



A wetland and innovative drainage **solution**
1000 modern homes
Urban wetlands and 2.3 hectares of **local parks**
Attractive local town centre with a **variety** of shops
Upgrades to existing roads and new **connections**
from Berwick Springs to Berwick Waterways
Funding for sport fields and community services

The Metropolitan Planning Authority (MPA) has prepared a plan to guide re-development of large lots between Greaves Road and Centre Road, Berwick. The plan seeks to create a new residential neighbourhood including a new parkland, town centre, roads and bicycle paths; and to implement flood protection related to the Hallam Valley Contour Drain.

The MPA has prepared the draft plan in conjunction with the City of Casey, State Government agencies and landowners. The MPA now seeks input from neighbouring landowners, residents and others interested in development of the area.

The plan is known as the Berwick Waterways Precinct Structure Plan. Together with the Berwick Waterways Development Contributions Plan, it aims to support a residential community of around 1,000 homes with space in the town centre for a supermarket and other smaller shops and offices. The plans and accompanying planning scheme changes are proposed to be implemented through Amendment C188 to the Casey Planning Scheme.

The plan requires developers to provide local parks, significant water features, local roads and cycle and walking trail extensions. Developers will also be required to contribute levies to Council for upgrades to local roads, local sports facilities and local community facilities to reflect increased demand for these services.

LANDOWNER INFORMATION SESSION

The MPA, Casey City Council and Melbourne Water will host an information session about the PSP:

Tuesday 29th July 2014

4pm to 7pm

at the Old Cheese Factory, Berwick

WHERE TO INSPECT THE DETAILS & HAVE YOUR SAY

Electronic copies of draft Amendment C188 to the Casey Planning Scheme, including the Precinct Structure Plan and Development Contributions Plan, are available from the Metropolitan Planning Authority or City of Casey websites:

