

Housing and Neighbourhood Character Strategy: Castlemaine, Campbells Creek and Chewton

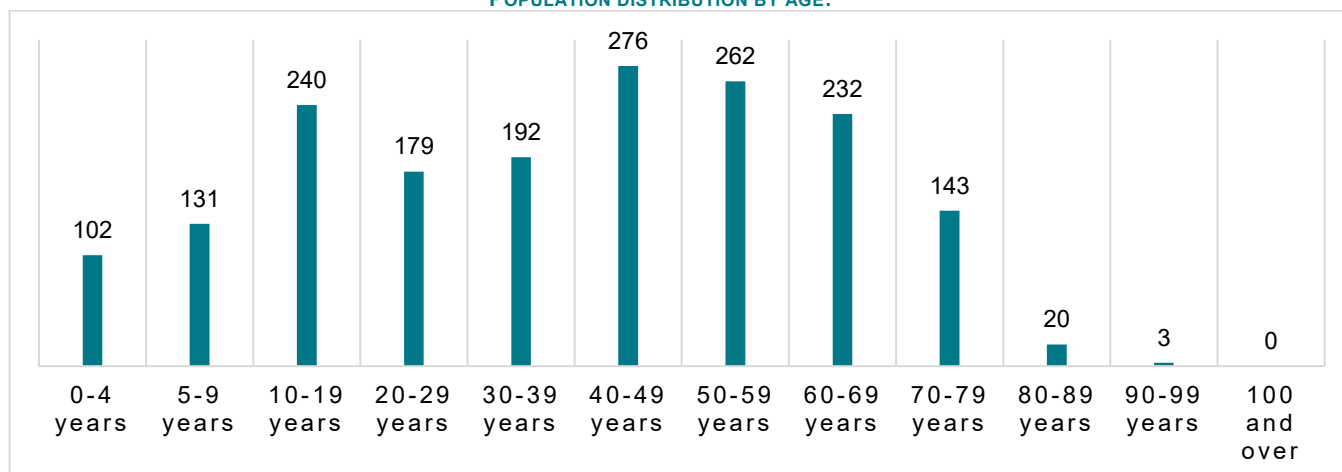
Campbells Creek Profile

The purpose of this document is to provide a summary of the information contained within the Issues and Opportunities Paper (including attachments) relating specifically to the township of Campbells Creek.

Population and demographics:

- The population of Campbells Creek is 1,691.
- Highest proportion of people are aged between 40-49 years (276 people - 15.5% of the population).
- Approximately 37% of Campbells Creek's population are aged 50 years and older.

POPULATION DISTRIBUTION BY AGE:



Households:

- Average household size (2016): 2.22 people per household.
- Most common household type in Campbells Creek is 'couple family with children', making up approximately 32% of occupied dwellings.

Household type:	#
Couple Family with no children	154
Couple Family with children	191
One Parent Family	83
Other Family	0
Lone persons	146
Groups	18
Visitors only household	3
TOTAL	595

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Housing:

Tenure:

Tenure type	Owned outright	Owned with a mortgage	Rented	Other/not stated	TOTAL
#	209	270	112	62	653

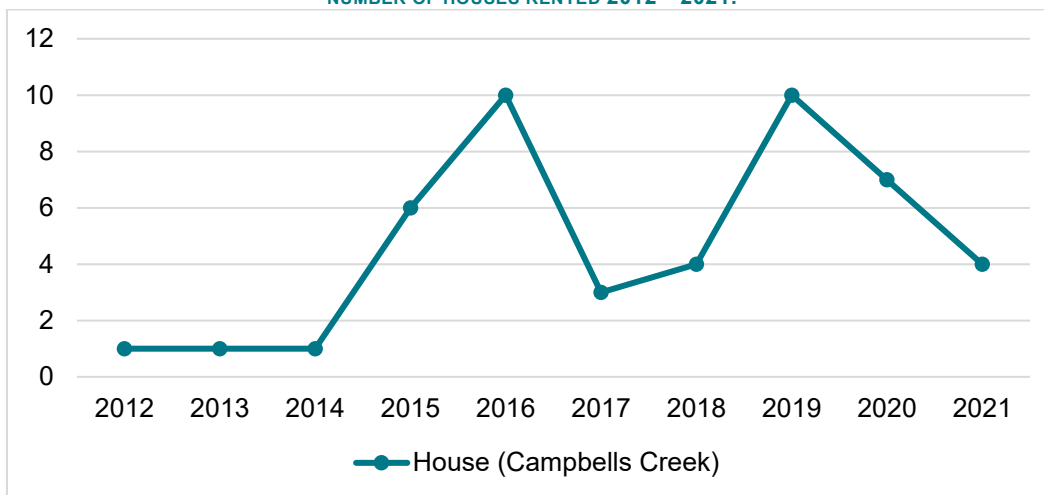
Occupancy:

- Out of the 737 total private dwellings in Campbells Creek, 80 (10.9%) were unoccupied.

