

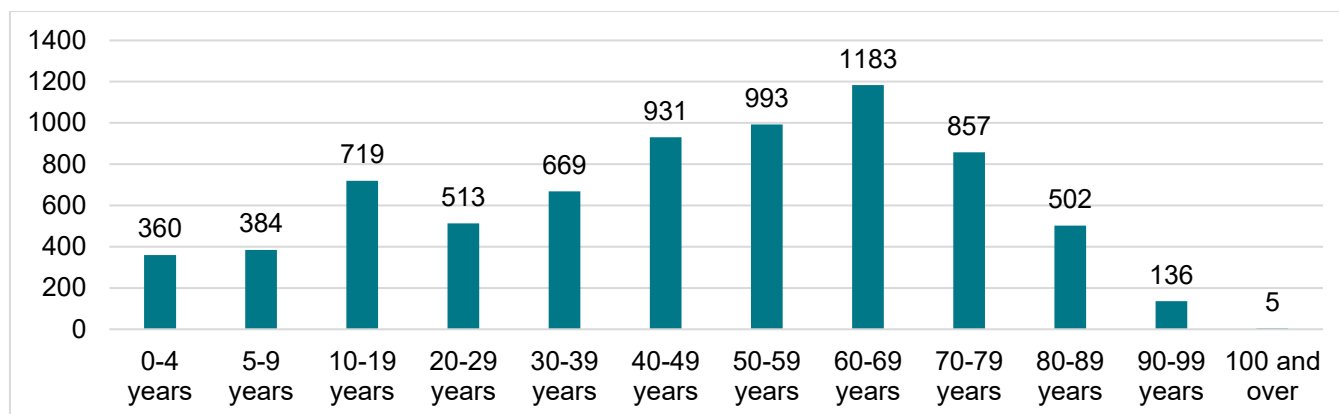
Housing and Neighbourhood Character Strategy: Castlemaine, Campbells Creek and Chewton

Castlemaine 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 Castlemaine.

Population and demographics:

- The population of Castlemaine is 7,343.
- The highest proportion of people are aged between 60-69 years (1,183 people, making up 16.3% of the population).
- Approximately 50% of Castlemaine's population is aged 50 years and older.



Households:

- Average household size (2016): 2.04 people per household.
- Most common household type in Castlemaine is lone persons, making up approximately 38% of occupied dwellings.

Household type	#
Couple Family with no children	710
Couple Family with children	547
One Parent Family	306
Other Family	12
Lone persons	1056
Groups	97
Visitors only household	29
TOTAL	2757

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Housing:

Tenure:

Owned outright	Owned with a mortgage	Rented	Other/not stated	TOTAL
1,275	798	715	306	3094

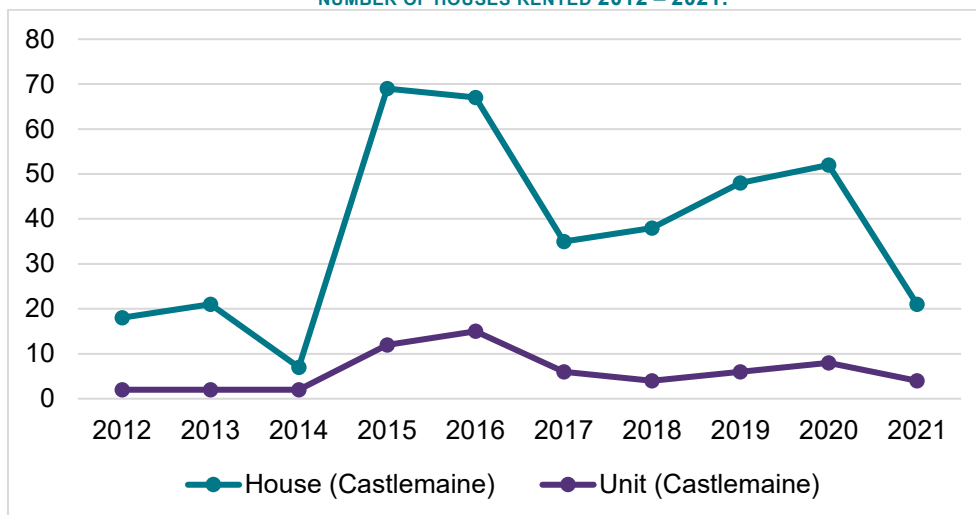
Occupancy:

- Out of the 3,550 total private dwellings in Castlemaine, 416 (11.7%) were unoccupied.

