

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

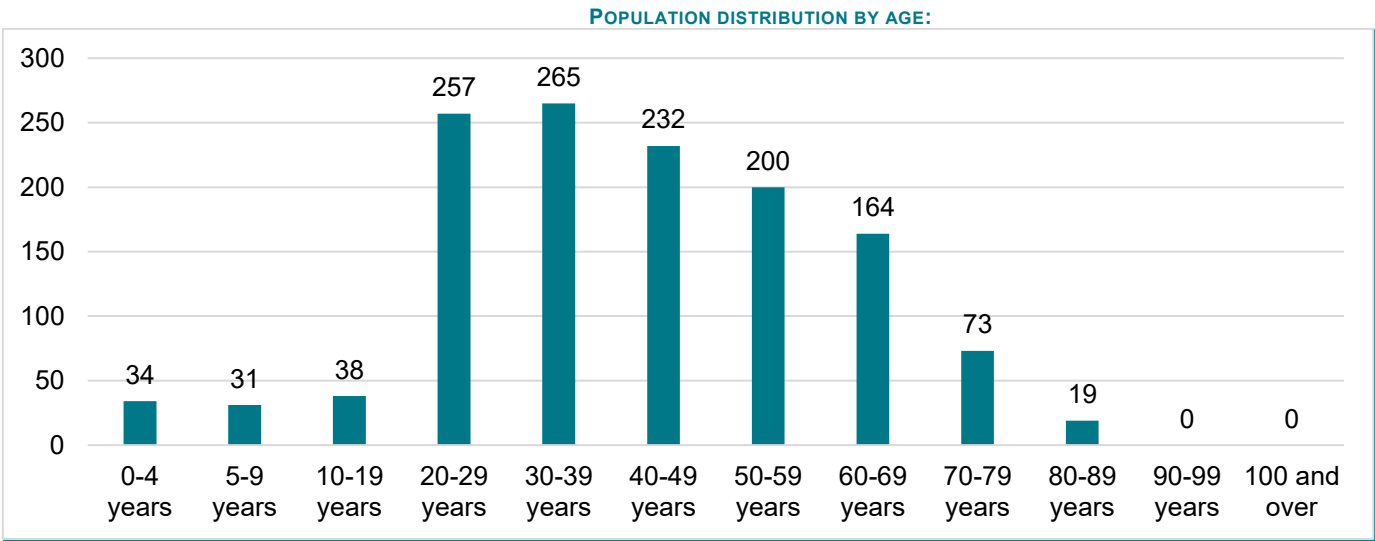


The purpose of this document is to provide a summary of the information contained within the Issues and Opportunities Paper (including attachments) relating specifically to the township of Chewton.

Chewton Profile

Population and demographics:

- The population of Chewton is 470.
- The highest proportion of people are aged between 30-39 years (20.2% of the population).
- Approximately 35% of Chewton’s population are aged 50 years and older.



Households:

- Average household size in 2016: 1.63 people per household.
- The most common household type in Chewton is ‘lone persons’, making up approximately 42% of occupied dwellings.

Household type:	#
Couple Family with no children	44
Couple Family with children	36
One Parent Family	25
Other Family	0
Lone persons	82
Groups	8
Visitors only household	0
TOTAL	195

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Housing:

Tenure:

Tenure type:	Owned outright	Owned with a mortgage	Rented	Other/not stated	TOTAL
#	88	77	31	24	220

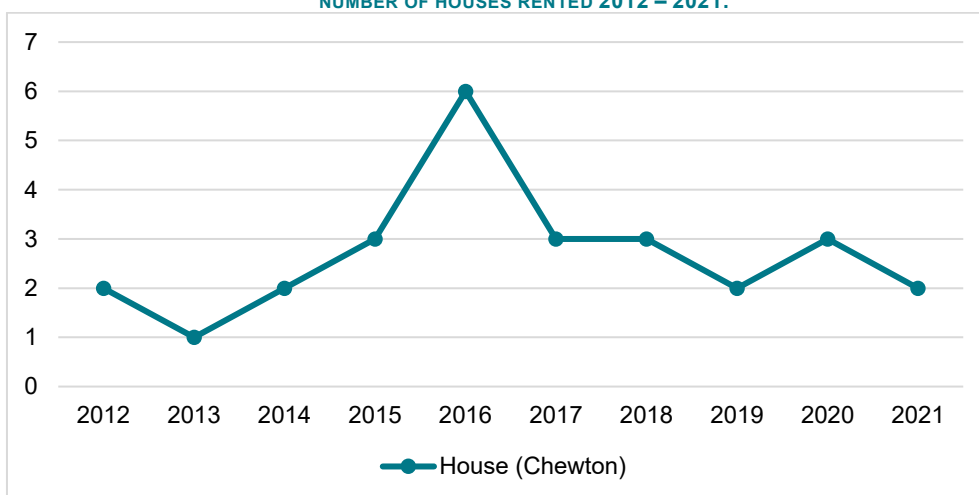
Occupancy:

- Out of the 269 total private dwellings in Chewton, 39 (14.5%) were unoccupied.

