

# Draft Housing & Neighbourhood Character Strategy

Castlemaine, Campbells Creek and Chewton

August 2023





## Acknowledgement of country

Mount Alexander Shire Council acknowledges that the traditional custodians of this land, the Dja Dja Wurrung and Taungurung peoples, proudly survive. We acknowledge their continued practise of custom and their close cultural, spiritual, physical, social, historical and economic relationship with the land and waters that make up their country, which includes Mount Alexander Shire.

Council recognises the Victorian Government's Recognition and Settlement with both the Dja Dja Wurrung Clans Aboriginal Corporation and the Taungurung Land and Waters Council.





This report is the Castlemaine, Campbells Creek and Chewton Housing and Neighbourhood Character Strategy, Draft Version 5, for the Shire of Mount Alexander. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Peter Boyle\_Urban Design and Landscape Architecture, Design Urban, Landmark Heritage and Charter Keck Cramer using background reports and information provided by Council including the Issues and Options Paper and Attachments 1 Strategic and Policy Context and 2 Housing Needs Assessment prepared by Council for this project.

The report issue date is August 2023.

Every reasonable effort has been made to validate information provided by the client, Council staff, stakeholders and other participants in the preparation of this Strategy throughout the project during 2022 and 2023.

The report has been prepared in conjunction with the Shire of Mount Alexander and is based upon up-to-date information provided at the time of report preparation and finalisation.

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## ACKNOWLEDGEMENT

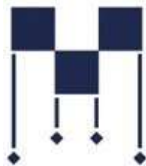
We respectfully acknowledge that every project enabled or assisted by Plan2Place Consulting in Victoria exists on traditional aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands and seek to respectfully acknowledge the traditional custodians in our work.

Version	Date	Notes
V1	2 June 2023	Preliminary Draft for Officer Review
V2	5 June 2023	Draft Strategy for Council Officer Review
V3	16 June 2023	Draft incorporating Council Officer comments
V4	28 June 2023	Draft incorporating Council Officer Review
V5	August 2023	Draft updated by Council Officers following final review



Peter Boyle\_Urban Design+  
Landscape Architecture



**CHARTER.**  
KECK CRAMER

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# Abbreviations and Legislation

## Abbreviations

BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
The Strategy	Castlemaine, Campbells Creek and Chewton Housing and Neighbourhood Character Strategy
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
CDZ	Comprehensive Development Zone
C	Council Amendment
DELWP	Department of Environment, Land, Water and Planning
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
DPO	Development Plan Overlay
ESD	Environmentally Sustainable Development
EPAV	Environment Protection Authority Victoria
FO	Flooding Overlay
GC	Group Council Amendment
GRZ	General Residential Zone
LSIO	Land Subject to Inundation Overlay
LGA	Local Government Area
LDRZ	Low Density Residential Zone
MASC, Council	Mount Alexander Shire Council
MUZ	Mixed Use Zone
NRZ	Neighbourhood Residential Zone
PPV	Planning Panels Victoria
PPN	Planning Practice Note
PPF	Planning Policy Framework
PPTN	Principal Public Transport Network
RGZ	Residential Growth Zone
SLO	Significant Landscape Overlay
TZ	Township Zone
UGB	Urban Growth Boundary
VC	Victoria and Council Amendment
VPP	Victoria Planning Provisions
VCAT	Victorian Civil and Administrative Tribunal
WSUD	Water Sensitive Urban Design

## Numeric Abbreviations

ha	hectares
m	metre
m <sup>2</sup>	metres squared
%	percent
sqm	square metres

## Related Legislation and Regulations

*Environment Protection Act 2017 (EP Act 2017)*  
*Subdivision Act 1988 (Sub Act)*  
*Planning and Environment Act 1987 (P&E Act)*

# Glossary of Terms

<b>Affordable housing</b>	Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.
<b>Apartment</b>	A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.
<b>Climate change</b>	A long-term change of the earth's temperature and weather patterns, generally attributed directly or indirectly to human activities such as fossil fuel combustion and vegetation clearing and burning.
<b>Character area</b>	Areas with a common preferred character.
<b>Character type</b>	Areas where the preferred future character is the same. The existing neighbourhood character and era of development are often similar.
<b>Commercial floorspace</b>	Floorspace used by retail, accommodation, food and other industries, and business service industries.
<b>Commercial land</b>	Land used for commercial purposes including land used for business services; retail, accommodation, food and other industries.
<b>Co housing</b>	A community of dwellings containing a private kitchen and bathroom clustered around shared space such as a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Outdoor shared space may include parking, walkways, open space, and gardens and resources such as tools and lawnmowers are usually shared. Households are independent but usually collaboratively plan and manage community activities and shared spaces through a <a href="#">homeowner association</a> or <a href="#">housing cooperative</a> . <sup>1</sup>
<b>Community housing</b>	Refers to a type of not-for-profit social housing. Community housing offers secure, affordable, rental housing for people on very low to moderate income households with a housing need.
<b>Crossover</b>	Part of a pedestrian path where motor vehicles cross to access a property

<b>Detached dwelling</b>	A dwelling that is free standing with no walls attached to another building on an adjoining lot.
<b>Dual occupancy</b>	Two dwellings on one original site that may have separate titles.
<b>Dwelling</b>	A building or part of a building used as a self-contained residence, which must include: <ul style="list-style-type: none"> <li>• a kitchen sink;</li> <li>• food preparation facilities;</li> <li>• a bath or shower; and</li> <li>• a closet pan and wash basin. It includes out-buildings and works normal to a dwelling</li> </ul>
<b>Environmentally sustainable development</b>	An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.
<b>Frontage</b>	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.
<b>Housing affordability</b>	Housing affordability typically refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes <sup>2</sup>
<b>Infill housing</b>	New housing in existing residential areas that usually involves a vacant site or the removal of an existing dwelling to enable construction of a larger number of dwellings.
<b>Informal surveillance</b>	The ability to casually observe an area to enhance the level of security and safety.
<b>Mount Alexander Planning Scheme</b>	A document approved by the Victorian Government, outlines objectives, policies and controls for the use, development and protection of land in the Shire of Mount Alexander. A planning scheme controls land use and development within a municipal district. It contains state and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. Each planning scheme consists of maps and an ordinance containing planning provisions. The planning scheme is a statutory document and each municipality in the state is covered by one.

<sup>1</sup> [Cohousing - Wikipedia](#)

<sup>2</sup> [Housing affordability - Australian Institute of Health and Welfare \(aihw.gov.au\)](#)



<b>Movable building</b>	A structure, other than a tent, caravan, or vehicle, which is designed to be moved from place to place on more than one occasion.
<b>Municipal Planning Strategy</b>	The Municipal Planning Strategy (MPS) sets the basis for local content in the planning scheme. It succinctly provides the overarching strategies for the major land use and development matters that affect the municipality. The MPS includes a context, vision, strategic directions and a strategic framework plan.
<b>Neighbourhood character</b>	The interplay between development, vegetation and topography in the public and private domains that distinguishes one residential area from another
<b>Overlay</b>	An overlay affects land where special features such as a heritage building, significant vegetation, bushfire risk or flood risk have been identified with particular requirements.
<b>Planning Policy Framework</b>	An integrated policy framework comprising state, regional and local planning policies across a range of thematic issues. It derives from the Victoria Planning Provisions and is applied in local planning schemes with relevant regional and local planning policies.
<b>Preferred character statement</b>	A statement of policy that outlines an area's desired future character.
<b>Public housing</b>	Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.
<b>Public realm</b>	Comprises spaces and places that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces can include streets, laneways and roads, parks, public plazas, waterways and foreshores.
<b>Semi- detached dwelling</b>	A dwelling that shares a common wall with another dwelling.
<b>Setback</b>	The distance of a building wall from any lot boundary. A building front setback can add to the perceived width of the street, provide additional public or private space, and allow

	space for landscaping. A building set on the front property boundary has zero street setback.
<b>Shop top housing</b>	Buildings in which dwellings are located directly above retail or commercial premises.
<b>Social housing</b>	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
<b>Swale</b>	Drainage swales are shallow ditches that blend in with surrounding landscape design, facilitate water management, and encourage natural irrigation. Swales take advantage of natural slopes in the land to direct water downward into all the soil as opposed to letting it pool above ground or waterlog a specific region. <sup>3</sup>
<b>Townhouse</b>	An attached dwelling usually of a minimum of two storeys that usually shares one or more walls on a boundary and may or may not share facilities
<b>Unit</b>	More than one dwelling on a site where facilities are shared such as access, parking, communal open space and other services.
<b>Universal design</b>	Universal design in housing is a design philosophy that promotes an inclusive design for all processes.
<b>Victoria Planning Provisions</b>	The Victoria Planning Provisions is a state-wide reference document or template from which a planning scheme or planning scheme provision must be sourced or constructed. It is a statutory device containing a complete set of standard planning provisions for Victoria and provides the standard format (including clause numbering) for a planning scheme to be applied at the local level.
<b>Zone</b>	Relates to a particular use and is associated with a specific purpose such as residential, commercial or industrial. Each zone has policy guidelines that will describe whether a planning permit is required and set out application requirements and decision guidelines. These requirements must be considered when applying for a permit.

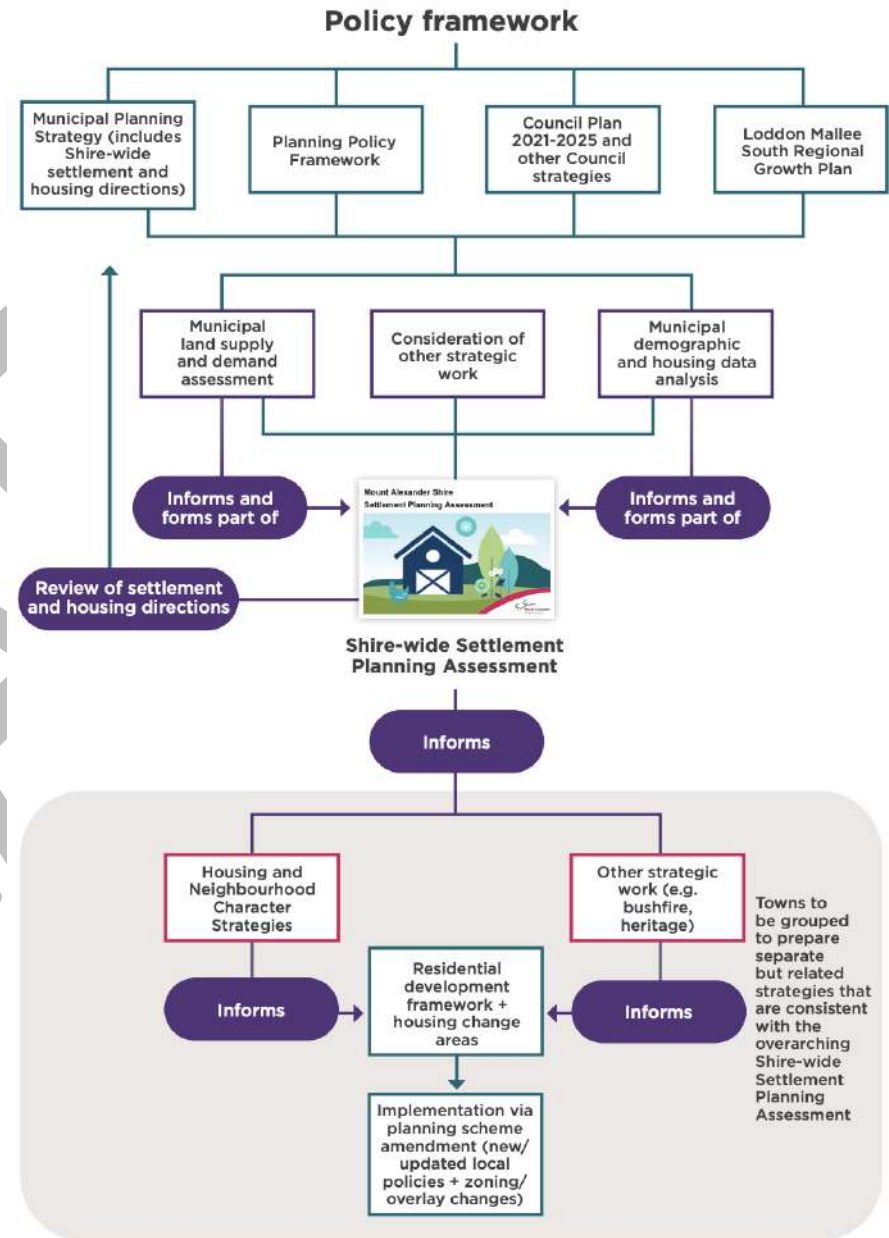
<sup>3</sup> [Swale Definition: 5 Benefits of Drainage Swales in Landscaping - 2023 - MasterClass](#)

# 1. Preface

Council prepared a Shire-wide Settlement Planning Assessment to confirm strategic directions for settlement planning remain relevant following a review of planning policy context, household and housing data and forecasts and the municipal land supply and demand assessment. This confirms Castlemaine and Campbells Creek as the main population centre for the Shire into the future.

It recommends the preparation of housing and neighbourhood character strategy for the towns of Castlemaine, Campbells Creek and Chewton to guide future provision of housing and built form outcomes in respect of the environmental values and hazards posed in each of these towns.

The Housing and Neighbourhood Character Strategy (the Strategy) for Castlemaine, Campbells Creek and Chewton will form one component of Mount Alexander Shire's strategic policies to guide housing and neighbourhood character in the Shire. The contribution of the Strategy in setting policy is outlined in the diagram to the right.





## Community Reference Group

A community reference group was established for this project to support and encourage constructive collaboration between Council and the community, and to harness local knowledge and experience relating to housing and neighbourhood character. The 9 group members from across Castlemaine, Campbells Creek and Chewton have a diverse set of expertise and professional backgrounds.

The group has provided valuable insights to help inform the preparation of the draft Housing and Neighbourhood Character Strategy, and their input and time volunteered is greatly appreciated. The group will continue to play an important role throughout the course of the strategy as it progresses.

A special thank you to the members of this group who provided their time and input, including:

- Chair: Mayor Rosie Annear.
- Bryn Davies.
- Liam Wilkinson.
- Marli Janet Wallace.
- Antony Radford.
- Christine Kilmartin.
- Yael Zalchendler.
- Rob Law.
- Rob Reid Smith.
- Julia Murray.



Mayor Rosie Annear (Chair of Community Reference Group) with some of the group members, consultants, and Council officers completing a neighbourhood character site walk, along Greenhill Avenue.

The diagram to the right outlines the stages to prepare the draft Housing and Neighbourhood Character Strategy for Castlemaine, Campbells Creek and Chewton. This draft document has been prepared for public consultation.

In 2022, we prepared an Issues and Opportunities Paper and undertook consultation on this. The draft strategy has been prepared following a review of this feedback.

Following consultation on the draft strategy, we will review the feedback received to prepare the final strategy. The final strategy will then be presented to Council for adoption, before we commence the planning scheme amendment process to implement the recommendations from the strategy, including changes to the residential zones and planning policies within the Mount Alexander Planning Scheme.

During the planning scheme amendment process, more consultation will occur (the 'public exhibition' period during the amendment process).





## 2. Executive Summary

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

Mount Alexander Shire Council has prepared a Housing and Neighbourhood Character Strategy for the residential areas of Castlemaine, Campbells Creek and Chewton. The Strategy provides improved guidance on how new residential development in these towns should address housing challenges and respond to existing and preferred neighbourhood character.

This strategic and integrated approach to planning for housing and neighbourhood character is critical to managing residential development. The Strategy synthesises relevant council strategies and strategic approaches into a cohesive vision. It balances the need and Council and the community's desire for more affordable, diverse and sustainable housing options across the towns to respond to changing community needs while protecting valued neighbourhood, heritage, environmental and landscape character, along with responding appropriately to environmental risks.

A key output is the residential development framework for the towns that gives clarity around preferred built form and neighbourhood character, directs housing growth to appropriate areas and encourages diverse housing types. Two levels of housing change are identified to manage this growth and guide the application of appropriate planning controls including residential zones and schedules in these towns.

### **Population, housing supply and housing demand**

The population of Castlemaine, Campbells Creek and Chewton is projected to increase to 12,363 by 2041. Across these towns, lone person households are expected to increase significantly mainly due to the ageing population. This has implications for land supply, suitability of dwelling stock (including size, location, design, and services), as well as provision of services to these areas. There is a clear mismatch between housing stock that is currently being provided and the needs of the community, particularly for members of the community who have a disability or are over 50 years old.

A residential land supply and demand assessment for Mount Alexander Shire Council was prepared to understand the availability of land, and the key drivers and current levels of residential land demand across the municipality. The analysis states that there is adequate residential land in the municipality to meet the projected population growth and demand for the next 15 years, as required by state planning policy.

The total supply of residential lots across the Shire up until 2041 is 4,342 lots and the majority of land supply for residential use is provided within Castlemaine, followed by Campbells Creek. Total cumulative land demand across the Shire is expected to result in around 2,750 lots being required by 2041. For Castlemaine the total demand forecast is approximately 975 lots by 2041. Campbells Creek is expected to have demand for 369 lots and in Chewton demand is forecasted to be 109 lots up until 2041.

### **Neighbourhood character**

Neighbourhood character types have been defined by extensive surveying of the three towns and identifying various important elements including:

- Building form including roof form.
- Architectural style.
- Siting including setbacks and building spacing.
- Materials.
- Frontage treatment.
- Garden styles and vegetation.
- Location of car parking and vehicular access.
- Public realm qualities including street trees, nature strips, footpaths, road surface etc.
- Broader landscape setting including views.
- Other notable features of the neighbourhood.

From analysis of these attributes, nine neighbourhood character types have been identified for the three towns as follows:

- Castlemaine Town Core.
- Castlemaine Town Inner.
- Castlemaine Town Outer.
- Garden Suburban.
- Suburban.

