

Draft Housing and Neighbourhood Character Strategy for Castlemaine, Campbells Creek and Chewton

This strategy provides improved guidance for new residential development to respond to preferred neighbourhood character through its design. It also facilitates housing opportunities and develops a plan for managing residential growth. This plan, called a ‘residential development framework’, identifies the levels of housing change for residential areas and recommends the application of appropriate planning controls including residential zones.

The strategy balances the desire for more affordable, diverse and sustainable housing options, responding to changing community needs while protecting valued neighbourhood, heritage, environmental and landscape character, and responding appropriately to environmental risks.



What stage are we at?

We have prepared the draft strategy and would like your feedback. Following the consultation period, we will review your feedback to inform the final strategy. It will then be presented to Council for adoption, before the planning scheme amendment process.

There are also a number of non-statutory implementation actions recommended as part of the strategy, which will be implemented outside of the planning scheme through the actions of Council, including:

Advocacy | Research | Facilitation | Education



Why are we creating this strategy?

This strategy will guide future housing and neighbourhood character in Castlemaine, Campbells Creek and Chewton. There are several factors and influences driving the preparation of the strategy.

- Accommodating population growth and change.
- Addressing the mismatch between housing stock and community needs.
- Addressing the challenges of housing affordability and stress.
- Consistency with Victorian Government planning guidance.
- Ensuring application of appropriate planning tools.
- Establishing and defining neighbourhood character.
- Managing future development within heritage areas.
- Responding appropriately to bushfire risk.
- Mitigating and adapting to climate change through environmentally sustainable development.
- Identifying strategic opportunity sites.



Neighbourhood Character

Neighbourhood character is the combination of different features within a residential streetscape.

We undertook a survey of the predominant existing character which informed the development of the draft strategy.

Nine neighbourhood character types have been identified: Castlemaine Town Core, Castlemaine Town Inner, Castlemaine Town Outer, Garden Suburban, Suburban, Chewton Linear Town, Campbells Creek Linear Town, Semi-rural, Semi-bush.

Preferred character statements and design guidelines have been developed for each character type to address housing and character issues, assisting in achieving high quality design outcomes.

Housing

The housing component of the strategy provides the framework to address housing needs and types required now and into the future. It recommends a number of objectives and actions relating to the following key themes:

- Housing diversity and choice.
- Housing for those with special needs.
- Affordability and housing stress.
- Environment and sustainability.



Residential Development framework

The residential development framework balances the outputs of the Housing and Neighbourhood Character Strategy. It identifies housing change areas in order to provide a means for prioritising competing housing and neighbourhood character objectives, and then applying the appropriate planning controls to give effect to this.

The two housing change types are:

- Managed housing change: Housing is to occur within the context of the preferred neighbourhood character. There is capacity in these areas for housing growth and more diverse types of housing. Within these areas, the existing neighbourhood character will evolve within the context of the neighbourhood character and heritage values within the area.
- Minimal housing change areas: These are areas that have limited capacity for housing change and growth. This is due to their physical and natural attributes, and constraints, including bushfire risk, flood risk and proximity to industrial facilities. They are also those areas with a semi-bush and semi-rural character providing an important role on the ‘edge’ of the three townships, offering a transition to the surrounding rural and farmland, forest areas and Castlemaine Diggings National Heritage Park.