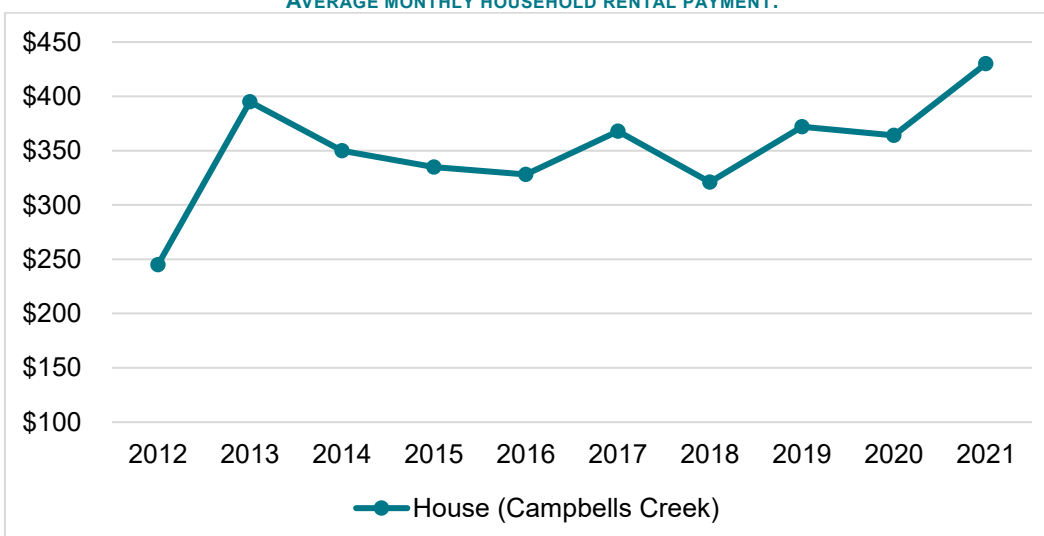
Rentals:

- In Campbells Creek, a total of 4 houses were rented in 2021. This decreased from 7 houses in 2020 and 10 houses in 2019.
- From 2012 to 2021 the median rental price in Campbells Creek increased from \$245 in 2012 to \$430 in 2021.

NUMBER OF HOUSES RENTED 2012 – 2021:



AVERAGE MONTHLY HOUSEHOLD RENTAL PAYMENT:



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Dwelling approvals:

NUMBER OF DWELLING APPROVALS 2012 – 2022:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022**
7	9	19	13	14	20	16	30	21	15	4

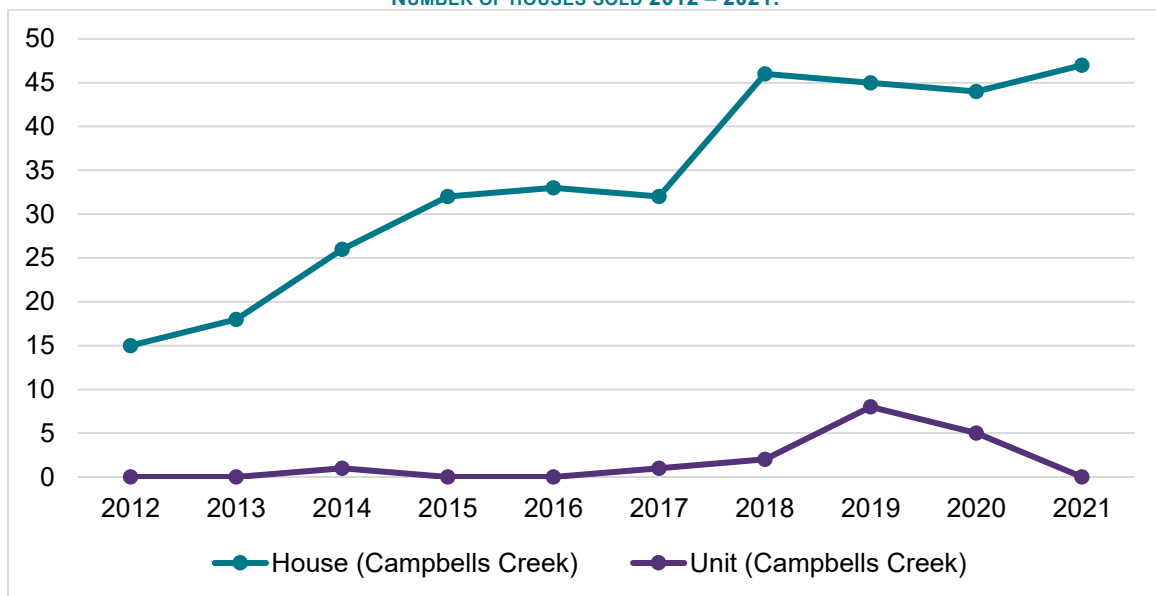
*based on addresses in this area, and may include some dwelling approvals in rural areas