- Chewton Linear Town.
- Campbells Creek Linear Town.
- Semi-rural.
- Semi-bush.

A 'preferred future character' statement was prepared for each of the nine neighbourhood character types to guide development and assist in achieving new development which is authentic to the context of the three towns, and adds value to its' existing highly valued character. The preferred future character is supported by design guidelines developed to address housing and character issues in each neighbourhood character type to assist in achieving high quality design outcomes, including quality built form, liveability, diversity and consistent neighbourhood character.

### **Residential development framework**

The residential development framework balances the outputs of the housing and neighbourhood character strategy and enables Council to holistically plan for housing change over 15 years to meet the obligations under state planning policy. It also considers other strategic work relating to heritage, landscape, environment and land capability. The framework brings together all of these issues in a coherent manner that balances competing objectives (where they occur) in favour of preferred development outcomes for different areas.

Two housing change types have been applied to the three towns:

- Minimal housing change - comprising those locations with environmental and physical constraints and special neighbourhood character, and therefore have minimal capacity for housing change and growth.
- Managed housing change areas – encompassing residential areas with established neighbourhood character values that have the capacity for housing change and growth to occur.

The framework identifies housing change areas, noting that change is relative to its context. Identifying change areas provides a means for prioritising competing housing and neighbourhood character objectives, and then applying the appropriate planning controls to residential land to give them best effect.

Identifying preferred development outcomes provides certainty to the community about where growth and intensification will occur, where valued neighbourhood character will be either respected or protected and where development is constrained by other characteristics or values.

### 3. Introduction

Mount Alexander Shire Council has prepared a Housing and Neighbourhood Character Strategy for the residential areas of Castlemaine, Campbells Creek and Chewton. The Strategy will provide improved guidance on how new residential development in these towns should address housing challenges and respond to existing and preferred neighbourhood character. It identifies the levels of housing change planned and anticipated for residential areas, provides a plan for managing this growth and helps guide the application of appropriate planning controls including residential zones in these towns.

The Strategy balances Council and the community's desire for more affordable, diverse and sustainable housing options across the towns to respond to changing community needs while protecting valued neighbourhood, heritage, environmental and landscape character, along with responding appropriately to environmental risks.

#### 3.1 Study Area

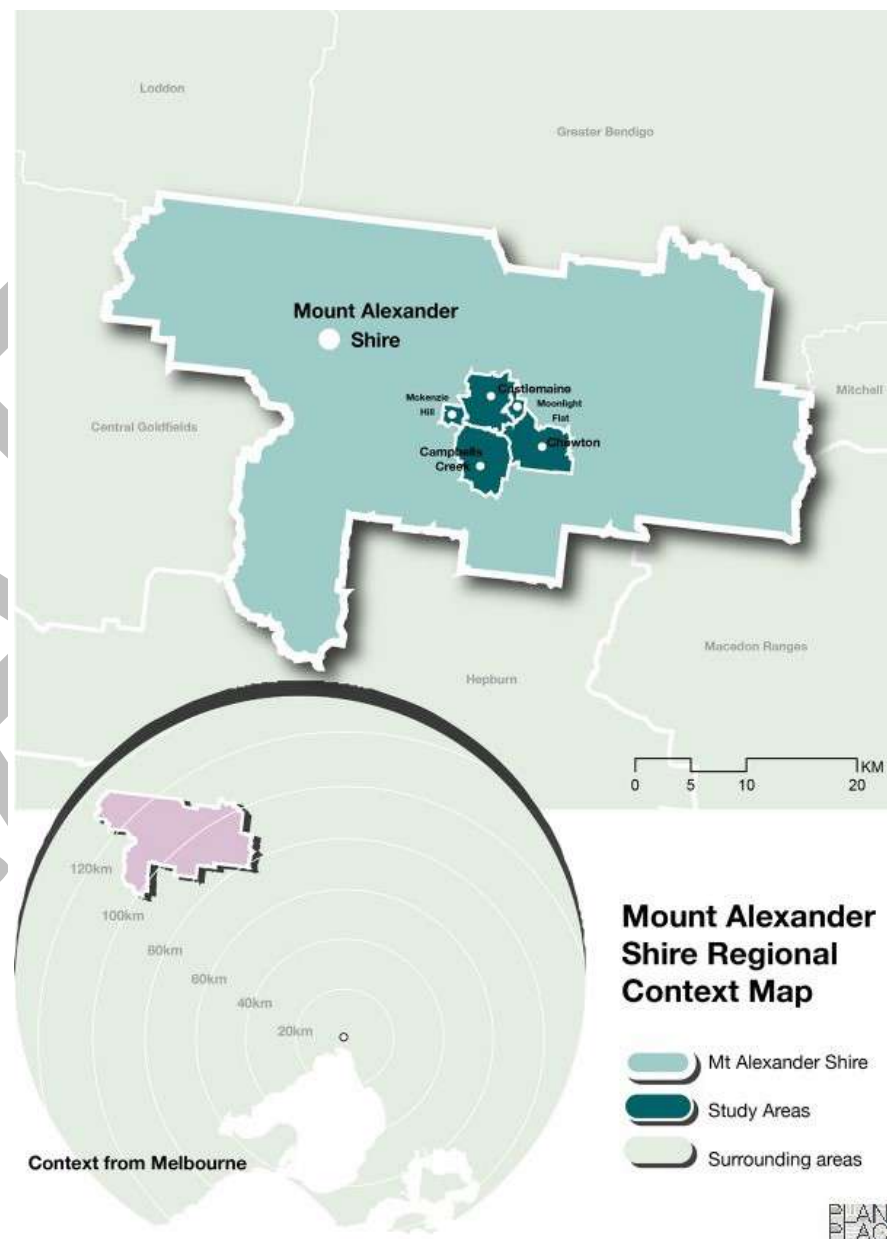
The study area comprises all residentially zoned land within the established town boundaries of Castlemaine, Campbells Creek and Chewton. This land is currently zoned General Residential Zone (GRZ), Township Zone (TZ) and Low Density Residential Zone (LDRZ) land (see **Figure 2**).

The Castlemaine Land Use Framework Plan in the planning scheme and the boundary established in the Chewton Urban Design Framework (2008) and addendum report (2010) set these boundaries (see **Figures 3 and 4**).

At a high-level, the project also considers non-residential land uses where they have the potential to accommodate residential uses. Commercial 1 Zone (C1Z) areas will continue to make a contribution to accommodating areas of residential growth as part of the city's broader housing capacity and supply, often as part of mixed used residential and commercial developments.

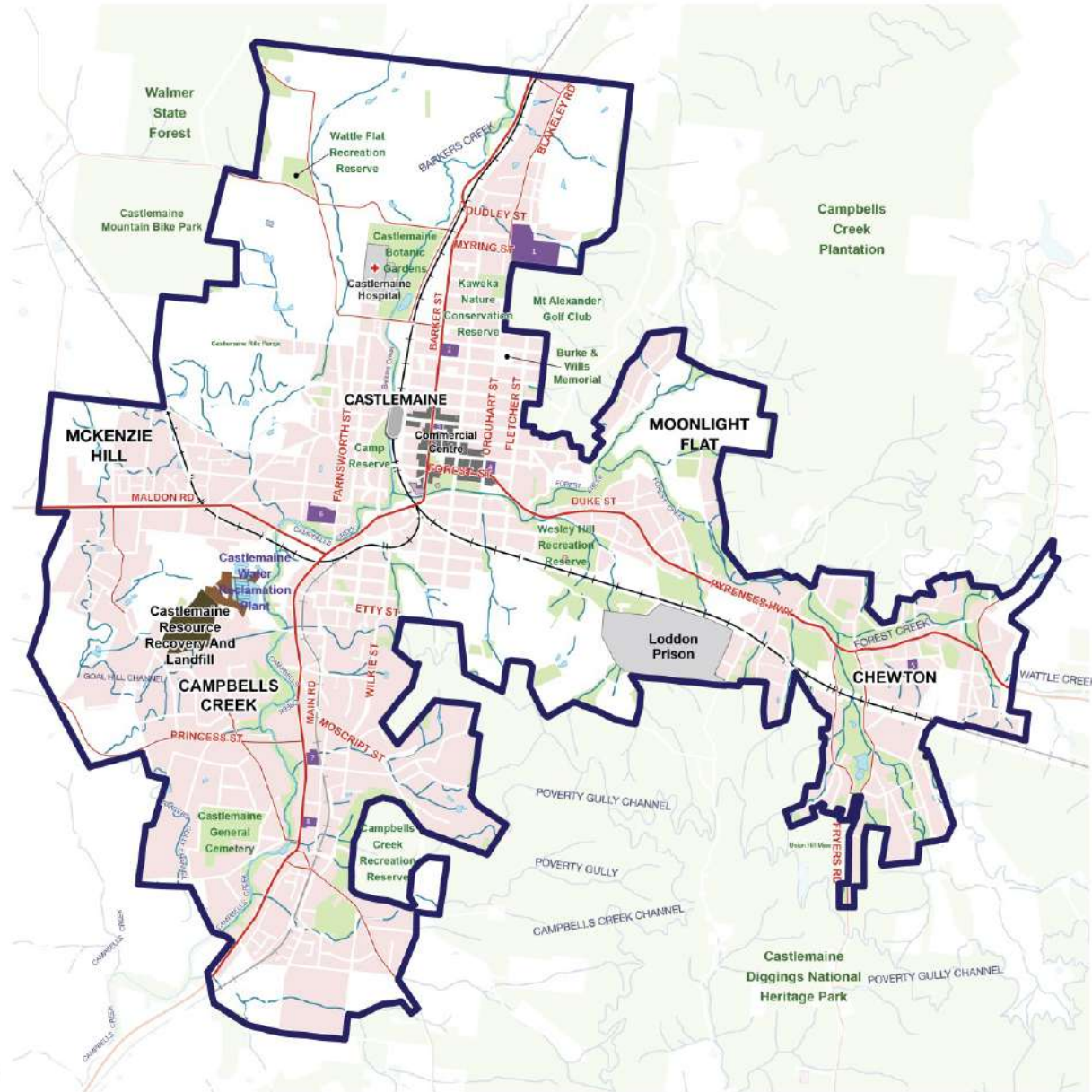
While there is Rural Living Zone land within the town boundaries, land in this zone will be subject to further strategic planning to understand the supply and demand for rural living land.

Figure 1: Mount Alexander Shire – regional context





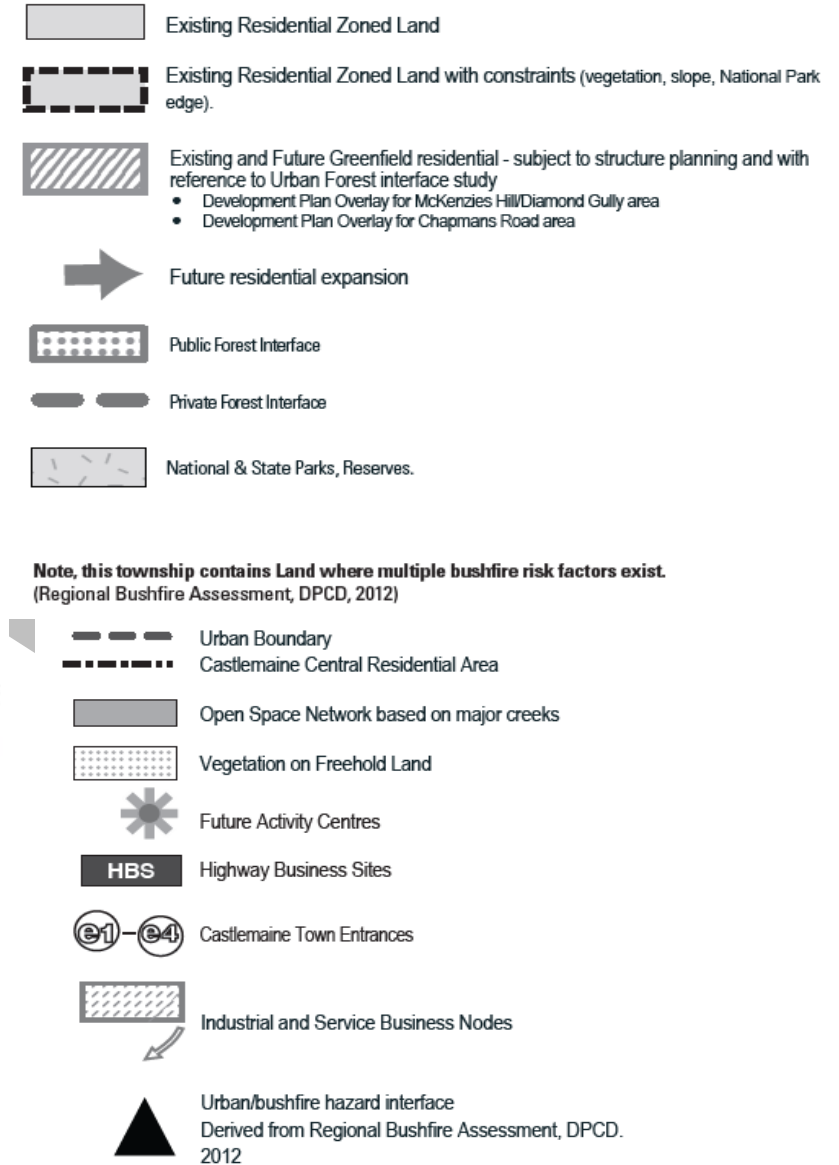
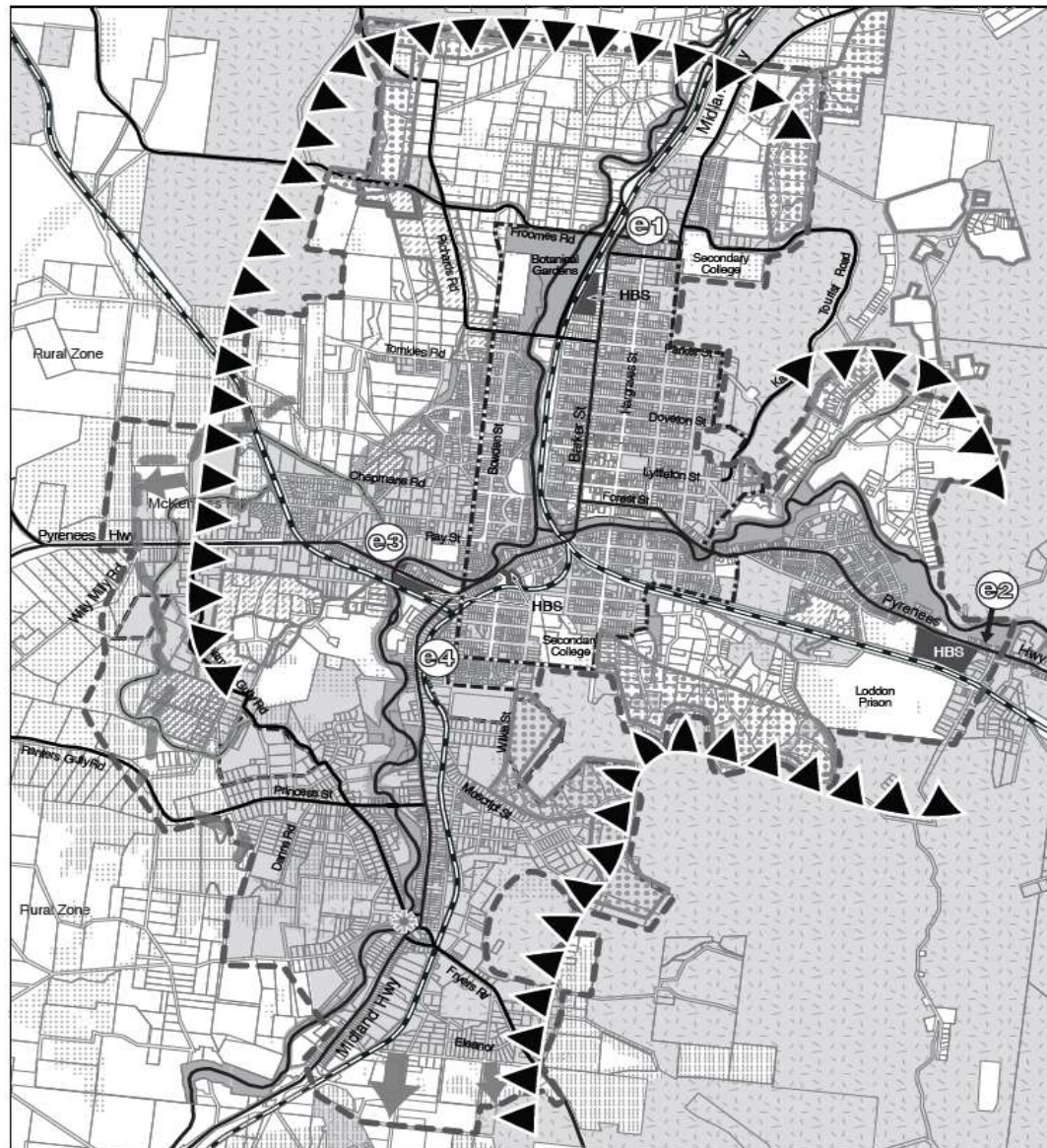
## Castlemaine, Campbells Creek And Chewton Neighbourhood Character Study Areas