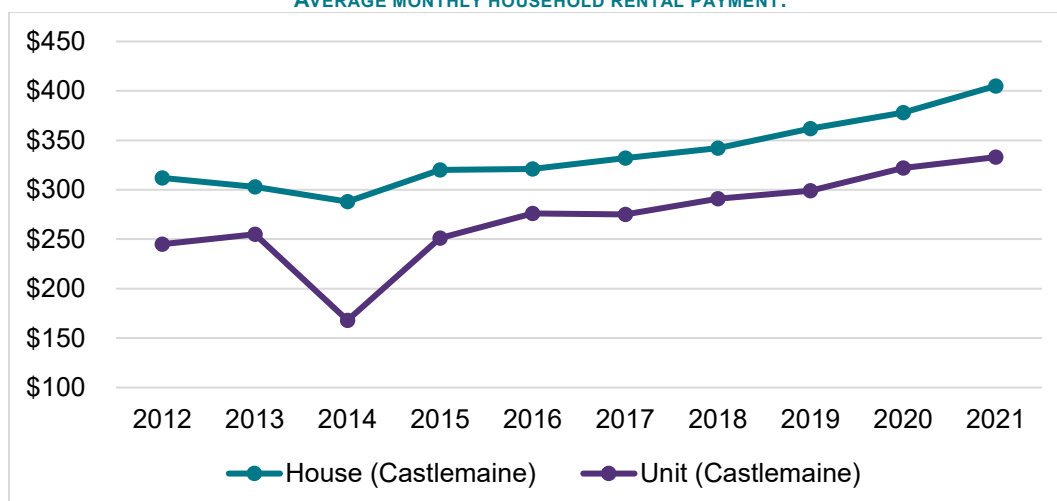
Rentals:

- In Castlemaine, a total of 21 houses and 4 units were rented in 2021. This was a decrease of 59.6% for houses and a decrease of 50% for units compared with 2020.

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**
9	34	25	21	25	17	11	29	22	24	8

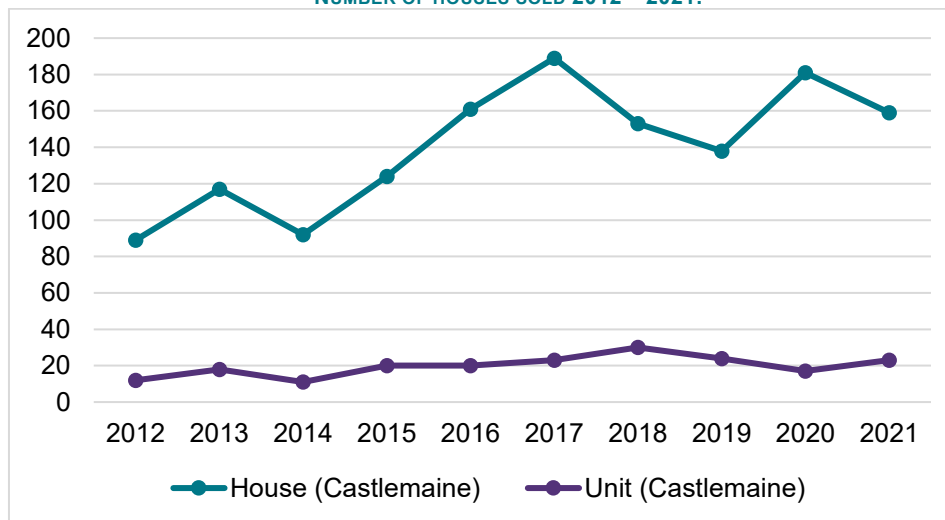
*based on addresses in this area, and may include some dwelling approvals in rural areas

