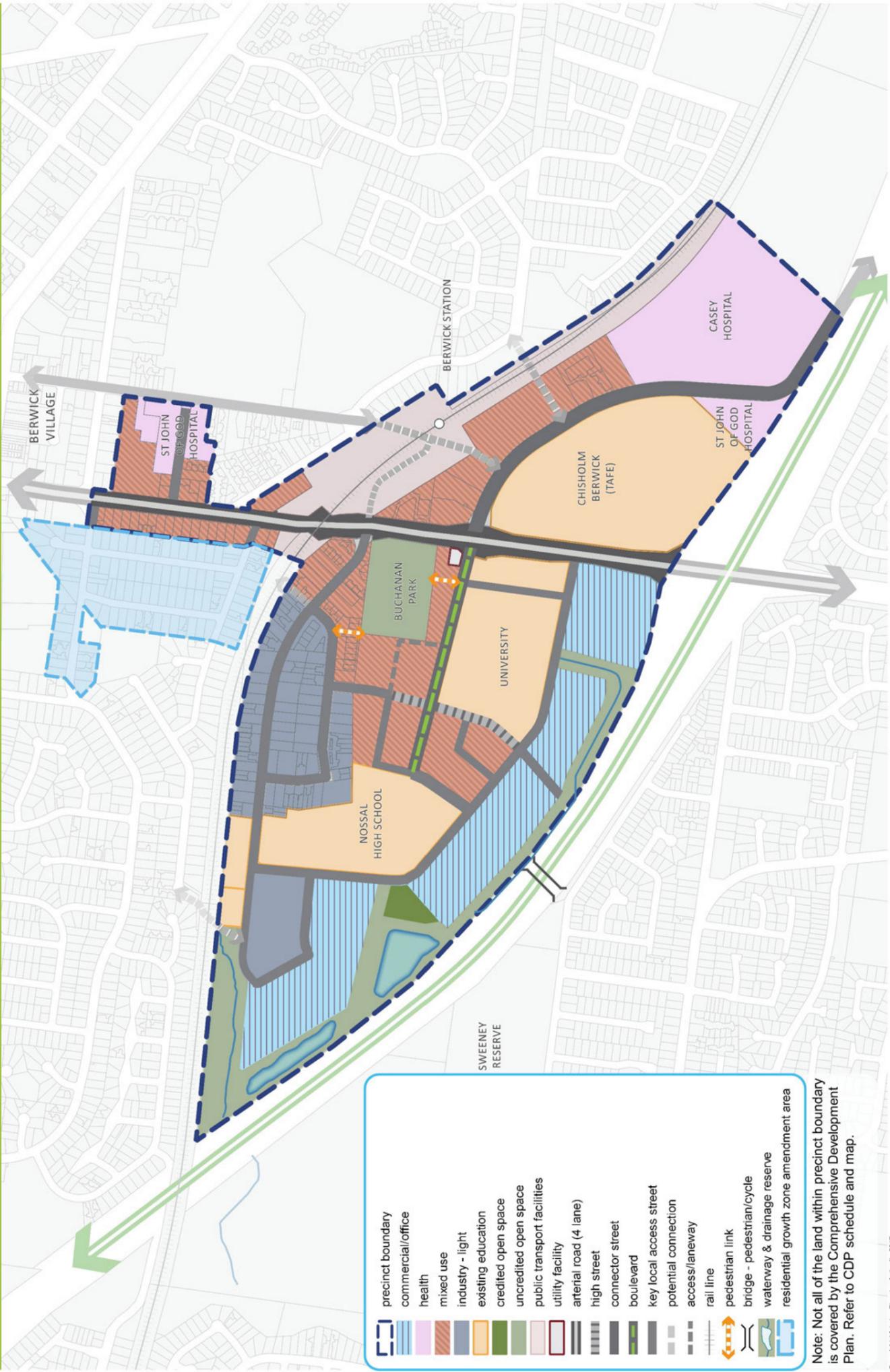
The CDP applies to land currently occupied by major landowners Monash University, Chisholm Institute of TAFE, Casey Hospital and St. John of God Private Hospitals. This precinct has excellent access to transport infrastructure due to the central location of the Berwick Train Station and bus interchange along with Princes Freeway, Clyde Road and Princes Highway connecting to Berwick Village.

To support the ongoing development of the Berwick Health and Education Precinct, the associated Planning Amendment will facilitate opportunities for allied health and education facilities, business, office, research and development, retail, light industrial and housing development all within walking distance of Berwick Village. To further support the growth of the precinct and Berwick, Margaret, Evans and parts of Mansfield and Jane streets will be rezoned to allow for higher density housing.

PLAN

The Berwick Health and Education Precinct Future Urban Structure Plan is shown overleaf. The future urban structure forms an integral part of the overall Berwick Health and Education Precinct CDP which will guide the future development of Berwick.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C207 OF THE CASEY PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987.



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VISION

The Berwick Health and Education Precinct will be a vibrant and integrated employment centre, connected by a walkable street and open space network that facilitates business innovation focused on health and education.

The ultimate development of the precinct will provide over 11, 000 jobs via multi-storey health, education, office and commercial developments that take advantage of the site's exposure to Princes Freeway and Clyde Road.

The precinct will welcome over 2,500 new residents in the form of students, key workers and professionals who will reside in high-quality, multi-storey mixed-use developments focused around Sir Gustav Nossal Boulevard, Buchanan Park and Berwick Station.

Additional infrastructure in the form of local streets, cycling and pedestrian links, open space and waterway networks, including a new intersection on Clyde Road, will provide the precinct with critical connections required to ensure reliable access to jobs and services.

MAIN ELEMENTS OF THE PLAN INCLUDE:

- supports development of allied health and educational services
- locates mixed-use development at the heart of the precinct
- provides for office development along Princes Freeway
- allocates land for light industry/manufacturing
- provides a new waterway open space corridor and local park
- provides extensive cycle paths, including a future cycle/pedestrian bridge over Princes Freeway connecting to Sweeney Reserve
- improves access to Berwick Station
- provides intersection upgrades along Clyde Road to facilitate safer pedestrian movement
- provides a new intersection on Clyde Road.

IMPLEMENTING THE PLAN - PROPOSED CHANGES TO THE CASEY PLANNING SCHEME

- Rezones the University site, Chisholm Institute, the St John of God Hospital sites, Nossal High School, Berwick industrial area, 2-10 Reserve Street and land on the north side of Kangan Drive between Clyde Road and Casey Hospital to Comprehensive Development Zone 2;
- Inserts a new incorporated document titled 'Berwick Health and Education Comprehensive Development Plan, April 2017' and a new Schedule to the Comprehensive Development Zone into the planning scheme;
- Rezones all land on Margaret and Evans Street and some of the land on Mansfield and Jane Street, Berwick from GRZ1 (General Residential Zone) to RGZ1 (Residential Growth Zone); and
- Introduces Schedule 2 to the Residential Growth Zone, including specific height controls.



Source: St. John of God Private Hospital (www.sjog.org.au), Berwick, 2017