

21.10 BERWICK SOUTHERN AREA

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21.10-1 Profile

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The southern area of Berwick, south of the Princes Freeway, is a quality, treed suburban living environment, close to the countryside but with easy access to a full range of employment, learning, shopping and community services. The area of Clyde North within the urban growth boundary will become a well planned, integrated suburban area that will also benefit from its “country” living environment and primarily rely on the services and facilities provided within the southern area of Berwick.

21.10-2 Objectives

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- To maintain and extend Berwick’s established, green-treed country feel and character.
- To create quality and diverse housing opportunities.
- To create a community focus for Berwick’s southern area.
- To create a new key employment precinct that creates a job-rich urban environment.
- To develop, expand and refurbish Berwick Southern Area’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To protect and restore the natural and environmental qualities of the Cardinia Creek Valley.
- To create a new integrated residential precinct in Clyde North, within the urban growth boundary.

21.10-3 Strategies

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- Extend and strengthen Berwick’s established, green-treed country feel and character throughout its growing suburban areas to the south by encouraging extensive tree planting within streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well designed and integrated medium-density housing around activity centres and major open space.
- Develop a strong neighbourhood activity centre (Eden Rise) based around the intersection of Greaves Road/O’Shea Road and Clyde Road in Berwick.
- Develop ‘Minta Farm’ as an integrated and diverse employment precinct for the Berwick region, incorporating office, research, manufacturing, learning, and living components.
- Provide extensive boulevard planting along the main road network.
- Develop Sweeney Reserve as an important regional-level active parkland.
- Enhance the Old Cheese Factory as an arts icon in Melbourne.

- Upgrade Greaves Road/O’Shea Road to an arterial road standard to cater for an extension of O’Shea Road to connect with the Princes Freeway/Pakenham Bypass interchange.
- Provide strong regulatory protection for Cardinia Creek Valley’s natural places to minimise further loss of natural values.
- Encourage the development of open space areas along Cardinia Creek as a major inter-suburban break and passive parkland area.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Provide for the orderly expansion of the suburban area of Clyde North, south of Grices Road, east of Pound Road, west of Cardinia Creek and north of Thompsons Road, within the Urban Growth Boundary.

21.10-4 Implementation

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These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Berwick Southern Area Local Area Map.
- Ensuring that the future use and development of land is generally in accordance with the Clyde North Precinct Structure Plan, the Berwick Waterways Precinct Structure Plan and the Minta Farm Precinct Structure Plan. Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Eden Rise Neighbourhood Activity Centre, Grices Road (West) and Soldiers Road future Neighbourhood Activity Centres, Bemersyde Drive Convenience Activity Centre and Grices Road (East) and Thompsons Road future Convenience Activity Centres.

Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Eden Rise Neighbourhood Activity Centre and Bemersyde Drive Convenience Activity Centre.
- Applying the Rural Conservation Zone to protect and conserve the environmental values of Cardinia Creek and adjoining land.
- Applying the Special Use Zone to provide for the use and development of land in Soldiers Road, Clyde North for an Education Centre (Hillcrest Christian College).
- Applying the Urban Growth Zone to undeveloped land designated for future urban use and development, to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Incorporated Plan Overlay to land within the Cardinia Creek corridor to give effect to the Minta Farm Precinct Structure Plan.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas, mixed use areas and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay or Infrastructure Contributions Overlay to future and developing residential and employment

areas to facilitate the timely delivery of transport, physical and community infrastructure.

Further strategic work

- Preparing a structure plan for the Eden Rise Neighbourhood Activity Centre.
- Undertaking a heritage study to provide for the protection of all sites of State, regional and local significance in the planning scheme.
- Preparing urban design guidelines to ensure new residential and commercial development adds value to the character of the area.

Other actions

- Considering the preparation of a Berwick Community Plan.

21.10-5 Berwick Southern Area Local Area Map

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