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

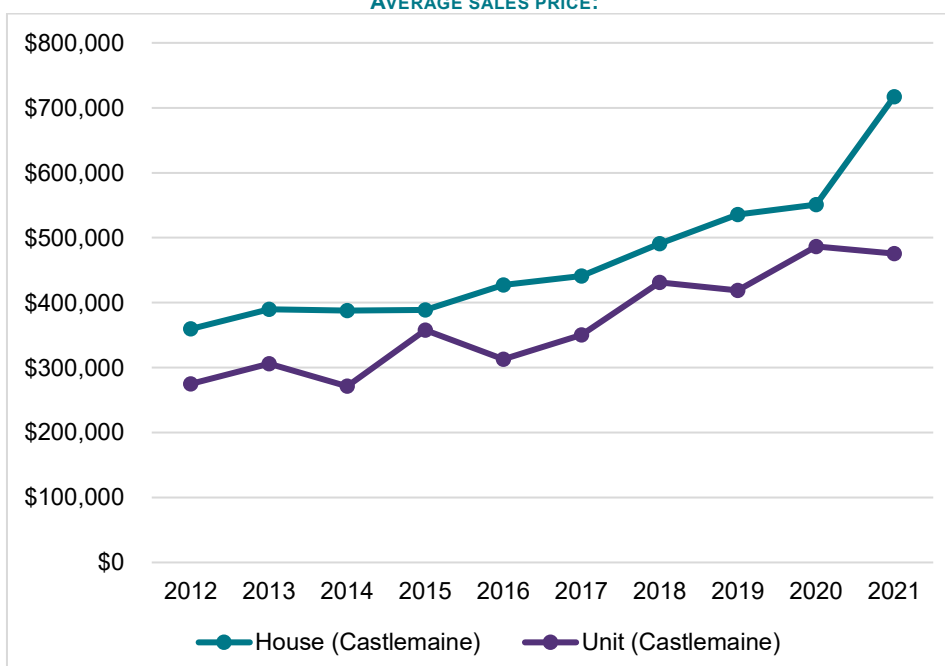
Sales:

- A total of 159 houses and 23 units were sold in 2021. This was a decrease of 12.2% for houses and an increase of 35.3% for units compared with 2020.
- The majority of the sales in 2021 were detached houses (87.4%). Residential sales within the reporting period peaked in 2017 with 212 sales.

NUMBER OF HOUSES SOLD 2012 – 2021:



AVERAGE SALES PRICE:



Income, affordability and stress:

- Approximately 30.8% of Castlemaine households, and 24.6% of McKenzie Hill households, earn less than \$1,000 each week.
- Approximately 15% of Castlemaine households are earning more than \$2,000 each week.

Income ranges (weekly)	% of households in this income range	
	Castlemaine	McKenzie Hill
300-\$399	2.50%	1.90%
\$400-\$499	7.00%	3.30%
\$500-\$649	5.50%	1.90%
\$650-\$799	8.40%	11.10%
\$800-\$999	7.40%	6.40%
\$1,000-\$1,249	8.00%	9.30%
\$1,250-\$1,499	8.10%	10.50%
\$1,500-\$1,749	6.60%	8.00%
\$1,750-\$1,999	5.20%	8.90%
\$2,000-\$2,499	8.20%	10.70%
\$2,500-\$2,999	4.40%	9.90%
\$3,000-\$3,499	2.40%	3.90%
Partial income stated	6.30%	4.90%
All incomes not stated	2.60%	1.40%
Not applicable	9.00%	2.70%
Other	8.30%	5.20%
Total	100%	100%

Income ranges in households:

In 2016, there were:

- 1,315 (51.5%) very low income households out of all households
- 566 (22.2%) low income households out of all households
- 422 (16.5%) moderate income households out of all households

Housing stress:

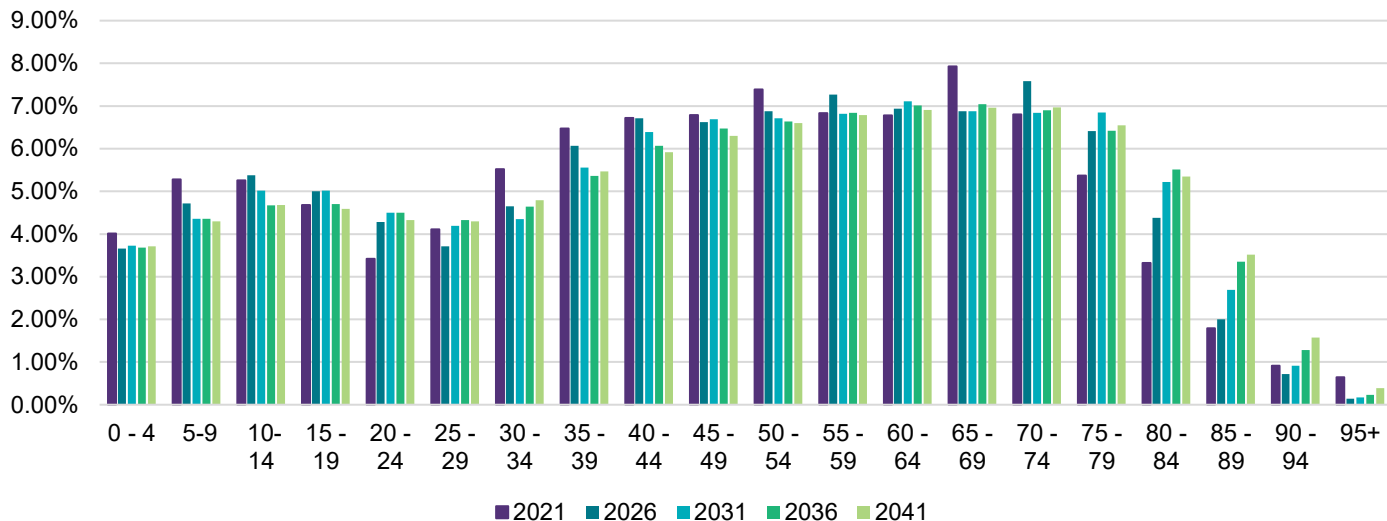
- In Castlemaine, there were 597 dwellings in housing stress (16.8% out of all dwellings) in 2016:
 - 182 in mortgage stress (23% of all mortgaged dwellings)
 - 415 in rental stress (58.4% of rented dwellings).

Forecasts:

Population by age:

- The population aged between 0 and 19 and 30 and 55 is projected to decline leading up to 2041, while the proportion of people aged between 20 and 29, and over 60 is anticipated to increase over time. This distribution may be evident of parents with older children remaining in town while their children are at the age of finishing high school and moving out of home. However it also shows a proportion of younger adults (aged 20-29) moving to the area.

FORECAST POPULATION BY AGE IN CAMPBELLS CREEK UP TO 2041:



FORECAST POPULATION BY AGE IN CASTLEMAINE UP TO 2041:

Age	2021	2026	2031	2036	2041
0 - 4	4.01%	3.66%	3.73%	3.68%	3.71%
5 - 9	5.28%	4.72%	4.36%	4.36%	4.30%
10 - 14	5.26%	5.38%	5.02%	4.67%	4.68%
15 - 19	4.68%	5.00%	5.02%	4.70%	4.59%
20 - 24	3.42%	4.28%	4.50%	4.50%	4.33%
25 - 29	4.11%	3.71%	4.19%	4.33%	4.30%
30 - 34	5.52%	4.65%	4.35%	4.64%	4.79%
35 - 39	6.47%	6.07%	5.56%	5.36%	5.47%
40 - 44	6.72%	6.71%	6.39%	6.07%	5.92%
45 - 49	6.79%	6.62%	6.69%	6.47%	6.30%
50 - 54	7.39%	6.88%	6.71%	6.64%	6.60%
55 - 59	6.83%	7.27%	6.82%	6.84%	6.79%
60 - 64	6.78%	6.94%	7.11%	7.01%	6.91%
65 - 69	7.93%	6.88%	6.88%	7.04%	6.96%
70 - 74	6.80%	7.58%	6.84%	6.90%	6.97%
75 - 79	5.37%	6.41%	6.85%	6.42%	6.55%
80 - 84	3.32%	4.38%	5.22%	5.51%	5.35%
85 - 89	1.79%	2.00%	2.69%	3.35%	3.52%
90 - 94	0.91%	0.72%	0.91%	1.28%	1.57%
95+	0.64%	0.14%	0.17%	0.23%	0.39%

