

Draft Housing and Neighbourhood Character Strategy

Castlemaine, Campbells Creek and Chewton



Fact sheet: Strategic Opportunity sites

The draft strategy recognises that there may be sites within Castlemaine, Campbells Creek and Chewton which have the potential to be developed for residential development incorporating a holistic and innovative approach, given their location, size and/or context. These are categorised as:

- Strategic redevelopment sites; and
- 'Large sites'.

What are strategic redevelopment sites?

Sites on which there may be opportunities to guide future residential development, including the investigation of planning controls which may help to facilitate the development of these sites.

This includes both principles for identifying future sites, and specific sites themselves.

Strategic redevelopment sites criteria:

A set of preliminary criteria was prepared to inform the identification of strategic opportunity sites, including:

- Area: of a significant size which will allow for multi-dwelling outcomes.
- Location: sites located within the existing township boundaries of Castlemaine, Campbells Creek and Chewton.
- Accessibility: have good access to services and facilities.
- Environmental constraints: have minimal environmental constraints.
- Vegetation: not be heavily vegetated.
- Utility services: have existing or close to existing services (sewer, power, water).
- Zoning: be residentially zoned, or have the potential to be residentially zoned (supported by strategic justification).
- Proximity to existing housing: be adjacent to existing residential land.
- Heritage: is appropriate for development having regard to any heritage significance.
- Neighbourhood character: has the capacity to respond to the existing and preferred neighbourhood character.

Which strategic redevelopment sites have been identified within the strategy?

A preliminary set of sites that may be suitable for residential development are outlined in Table 1 below. These sites are subject to further detailed investigation between Council, Stakeholders, and the community through the implementation of this strategy and would be subject to future approval.

There is also the potential for additional sites to be identified throughout consultation and preparation of the final strategy.

Table 1: Strategic Redevelopment Sites

Category	Potential sites	Status & next steps
Council owned land	30a and 65 Templeton Street, Castlemaine	Underway At the Tuesday 18 October 2022 Ordinary Council Meeting Councillors voted to progress towards delivery of medium-density affordable housing on these sites.
Shop top housing in commercial areas	Commercial 1 zoned (C1Z) land and central/commercial areas of Castlemaine	Facilitate Support and encourage shop top housing in existing commercial buildings, and in the development of new commercial buildings.
Shop top in Commercial land	Forest Street, Castlemaine	Facilitate Engage with landowner to explore options to facilitate redevelopment of this site. Notes: Design and Development Overlay (DDO) Schedule 7 sets out a preferred development form for this C1Z land. Preferred height of 10m.
Land in private ownership	44-50 Lyttleton Street, Castlemaine	Facilitate Engage with landowner to explore options to facilitate redevelopment of this site. Notes: DDO 14 was put in place to guide development in the Castlemaine Central Conservation Area upon the rezoning of the land from Public Use Zone to C1Z following the sale of the former police station to private ownership.
Surplus industrial land	To be determined.	Monitor Review options and next steps following the completion of the Industrial Land Use Strategy (currently underway) to identify sites that are no longer suitable for industrial use and recommend their future zoning.
Surplus government agency and utility land	Could include VicTrack, Education and Health sites	Facilitate Work with government agencies and utilities to identify and facilitate redevelopment opportunities through masterplanning, rezoning and facilitative planning controls.
Land in private ownership	92 Kennedy Street, Castlemaine Zoning: General Residential Zone (GRZ) – Schedule 1 Overlays: DDO13, Development Plan Overlay (DPO) - Schedule 8, Environmental Audit Overlay (EAO) Lot size: 6040 square metres, made up of 6 parcels. The site currently features the former pattern store building, an electricity sub-station and small brick outbuilding.	Facilitate through a proponent led amendment. This site is residentially zoned and has DDO 13 applied which sets out requirements including to design a development that includes a range of residential dwelling sizes to encourage diversity of dwellings and site responsive designs. The DPO requires the relocation of the substation prior to any development occurring and the creation of a minimum of 24 dwellings or lots. The redevelopment of the site has not yet commenced as the DPO requires the relocation of the substation prior to any development occurring but the landowner has indicated that there are challenges associated with this. A planning scheme amendment is therefore required to remove this requirement in the DPO. Further investigation and consultation is recommended in order for Council and the community to be satisfied with this proposal. Recommended to be retained within current GRZ.