www.mpa.vic.gov.au | www.casey.vic.gov.au

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

MPA

Level 29
35 Collins Street
MELBOURNE VIC 3000

CASEY CITY COUNCIL

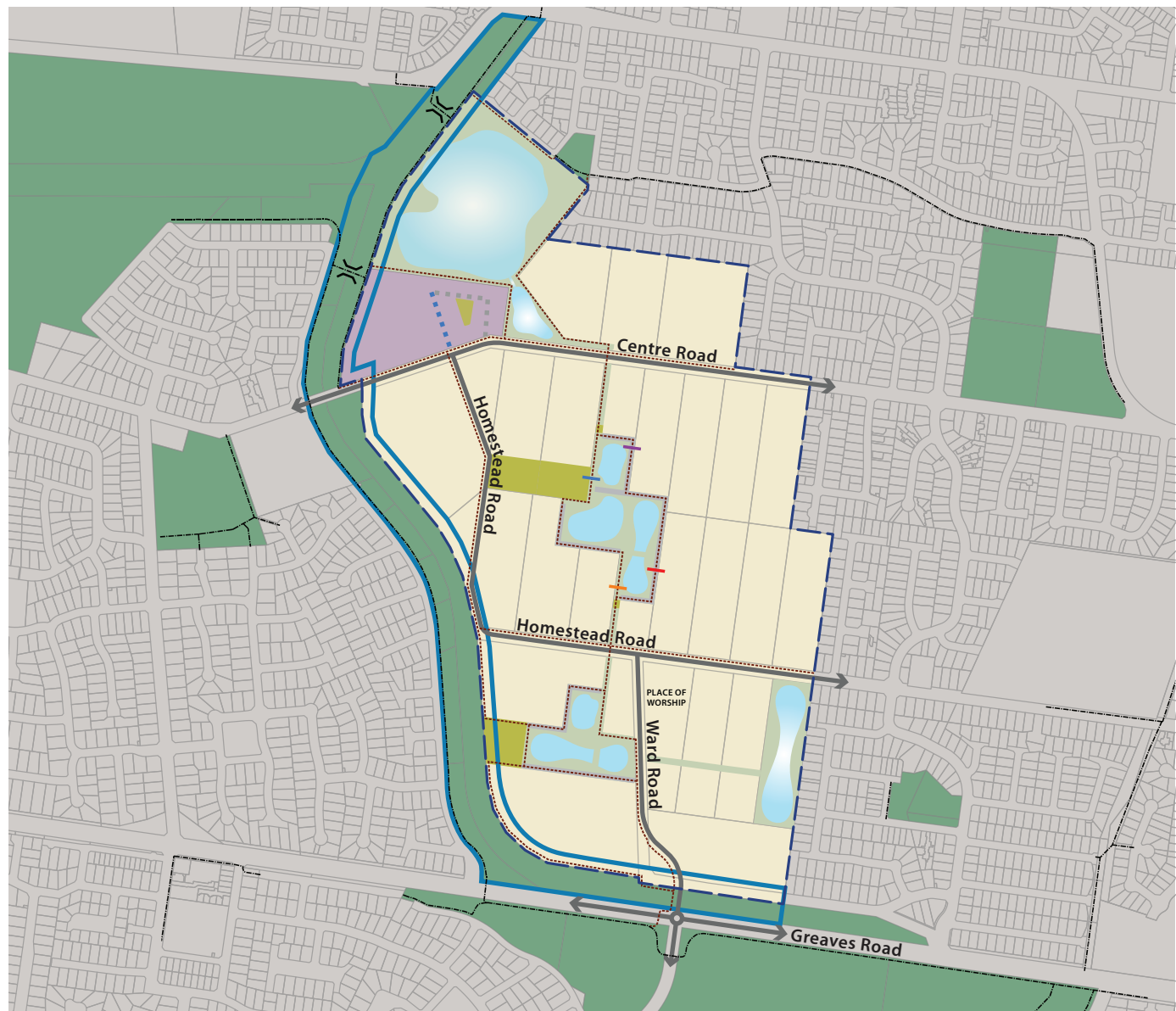
Magid Drive
NARRE WARREN VIC 3805

If you wish to comment on draft Amendment C188 to the Casey Planning Scheme, this must be made to the MPA in writing at the postal address below or via email to amendments@mpa.vic.gov.au. Please ensure that any comments in respect of draft Amendment C188 are received by COB Friday 15th August 2014.

THE FUTURE URBAN STRUCTURE

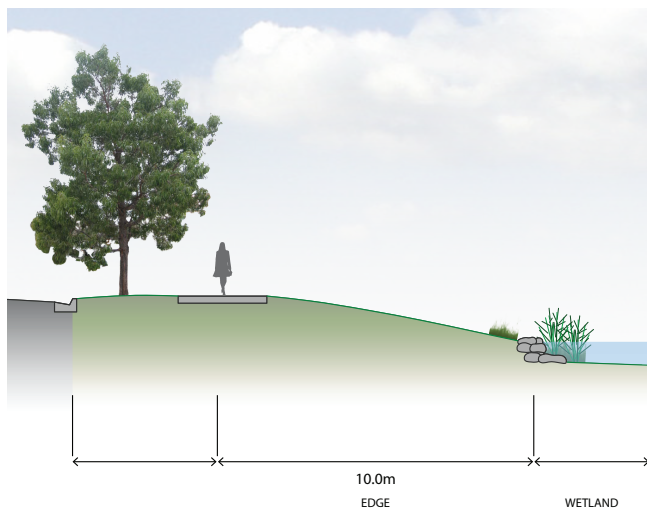
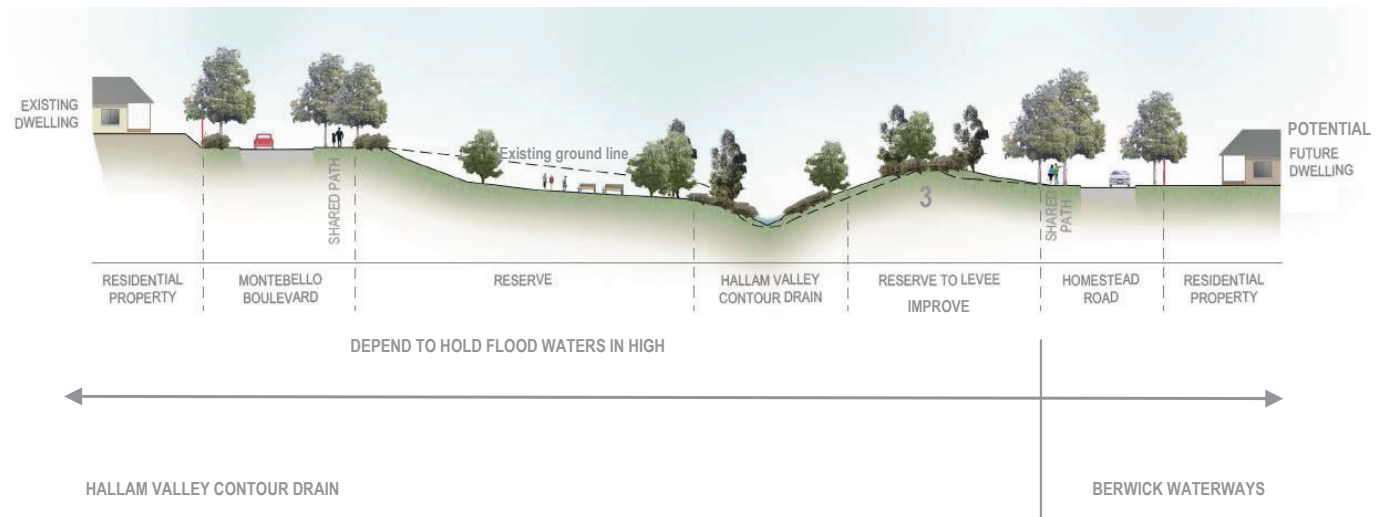
The amendment will facilitate development of a new residential neighbourhood, including a small town centre, local parks and drainage works. The amendment proposes to:

- Incorporate the Berwick Waterways Precinct Structure Plan, June 2014 & the Berwick Waterways Development Contributions Plan, June 2014;
- Rezone land from Rural Living Zone 2 to Urban Growth Zone 9;
- Delete the Development Plan Overlay 1 from the land; and
- Introduce Development Contributions Plan Overlay 18 and apply it to land to be zoned Urban Growth Zone 9.

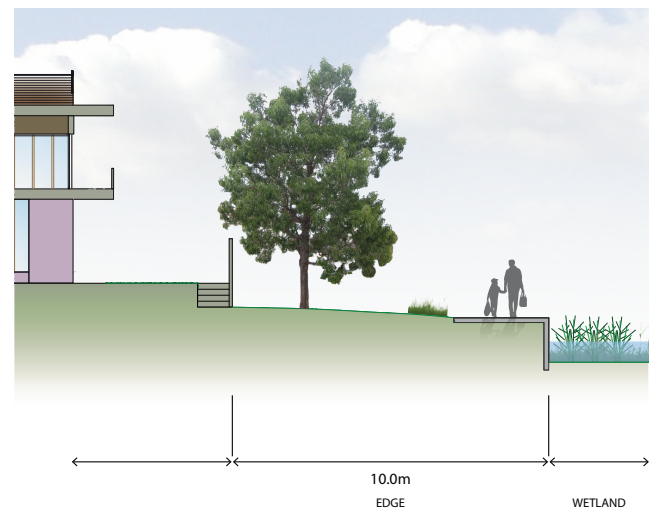


	Precinct Boundary		Local Town Centre		Melbourne Water Shared Path
	Residential Area		Connector Street		Hallam Valley Contour Drain Upgrade Works
	Existing Urban Area		Local Town Centre High Street		Soft Edge Treatment Cross Section
	Existing Melbourne Water Retarding Basin		Local Access Street		Built Edge Treatment Cross Section
	Proposed Waterway Retarding Corridor/Wetland		Existing Shared Trail (with bridge)		Urban Edge Treatment Cross Section
	Existing Open Space/Hallam Valley Contour Drain		Proposed Shared Trail		Park Edge Treatment Cross Section
	Local Parks				

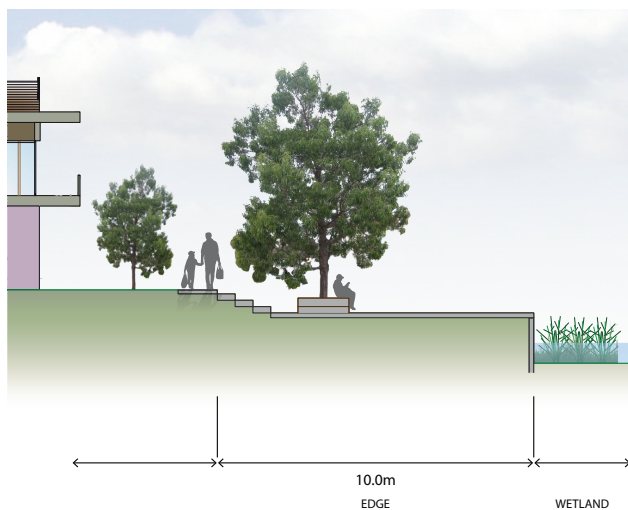
CROSS SECTION OF ULTIMATE LEVEE BANK WORKS