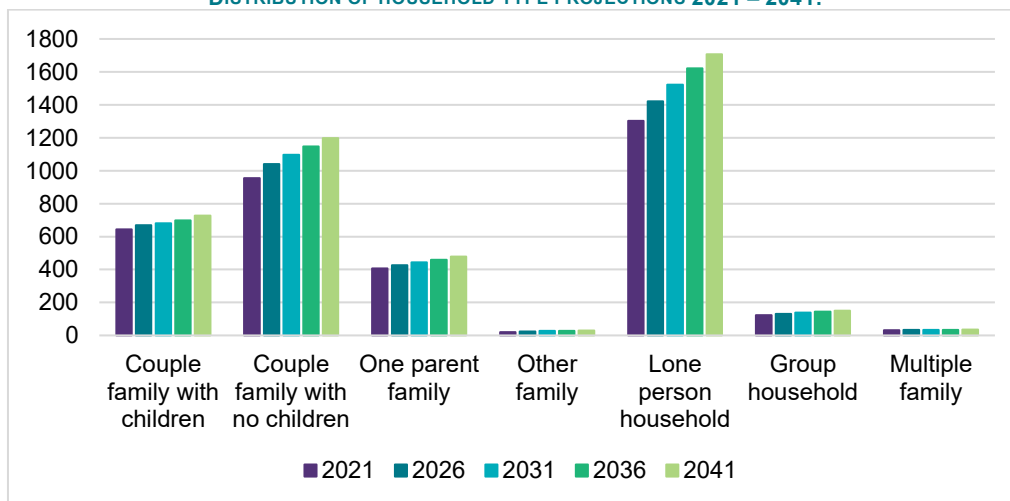
Households:

- Lone person households make up an estimated 37.4 % of all households in 2021, and are projected to make up 39.5% of all households by 2041

PROJECTIONS OF HOUSEHOLD TYPES 2021 - 2041 IN CASTLEMAINE

Household Type	2021	2026	2031	2036	2041	Additional households 2021 - 2041	Share of additional households 2021 - 2041
Couple family with children	644	669	680	699	728	84	9.9%
Couple family with no children	954	1,040	1,096	1,147	1,198	244	28.9%
One parent family	407	427	443	459	478	71	8.4%
Other family	20	23	27	28	29	9	1%
Lone person household	1,303	1,422	1,523	1,622	1,707	404	47.9%
Group household	123	131	138	144	150	27	3.2%
Multiple family	31	33	33	34	35	4	0.5%
TOTAL	3482	3745	3940	4133	4325	843	

DISTRIBUTION OF HOUSEHOLD TYPE PROJECTIONS 2021 – 2041:



- The number of people per dwelling in 2016 was 2.07, projected to decrease to 1.94 by 2041.

PROJECTIONS OF AVERAGE HOUSEHOLD SIZE 2016 - 2041:

2016	2021	2026	2031	2036	2041
2.07	2.04	2.01	1.98	1.96	1.94

Housing structures:

- Projections demonstrate that separate houses will still continue to make up the predominant housing structure up to 2041.
- Separate houses make up 90.6% of houses (as of 2016), and are projected to make up 91.8% of houses by 2041.

Dwelling Structures	2016	2021	2026	2031	2036	2041
High density	0	0	0	0	0	0
Medium density	319	360	376	376	376	376
Other	20	21	21	21	21	21
Separate house	3,316	3,610	3,839	4,059	4,280	4,501
Non-private dwellings	3	3	3	3	4	4
Total	3,658	3,994	4,239	4,459	4,681	4,902

Occupancy:

- The number of unoccupied private dwellings is projected to increase from 439 in 2016, to 583 by 2041.

Dwelling Types	2016	2021	2026	2031	2036	2041
Occupied private dwellings	3,216	3,512	3,728	3,923	4,119	4,315
Unoccupied private dwellings	439	479	508	533	558	583
Non-private dwellings	3	3	3	3	4	4
Total	3,658	3,994	4,239	4,459	4,681	4,902

Land supply and demand:

- Castlemaine is the single main source of land for residential development in the municipality. Campbells Creek is one of the municipality's other main growth areas (specifically the southern extent), other than Diamond Gully and McKenzie Hill within Castlemaine.
- There are around 670 vacant residential lots within Castlemaine that have an area in the range of what would be considered a typical residential lot. Of these, approximately 320 are located within the inner established areas of Castlemaine. There are also other larger vacant land parcels that have the potential to provide multiple residential lots if subject to subdivision.
- The highest level of demand across the forecast areas is in Castlemaine, with a total demand forecast of around 975 lots by 2041.
- 2,187 people are projected to migrate to the area up until 2041.