**Figure 2:**  
Housing and  
Neighbourhood  
Character  
Strategy Study  
Area



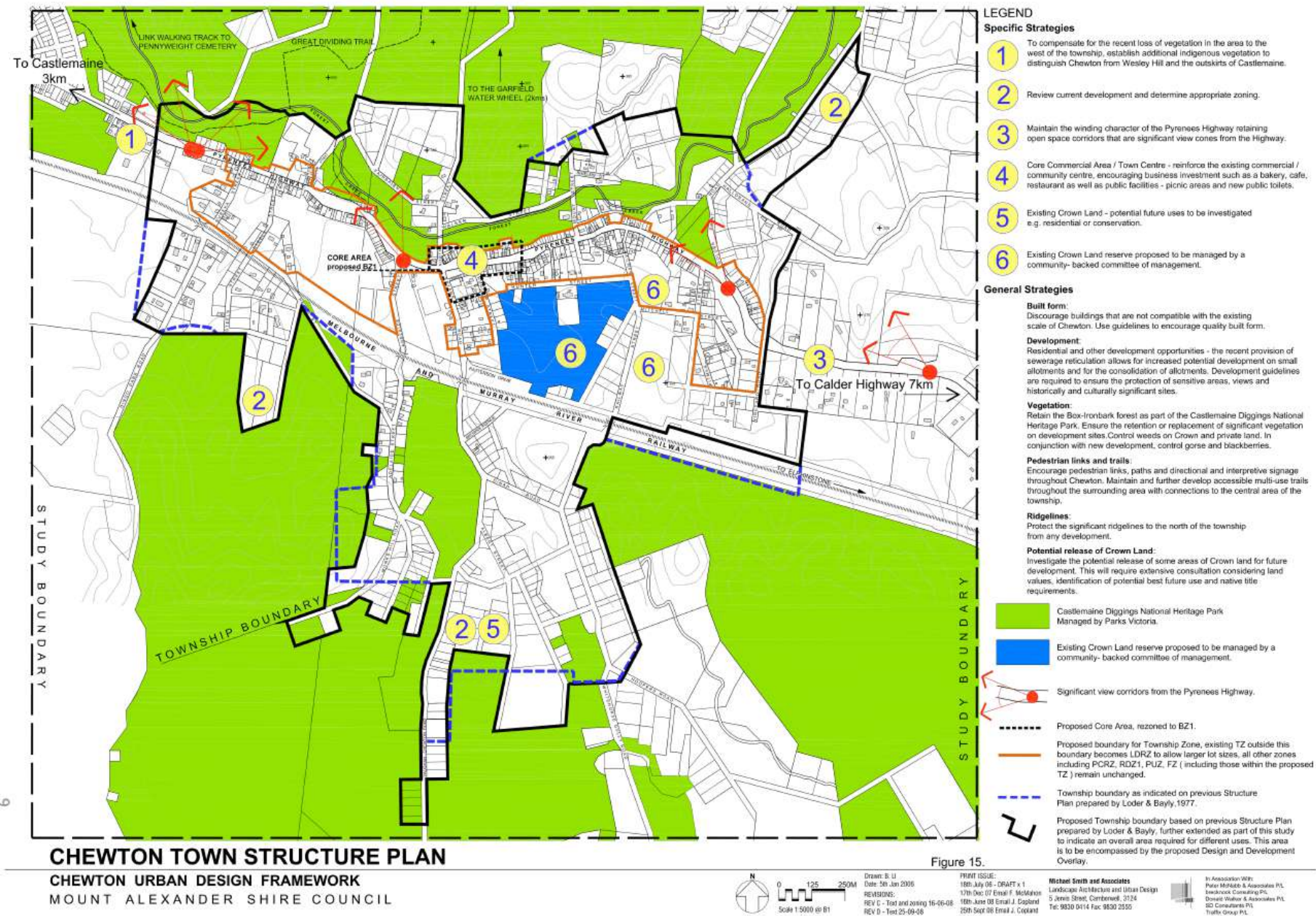
Figure 3: Castlemaine Land Use Framework Plan



PLAN 3: CASTLEMAINE LAND USE FRAMEWORK



Figure 4 Chewton Town Structure Plan





## 3.2 Project Aim and Objectives

The project aims to provide a residential development framework that synthesises relevant council strategies and strategic approaches into a cohesive vision. The framework will provide clarity around preferred built form and neighbourhood character, direct housing growth to appropriate areas and encourage diverse housing types. It will also ensure that residential development respects neighbourhood character, heritage and responds appropriately to other factors such as bushfire and flooding risks, and will apply appropriate planning tools.

The Strategy is guided by Victorian Government planning guidance, specifically Planning Practice Note 90: Planning for Housing and Planning Practice Note 91: Using the Residential Zones.

### Why is a Housing and Neighbourhood Character Strategy important?

The Housing and Neighbourhood Character Strategy will alleviate the growth and housing pressures experienced by Castlemaine, Campbells Creek and Chewton by encouraging residential development. It will also protect neighbourhood character by clearly outlining areas for different levels of housing change, where infill development outcomes are considered appropriate.

Council aims to manage the growth of Castlemaine, Campbells Creek and Chewton by providing clear directions for growth that protects the valued heritage and character of the towns. Castlemaine has been identified as a regional centre for managed and supported growth in the Loddon Mallee South Regional Growth Plan. Campbells Creek offers some growth and infill opportunities but is restricted by bushfire risk. Chewton, a historic gold mining town, has high bushfire risk, with a large portion of the town protected for its heritage values via the heritage overlay, and the town's 'village' scale and character reinforced through the Design and Development Overlay.

Council has prepared a Settlement Planning Assessment for the Shire, which includes a municipal land supply and demand analysis. It reviews the existing overarching framework for how residential growth is to be managed in the municipality over the next 15 years. The assessment informs future strategic planning work, including this Strategy.



## What is Neighbourhood Character?

Neighbourhood character is defined in Planning Practice Note 43 as:

“...essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character. Breaking up character into discrete features and characteristics misses out on the relationships between these features and characteristics. Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of the area.”

Neighbourhood character is defined by various elements including:

- Building form- The height, volume and overall shape of a building as well as its surface appearance.
- Scale - The size of a building in relation to its surroundings, or the size of parts or details of the building, particularly in relation to the scale of a person.
- Siting – The horizontal distance from a boundary or building.
- Materials and finishes on dwellings and fencing.
- Fencing - Front fencing form, height and materials.
- Vegetation type and density and the types of gardens.
- Subdivision pattern - the pattern and layout of blocks and lots, and streets.
- Topography – the forms and features of the land's surface.
- Other notable features of the neighbourhood such as views to landmarks.





## What is the Role of Council in Delivering Housing?

There are a range of different roles and responsibilities in the delivery of housing for government and the private sector. **Table 1** provides an overview of these highlighting the role that Council is playing through the development of this Strategy.

**Table 1: Roles and Responsibilities in the Delivery of Housing**

<b>Commonwealth Government</b>	<ul style="list-style-type: none"><li>• Tax and regulatory levers</li><li>• Migration policy</li><li>• Social housing investment, welfare and Commonwealth assistance, and major infrastructure funding</li></ul>
<b>Victorian Government</b>	<ul style="list-style-type: none"><li>• Build own and manage public housing</li><li>• Victorian Planning Provisions including the 15-year land supply requirement for residential development</li><li>• Land release, rules on zoning (such as inclusionary zoning), stamp duty and land tax</li><li>• Home ownership initiatives such as stamp duty concessions and first home buyer grants</li></ul>
<b>Mount Alexander Shire Council</b>	<ul style="list-style-type: none"><li>• Facilitate the orderly provision housing through the planning scheme by applying the Victorian Planning Provisions</li><li>• Direct where housing will occur, the level of change and set out requirements for development</li><li>• Negotiate development outcomes through planning application and permit process</li><li>• Rates</li><li>• Infrastructure provision</li></ul>
<b>Community housing organisations</b>	<ul style="list-style-type: none"><li>• Build and manage affordable rental properties</li></ul>

### The private sector

- Construction and delivery of housing

# Vision

Castlemaine, Campbells Creek and Chewton will contain a variety of housing to meet the needs of our current and future residents, and community connections will be enhanced. Housing will be affordable, environmentally sustainable and responsive to our unique character, heritage and landscape context. It will be resilient to the threat of floods and fire, which will be exacerbated in our changing climate. We will protect and promote our country town feel where we enjoy walking access to beautiful recreational and green spaces. Our residents will feel comfortable, safe and proud of the community in which they live.

A greater diversity of housing, particularly smaller housing, will be located across the towns with a focus on Castlemaine. Lower density housing will be retained at the edges of our towns where the town meets the bush.

Leafy and green streets will ensure the landscape reaches into our towns and helps keep our streets cool. We will strongly encourage design excellence, innovation and environmentally sustainable design in our future housing, which will nestle into our streets contributing to the area's preferred character.

## 4. Drivers of Change

### 4.1 Why is the Strategy Being Undertaken?

This Strategy is being undertaken to guide Castlemaine, Campbells Creek and Chewton's future housing and neighbourhood character. There are several factors and influences driving the preparation of the Strategy, including the need to:

- Accommodate population growth and change.
- Address the mismatch between housing stock and community needs.
- Address the challenges of housing affordability and stress.
- Be consistent with Victorian Government planning guidance.
- Ensure application of appropriate tools.
- Establish and define neighbourhood character.
- Manage future development within heritage areas.
- Respond appropriately to bushfire risk.
- Mitigate and adapt to climate change through environmentally sustainable development.
- Identify strategic opportunity sites.

A strategic and integrated approach to planning for housing and neighbourhood character is critical in managing residential development. As outlined, this relies on the development of a residential development framework that consists of a local housing strategy and a neighbourhood character strategy. These along with an assessment of other strategic work, such as heritage, landscape, environment and land capability studies, enable the development of a coherent strategic vision containing a plan that balances competing objectives by prioritising preferred development outcomes for different areas.

Council and the community are committed to addressing the housing challenges facing the Shire. The Community Vision (2021-2031) within the current Council Plan (2021-2025) for the Shire reflects this: "We are a welcoming community where everybody has access to services and supports, and opportunities for housing, education, employment and

creative and social pursuits". One of the objectives of the Council Plan states that 'We are facilitating managed growth of our towns while protecting natural assets'.

The concerns around housing challenges have been identified through numerous consultation activities undertaken by Council, particularly in the development of the new Council Plan and Community Vision, and by the project's Community Reference Group.

There is a strong desire to increase the diversity, sustainability and affordability of housing to ensure the needs of the entire community are met, including for the most vulnerable, while protecting the valued elements of character in the towns. The Strategy will provide greater direction on the how these concerns and desires are to be addressed.

#### NOTE:

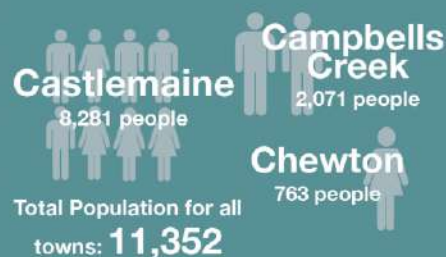
- Current population, demographics and most dwelling data for Castlemaine, Campbells Creek and Chewton has been sourced from the ABS 2021 census, using the 'Suburbs and Localities' (SAL) geographical area. The Castlemaine SAL area has included the McKenzie Hill area in most cases unless otherwise stated.
- Where data is not available for SAL areas from the ABS, this has used the Mount Alexander 'forecast areas' from REMplan.
- Where the draft strategy uses future projection data, this is sourced from REMplan and uses the Mount Alexander 'forecast areas' for Castlemaine, Campbells Creek and Chewton given this encompasses the urban/established residential areas of these towns and is where growth is directed.

A population and demographic snapshot of the Castlemaine, Campbells Creek and Chewton communities is shown overleaf.



# Demographic Snapshot

## WHO WE ARE\*

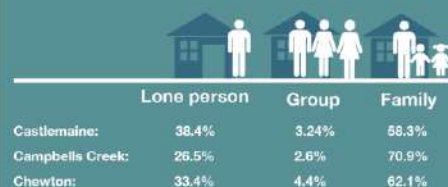


The highest proportion of people between 65 and 69 years of age (8.4%).

The population is projected to increase to **12,363** by 2041

SOURCE: Remplan 2023

## Household Types



SOURCE: ABS 2021

## DWELLING STRUCTURE\*

NOTE:

0.1% of dwellings are unaccounted for due to its visitor only and non-classifiable status



SOURCE: ABS 2021



SOURCE: ABS 2021 and REMPLAN

\*\*Based on Molunt Alexander 'forecast areas' obtained from the REMplan Housing module.

## TENURE TYPE\*

NOTE:

0.1% of dwellings are unaccounted for due to its visitor only and non-classifiable status



On 2021 census night there were **4,634** occupied dwellings in Castlemaine, Campbells Creek and Chewton region, with **460** dwellings unoccupied. \*

\*Based on 'suburbs and localities' (SAL) geographical areas for these towns, data sourced from the ABS Census 2021 data. NOTE: Castlemaine includes the SAL area for McKenzie Hill.

## Housing Stress\*\*



Housing stress has been measured by the 30/40 housing stress model, which only considers households in the lower 40% of income earners. Spending over 30% of their income on housing is considered to be housing stress.

## Dwelling Approvals\*\*\*



\*\*\*Areas based on addresses in these towns and may include some dwelling approvals in rural areas of these towns. This data has been sourced from Council's building permit data.

\*\*\*\*Based on SAL areas, sourced from the ABS Census 2021.

## Affordable Housing\*\*\*\*

Percentage of households where total weekly income is less than \$650:

- Chewton: 26.7%
- Campbells Creek: 21.1%
- Castlemaine: 27.6%
- McKenzie Hill: 18.2%

Percentage of households where total weekly income is more than \$3,000:

- Chewton: 14.8%
- Campbells Creek: 13%
- Castlemaine: 12.1%
- McKenzie Hill: 13.1%

## HOUSING STOCK\*\*





## Accommodate population growth and change

The population of Castlemaine, Campbells Creek and Chewton is projected to increase to 12,363 by 2041 (Source: REMplan). Across this region, lone person households are projected to have the biggest increase between 2016 and 2041. An increase in the proportion of lone person households is largely a result of the ageing population, and has implications for land supply, suitability of dwelling stock (including size, location, design, and services), as well as provision of services to these areas.

Castlemaine is projected to have the largest proportion of net migration for all forecast areas, with 2,187 people projected to migrate to the town up until 2041. The proportion of population aged between 20 - 29 and 55 - 94 is projected to increase over the period up until 2041.

As its population continues to grow, and its demographic composition evolves, Castlemaine, Campbells Creek and Chewton will require a greater diversity of housing types with smaller and more affordable stock ideally in close proximity to services and facilities. The Strategy will provide clear direction on the housing requirements and design guidelines to manage their delivery.

## Address the mismatch between housing stock and community needs

There is a mismatch between housing stock that is being provided and the needs of the community. This is particularly so for members of the community who have a disability or are over 50 years old. The number of people over 50 years old, and the number of people living with a disability, is already greater than the Victorian state average, and this is forecast to increase. The number of people who have need for assistance with core activities in the three towns is growing. In 2016, 500 people had need for assistance with core activities, which grew to 614 in 2021. This represents approximately 5.5% of the population of the three towns (Source: REMplan). With a population that is ageing, this number will continue to grow over coming decades. Projections show that separate houses will continue to make up the bulk of housing structures up to 2041. Based on current trends and without planning policy intervention, the housing stock

being provided will increase this current mismatch between housing stock and community needs.

This points to an increase in the number of people needing smaller homes that are more accessible. The age and design of much of the current housing stock excludes people with accessibility requirements. The Strategy needs to clearly identify the housing forms that are required to meet the need for appropriate and accessible housing and identify locations suitable for these types of development.

## Address the challenges of housing affordability and stress

**Affordable housing is housing that costs no more than 30% (often no higher than 25%) of a household's income**

The current Council Plan (2021-2025) includes the following objective: 'We are focused on the housing affordability challenge in our community'.

There is evidence that households are under increasing housing stress as housing prices rise for both purchasers and renters.

50.7% of all Castlemaine households are very low-income households, and 22.6% are low-income households, with 13% being moderate-income households. This compares with 43.7% very low-income households in Campbells Creek, 27.1% low-income households and 15.6% moderate-income households. In Chewton, 45.1% of all households are very low-income households, 21.7% are low-income households and 13.4% are moderate-income households (Source: REMplan, based on 'forecast areas').

The main source of housing stress is rental stress. Rental payments were greater than 30% of household income for 39.2% of renter households in 2021 (Source: ABS 2021, based on 'SA2' area for Castlemaine, which includes Campbells Creek and Chewton). In the last few years, rental stress factors are likely to have increased.

A greater diversity of smaller housing types that are more affordable in close proximity to services and facilities is a key driver for the Strategy.

### **Be consistent with Victorian Government planning guidance**

The Strategy is guided by Victorian Government planning guidance, specifically Planning Practice Note 90: Planning for Housing and Planning Practice Note 91: Using the Residential Zones. A preferred neighbourhood character needs to be defined and aligned with the directions of state planning policy at Clause 15.01-5S – Neighbourhood character of the planning scheme and guided by relevant Planning Practice Notes (PPNs).

PPN90 relates to how a neighbourhood character strategy should inform a housing strategy that identifies minimal, incremental and substantial change areas with supporting criteria to balance the need to protect valued character and ensure housing growth and diversity.

PPN91 provides principles underpinning the residential zones and their links to the housing outcomes being sought. This requires that the Neighbourhood Character Overlay (NCO) not be used as a 'blanket' control across the municipality but applied strategically to areas where variations to clause 54 and clause 55 standards fail to meet the specific objectives for neighbourhood character. Direction is provided on when and how to use an NCO and highlights that the NCO and Heritage Overlay (HO) should not be applied to the same areas. The application of the HO and underlying residential zoning should be consistent with the strategic intent outlined in the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF). Similar logic applies to NCOs and areas where a Design and Development Overlay (DDO) and/or a Development Plan Overlay (DPO) is applied.

To provide consistency with PPNs 90 and 91, the Strategy needs to clearly define minimal, incremental and substantial change areas in the context of these towns and the housing outcomes being sought by the application of residential zones and their accompanying schedules. Residential zone schedules can be tailored with specific requirements that relate to the housing change area and the preferred neighbourhood character by including Clause 54 and 55 standard variations if required.