** as of mid-May 2022 from Council's building permit data

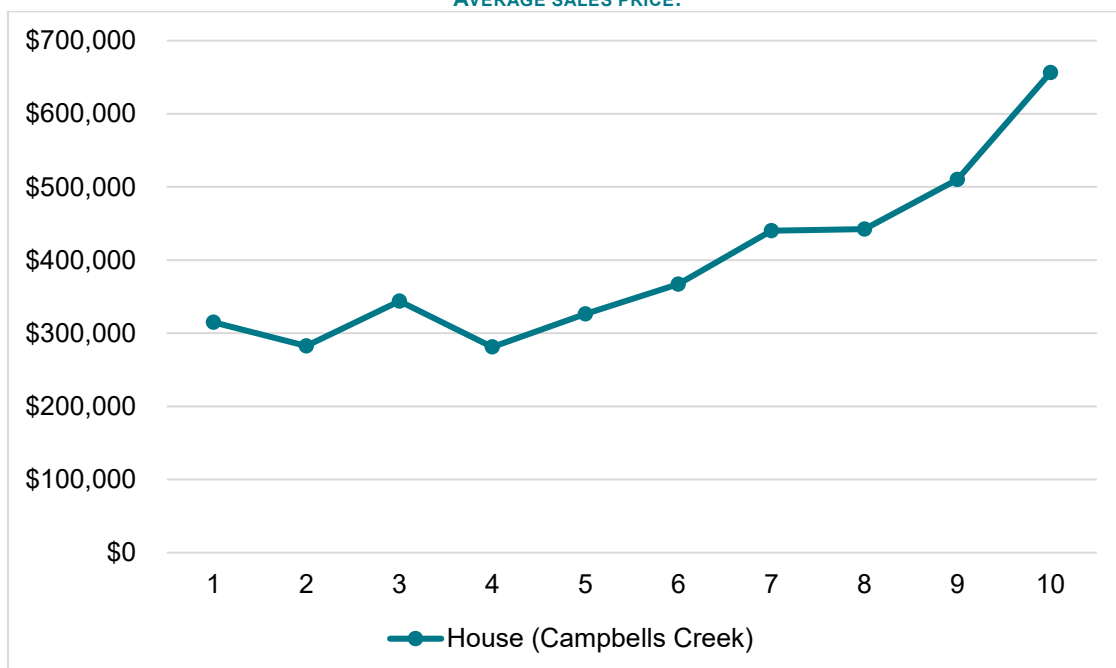
Sales:

- A total of 47 houses and 0 units were sold in 2021. This was an increase of 6.8% for houses and a decrease of 100% for units compared with 2020.

NUMBER OF HOUSES SOLD 2012 – 2021:



AVERAGE SALES PRICE:



Income, affordability and stress:

- Approximately 22.6% of Campbells Creek households earn less than \$1,000 each week.
- Approximately 22.2% of Campbells Creek households are earning more than \$2,000 each week.

Income ranges (weekly)	% of households in this income range
300-\$399	1.90%
\$400-\$499	4.40%
\$500-\$649	4.10%
\$650-\$799	5.90%
\$800-\$999	6.30%
\$1,000-\$1,249	8.30%
\$1,250-\$1,499	7.20%
\$1,500-\$1,749	7.90%
\$1,750-\$1,999	7.10%
\$2,000-\$2,499	11.40%
\$2,500-\$2,999	6.90%
\$3,000-\$3,499	5.70%
Partial income stated	10.00%
All incomes not stated	1.70%
Not applicable	5.80%
Other	5.40%
Total	100%

Income ranges in households:

In 2016, there were:

- 231 (43.5%) very low income households out of all households
- 148 (27.9%) low income households out of all households
- 89 (16.8%) moderate income households out of all households

Housing stress:

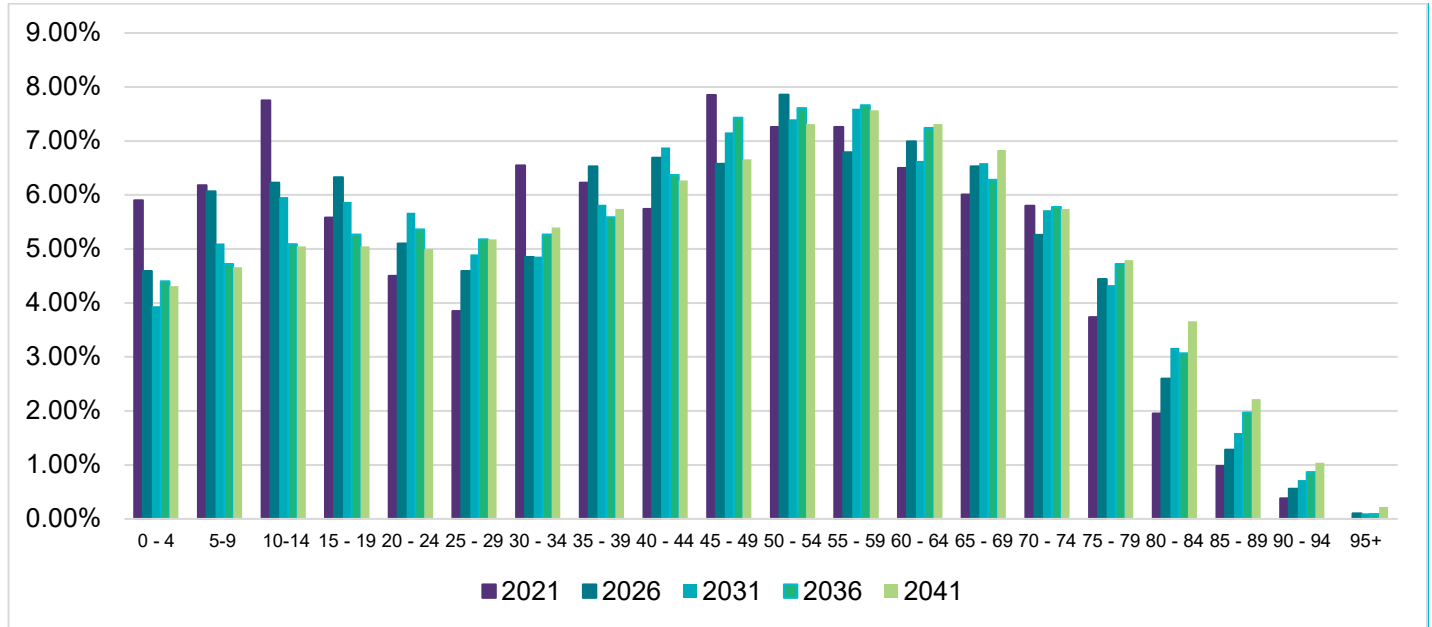
- 148 dwellings in housing stress (20% of all dwellings)
 - 51 in mortgage stress (18.8%)
 - 97 in rental stress (86.6%)