Total land supply	Share of total land supply	Annual average land demand 2021-2041	Years of supply
1,150 lots	32.7%	46.4 lots	25

Issues relating to Castlemaine 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.

Residential development areas:

- Proximity to the landfill in Diamond Gully.
- Investigate whether the Happy Valley area should be excluded from the township boundary given its environmental context.

Heritage:

- The Castlemaine Heritage Study is outdated and not comprehensive. It does not provide sufficient information regarding the significance of the place, and therefore leaves places vulnerable when developed as it does not allow planning and heritage officers to make an informed decision when assessing planning applications. The study also does not include statements of significance for heritage places.
- Major gaps in the listings of heritage places such as North Castlemaine, Wesley Hill and West Castlemaine.

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 Castlemaine 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:

- Alignment of the strategy with the findings of the concurrent Heritage Gap Study for Castlemaine.
- A heritage gap study for Castlemaine will help to inform areas for housing change and ensure that areas and places of heritage significance are protected and not compromised.

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: Castlemaine

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. Further, it states that Diamond Gully will be Castlemaine's primary urban growth area, and that there is potential for urban expansion in the McKenzie Hill area. Subdivision and residential development in Diamond Gully needs to be balanced against the protection of significant vegetation and prioritising the protection of human life in areas at risk from bushfire. 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.
 - Encouraging infill and higher density development in the Shire's towns, particularly in Castlemaine.
 - Supporting urban consolidation and expansion at Castlemaine.
 - Concentrating growth in Diamond Gully as Castlemaine's primary urban growth area.

Biodiversity Strategic Directions (Clause 2.03-2):

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

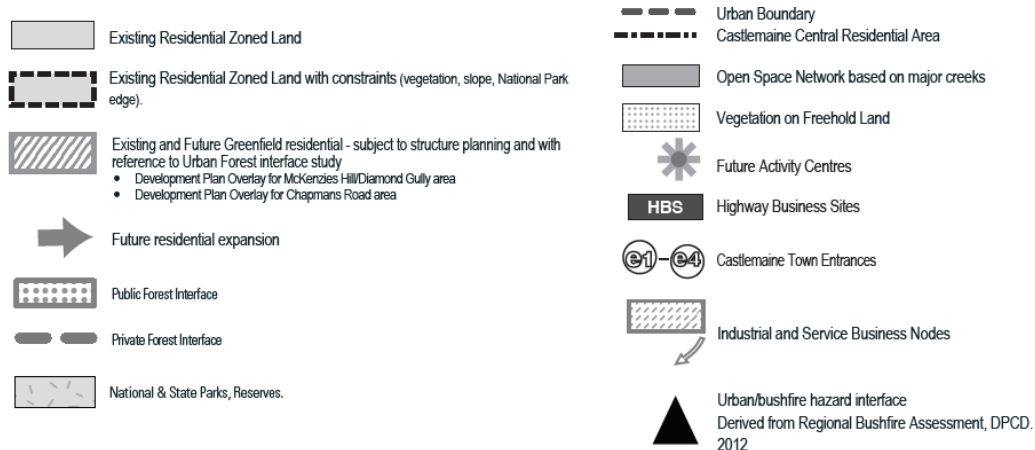
Local Planning Policy: Castlemaine and Diamond Gully (Clause 11.01-1L-02):

- 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 hard edges for residential development within the Diamond Gully area to respond to threats from bushfire.
- Provide open space corridors along watercourses.
- Encourage subdivision and development of low density areas in Diamond Gully.
- Provide buffers between landfills and new development to manage gas risks.
- Protect the residential and heritage character of Midland Highway (Barker Street) by confining commercial development to existing commercial and industrial zones abutting the highway.