### **Use of appropriate tools**

New residential zones were introduced into the Mount Alexander Planning Scheme as part of state wide changes in 2013 and 2017. This resulted in the widespread application of the General Residential Zone in Castlemaine and the retention of the Township Zone where it had previously been applied in Campbells Creek and Chewton through the new format schemes in the late 1990s. There is a need to review the application of these zones and in light of PPN91, consider opportunities for other zones to be used to better direct outcomes and meet development expectations.

### **Review existing relevant documents**

There is currently some housing policy in the Mount Alexander Planning Scheme but very limited neighbourhood character policy. Several documents have formed the policy basis in the towns over the past few decades.

The Castlemaine Residential Strategy (which includes Campbells Creek) was prepared in 2004. Along with the Castlemaine Land Use Strategy (2004), a framework plan was developed and incorporated into the planning scheme to guide land use planning in the two towns. A high-level review of the plan was completed during the Mount Alexander Planning Policy Framework translation (in 2021) which made some policy-neutral updates to the plan. A high-level review of the area's neighbourhood character was completed as part of this, which focused largely on architectural eras, and recommends the need for a full neighbourhood character study to be undertaken. Areas such as Diamond Gully were identified as growth areas in these documents and structure plans were subsequently prepared. These are now developing with the last greenfield areas under development.

However, a more recent analysis of housing following extensive development in the Campbells Creek area and further work on neighbourhood character has not been undertaken since its original preparation and the policy settings adjusted.

There is little guidance in the planning scheme for Chewton on housing or neighbourhood character despite the preparation of the Chewton Urban Design Framework 2008 and Addendum report in 2010. These documents are referenced as background documents in the planning scheme and

have been implemented in part through Schedule 11 to the Design and Development Overlay, providing direction on built form outcomes along the Pyrenees Highway. There is currently no local policy and no framework plan incorporated into the scheme for Chewton.

This Strategy provides the opportunity to update and provide further guidance on the housing components of the Castlemaine Residential Strategy, Castlemaine Land Use Strategy and build on the neighbourhood character analysis to provide greater guidance on built form outcomes. It also provides the opportunity to review the directions on housing and neighbourhood character in the Chewton Urban Design Framework and implement this into the planning scheme to provide clearer direction for housing and neighbourhood character, through local policy and a graphical framework plan.

### **Establish and define Preferred Neighbourhood Character**

The preparation of the Strategy provides the opportunity to update and enhance previous work in relation to neighbourhood character. While the Castlemaine Residential Strategy and Chewton Urban Design Framework identified valued elements of neighbourhood character, they did not identify a preferred future character, develop design guidelines, or apply any of the available planning tools (noting that many of the tools were not available at the time).

The new neighbourhood character guidelines provide the opportunity to include a clearer emphasis about a preferred neighbourhood character aligned to the housing change type and the built form outcomes that are sought. Guidelines will be prepared for each neighbourhood character area, providing direction on design elements, layout, siting and subdivision for new dwellings.

### **Manage future development in heritage areas**

The study area is well known for its extensive areas of heritage value, much of which is protected via a Heritage Overlay (HO). These areas are concentrated in central Castlemaine and Chewton and scattered over the remainder of the study area. In central Castlemaine, infill development is encouraged; this does not mean no change to the urban fabric of the town, rather it means that change can occur in these areas in a managed way

with a considered response to heritage values, fabric and context. The Strategy will need to facilitate more housing in these areas while responding to and interpreting the heritage context appropriately and achieving good design outcomes.

An updated Heritage Study for Castlemaine is currently being prepared, to update the heritage study initially conducted in 1979 and re-published in 1981. The Heritage Study will be composed of 3 stages, including:

- Stage 1: Gap Analysis – identifying places of potential heritage significance which are currently unprotected via a HO.
- Stage 2: Preliminary investigation and review of existing HOs – Reviewing the existing HOs and providing recommendations for future heritage controls.
- Stage 3: Future Directions Report – documenting the methodology and information to support a future planning scheme amendment.

These three stages will be implemented via a planning scheme amendment process.

While the recommendations of stage 1 (Heritage Gap Analysis) have been considered as part of Strategy, the Strategy will be unable to consider the specific results of this stage until the outcomes are ready for a planning scheme amendment and Heritage Overlays are applied. PPN91 provides greater clarity on the application of the NCO and HO and the need to ensure that there is no overlap between HO and NCO controls.

### **Respond appropriately to bushfire risk**

A bushfire risk assessment was prepared by Kevin Hazell Bushfire Planning to contribute to the review and update of the overall strategic directions of the Castlemaine, Chewton and Campbells Creek region. This is informed by State Planning Policy at Clause 13.02 – Bushfire Planning. The assessment considered the bushfire context of this area, the landscape hazard levels and areas of low fuel based on landscape types, and whether there are locations that could meet the exposure requirements of Clause 13.02.



The objective of Clause 13.02 is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Three landscape types were identified across this region within the bushfire risk assessment, with corresponding strategic recommendations (see **Figure 5**):

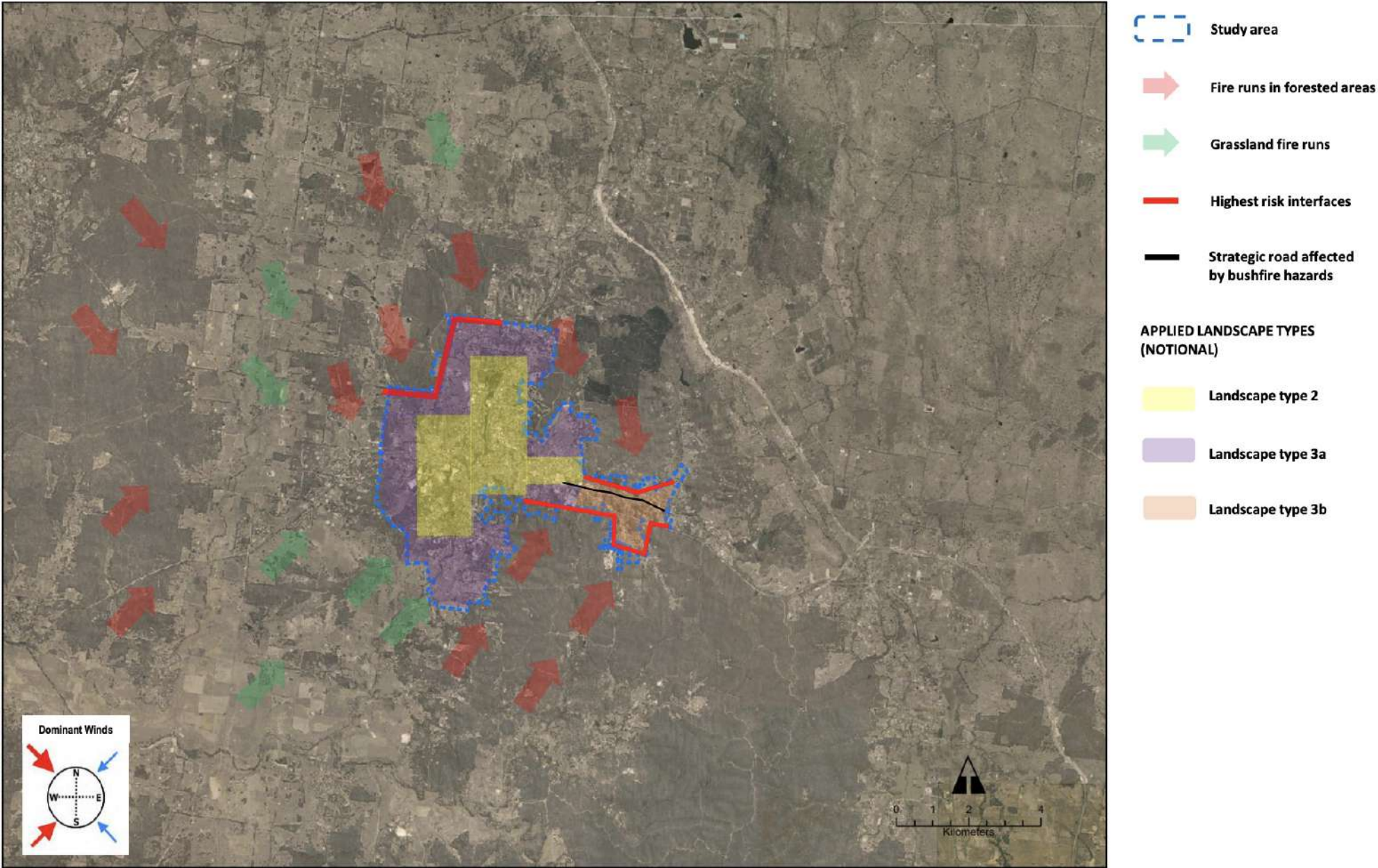
- Landscape Type 2 areas - within central, established parts of Castlemaine:
  - Low fuel urban areas that are away from forested edges.
  - Places that can satisfy the bushfire exposure requirement (12.5 kilowatts/square metre).
  - Strategic planning decisions usually direct future developments to these sites, based on Clause 13.02-1S of the planning scheme, and they mostly have no Bushfire Management Overlay (BMO).
  - The state government's Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2019) provide settlement planning directions for such areas.
- Landscape Type 3a areas - land on the peripheries of Campbells Creek and Castlemaine:
  - Land within the BMO found in the north, west and south of the study area, with areas that are close to or directly adjoining forested areas, which have the highest bushfire risk along immediate interfaces to settlement areas.
  - Risk is significantly reduced where there is a clearly defined hazard edge or bushfire buffer area. These measures can be provided to create new development in these areas, pursuant to Clause 13.02-1S of the planning scheme.
- Landscape Type 3b areas – Chewton:
  - The BMO applied to all its land, which has the highest risk out of the entire study area. This is due to the significant bushfire hazards that its linear development pattern poses, which can result in long fire runs to the north and south.
  - Chewton's high risk, however, can be abated and development considerations can be made, given that appropriate planning is conducted on the neighbourhood

scale that coordinates change and effectively manages bushfire risks.

Although the study area in general is said to be in a high-risk bush fire landscape, the main settlement area of Castlemaine has been assessed to have favourable bushfire characteristics (Type 2). This is characterised by the low-fuel town centre area that may be used as a safety point for people living in the outskirts of town. Hence, the recommendation was that future growth/development be focused toward Castlemaine, in line with the guiding local and state planning policies, although other parts of the study area can potentially be considered, if appropriate bushfire risk management standards can be met.

This Strategy should direct the highest proportion of additional housing towards Castlemaine and away from areas covered by the BMO such as Chewton or adjoining forested areas.

Figure 5: Landscape Bushfire Analysis



Source: Bushfire assessment to inform the Castlemaine Framework Plan and Urban Character Design Guidelines, August 2022.

## Mitigate and adapt to climate change through sustainable residential development

Mount Alexander Shire Council declared a Climate Emergency in December 2019 following community advocacy. Managing the impacts of climate change and delivering environmentally sustainable residential development are very important to both Council and the community. An objective of the current Council Plan (2021-2025) is 'We are working locally to address the climate emergency'. Council's Climate Change Strategy 2023-2033, Goal 4 relates to housing – 'Our infrastructure is robust in the face of current and future climate change impacts' and includes actions to use Council's planning controls to reduce exposure to climate risks and advocating and educating to climate-resilient buildings and development. This Strategy needs to provide direction on how housing will respond to climate change and deliver more sustainable residential development in the context of neighbourhood character in the three towns.

### Identify Strategic Opportunity Sites

Planning Practice Note 90 states that a housing strategy should:

- Ensure a range of housing opportunities to meet the population needs of a municipality.
- Provide the strategies and implementation means to meet these housing needs.
- Identify the strategic opportunity sites where, and how, future housing needs will be met throughout the local government area.

Opportunity sites for housing growth includes areas close to jobs, public transport, services, activity centres, and strategic development areas.

State planning policy at Clause 16.01-1S of the planning scheme also includes that the proportion of housing should be increased in designated established urban area locations, including underutilised urban land, and that the share of housing should be reduced in greenfield, fringe, and dispersed development areas. It also states that higher density housing development should be encouraged on sites that are close to jobs, services, public transport, and activity centres. This provides important high level direction to this Strategy.



Source: Community Feedback on Issues and Options Paper, December 2022.

## 4.2 Summary of Factors and Influences on the Strategy's Preparation

The factors and influences that have been outlined provide the context of strategic drivers for the preparation of the Strategy for Castlemaine, Campbells Creek and Chewton's future housing change and neighbourhood character areas.

These factors and influences have been used to frame the Strategy's key strategic directions and implementation.



## 5. Strategic and Policy Context

### 5.1 Overview

This section provides a synopsis of State and local policies, provisions and strategies that have influenced the development of this Strategy. Plan Melbourne and the Loddon Mallee South Regional Growth Plan provide important state and regional context and further detail about these strategies is included in the Strategic and Policy Context Report (Attachment 1 to Issues and Opportunities Paper) prepared by Council to support and inform the development of this Strategy.

#### Municipal Planning Strategy

The Municipal Planning Strategy (MPS) at Clause 02.03 of the Mount Alexander Planning Scheme outlines how Council will implement its vision and manage key issues relevant to the Shire.

Clause 2.03-1 includes strategic directions which relate to settlement and planning for the growth of townships. It states that Castlemaine (including Campbells Creek and Diamond Gully) is the main population centre and the key administrative and commercial centre in Mount Alexander 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. It states that 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.

Council's MPS includes strategic directions for settlements and townships (relevant to the Strategy) to:

- Discourage the rezoning of land for urban purposes outside the urban/township boundaries.
- Discourage the rezoning or development of land for low density residential development if the land is likely to be required for future urban development.
- Encourage infill and higher density development in the Shire's towns, particularly in Castlemaine.
- Support urban consolidation and expansion at Castlemaine.

- Concentrate growth in Diamond Gully as Castlemaine's primary urban growth area (noting this is now all under development).

Council's MPS includes strategic directions for heritage and character (relevant to the Strategy) to:

- Protect and conserve the historic fabric and maintain the integrity of places of heritage and cultural heritage significance.
- Encourage residential and commercial development that respects the existing form and character of streetscapes and allows for contemporary architectural expression.
- Managing the form and appearance of medium density and infill housing to protect the heritage and residential character of the Shire's towns.
- Encourage development at highway entrances that respect township character and heritage values.
- Encourage development along the entrances to all towns to be landscaped with species consistent with the existing and planned landscape for each town.

Council's MPS includes strategic directions for housing (relevant to the Strategy) to:

- Encourage increased residential densities within 20 minutes walking distance from town centres or close to retail, health and community facilities.
- Encourage the adaptation of existing building stock for varying forms of accommodation, including shop top living or warehouse-style living.
- Encourage large developments to include a proportion of social housing within the development.
- Encourage alternative residential design concepts such as cluster housing.
- Encourage new subdivisions to have a diversity of lot sizes, including smaller lots to promote affordability.
- Support the development of smaller dwellings to respond to the changing housing needs of the community.

- Encourage larger developments to provide a mix of housing types and sizes, including one and two-bedroom accommodation that are suitable for smaller houses.

## 5.2 Zones

The following zones from the Victorian Planning Provisions (VPP) and/or the Mount Alexander Planning Scheme ('the planning scheme') are relevant for the Strategy and in reflecting preferred neighbourhood character outcomes and determining housing change areas.

Current zones applied in the Mount Alexander Planning Scheme for Castlemaine, Campbells Creek and Chewton are shown in **Figure 7**.

Zones that are, or have the potential to be, included within the planning scheme affecting residential use and development are listed below, including where they are applied:

- Clause 32.03 Low Density Residential Zone (LDRZ) – Residential zone currently applied at Hundredweight Hill (Development Plan Overlay (DPO) – Schedule 5 area), Martin and Ireland Streets, Castlemaine (DPO7) and the eastern boundary of Happy Valley.
- Clause 32.04 Mixed Use Zone (MUZ) – Residential zone not currently applied in these towns.
- Clause 32.05 Township Zone (TZ) – Residential zone currently applied within Campbells Creek and Chewton.
- Clause 32.07 Residential Growth Zone (RGZ) – Residential zone not currently applied in the Mount Alexander Planning Scheme.
- Clause 32.08 General Residential Zone (GRZ) – Residential zone currently applied across Castlemaine's residential areas, and in the southern portion of Campbells Creek.
- Clause 32.09 Neighbourhood Residential Zone (NRZ) – Residential zone not currently applied in the Mount Alexander Planning Scheme.

The Rural Living Zone is not considered a residential zone and is therefore not included within the scope of this strategy. Rural living land will be considered and reviewed as part of a separate strategic planning project.

The Commercial 1 Zone (C1Z) is currently applied to commercial centres where mixed uses can be accommodated, and accommodation is a permitted use.

The Public Use Zone is currently applied to land used for public purposes such as schools, transport uses, utilities; accommodation is not a prohibited use but requires the public land manager's approval/consent.

The Industrial 1 Zone (IN1Z) is currently applied to land where industrial uses are to be accommodated. Other than a caretaker's house, all accommodation is prohibited. Housing development would require a rezoning of land.

**Figure 6: Role and application of residential zones from Planning Practice Note 91.**

Residential zone	Role and application
<b>Clause 32.03 Low Density Residential Zone (LDRZ)</b>	Applied to areas on the fringe of urban settlements and townships with reticulated sewerage (0.2 ha minimum) or without reticulated sewerage (0.4 ha minimum) to ensure lots remain large enough to treat and retain all wastewater but small enough to be maintained without the need for agricultural techniques or equipment.
<b>Clause 32.04 Mixed Use Zone (MUZ)</b>	Applied to areas suitable for a mixed-use function, including a range of residential, commercial, industrial and other uses. Suitable for areas identified for residential development at higher densities including urban renewal and strategic redevelopment sites.
<b>Clause 32.05 Township Zone (TZ)</b>	Applied to small towns with no specific structure of residential, commercial and industrial land uses.
<b>Clause 32.07 Residential Growth Zone (RGZ)</b>	Applied to areas suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport, and to provide a transition between areas of more intensive use and development such as activity centres, and other residential areas.
<b>Clause 32.08 General Residential Zone (GRZ)</b>	Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport.
<b>Clause 32.09 Neighbourhood Residential Zone (NRZ)</b>	Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality or surrounding area.