Forecasts:

Population by age:

- Over the period up until 2041, the population of Campbells Creek will see experience an increase in people aged between 20 and 29 and over 50, and a decline in the proportion of people aged between 0 and 19, and 30 and 49.

FORECAST POPULATION BY AGE IN CAMPBELLS CREEK UP TO 2041:



FORECAST POPULATION BY AGE IN CAMPBELLS CREEK UP TO 2041:

Age	2021	2026	2031	2036	2041
0 - 4	5.90%	4.59%	3.94%	4.40%	4.31%
5 - 9	6.18%	6.07%	5.10%	4.72%	4.66%
10 - 14	7.75%	6.23%	5.96%	5.09%	5.05%
15 - 19	5.58%	6.33%	5.87%	5.27%	5.05%
20 - 24	4.50%	5.10%	5.67%	5.36%	5.00%
25 - 29	3.85%	4.59%	4.90%	5.18%	5.18%
30 - 34	6.55%	4.85%	4.86%	5.27%	5.40%
35 - 39	6.23%	6.53%	5.82%	5.59%	5.74%
40 - 44	5.74%	6.69%	6.88%	6.37%	6.27%
45 - 49	7.85%	6.58%	7.16%	7.43%	6.66%
50 - 54	7.26%	7.86%	7.40%	7.61%	7.31%
55 - 59	7.26%	6.79%	7.60%	7.66%	7.57%
60 - 64	6.50%	6.99%	6.63%	7.24%	7.31%
65 - 69	6.01%	6.53%	6.59%	6.28%	6.83%
70 - 74	5.80%	5.26%	5.72%	5.78%	5.74%
75 - 79	3.74%	4.44%	4.33%	4.72%	4.79%
80 - 84	1.95%	2.60%	3.17%	3.07%	3.66%
85 - 89	0.98%	1.28%	1.59%	1.97%	2.22%
90 - 94	0.38%	0.56%	0.72%	0.87%	1.04%
95+	0.00%	0.10%	0.10%	0.09%	0.22%

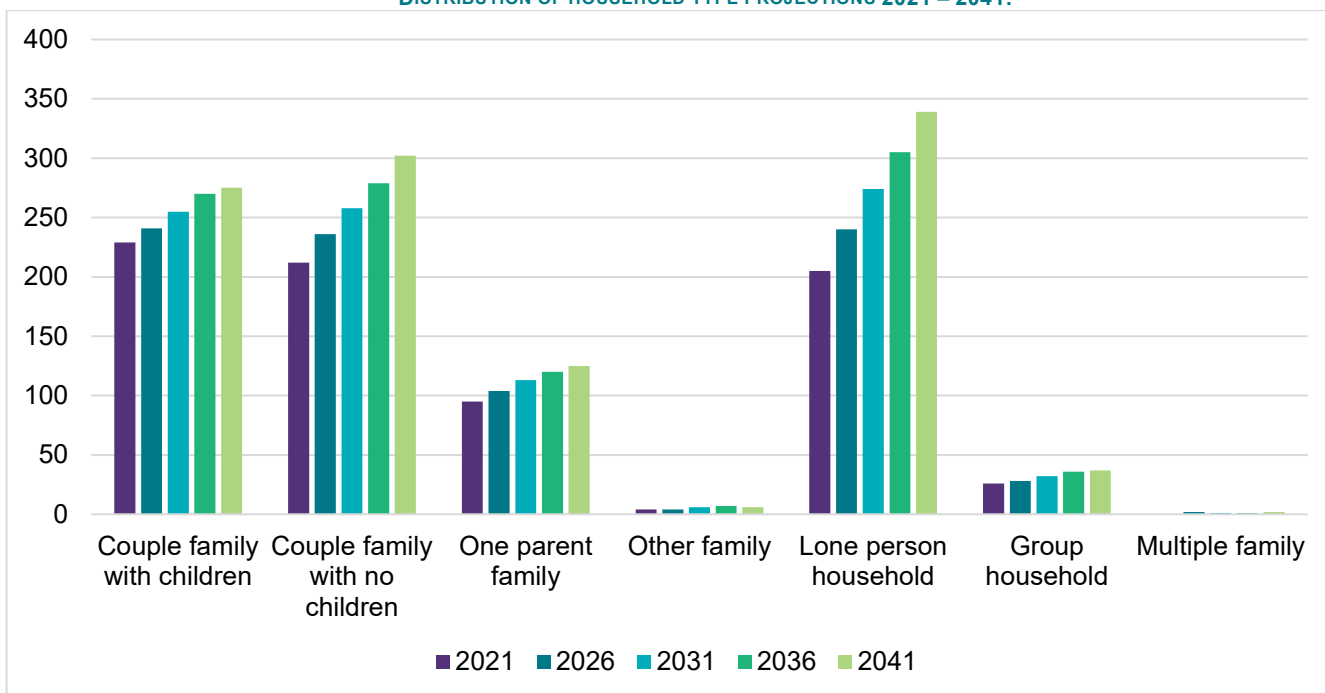
Households:

- Lone person households make up an estimated 26.6% of the households in 2021; in 2041, lone person households are projected to make up 31.2% of all households.
- Lone person households are projected to make up approximately 38% of additional households between now and 2041.
- 'Couple family with children' households are projected to make up approximately 26% of the additional households between now and 2041..

PROJECTIONS OF HOUSEHOLD TYPES 2021 - 2041 IN CAMPBELLS CREEK

Household Type	2021	2026	2031	2036	2041	Additional households 2021 - 2041	Share of additional households 2021 - 2041
Couple family with children	229	241	255	270	275	46	13.1%
Couple family with no children	212	236	258	279	302	90	25.7%
One parent family	95	104	113	120	125	30	8.6%
Other family	4	4	6	7	6	2	0.6%
Lone person household	205	240	274	305	339	134	38.3%
Group household	26	28	32	36	37	46	13.1%
Multiple family	0	2	1	1	2	1	0.23
TOTAL	771	855	939	1018	1086	2	0.6%

DISTRIBUTION OF HOUSEHOLD TYPE PROJECTIONS 2021 – 2041:



- The number of people per dwelling in 2016 was 2.47; this is projected to decrease to 2.12 by 2041.

PROJECTIONS OF AVERAGE HOUSEHOLD SIZE 2016 - 2041:

Year	2016	2021	2026	2031	2036	2041
People per dwelling	2.47	2.39	2.30	2.22	2.15	2.12

Housing structures:

- Separate houses make up 97% of houses, and are projected to make up 96.37% of houses by 2041.

Housing structure	2016	2021	2026	2031	2036	2041
High density	0	0	0	0	0	0
Medium density	19	34	42	42	42	42
Other	4	2	2	2	2	2
Separate house	752	826	908	1,003	1,089	1,169
Non-private dwellings	0	0	0	0	0	0
Total	775	862	952	1,047	1,133	1,213

Occupancy:

- The number of unoccupied private dwellings is projected to increase from 89 in 2021, to 129 by 2041.

Dwelling Types	2016	2021	2026	2031	2036	2041
Occupied private dwellings	695	773	853	938	1,014	1,084
Unoccupied private dwellings	80	89	99	109	119	129
Non-private dwellings	0	0	0	0	0	0
Total	775	862	952	1,047	1,133	1,213

Land supply and demand:

- Campbells Creek is one of the municipality's main growth areas (specifically the southern extent), other than Diamond Gully and McKenzie Hill within Castlemaine
- Estimated to be able to provide around 860 residential lots through to 2041
- Expected to have the third highest level of demand, with 369 lots required by 2041
- 375 people projected to migrate to Campbells Creek up until 2041

Total land supply	Share of total land supply	Annual average land demand 2021-2041	Years of supply
860 lots	24.5%	17.6 lots	49

Issues relating to Campbells Creek identified in Issues and Opportunities Paper:

Planning policy and the planning scheme:

- The Castlemaine Framework Plan (which includes Campbells Creek) was prepared in 2004. A high-level review of the plan was completed during the Mount Alexander Planning Policy Framework translation (in 2021) which made some updates to the plan. However, a more detailed analysis of the plan has not been undertaken since its original preparation.

Environment: Bushfire:

- Increased bushfire risk at edges of Castlemaine and Campbells Creek given proximity to forested areas.

Neighbourhood character:

- No neighbourhood character study has been completed for the area, which means a preferred neighbourhood character has not been established.

Infrastructure:

- There is a lack of certainty around expectations regarding infrastructure provision within areas that are outside the Campbells Creek South and Diamond Gully infrastructure plan areas.

Opportunities relating to Campbells Creek identified in Issues and Opportunities Paper:

Planning policy and the planning scheme:

- Review of (updated) local planning policy for Castlemaine (including Campbells Creek).
- Review of the Castlemaine Land Use Framework Plan (which includes Campbells Creek).

Heritage:

- Use the existing (former Shire of) Newstead Heritage Study when planning for housing within Campbells Creek to understand places and areas of heritage significance.

Neighbourhood character:

- Preparation of a neighbourhood character assessment for the study area, which establishes precincts based on common features and characteristics. Each precinct will include preferred character statements, threats or concerns to neighbourhood character, key characteristics and features of the character, design guidelines, and proposed planning scheme changes.
- Draw on previous work to inform the neighbourhood character assessment, including the Castlemaine Residential Strategy (2004, revised 2005).