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



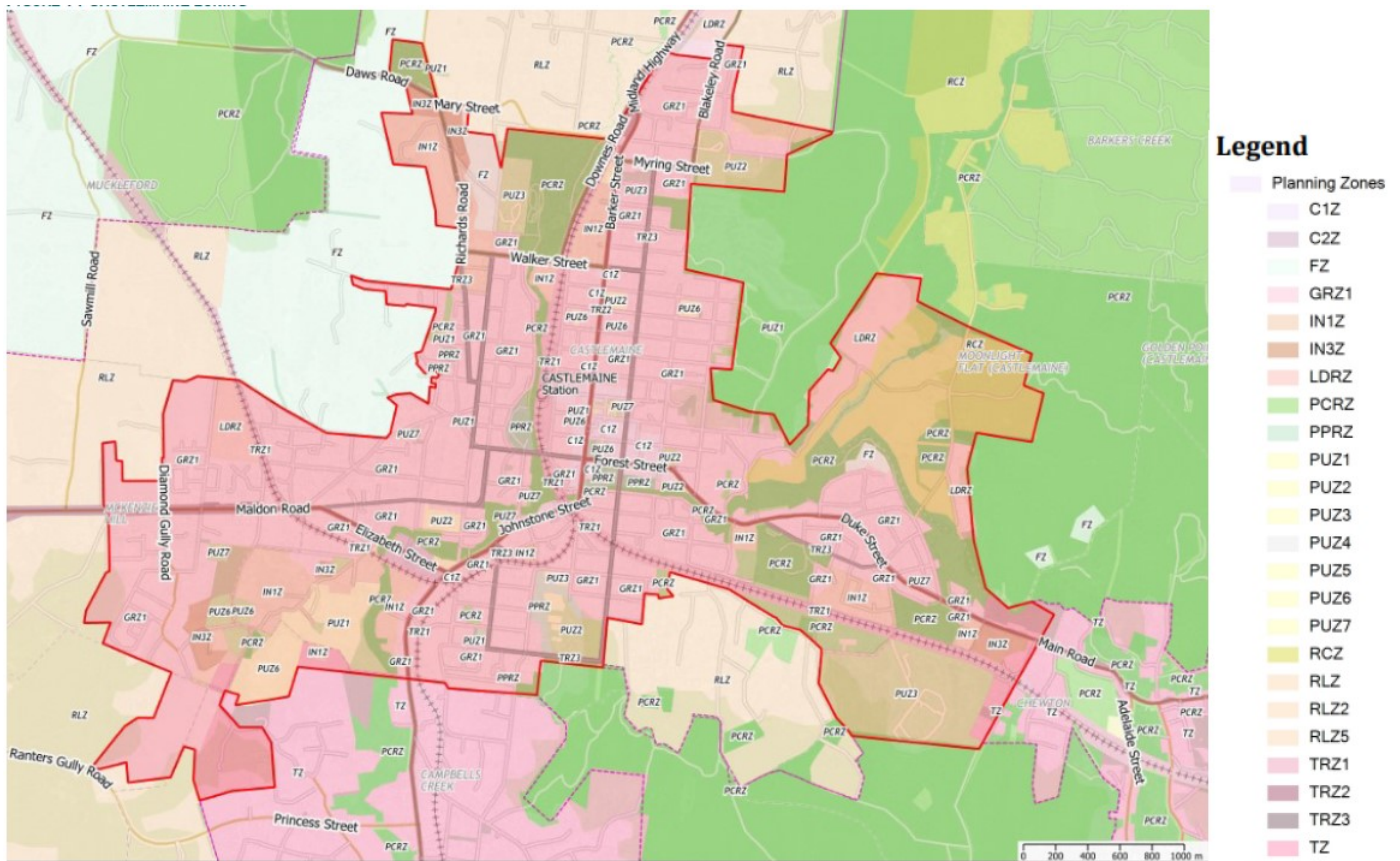
PLAN 3: CASTLEMAINE LAND USE FRAMEWORK



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

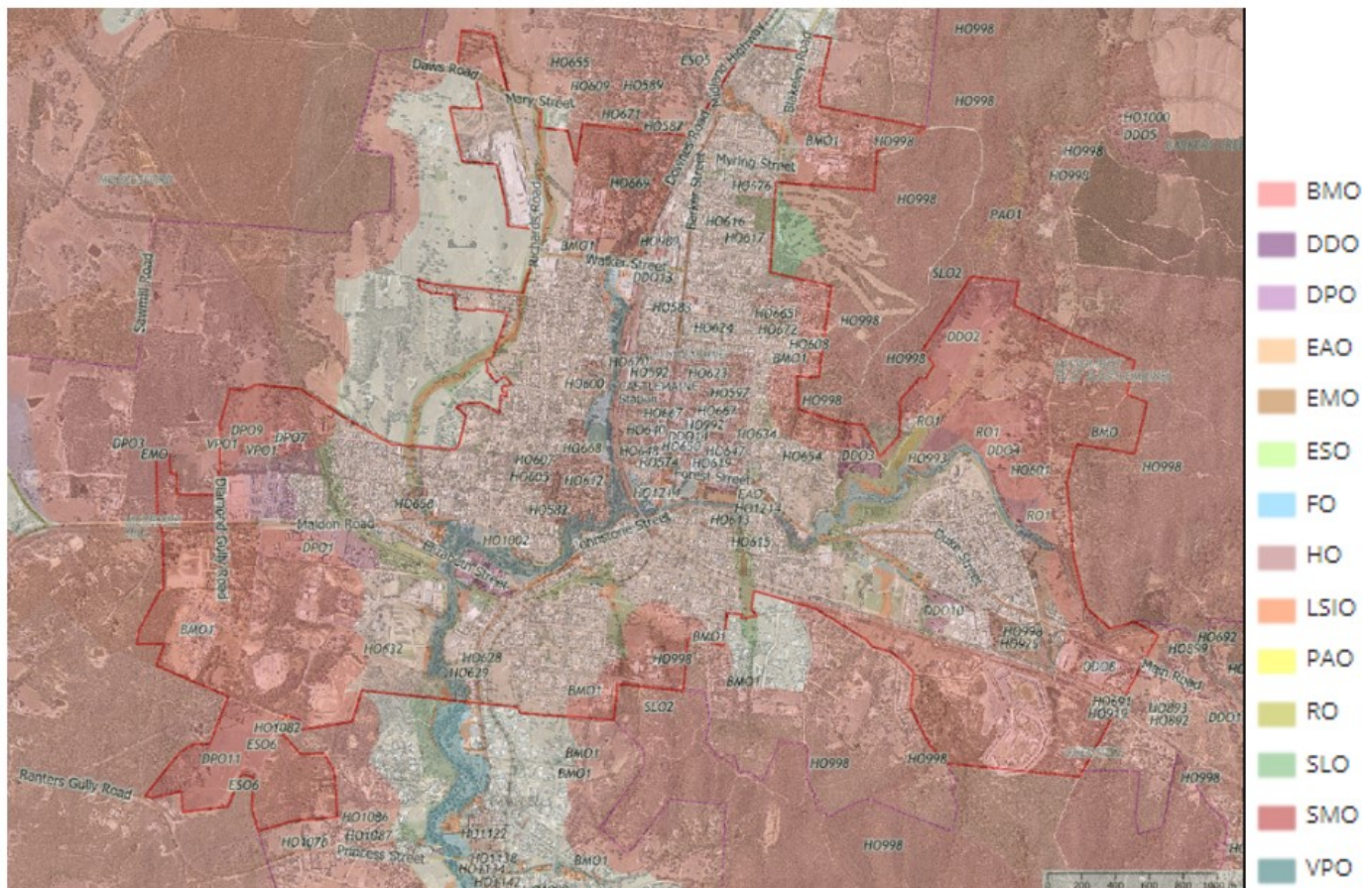
Residential zones applied in Castlemaine:

- General Residential Zone (GRZ) to the majority of land



Planning overlays applied in Castlemaine:

- Bushfire Management Overlay (BMO)
- Design and Development Overlay (DDO)
- Development Plan Overlay (DPO)
- Environmental Audit Overlay (EAO)
- Environmental Significance Overlay (ESO)
- Restructure Overlay (RO)
- Significant Landscape Overlay (SLO)
- Erosion Management Overlay (EMO)
- 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).