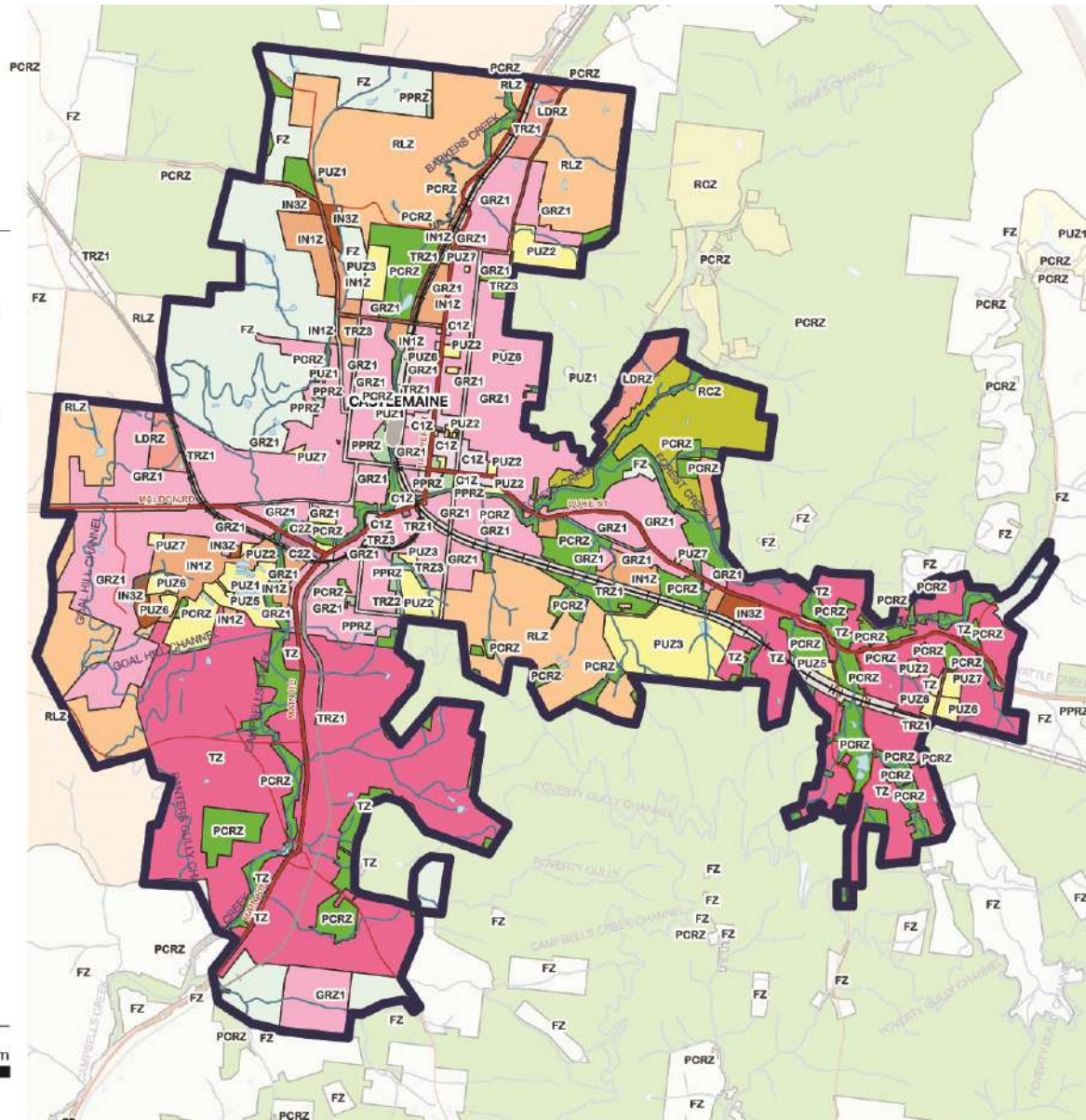
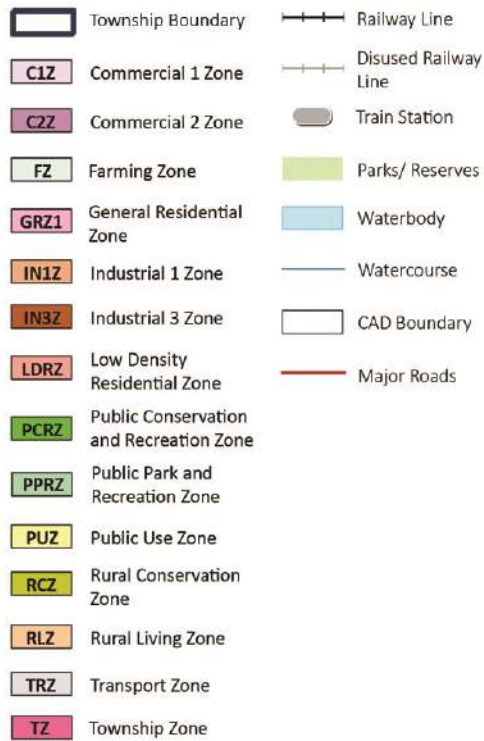


Figure 7: Current Zones, Castlemaine, Campbells Creek and Chewton

## Zoning

Castlemaine, Campbells Creek and  
Chewton

Scale: 1:60,000m





## 5.3 Overlays

The following overlays applied in the Mount Alexander Planning Scheme are relevant for the Strategy.

Current overlays applied in the planning scheme for Castlemaine, Campbells Creek and Chewton are shown in **Figures 8, 9, and 10**.

The following overlays are relevant to various degrees in determining housing change areas within the study area based on the methodology of PPN90:

- Clause 42.01 – Environmental Significance Overlay (ESO) – Schedule 6 applied to land within the Diamond Gully Structure Plan area.
- Clause 42.02 – Vegetation Protection Overlay (VPO) – Schedule 1 currently applied to land in McKenzie Hill, and Schedule 2 applied to land in Campbells Creek.
- Clause 42.03 – Significant Landscape Overlay (SLO) - Schedule 2 applied across Castlemaine landscape significance area.
- Clause 43.01 – Heritage Overlay (HO) applied throughout all towns in the study area.
- Clause 43.02 – Design and Development Overlay (DDO) – Schedules 2, 3, 4, 7, 8, 11, 13 and 14 applied within the study area.
- Clause 43.04 – Development Plan Overlay (DPO) – Schedules 1, 5, 6, 7, 8, 9, 10 and 11 applied across various areas of the three towns.
- Clause 44.01 – Erosion Management Overlay (EMO) applied to the western side of Castlemaine in McKenzie Hill and Diamond Gully areas.
- Clause 44.03- Floodway Overlay Schedule 1 applied to land along and surrounding waterways within all three towns.
- Clause 44.04 – Land Subject to Inundation Overlay (LSIO) applied to land across all three towns along waterways and surrounds.

- Clause 44.06 – Bushfire Management Overlay (BMO) applied to the whole of Chewton, and the edges of Castlemaine and Campbells Creek.
- Clause 45.05 – Restructure Overlay (RO) – Schedule 1 applied to land within Happy Valley, noting that this area is proposed to be removed from the Castlemaine township boundary.

It is noted that the housing change areas suggested in PPN90 are proposed to be adapted to local context which will be further discussed in Chapter 10. In this Strategy, the change areas identified are minimal housing change and managed housing change.

See **Appendix 1** for details about each of the schedules to the DDOs and DPOs.



Figure 8: Current Overlays, Castlemaine, Campbells Creek and Chewton (Excluding Heritage and Bushfire Management Overlays)

## Overlays (excluding Bushfire Management and Heritage Overlays)

Castlemaine, Campbells Creek and Chewton

Scale: 1:60,000m

- |  |  |
|--|--|
|  Township Boundary                  |  Railway Line         |
|  Design and Development Overlay     |  Disused Railway Line |
|  Development Plan Overlay           |  Train Station        |
|  Environmental Audit Overlay        |  Parks/ Reserves      |
|  Erosion Management Overlay         |  Waterbody            |
|  Environmental Significance Overlay |  Watercourse          |
|  Flooding Overlay                   |  Major Roads          |
|  Land Subject to Inundation Overlay |  |
|  Public Acquisition Overlay        |  |
|  Restructure Overlay              |  |
|  Specific Controls Overlay        |  |
|  Significant Landscape Overlay    |  |
|  Vegetation Protection Overlay    |  |

PLAN2  
PLACE



0 750 1,500 2,250m

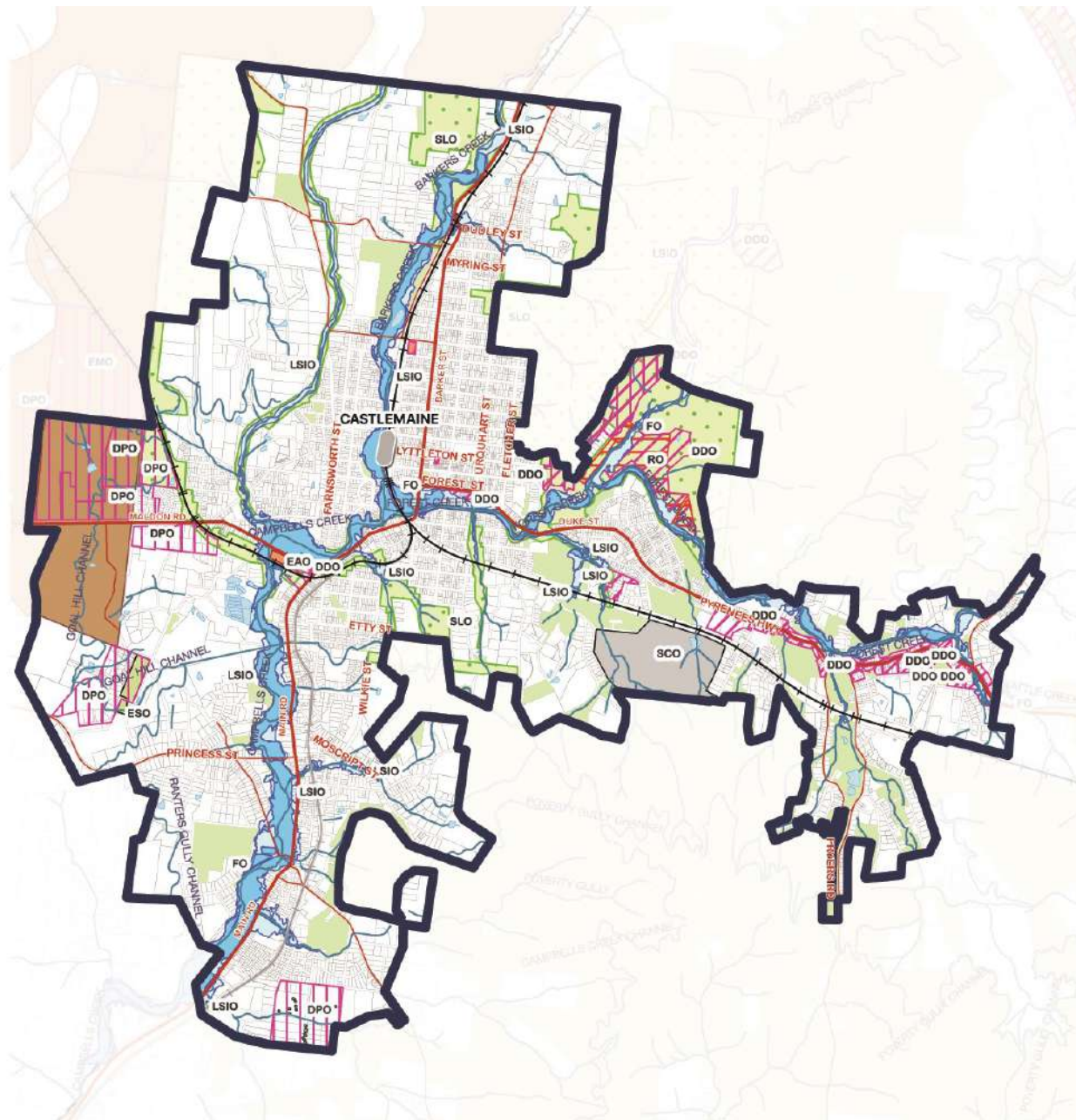




Figure 9: Bushfire Management Overlay, Castlemaine, Campbells Creek and Chewton

Bushfire Management Overlay

Castlemaine, Campbells Creek and  
Chewton

Scale: 1:60,000m

- Township Boundary
- Bushfire Management Overlay
- Bushfire Management Overlay - Schedule 1
- Major Roads
- Railway Line
- Disused Railway Line
- Train Station
- Parks/ Reserves
- Waterbody
- Watercourse