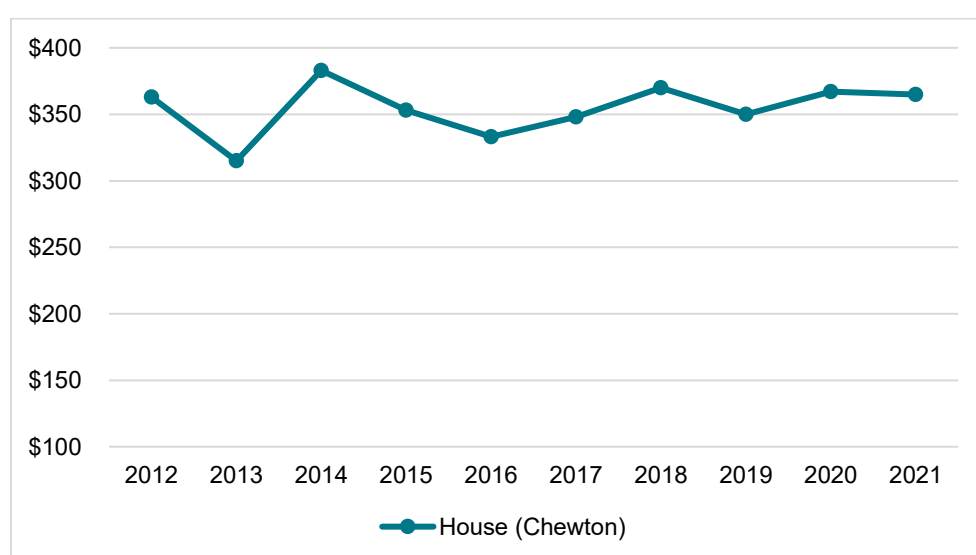
Rentals:

- In Chewton, a total of 2 houses were rented in 2021. This decreased from 6 in 2016.
- From 2012 to 2021 the general trend for house rental prices has been positive with the median rent for houses in 2021 being \$430 per week.

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**
2	3	2	5	3	1	7	8	6	9	2

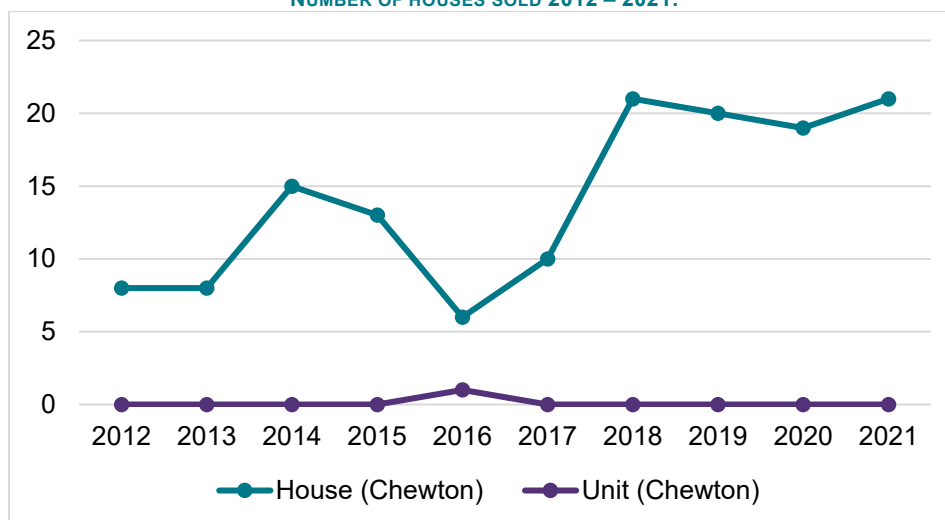
*based on addresses in this area, and may include some dwelling approvals in rural areas