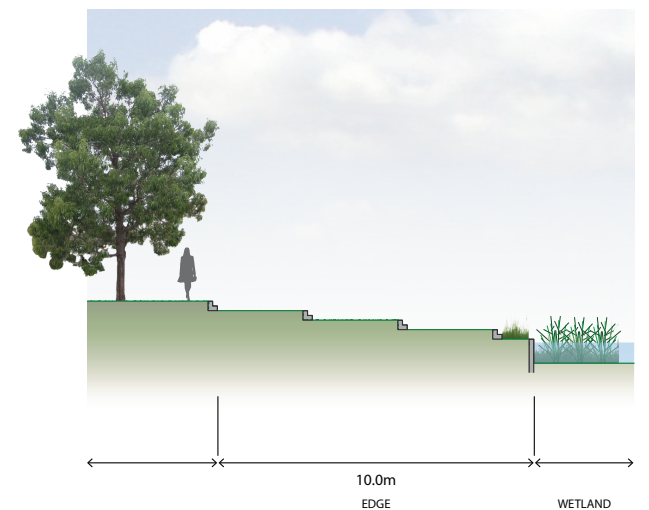
SOFT EDGE TREATMENT CROSS SECTION



BUILT EDGE TREATMENT CROSS SECTION



URBAN EDGE TREATMENT CROSS SECTION



PARK EDGE TREATMENT CROSS SECTION

VISION

The Berwick Waterways precinct will be a new residential community that will integrate with the surrounding residential area. It will provide future residents with opportunities to live, work, shop and take advantage of new parks and open space. The precinct will ultimately support a residential community of approximately 1,000 dwellings and a population of around 3,000 people and deliver more than 380 local jobs. The precinct will include four distinct wetlands that are integrated with a variety of local parks.

The northern wetland adjoins the Local Town Centre and has an edge treatment that acts as a transition between the town centre and the 'natural' environment of the wetland. The town centre capitalises on opportunities for exposure and passing trade by providing a frontage to Centre Road and consists of retail services and specialty stores as well as apartment living. A town square is proposed and will be part of a series of local parks distributed throughout the precinct.

The central wetland (south of Centre Road) will support existing and future residents with a range of leisure opportunities. Diversity in housing from apartment living to single houses will be located close to the central wetland. The third wetland (close to Ward Road) will adjoin a local park for providing attractive open space the future local community.

The precinct will build on the structure of the existing road network with strong transport links to Centre and Homestead roads linking the precinct to the wider Casey area. Centre Road is the main public transport link, providing an existing bus route and bike paths. The extension of Ward Road provides access into the precinct and will provide both visual and transport links to Berwick Springs to the south. Hallam Valley Contour Drain, on the southern edge of the Precinct, will deliver both key bicycle and pedestrian links to the wider existing community north and south of the precinct.

DISCUSSION POINTS

CHARACTER

Berwick Waterways will be a new residential community based on linking waterways and a strong landscape theme including high-quality landscaping and parklands. Your views on the layout and design of these features is now being sought.

ROAD AND INFRASTRUCTURE UPGRADES

The Berwick Waterways Development Contributions Plan (DCP) will fund upgrades Centre, Homestead and Ward roads. The DCP will also contribute funds to community facilities at Bridge Water Children centre, the Old Cheese Factory and a local sporting field.

FLOOD PROTECTION WORKS

Melbourne Water is the regional drainage authority for the Port Phillip and Westernport catchment. After the February 2011 flood in your area, Melbourne Water commissioned a drainage investigation report to review the flood capacity of the drainage system in the area.

Melbourne Water has been working in consultation with the Metropolitan Planning Authority and City of Casey to prepare a flood protection plan for the Hallam Valley catchment.

The Melbourne Water investigation concluded that the Hallam Valley Contour Drain needed to be widened and deepened in parts, to allow a greater volume of water to flow through the system. The objective of the modification works will be to protect houses on both sides of the drain from flooding in future high rainfall events.

The scope of flood mitigation works are consistent with the precinct structure plan (PSP) prepared by the MPA for the development of a residential community and town centre (east of the Hallam Valley Contour Drain).

FOR MORE INFORMATION PLEASE CONTACT

Alexandrea Malishev
 Senior Precinct Structure Planner
 MPA
 (03) 9651 9639
alexandrea.malishev@mpa.vic.gov.au

Matthew Rogers
 Urban Planning Manager
 MPA
 (03) 9651 9661
matthew.rogers@mpa.vic.gov.au

Kathryn Seirlis
 Coordinator Major Projects
 City of Casey
 (03) 9705 5200
kseirlis@casey.vic.gov.au

Rob McKendrick
 Senior Statutory Planner
 City of Casey
 (03) 9705 5200
rmckendrick@casey.vic.gov.au

CONTACT US

METROPOLITAN PLANNING AUTHORITY

Level 29, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@mpa.vic.gov.au | www.mpa.vic.gov.au

The Metropolitan Planning Authority 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 MPA, please register via our website www.mpa.vic.gov.au