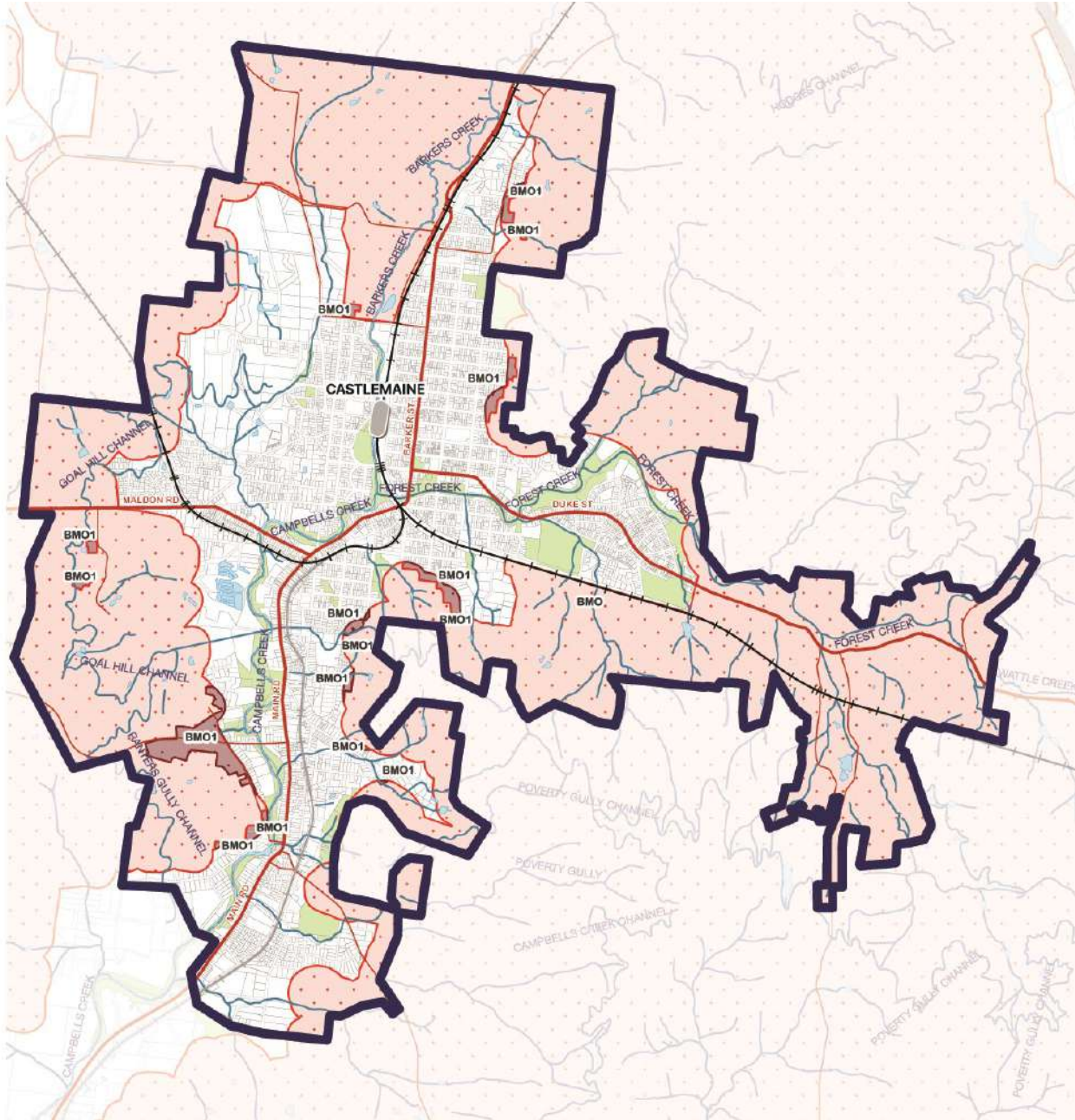




Figure 10: Heritage Overlay, Castlemaine, Campbells Creek and Chewton

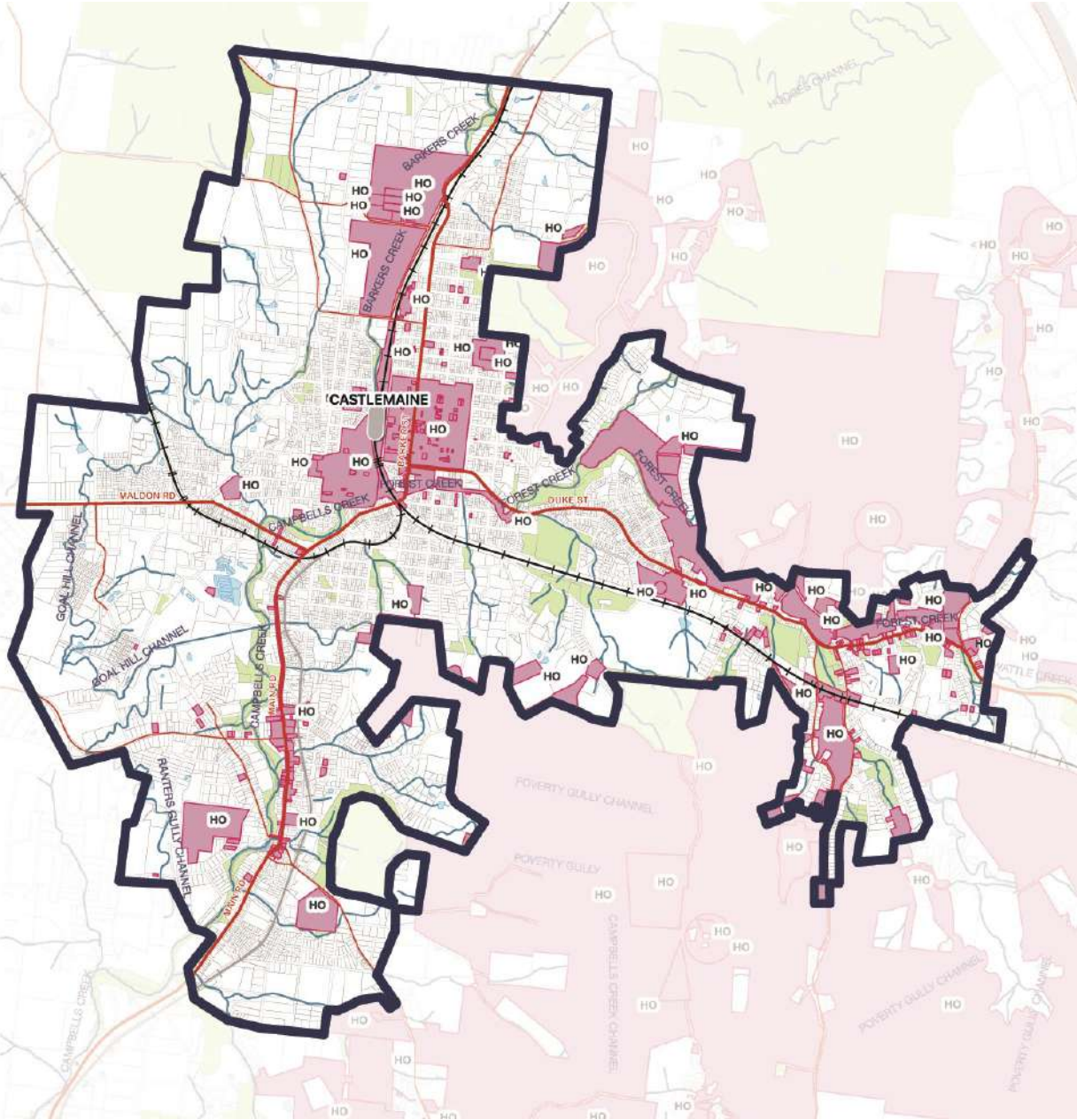
Heritage Overlay

Castlemaine, Campbells Creek and  
Chewton

Scale: 1:60,000m

- Township Boundary
- HO

 Heritage Overlay
- Railway Line
- Disused Railway Line
- Train Station
- Parks/ Reserves
- Waterbody
- Watercourse
- Major Roads



## 5.4 Other relevant Council Studies and Strategies

### Urban Living Strategy, 2004

The Urban Living Strategy provides the current strategic direction for settlement in the Shire. The Strategy outlines the preferred urban growth model for the Shire being 'Cluster Connect and Consolidation', also known as 'Cluster Connect and Calder Corridor'. The model encourages balanced development that builds on the Shire's existing settlement pattern with a regional urban focus on Castlemaine.

### Castlemaine Residential Strategy, 2004 revised 2005

The Castlemaine Residential Strategy formed part of the Shire wide Urban Living Strategy which directed population and housing growth to Castlemaine. The Strategy established the urban growth boundary allowing growth for the next 30 years. Growth was encouraged to the west and southwest areas not adjacent to State or National Park boundaries. The Strategy set up the growth areas in McKenzie Hill and Diamond Gully, Chapmans Road, and Happy Valley Road, most of which are now developed or have planning permits for subdivision.

Significant infill and consolidation opportunities were identified along with the need for more housing opportunities close to and within the town centre. The preparation of a neighbourhood character strategy was recommended with nine precincts identified and preliminary analysis documented. The Strategy formed the basis of planning scheme controls resulting in the Castlemaine Land Use Framework Plan. This plan has been updated significantly over the past two decades; it was most recently updated as part of the policy neutral implementation of the new Planning Policy Framework (the 'PPF Translation').

### Chewton Urban Design Framework, 2008 and addendum report 2010

The Chewton Urban Design Framework was developed as a long term strategy setting out a vision and action strategies for the enhancement of the township. A key component of the strategy was to protect the character of the town and to identify opportunities for infill development and consolidation of the core following the provision of reticulated sewerage.

A key outcome of the Framework was the introduction of the Design and Development Overlay (DDO) over land to implement built form controls. A township boundary was also proposed.

The development of the Strategy provides the opportunity to review the DDO in light of the neighbourhood character strategy and introduce a town boundary (on a framework plan) and local policy into the planning scheme.

### Strategic Implications

This analysis highlights the following strategic implications for the Strategy.

State, regional and local policy provides strategic direction for the Strategy including supporting consolidation within existing town boundaries with a focus on Castlemaine and Diamond Gully. Protecting heritage, respecting character and encouraging a wide range of housing types to meet community needs are major themes.

The existing residential zones applied across the towns provide the foundation for the Strategy and there are potentially housing opportunities within other non-residential zones.

Overlays are relevant to various degrees in determining housing change areas.

The Urban Living Strategy, Castlemaine Residential Strategy and Chewton Urban Design Framework provide the settlement framework for the towns with a focus on infill and consolidation close to and within the town centre.

In Chewton, the protection of the character of the town was a key focus, resulting in a Design Development Overlay which should be reviewed in light of the findings of this strategy.

## 6. Constraints and Opportunities

### 6.1 Development Constraints

There are many constraints on residential development including:

- Areas of identified high bushfire risk.
- Areas of risk from flooding events.
- Land adjacent to industrial activities, including waste transfer facilities, waste water treatment plants and former landfill sites.
- Known contaminated sites and sites currently or previously used for mining.
- Land adjacent to state and national parks and reserves.
- Areas adjacent to farming land where agricultural activities are conducted.
- Areas within declared potable water catchments.
- Land within or adjacent to areas of environmental, landscape and biodiversity significance.

These development constraints to residential land (shown in **Figure 11**) are further considered at a subsequent section of this Strategy.

### 6.2 Development Opportunities

Development opportunities have been identified following a review of Council policies and strategies for residential growth and change, and detailed discussions with Council officers. This review has identified several potential residential development opportunities underway from Council or where partnership opportunities are currently being explored. These include potential residential development of:

- Surplus government and agency land.
- Industrial land deemed to be unsuitable for industrial purposes resulting from Council's Industrial Land Strategy (currently being prepared).
- Other non-residential land within township boundaries that is identified as suitable for residential use and development.
- Strategic opportunity sites as identified in subsequent chapters of this strategy.

Strategic plans that have been prepared by Council to provide further development potential within the three towns are as follows:

- The Diamond Gully Structure Plan – identifies land suitable for residential growth at different densities and consists of the features and constraints that will influence future development at Diamond Gully. These include several environmental constraints and land use risk areas, such as the Castlemaine Transfer Station (former landfill) and the Wastewater Treatment Plant. The majority of the structure plan area is currently being developed and has approved development and/or subdivision plans.
- Campbells Creek South Development Plan Framework and Infrastructure Funding – outlines the development context and potential development layout within the Campbells Creek south area, including infrastructure requirements and estimated contribution costs. This is an internal document that Council officers use to negotiate development contributions as part of use for assessing planning applications in the area.
- Happy Valley / Moonlight Flat Strategic Plan – provides a planning review of the study area, to enable clear directions for future planning and development within the study area to be established. A portion of the study area is contained within the current urban boundary for Castlemaine with both the Low Density Residential Zone and Rural Conservation Zone applied.

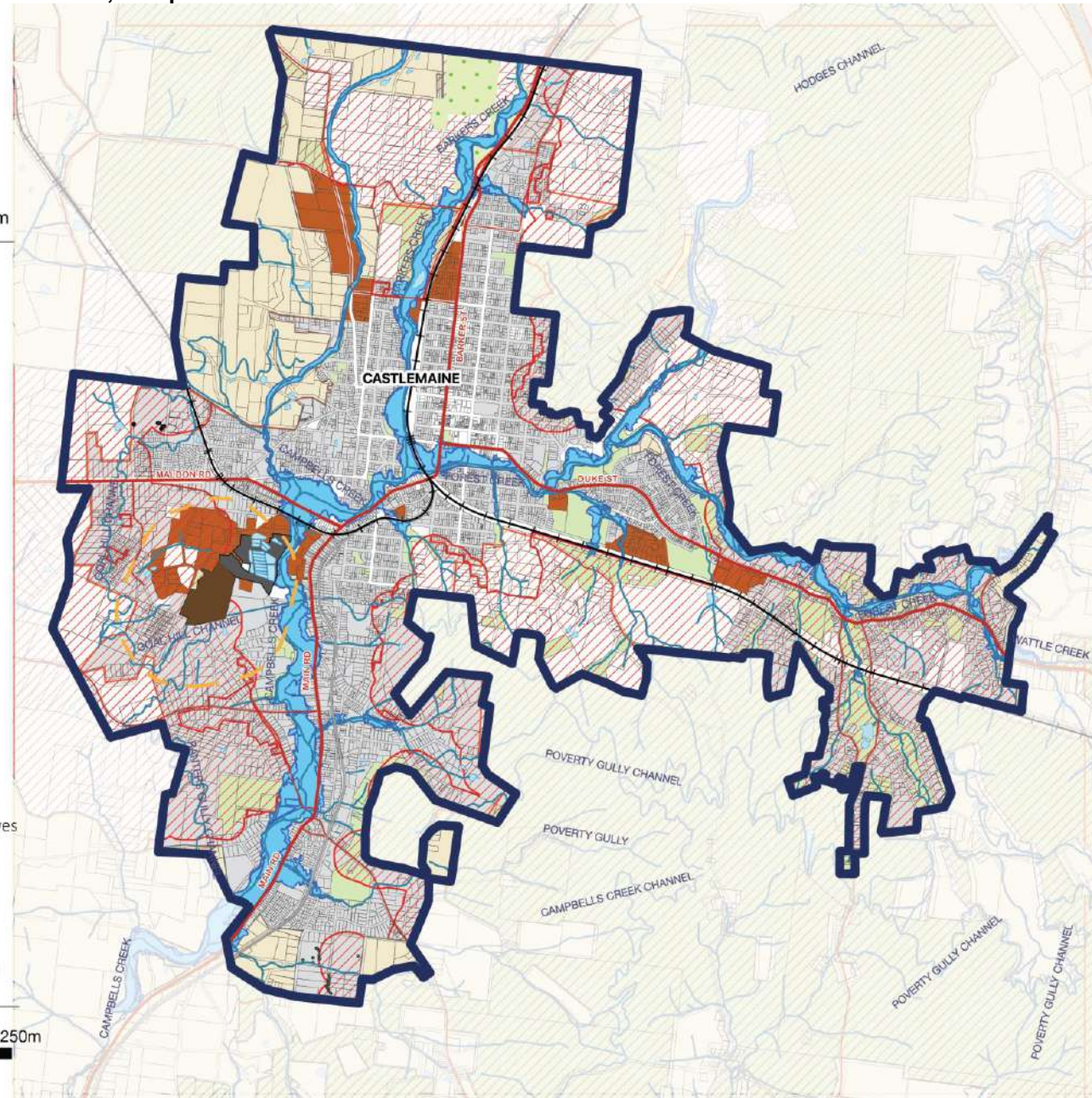
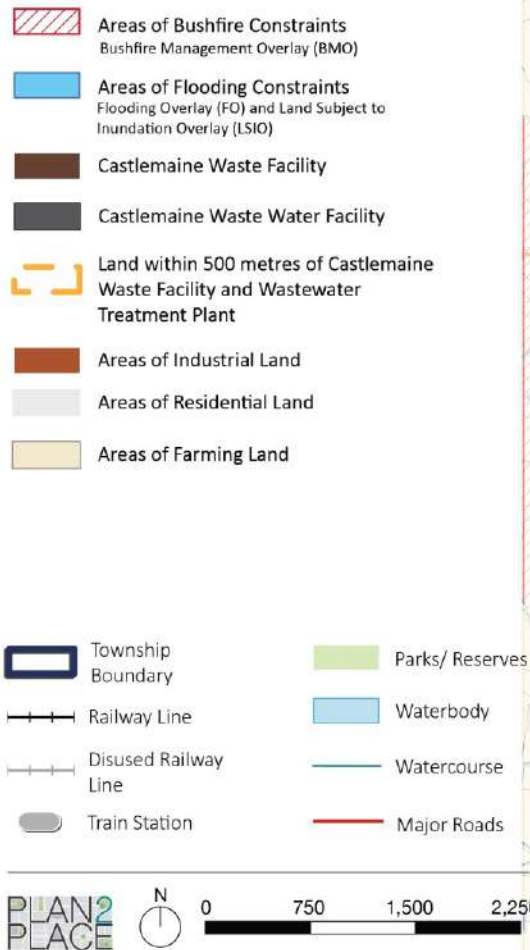


Figure 11: Development Constraints in Castlemaine, Campbells Creek and Chewton

## Development Constraints

Castlemaine, Campbells Creek and Chewton

Scale: 1:60,000m





## 6.3 Township Boundary Considerations

The Castlemaine Land Use Framework Plan defines the current township boundary for Castlemaine and Campbells Creek, which is currently within the Mount Alexander Planning Scheme.

The Chewton Urban Design Framework (and addendum report) (both currently listed as Background Documents within the planning scheme) included the preparation of the Chewton Town Structure Plan which identifies a 'proposed township boundary'; this plan and the associated boundary is currently not in the planning scheme.

### Happy Valley and Moonlight Flat

Part of the Happy Valley and Moonlight Flat areas is currently located within the urban boundary of the Castlemaine township and is an area with unique characteristics and various environmental sensitivities and assets.

It is surrounded by the Castlemaine Diggings National Heritage Park on three sides, which is listed on the Victorian Heritage Register and nominated for World Heritage listing. Some of its other unique characteristics include the Kalimna Ridge, creating a physical separation to the Castlemaine township, historical and heritage sites including Pennyweight Flat, Pennyweight Flat Cemetery and Lady Gully, biodiversity values and remnant native vegetation, and the open and rural landscape of Pennyweight Flat.

The environmental sensitivities that exist within the area mean that it is not an area that is conducive to further residential development or expansion. These environmental constraints include:

- Bushfire risk.
- Native vegetation.
- Biodiversity and existence of threatened species within the area.
- Potential impacts on the Castlemaine Diggings National Heritage Park.
- Cultural heritage sensitivity.
- Potential contamination.
- Proximity to Crown Land.



There is existing zoning around Hundredweight Hill and lower Happy Valley Road that acknowledges housing development potential in this area. The Happy Valley/Moonlight Flat Strategic Plan (2005) outlined recommendations for residential subdivision and growth within distinct precincts throughout the area, with directions for fully serviced residential development along the south of Happy Valley Road, and lower density housing in the Hundredweight Hill area. However, the environmental constraints on further development, coupled with these recommendations, present challenges to the future of the area.

Development Plan Overlay (DPO) Schedule 5 applies to land along Happy Valley Road within this area. This correlates with the northern part of precinct 1 (also identified as Precinct 1c within the Happy Valley / Moonlight Flat Strategic Plan 2005) and Precinct 3 as defined by the Happy Valley/Moonlight Flat Strategic Plan (see the Structure Plan at **Figure 12**). The overlay requires that a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority (unless it states otherwise in a schedule to the overlay).

A development plan for the whole DPO5 area was endorsed by Council in December 2021. This plan identifies two distinguished areas of the overall development plan (see **Figure 13**):

- Area A: two proposed dwelling envelopes. Development of this area is subject to a future planning permit.
- Area B: 'no development proposed' on the majority of the remaining development plan area, as listed on the development plan.

**Figure 12: Plan A: Happy Valley / Moonlight Flat Structure Plan**

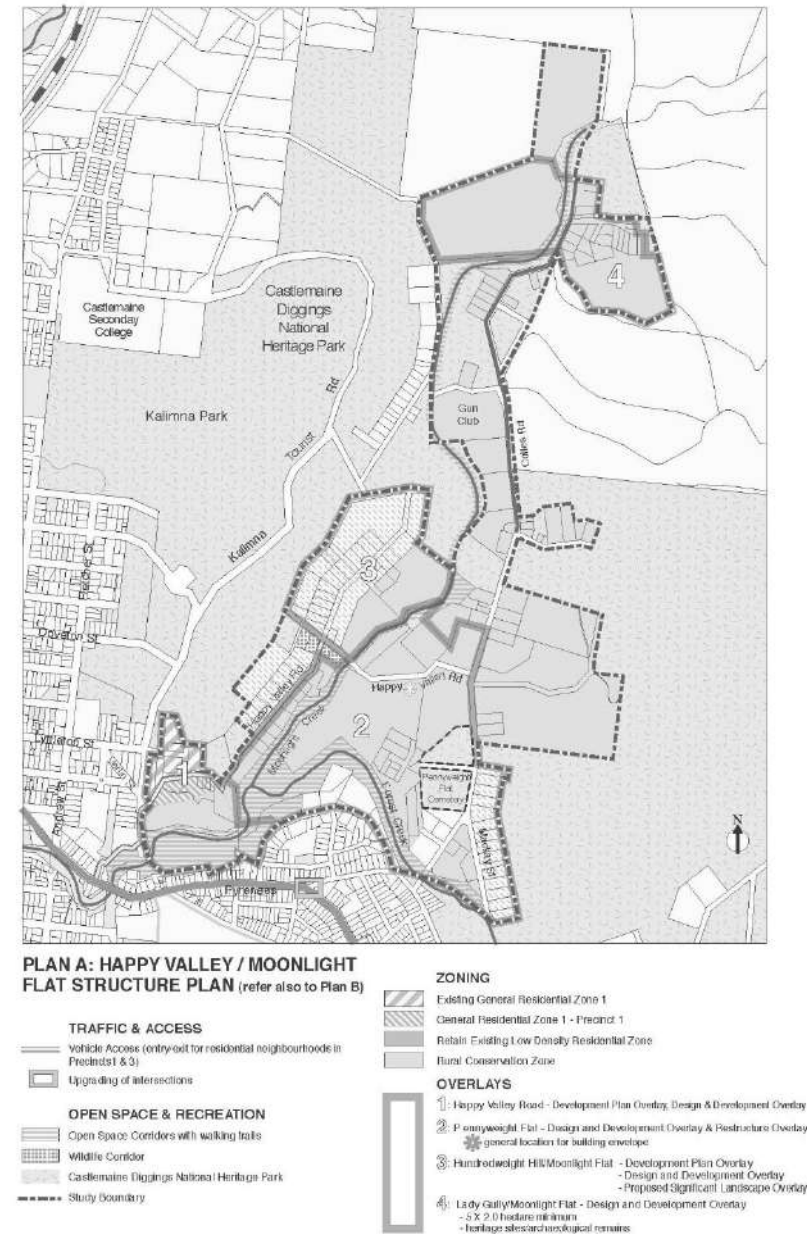




Figure 13: Development Plan – Hundredweight Hill, Areas A & B



LEGEND



Development Plan, Hundredweight Hill- Area A  
CA 32 Sec 5 Parish of Castlemaine: 3,297.51m<sup>2</sup>  
CA 33 Sec 5 Parish of Castlemaine: 3,297.51m<sup>2</sup>

Development Plan Hundred Weight Hill Area B.