Infrastructure:

- Providing the justification to develop a clear holistic approach and plan for future infrastructure in Castlemaine, Campbells Creek and Chewton, which sets out the infrastructure requirements that will be required to support housing and population growth. This will help in providing certainty to Council, landowners, developers and the community regarding future infrastructure to service this growth.

Mount Alexander Planning Scheme: Campbells Creek

Townships, Settlement & Growth Strategic Directions (Clause 2.03-1):

- Clause 2.03-1 include strategic directions which relate to settlement and planning for growth of townships. It states that Castlemaine (including Campbell's Creek and Diamond Gully) is the main population centre in Mount Alexander Shire and the key administrative and commercial centre for the Shire. Specifically, the Strategic Directions related to settlement and township growth planning include:
 - Discouraging the rezoning of land for urban purposes outside the urban/township boundaries.
 - Discouraging the rezoning or development of land for low density residential development if the land is likely to be required for future urban development.

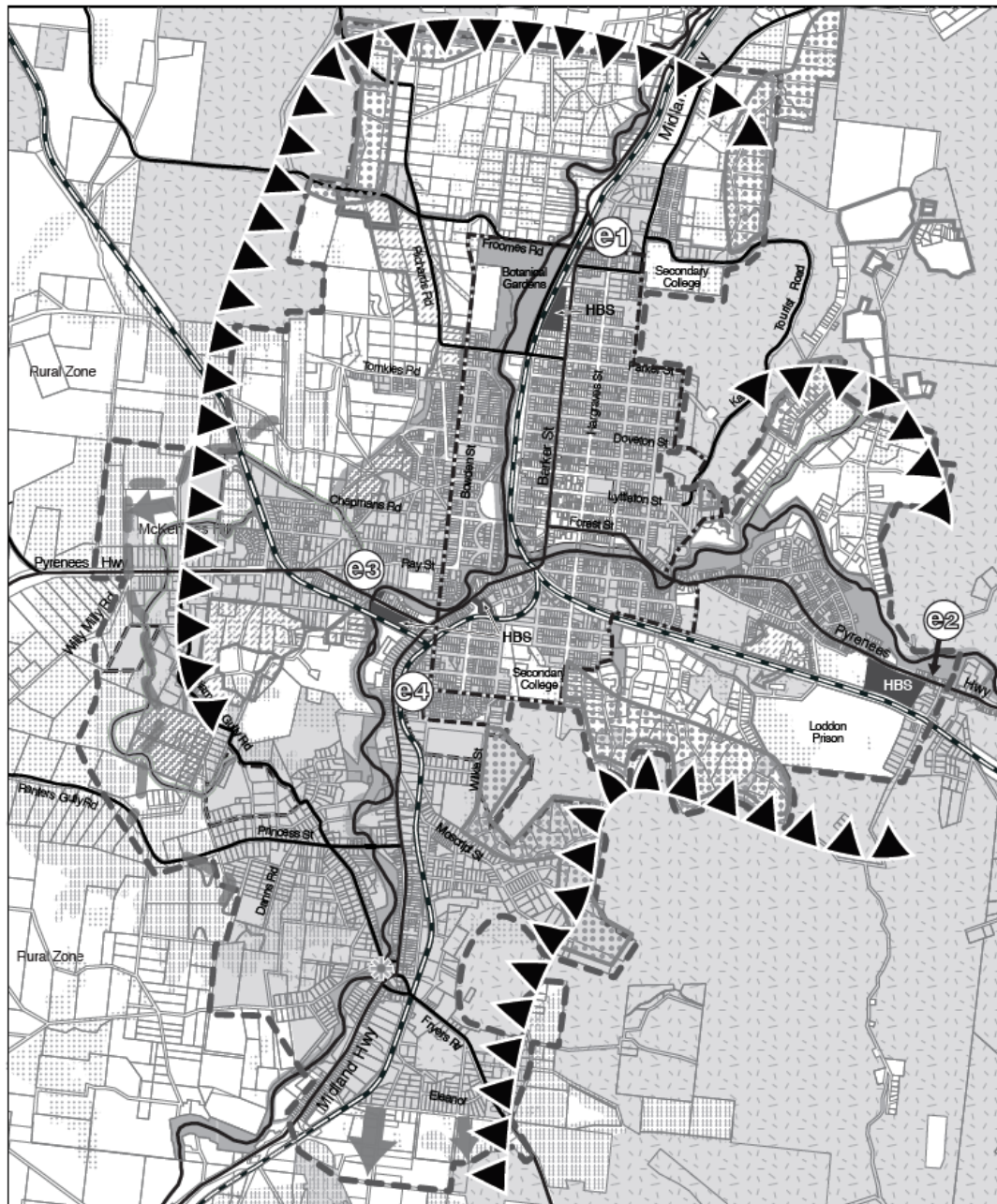
Biodiversity Strategic Directions (Clause 2.03-2):

- Protecting remnant native vegetation particularly in and around Castlemaine, Moonlight Flat and Lady Gully.