Category	Potential sites	Status & next steps
Land in private ownership	Tomkies Road residentially-zoned area west of Richards Road	Investigate Engage with landowners outlining opportunities for increased housing and affordable housing options, subject to infrastructure (e.g. reticulated sewerage) and the findings and recommendations of the Industrial Land Use Strategy. Subject to these investigations, consider developing a facilitative DPO setting out requirements for redevelopment including create a good interface with the creek and links to the town.
Land in private ownership	4 Montgomery Street	Investigate Engage with landowners outlining opportunities for increased housing and affordable housing options. Investigate the constraints on the land to determine if the site is suitable for additional housing.
State Government land	29-31 McEwan Street, Castlemaine	Facilitate Engage with landowner (formerly DEECA) re land intentions and outline opportunities for increased housing and affordable housing options. Consider whether Homes for Victoria is interested in redeveloping. Consider developing a facilitative DPO setting out requirements for redevelopment including create a good interface with the creek and links to the town.

What are ‘large sites’?

Large sites provide the opportunity to develop new residential areas incorporating housing diversity, higher density and new neighbourhood character. Areas within 1km of the central area of Castlemaine provide the most strategic locations due to their location near transport and services, and where they are away from areas of high bushfire risk.

Sites that are at least 4,000sqm are considered to be appropriate ‘large sites’, however smaller sites can be considered if they are able to meet the criteria below.

A list of ‘large sites’ has not been developed, as these are expected to be identified throughout the life of the strategy.

What neighbourhood character considerations are there for ‘large sites’?

Large sites can provide the opportunity to establish a new residential character where potential on and off-site impacts can be well mitigated through thoughtful layout, design and landscaping that responds well to its context. They provide the opportunity to provide new forms of housing at increased densities not as readily available in the housing market currently.

On these sites, a new preferred neighbourhood character should meet the following criteria:

- Respond to site context, history and typology
- Create a new distinctive neighbourhood character through contemporary, environmentally sustainable development
- Provide new forms of housing not currently available in the housing market
- Meet safety, accessibility and street address requirements, by ensuring clarity regarding the “backs and fronts” of new development, and ensuring a high level of passive connections to the public realm, including the interface to both streets and public open spaces
- Incorporate affordable housing and dwelling diversity
- Sites should also be reviewed to consider the biodiversity values and their relationship to buffer areas for industrial uses as part of the consideration of its development potential.
- Deliver a high-quality public realm including possible public open spaces

- Incorporate well landscaped areas with canopy trees in setback areas between buildings and site boundaries and in private open space areas of proposed dwellings.
- Make direct and legible connections to existing streets and pedestrian networks, avoiding courts and dead-end streets.
- The capacity of these sites to deliver new forms of housing with a new neighbourhood character should be recognised in local policy to provide Council with the policy basis for their consideration.

What are the recommendations and implementation process for strategic opportunity sites?

The process for implementation is a combination of both statutory and non-statutory approaches; the statutory approach is through the Mount Alexander Planning Scheme, and the non-statutory approach is through the actions of Councils including advocacy, research, facilitation and education. This includes:

- Develop new local policy within the Mount Alexander Planning Scheme relating to neighbourhood character on large sites;
- List of objectives and actions for facilitating the strategic opportunity sites (these are detailed below).

Actions	Mechanism	Lead	Timing
Objective: To facilitate new forms of housing in well-designed developments and subdivisions on large sites.			
Work with landowners to facilitate residential development and preferred character design guidelines to deliver new forms of housing.	Assessment of subdivision applications	Statutory Planning Team	Ongoing
Develop local policy to provide improved guidance on when a new preferred character may be appropriate based on the criteria provided.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Objective: To facilitate new housing forms and tenures on strategic redevelopment sites.			
Work with landowners to pursue actions identified associated with strategic opportunity sites.	Advocacy and further strategic planning work	Strategic Planning Team Housing Solutions Broker Statutory Planning Team	Ongoing

Where can I get help?

If you have any further questions, your property has been identified as a strategic redevelopment site, or you would like to let us know about an additional potential strategic redevelopment site, email the Strategic Planning Team on strategicplanning@mountalexander.vic.gov.au or call (03) 5471 1700.