No Development Proposed:

Parish of C'Maine	Parish of C'Maine	Parish of C'Maine
CA .1 Sec. 5	CA .14 Sec. 5	CA .30C Sec. 5
CA .1A Sec. 5	CA .15 Sec. 5	CA .32 Sec. 5
CA .2 Sec. 5	C7 .16 Sec. 5	CA .32A Sec. 5
CA .3 Sec. 5	CA .18 Sec. 5	CA .33 Sec. 5
CA .4A Sec. 5	CA .19 Sec. 5	CA .42 Sec. 5
CA .5 Sec. 5	CA .24 Sec. 5	CA .43 Sec. 5
CA .6 Sec. 5	CA .25 Sec. 5	CA .44 Sec. 5
CA .7 Sec. 5	CA .27 Sec. 5	CA .45 Sec. 5
CA .8 Sec. 5	CA .28 Sec. 5	CA .46 Sec. 5
CA .9 Sec. 5	CA .28A Sec. 5	
CA .10 Sec. 5	CA .29 Sec. 5	
CA .11 Sec. 5	CA .30 Sec. 5	
CA .12 Sec. 5	CA .30A Sec. 5	
CA .13 Sec. 5	CA .30b Sec. 5	



Boundary of Development Plan Overlay  
Plan Overlay DP05



Existing Dwellings & Sheds

MOUNT ALEXANDER PLANNING SCHEME

These are the development plans subject to  
DP05 referred to in

PLANNING PERMIT: PA151/2021

SHEET/S: 1 of 4 sheets

Georgina Hope

Delegate

1 December 2021

Date of issue

TP01 DEVELOPMENT PLAN Hundredweight Hill: Areas A & B

PLANNING APPLICATION: Crown Allotments 32 & 33, Section 95, Parish of Castlemaine, 47 Happy Valley Road, CASTLEMAINE

The combined challenges of this area demonstrate its limited capacity and appropriateness to accommodate future development, and it is therefore proposed to exclude the Happy Valley/Moonlight Flat area from the township boundary (see Figure 14 pink and yellow highlighted areas for those proposed to be excluded from the township boundary), and rezone those parts identified on the DPO5 development plan as 'no development proposed' to the Rural Conservation Zone, to reflect the future use and development of the area, and apply a Restructure Overlay to require consolidation of these parcels (which would likely specify where a dwelling would be permitted if planning permission was given). This process would also include a review of the application of the DPO5 and Design and Development Overlay (DDO) Schedule 2 for this particular area.

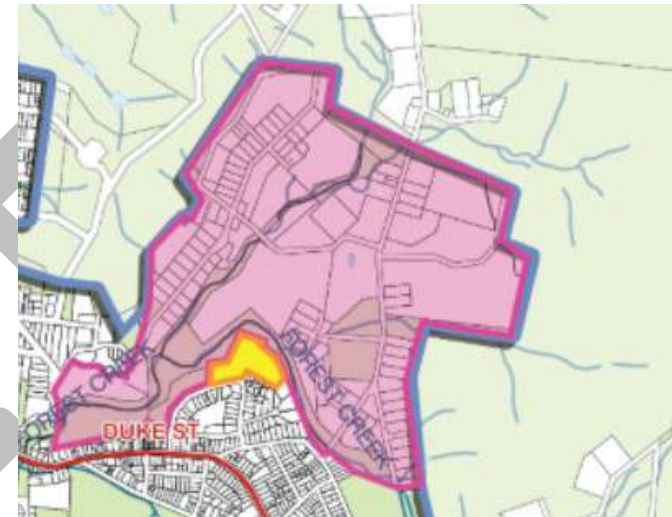
The remaining areas zoned Low Density Residential along Happy Valley Road (south of Pennyweight Flat) are not subject to the Development Plan Overlay and are developed with a dwelling.

There is also another area zoned Low Density Residential that is located in Precinct 2 as defined by the Happy Valley/Moonlight Flat Strategic Plan, along Colles Road and McKay Street. All properties within this area are developed with a dwelling and it is recommended to remain in its current zoning.

The Low Density Residential Zone specifies that each subdivided lot must be at least:

- 0.4 hectares for each lot where reticulated sewerage is not connected; or
- 0.2 hectares for each lot with connected reticulated sewerage.

**Figure 14: Areas proposed to be excluded from the township boundary**



## 6.4 Non-Urban Land Uses in the study area

There are a number of non-residential zoned sites within the study area, a large portion of which are zoned farming. Some of these are explored below.

### Commercial land uses within Campbells Creek and Chewton

There are existing commercial and industrial land uses both Campbells Creek and Chewton; these areas are currently zoned Township Zone (TZ), along with the surrounding residential areas in these two towns. The TZ recognises the mix of land uses within smaller towns, providing for residential development and a range of commercial, industrial and other uses. To ensure these land uses are continued to be able to operate and are not limited by the purposes of the Neighbourhood Residential Zone (NRZ), they are proposed to be retained within the TZ until further work to understand the commercial and industrial land demand is completed and the appropriate zone for these land uses is determined. This further work should also consider the protection of established residential amenity.

The areas to be investigated include the existing commercial and industrial land uses and some surrounding (residential) properties (see **Figures 15 and 16**).



Figure 15: Chewton Commercial Investigation Areas

CHEWTON TOWN COMMERCIAL INVESTIGATION AREAS

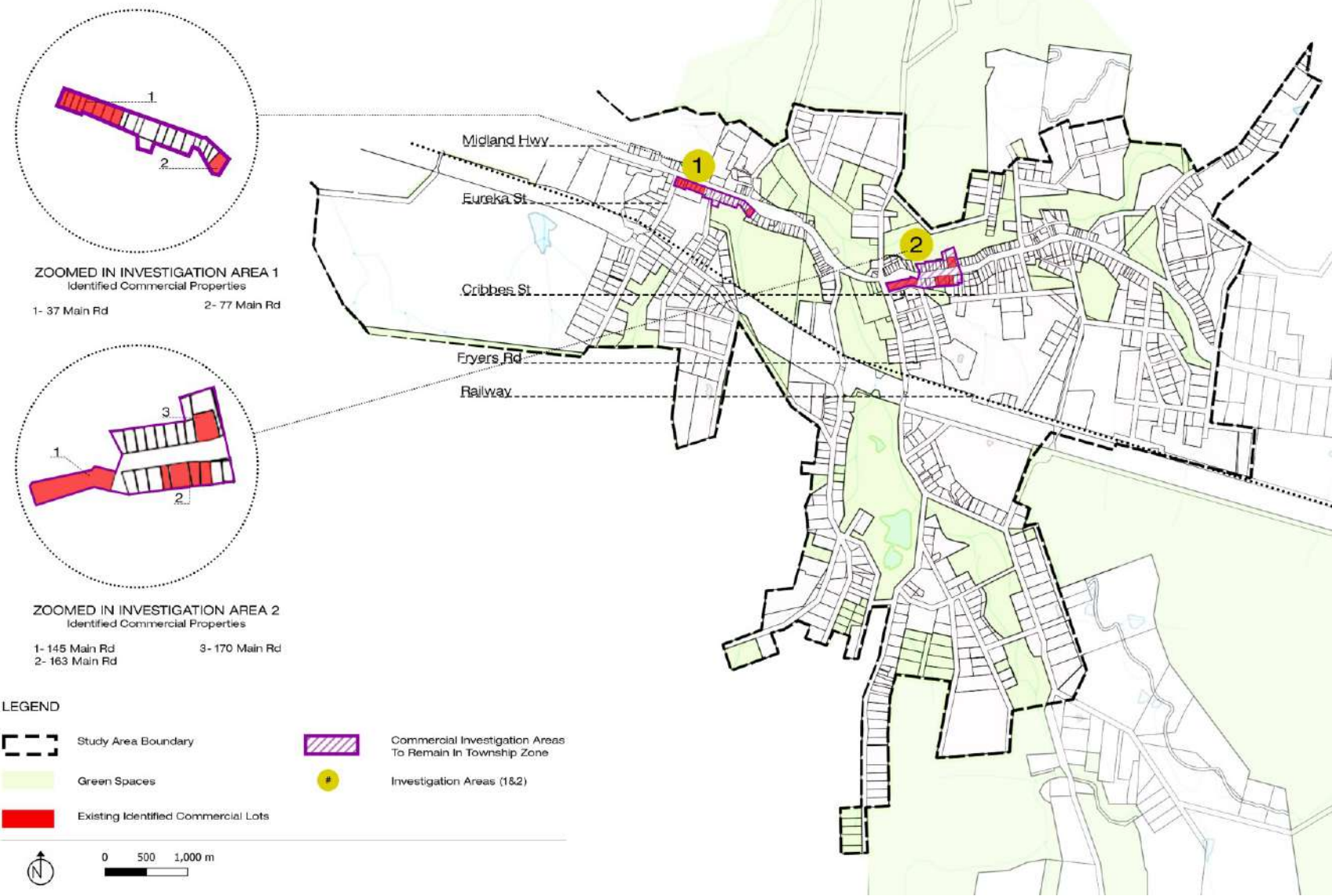
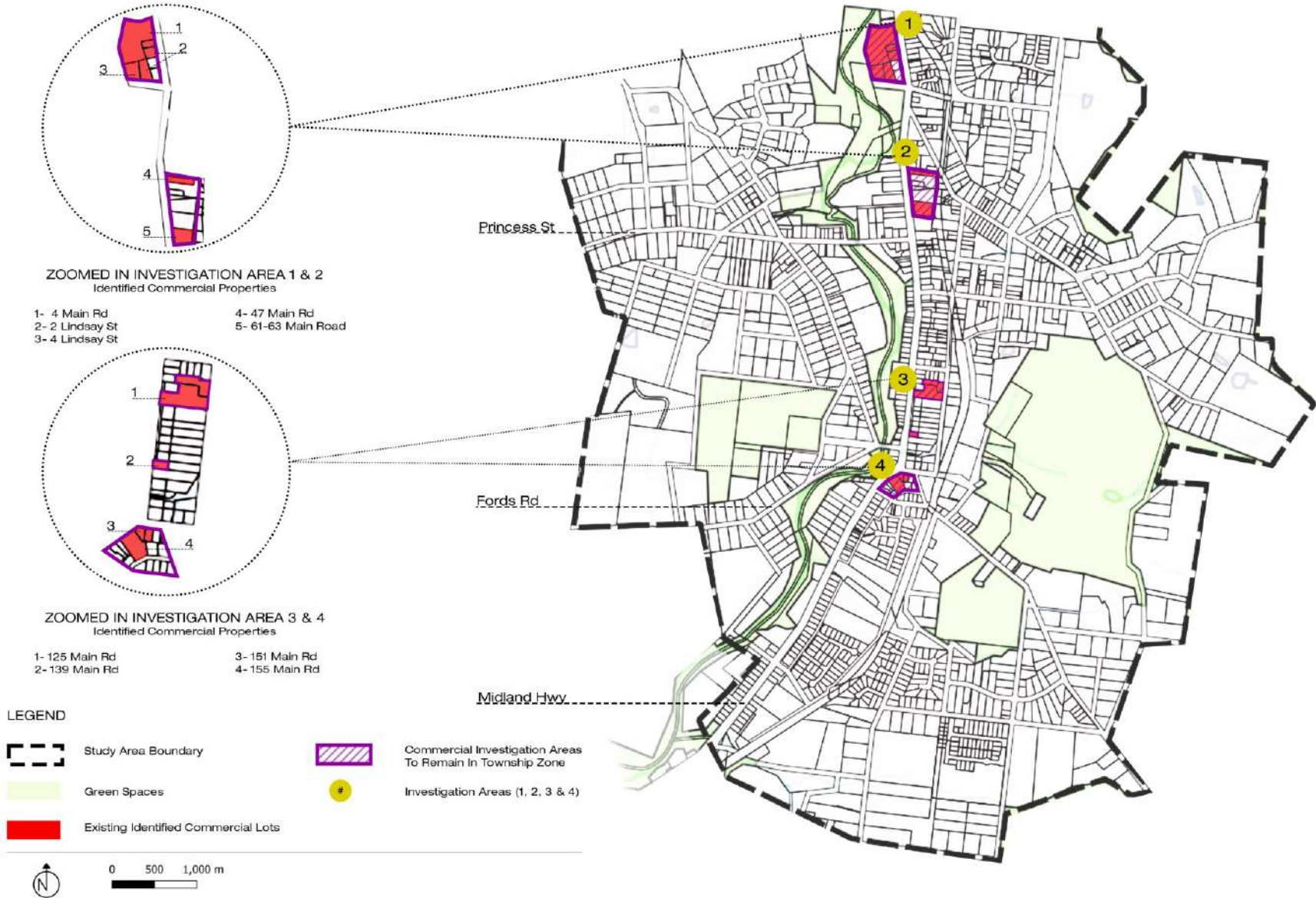




Figure 16: Campbells Creek Commercial and Industrial Investigation Areas

CAMPBELLS CREEK COMMERCIAL INVESTIGATION AREAS



## Montgomery Street, Castlemaine

This land at 9-13 Montgomery Street and part of the lot at 15-19 Montgomery Street, Castlemaine is currently zoned Farming Zone (FZ) and surrounded by GRZ to the south and PCRZ to the north. This land was part of the Happy Valley/Moonlight Flat Strategic Plan study area. The lot at 15-19 Montgomery Street is in two zones, FZ and GRZ. This is shown in **Figure 17**.

The land areas currently zoned FZ are as follows:

- Left parcel at 9 Montgomery Street: 4,983 square metres (currently developed with a dwelling).
- Middle parcel at 11-13 Montgomery Street: 12,321 square metres (currently developed with a dwelling).
- Right parcel at the rear of 15-19 Montgomery Street (noting that the other parcel within this property is currently zoned general residential): 12,147 square metres (the farming zoned area of this property is currently undeveloped, and the GRZ area contains a dwelling).

**Figure 17: 9-13 and part of lot 15-19 Montgomery Street, Castlemaine**



The land's current zoning helps to protect the open landscape and cultural landscape setting of Pennyweight Flat cemetery and wide view of the goldfields heritage site. This current zoning is proposed to be retained to ensure protection of the ongoing landscape setting. Additionally, given this land is not suitable for additional future residential development, the FZ land area is proposed to be excluded from the township boundary, along with the other areas within Happy Valley (see Figure 14).

**Figure 18: Photo taken from Montgomery Street looking north-east across Happy Valley and landscape surrounding Pennyweight Flat**



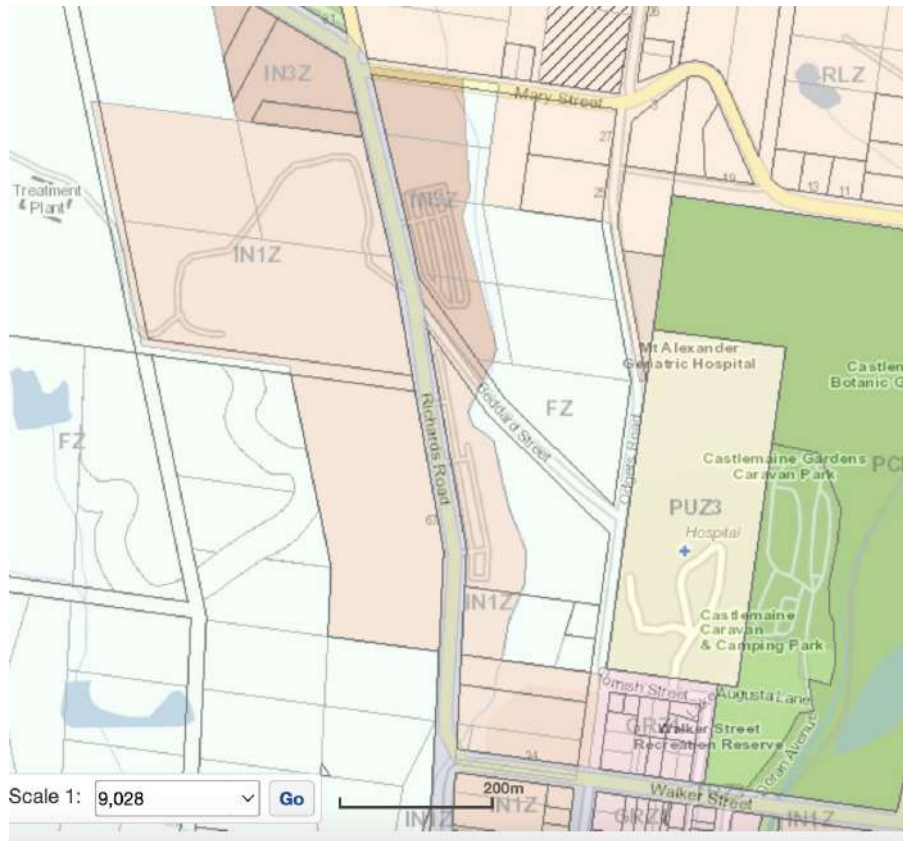


## Odgers Road, Castlemaine

The land at Odgers Road Castlemaine is currently zoned Farming Zone (FZ) and surrounded by Industrial Zone 1 and 3 (IN1Z and IN3Z) to its west and south, Public Use Zone 3 (PUZ3) applied to the hospital to the east and Rural Living Zone (RLZ) to the north. This is shown in **Figure 19**.