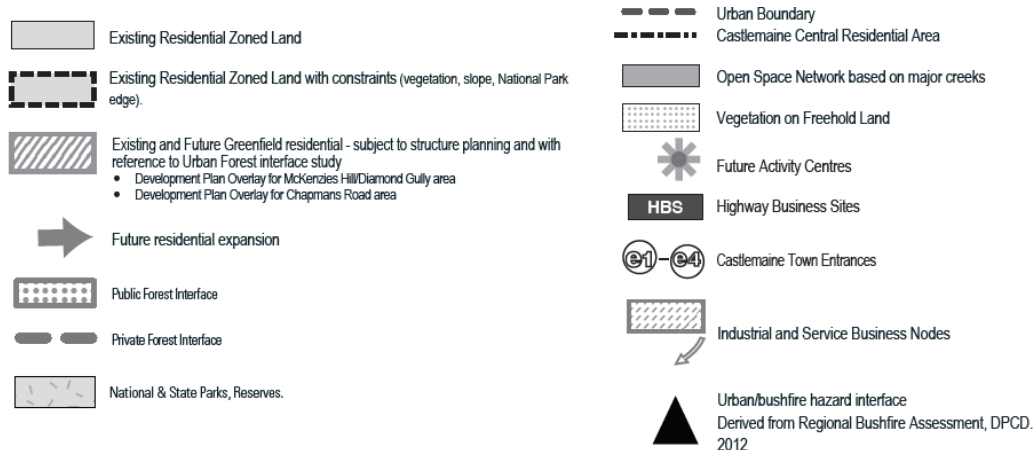
Local Planning Policy: Castlemaine and Diamond Gully (Clause 11.01-1L-02):

- Encourage residential expansion to the west and south of Castlemaine in the McKenzie Hill, Diamond Gully and Campbells Creek areas.
- Cluster development in the southern residential greenfield precinct where the opportunity exists to create shared defensible space.
- Provide open space corridors along watercourses.

Castlemaine Framework Plan (Clause 2.04), including Campbells Creek:



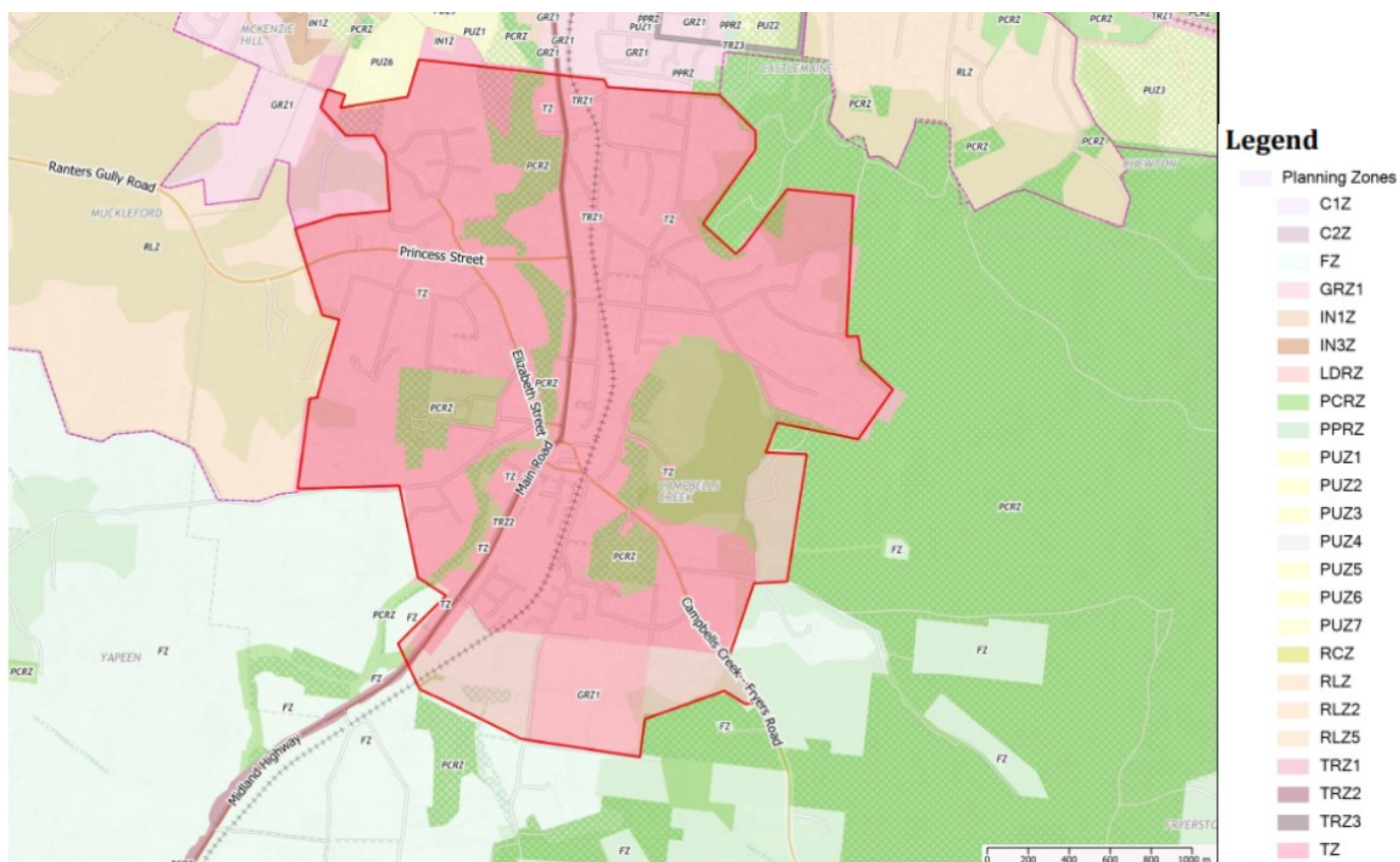
PLAN 3: CASTLEMAINE LAND USE FRAMEWORK



Note, this township contains Land where multiple bushfire risk factors exist.
(Regional Bushfire Assessment, DPCD, 2012)