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

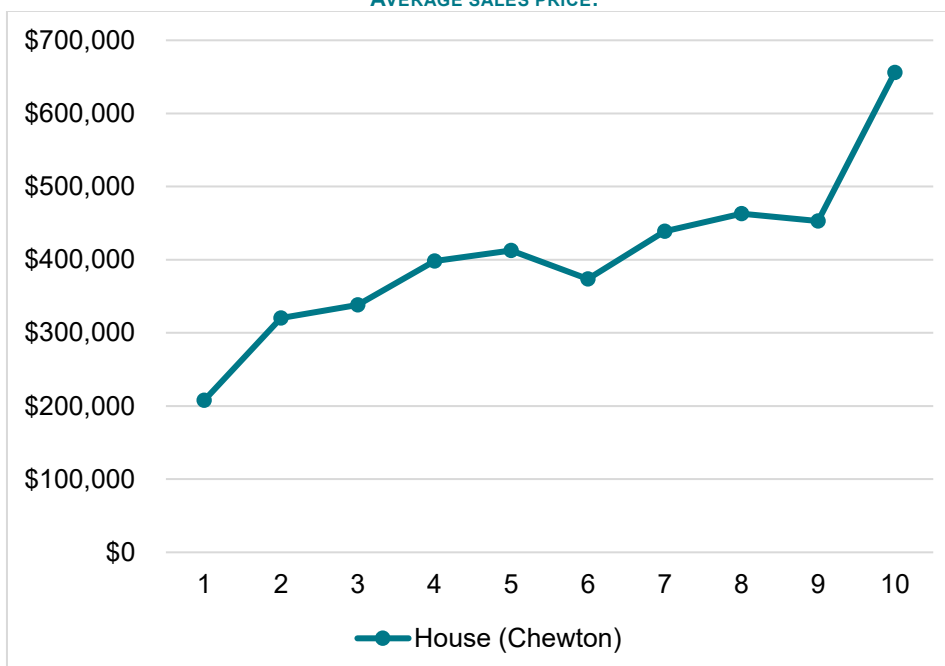
Sales:

- A total of 21 houses and 0 units were sold in Chewton in 2021. This was an increase of 10.5% for houses and a decrease of 0% for units compared with 2020.

NUMBER OF HOUSES SOLD 2012 – 2021:



AVERAGE SALES PRICE:



Income, affordability and stress:

- Approximately 27.4% of households in Chewton earn less than \$1,000 each week.
- Approximately 17.1% of households in Chewton are earning more than \$2,000 each week.

Income ranges (weekly)	% of households in this income range
300-\$399	2.10%
\$400-\$499	5.90%
\$500-\$649	4.50%
\$650-\$799	7.80%
\$800-\$999	7.10%
\$1,000-\$1,249	8.90%
\$1,250-\$1,499	8.10%
\$1,500-\$1,749	6.10%
\$1,750-\$1,999	5.60%
\$2,000-\$2,499	9.00%
\$2,500-\$2,999	5.10%
\$3,000-\$3,499	3.00%
Partial income stated	6.90%
All incomes not stated	2.00%
Not applicable	10.80%
Other	7.20%
Total	100%

Income ranges in households:

In 2016, there were:

- 99 (50.3%) very low income households out of all households
- 36 (18.3%) low income households out of all households
- 37 (18.8%) moderate income households out of all households

Housing stress:

50 dwellings experiencing housing stress (17.8% of all dwellings), which consists of:

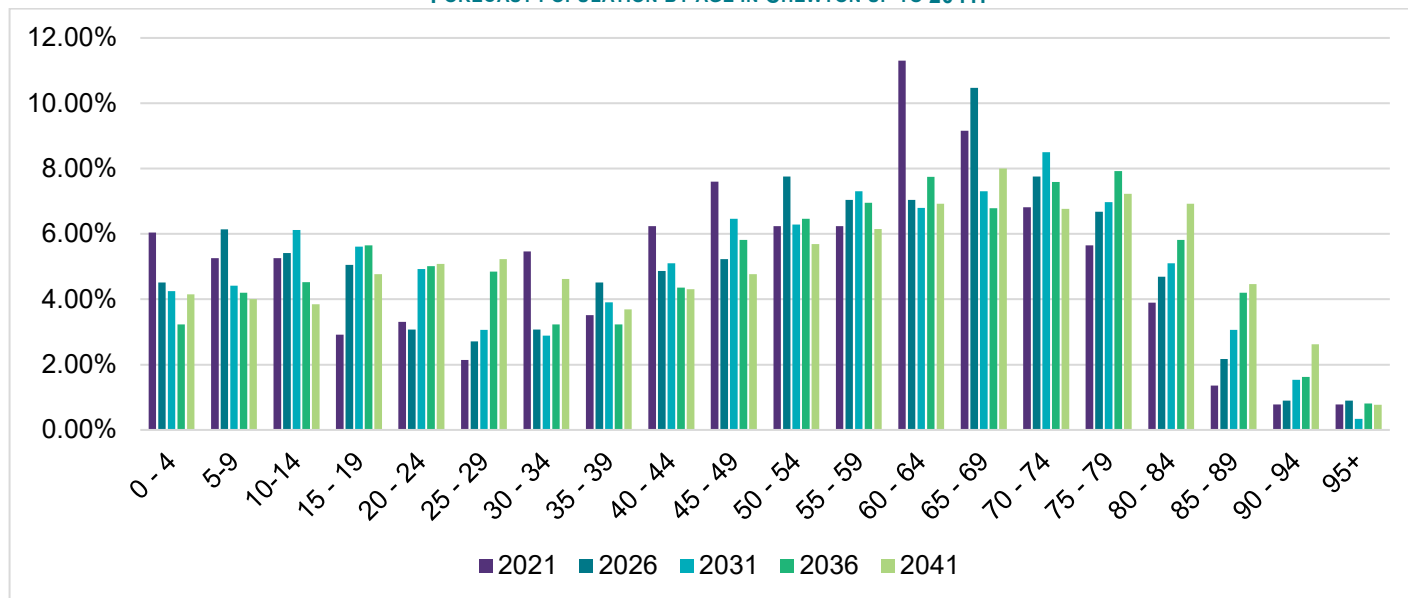
- 19 in mortgage stress (24.4% of all mortgaged dwellings)
- 31 in rental stress (100% of all rented dwellings).

Forecasts:

Population by age:

- The population aged 0 to 14 is projected to decline, while the population aged between 10 and 29 and 35 and 39 is anticipated to increase over time. The projections show an expected decrease in people aged between 30 and 34, and 40 and 74, but an increase in those aged over 75 over time.

FORECAST POPULATION BY AGE IN CHEWTON UP TO 2041:



FORECAST POPULATION BY AGE IN CHEWTON UP TO 2041:

Age	2021	2026	2031	2036	2041
0 - 4	6.04%	4.51%	4.25%	3.23%	4.15%
5 - 9	5.26%	6.14%	4.42%	4.20%	4.00%
10 - 14	5.26%	5.42%	6.12%	4.52%	3.85%
15 - 19	2.92%	5.05%	5.61%	5.65%	4.77%
20 - 24	3.31%	3.07%	4.93%	5.01%	5.08%
25 - 29	2.14%	2.71%	3.06%	4.85%	5.23%
30 - 34	5.46%	3.07%	2.89%	3.23%	4.62%
35 - 39	3.51%	4.51%	3.91%	3.23%	3.69%
40 - 44	6.24%	4.87%	5.10%	4.36%	4.31%
45 - 49	7.60%	5.23%	6.46%	5.82%	4.77%
50 - 54	6.24%	7.76%	6.29%	6.46%	5.69%
55 - 59	6.24%	7.04%	7.31%	6.95%	6.15%
60 - 64	11.31%	7.04%	6.80%	7.75%	6.92%
65 - 69	9.16%	10.47%	7.31%	6.79%	8.00%
70 - 74	6.82%	7.76%	8.50%	7.59%	6.77%
75 - 79	5.65%	6.68%	6.97%	7.92%	7.23%
80 - 84	3.90%	4.69%	5.10%	5.82%	6.92%
85 - 89	1.36%	2.17%	3.06%	4.20%	4.46%
90 - 94	0.78%	0.90%	1.53%	1.62%	2.62%
95+	0.78%	0.90%	0.34%	0.81%	0.77%