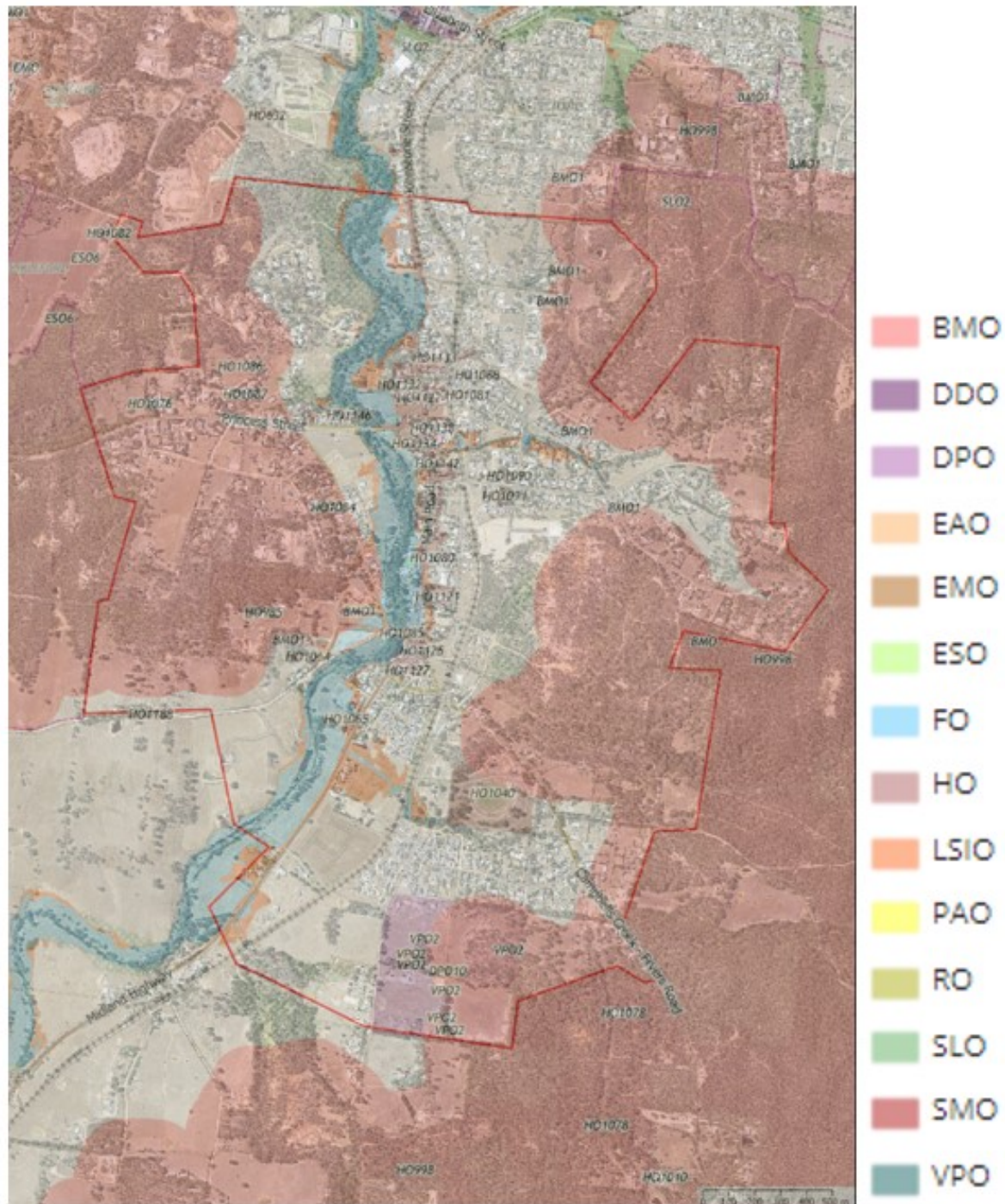
Residential zones applied in Campbells Creek:

- Township Zone (TZ) applies to the majority of land
- General Residential Zone (GRZ) also applies to a small area



Planning overlays applied in Campbells Creek:

- Bushfire Management Overlay (BMO)
- Development Plan Overlay (DPO)
- Significant Landscape Overlay (SLO)
- Floodway Overlay (FO)
- Vegetation Protection Overlay (VPO)
- Heritage Overlay (HO)
- Land Subject to Inundation Overlay (LSIO)



The information contained within this information sheet has been extracted from the Issues and Opportunities Paper (prepared by Council, 2022) and Attachments 1 and 2 (see these documents for information/data sources).