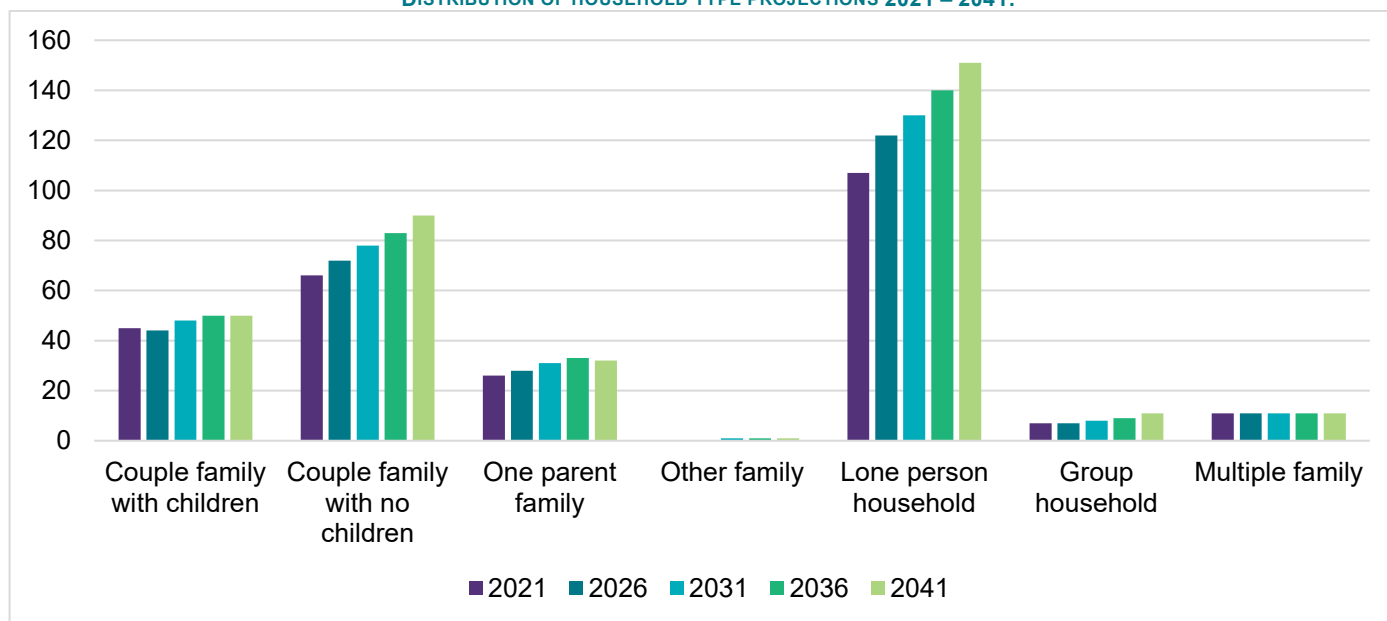
Households:

- Lone person households make up an estimated 40.8% of all households in 2021, which is projected to increase up to 43.6% of all households by 2041.
- The average household size (people per dwelling) was 1.93 people in 2016, estimated to decrease to 1.86 by 2041.

PROJECTIONS OF HOUSEHOLD TYPES 2021 - 2041 IN CHEWTON:

Household Type	2021	2026	2031	2036	2041	Additional households 2021 - 2041	Share of additional households 2021 - 2041
Couple family with children	45	44	48	50	50	5	5.95%
Couple family with no children	66	72	78	83	90	5	5.95%
One parent family	26	28	31	33	32	6	7.14%
Other family	0	0	1	1	1	1	1.19%
Lone person household	107	122	130	140	151	44	52.38%
Group household	7	7	8	9	11	4	4.76%
Multiple family	11	11	11	11	11	0	0.00%
TOTAL	262	284	307	327	346	84	

DISTRIBUTION OF HOUSEHOLD TYPE PROJECTIONS 2021 – 2041:



- The number of people per dwelling in 2016 was 1.93, projected to decrease to 1.86 by 2041.

PROJECTIONS OF AVERAGE HOUSEHOLD SIZE 2016 - 2041:

2016	2021	2026	2031	2036	2041
1.93	1.94	1.93	1.90	1.88	1.86

Housing structures:

- Separate houses made up 93% of houses, and are projected to make up 94.72% of houses by 2041.

Dwelling Structures	2016	2021	2026	2031	2036	2041
High density	0	0	0	0	0	0
Medium density	20	22	22	22	22	22
Other	0	0	0	0	0	0
Separate house	270	290	318	345	371	395
Non-private dwellings	0	0	0	0	0	0
Total	290	312	340	367	393	417

Occupancy:

- The number of unoccupied private dwellings is projected to increase from 48 in 2021, to 68 in 2041.

Dwelling Types	2016	2021	2026	2031	2036	2041
Occupied private dwellings	246	264	287	309	330	349
Unoccupied private dwellings	44	48	53	58	63	68
Non-private dwellings	0	0	0	0	0	0
Total	290	312	340	367	393	417

Land supply and demand:

- Chewton has a substantial amount of available land (406 lots) for its size, layout and context being surrounded by vegetation. The supply comprises a substantial number of individual vacant parcels, in addition to several very large parcels which have the potential to provide a large number of lots.
- Chewton has a demand of 109 lots up until 2041, the 8th highest level of demand out of the forecast areas.
- 198 people are projected to migrate to Chewton between now and 2041.

Total land supply	Share of total land supply	Annual average land demand 2021-2041	Years of supply
405 lots	11.5%	5.2 lots	78

Issues relating to Chewton identified in Issues and Opportunities Paper:

Planning policy and the planning scheme:

- There is no local policy in the planning scheme specific to Chewton, despite the preparation of the Chewton Urban Design Framework and Addendum in 2008 and 2010 respectively.

Environment: Bushfire:

- Chewton is substantially affected by bushfire hazards arising from its linear development pattern.

Neighbourhood character:

- There is no neighbourhood character study that has been completed for Castlemaine, Campbells Creek and Chewton, 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 Chewton identified in Issues and Opportunities Paper:

Planning policy and the planning scheme:

- Preparation of (updated/new) local planning policy (including a graphical plan) for Chewton.

Heritage:

- Use the (former Shire of) Metcalfe Heritage Study when planning for housing within Chewton 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 Urban Design Framework for Chewton (and associated Design and Development Overlay – Schedule 11).

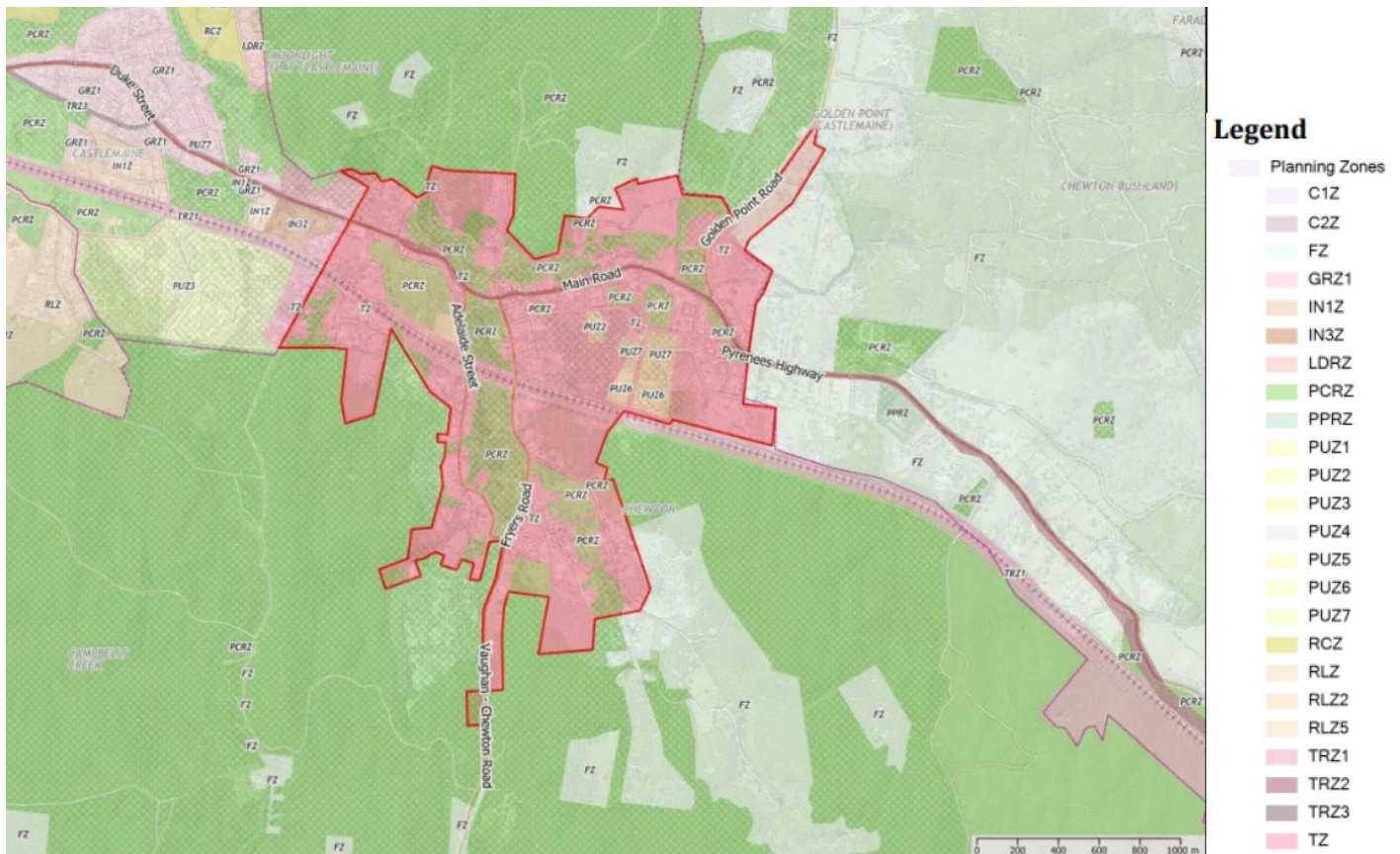
Infrastructure:

- 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: Chewton

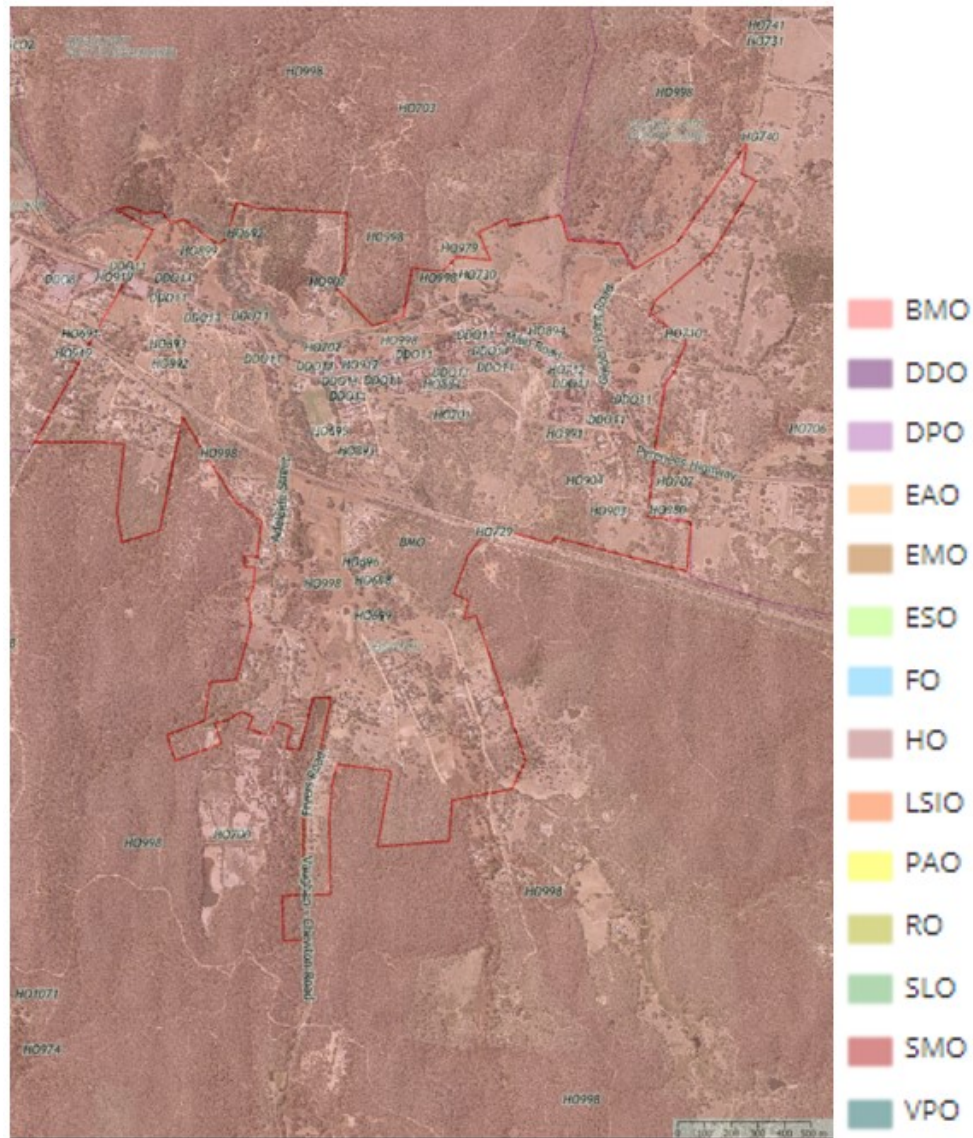
Residential zones applied in Chewton:

- Township Zone (TZ) applies to the majority of land



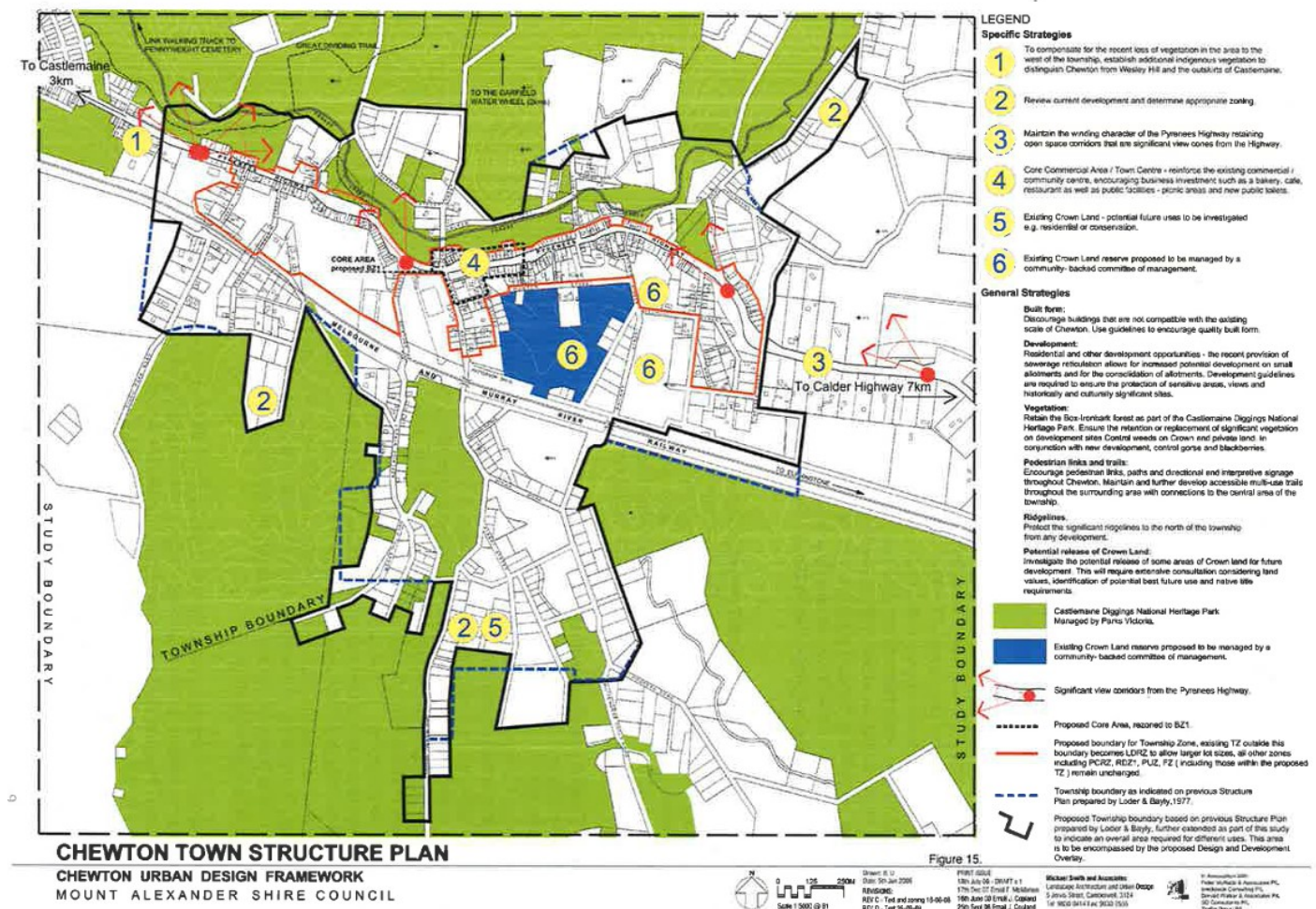
Planning overlays applied in Chewton:

- Bushfire Management Overlay (BMO)
- Design and Development Overlay (DDO)
- Floodway Overlay (FO)
- Heritage Overlay (HO)
- Land Subject to Inundation Overlay (LSIO)



Chewton Urban Design Framework (2008) and addendum report (2010)

- The Chewton Urban Design Framework (UDF) is a long term strategy which sets a vision and action strategies for the enhancement of the township (including protection and management of Chewton's village, heritage and landscape character). It was prepared to assist the Shire to manage and plan for the growth of Chewton in response to the recent installation of reticulated sewerage infrastructure and the expected changes to traffic movement arising from the completion of the Calder Freeway.
- The UDF included the preparation of the town structure plan for Chewton (see below)
- The Chewton Town Structure Plan is currently not contained within the Mount Alexander Planning Scheme with the other township framework plans (outside of it being part of the UDF background document), and local planning policy relating to Chewton is also not included within the Planning Scheme.



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).