This land is located close to other residential uses, however its proximity to industrial zoned land (where the Don KR factory is located) indicates that further investigation would be required to determine the most appropriate zoning. The Industrial Land Use Strategy currently underway will explore the future of the adjacent industrial land, at which point the future for this land will be better understood.

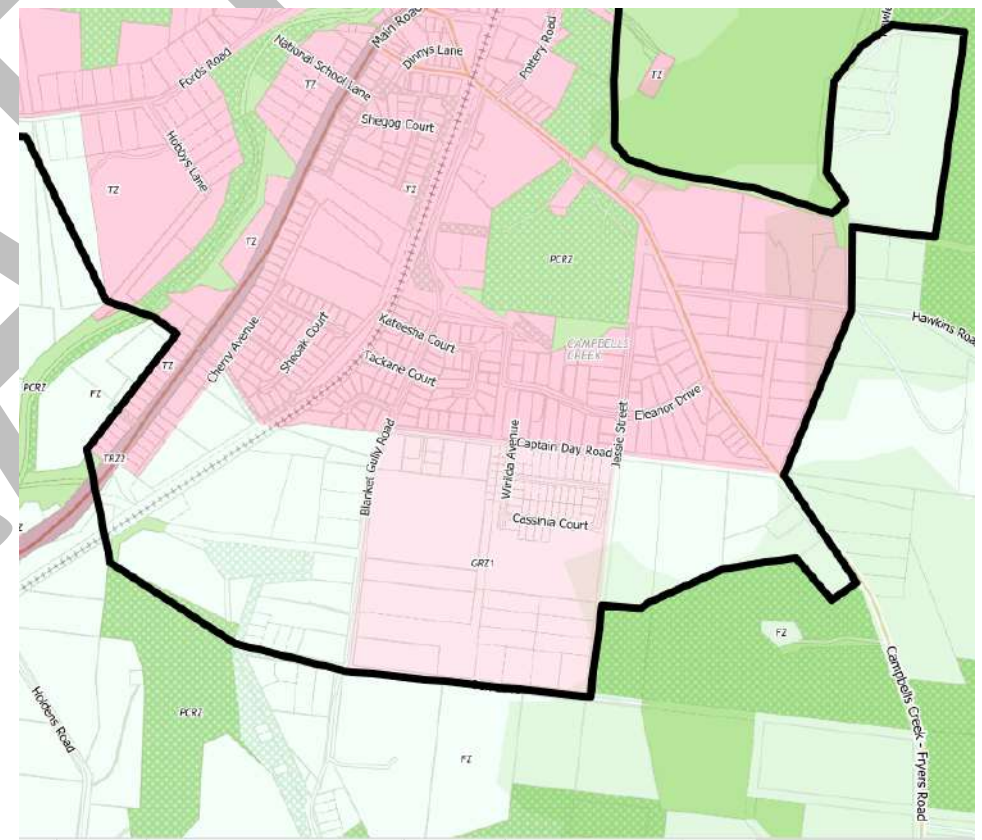
**Figure 19: Odgers Road, Castlemaine**



## Southern and eastern areas of Campbells Creek

There are a number of parcels of land zoned for farming purposes at the southern and eastern edge of the township boundary. This is shown in **Figure 20**. The current Castlemaine Land Use Framework Plan identifies the areas to the south for 'future residential expansion'. These areas are subject to high bushfire risk and given the extent of vegetation have the potential to have biodiversity values which should be investigated further prior to any rezoning.

**Figure 20: Southern and eastern areas, Campbells Creek**



(Note: township boundary shown in black line – farming zoned land in pale blue)



## 6.6 Crown land

There are extensive areas of Crown land scattered through the study area which are zoned for residential purposes. A number of these sites are not used for residential purposes are often include significant areas of native vegetation, some being used for past mining activities.

Throughout the development of this Strategy, Council has consulted with the Department of Energy, Environment and Climate Action (DEECA) to further understand these sites, and ultimately determine the most appropriate zoning for these parcels given their crown land status, non-residential use and residential zoning. A number of these properties are recommended to be rezoned to a more appropriate public land use to reflect their current and ongoing use. These sites have therefore not been included in designating neighbourhood character typologies or housing change areas given their non-residential land use status. Crown land is identified in **Figure 21**.

Council will continue to engage with DEECA regarding these properties and their zoning throughout consultation on the draft Strategy.

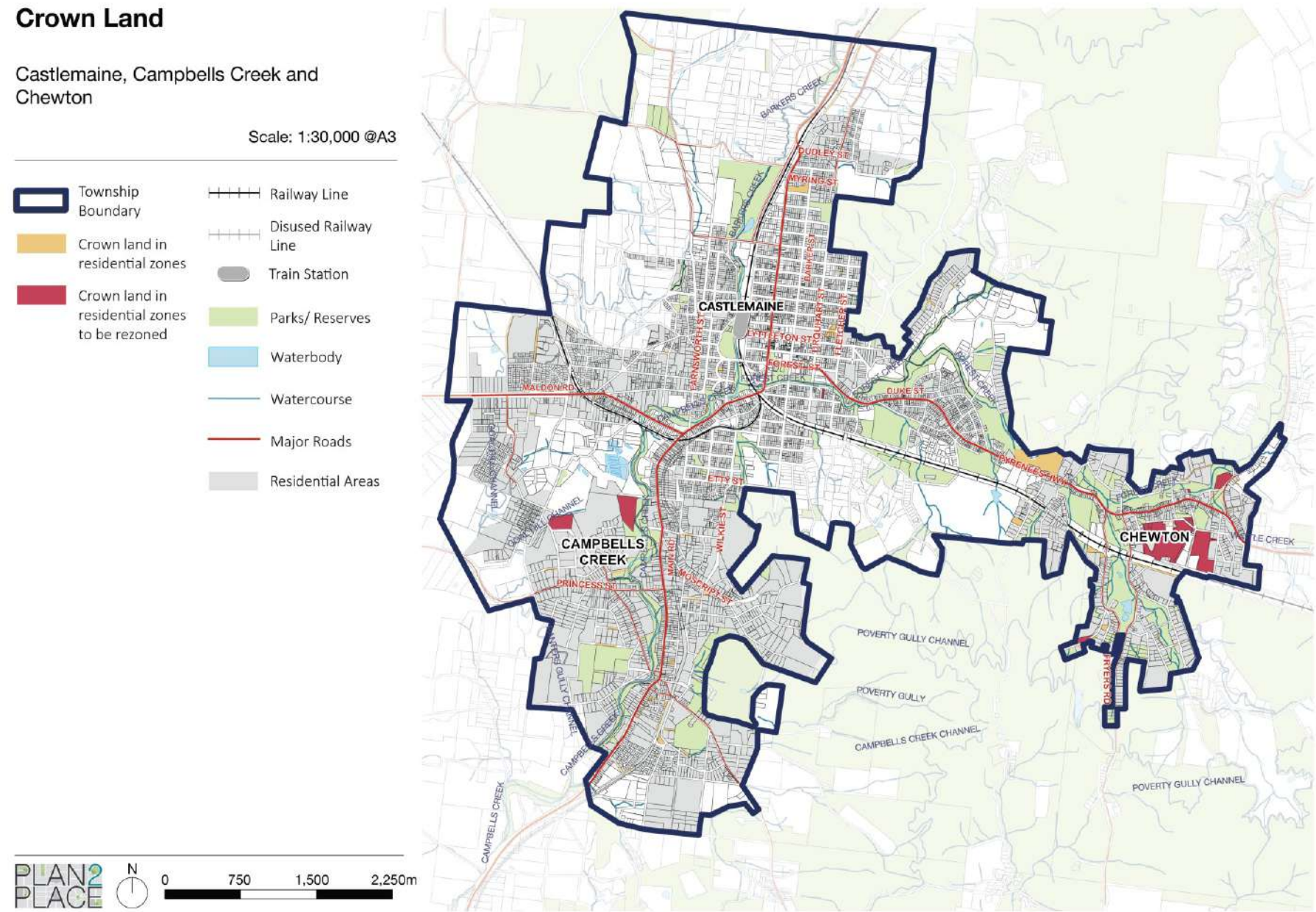
## 6.7 Strategic Implications

This analysis highlights the following strategic implications for the Strategy.

- There are a range of development constraints that influence residential development potential.
- There are a number of development opportunities including surplus government land, industrial land, other non-residential land.
- Existing strategic plans guide development in growth areas however are nearly built out.
- Land in Happy Valley within the township boundary is constrained and should be removed from the township boundary.
- There are a range of other non-urban land uses in the township boundary.
- Land within township boundaries considered for future rezoning should be accompanied by an appropriate level of information to enable Council to assess the biodiversity and bushfire constraints.

The Castlemaine Land Use Framework establishes the current township boundary. The Chewton Urban Design Framework established its township boundary however this has not been included in policy and should be. An updated graphical framework plan for both Castlemaine (including Campbells Creek) and Chewton will be included within the planning scheme as part of the implementation of this project.

Figure 21: Crown Land in Castlemaine, Campbells Creek and Chewton



# 7. Neighbourhood Character Analysis

## 7.1 Overview

Neighbourhood character was previously defined in section 1.4 of this Strategy. Neighbourhood character is defined by various elements including:

- Building form including roof form.
- Architectural style
- Siting including setbacks and building spacing.
- Materials.
- Frontage treatment
- Garden styles and vegetation.
- Location of carparking and vehicular access.
- Public realm qualities including street trees, nature strips, footpaths, road surface etc.
- broader landscape setting including views.
- Other notable features of the neighbourhood.

A survey of the predominant existing character of each of the three towns was undertaken to inform the development of this strategy. Each street was surveyed, and the key elements identified and mapped. Elements included predominant building era, front setbacks, fencing, vegetation and street trees. The following provides commentary on the township wide elements that contribute to neighbourhood character.

## 7.2 Topography

Castlemaine's built character is founded on its underlying, unchanging topography. The streets, public spaces and buildings are overlaid and respond to the surrounding ridgelines and hills, and the creek valleys. The topography has determined how people have been able to shape and plan Castlemaine, Chewton and Campbells Creek, for example, where gold extraction occurred, the train line could be built, or the road network established.

Urban development has mainly occurred along the Barkers, Forest and Campbells Creek valleys away from the steeper surrounding hills and ridgelines of Kalimna, McKenzie Hill to Ranters Gully, and south from Monk Hill.

Topography and natural features for the three towns are identified in **Figure 22**.

**Figure 22: Topography and Natural Features**





## 7.3 Views

Short to medium range views are obtained along and across the valleys towards the surrounding wooded hills and to the towers of civic and institutional nineteenth-century buildings poking above the surrounding townscape.

Key viewpoints are from key vantage points on the hilltops and ridgelines generally along streets. To maintain the visual integrity of these important features and the sense of containment within the townships, the top of new buildings should not extend above the treeline on the peaks of hills or ridgelines.

Key view lines for the three towns are identified in **Figure 23**.

## 7.4 Lot sizes

There are a variety of residential lot sizes in Castlemaine, Campbells Creek and Chewton primarily between 500 square metres and 4000 square metres.

Lots of 300 square metres or less are dotted within 1 kilometre of the commercial core of Castlemaine. There are a large number of lots between 500 and 1000 square metres in the historic areas of Castlemaine and its immediate surrounds.

Campbells Creek, Diamond Gully and McKenzie Hill contain the largest concentration of lots more than 4000 square metres, which represents their growth area status. A lot of these areas have approved subdivision plans.

Some of the larger sites of this size are also Crown land where their designation through a public land zone should be considered further.

Some of these larger lots are not well located to services and facilities, often without current utility infrastructure, and many are heavily vegetated.

Minimum lot sizes are provided for by the application of the LDRZ which are 4000 square metres for a lot not connected to reticulated sewerage or 2000 square metres for a lot connected to reticulated sewerage. No other residential zones currently applied in the planning scheme provide for a minimum lot size. However, the NRZ provides the potential for a minimum

lot size to be specified. Consideration could be given to including a minimum lot size in areas where the NRZ is applied to meet character considerations or bushfire risk.

Lot sizes in the three towns are shown in **Figure 24**.

## 7.5 Walkability Analysis

A walkable catchment (often known as a 'ped shed' analysis) is a tool to assess the walkability of a neighbourhood through the mapping of walkable catchments. The walkability analysis has been used to assess the street layout of Castlemaine to demonstrate how walkable and connected it is.

An analysis of Castlemaine's walkable catchment has been undertaken to show the actual walkable catchment within 5 minutes (400m) or 10 minutes (800m) walk from the Castlemaine Railway Station and commercial core.

This catchment shows that the most accessible and connected walkable areas of Castlemaine are within 800 metres of the railway station and the commercial core. These areas also overlap with much of Castlemaine's historic core, including areas where a heritage overlay is applied.

The walkability analysis in Castlemaine is shown in **Figure 25**.

Figure 23: Key View Lines in Castlemaine, Campbells Creek and Chewton

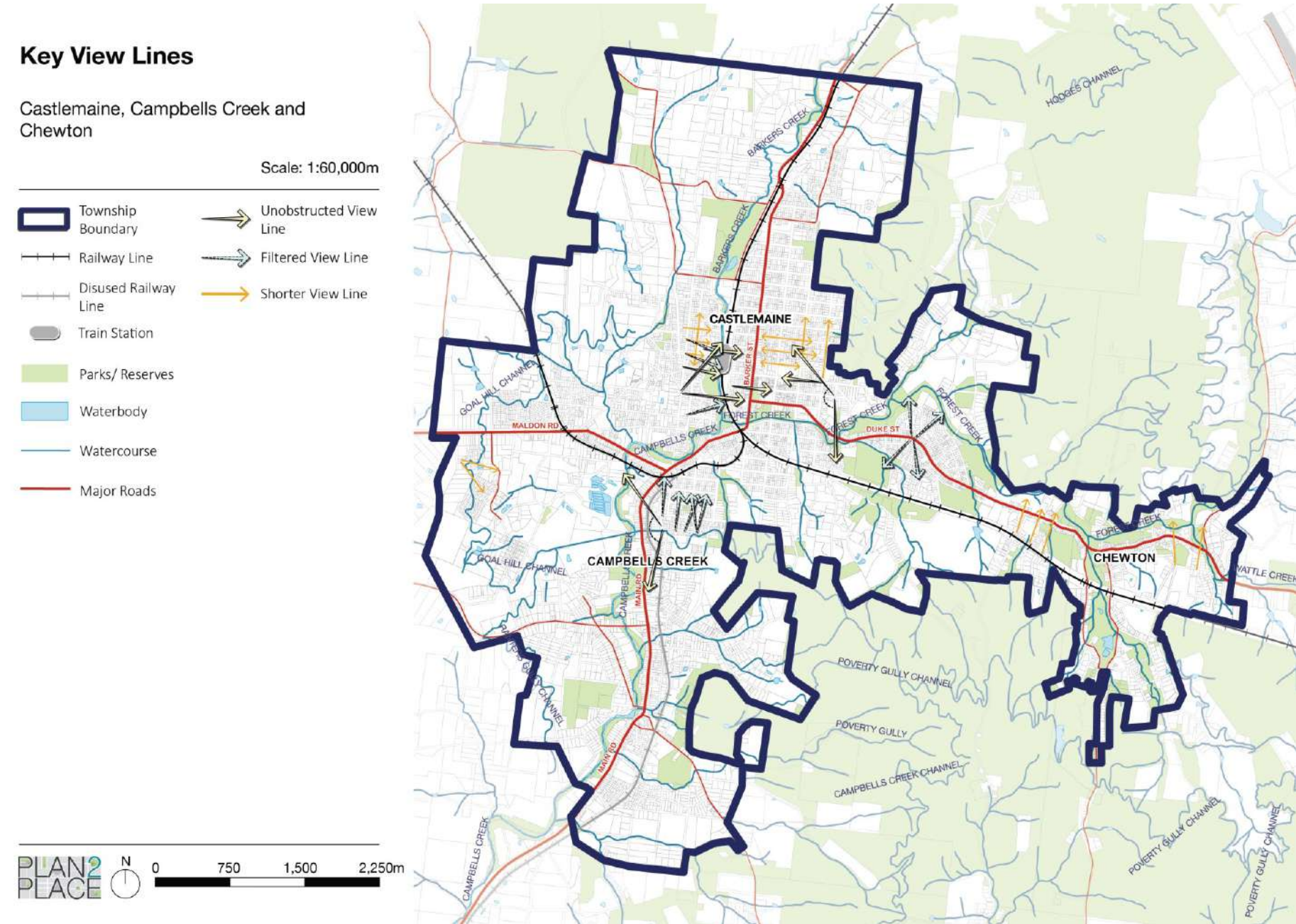




Figure 24: Lot Sizes in Castlemaine, Campbells Creek and Chewton

Parcel sizes

Castlemaine, Campbells Creek and  
Chewton

Scale: 1:30,000 @A3

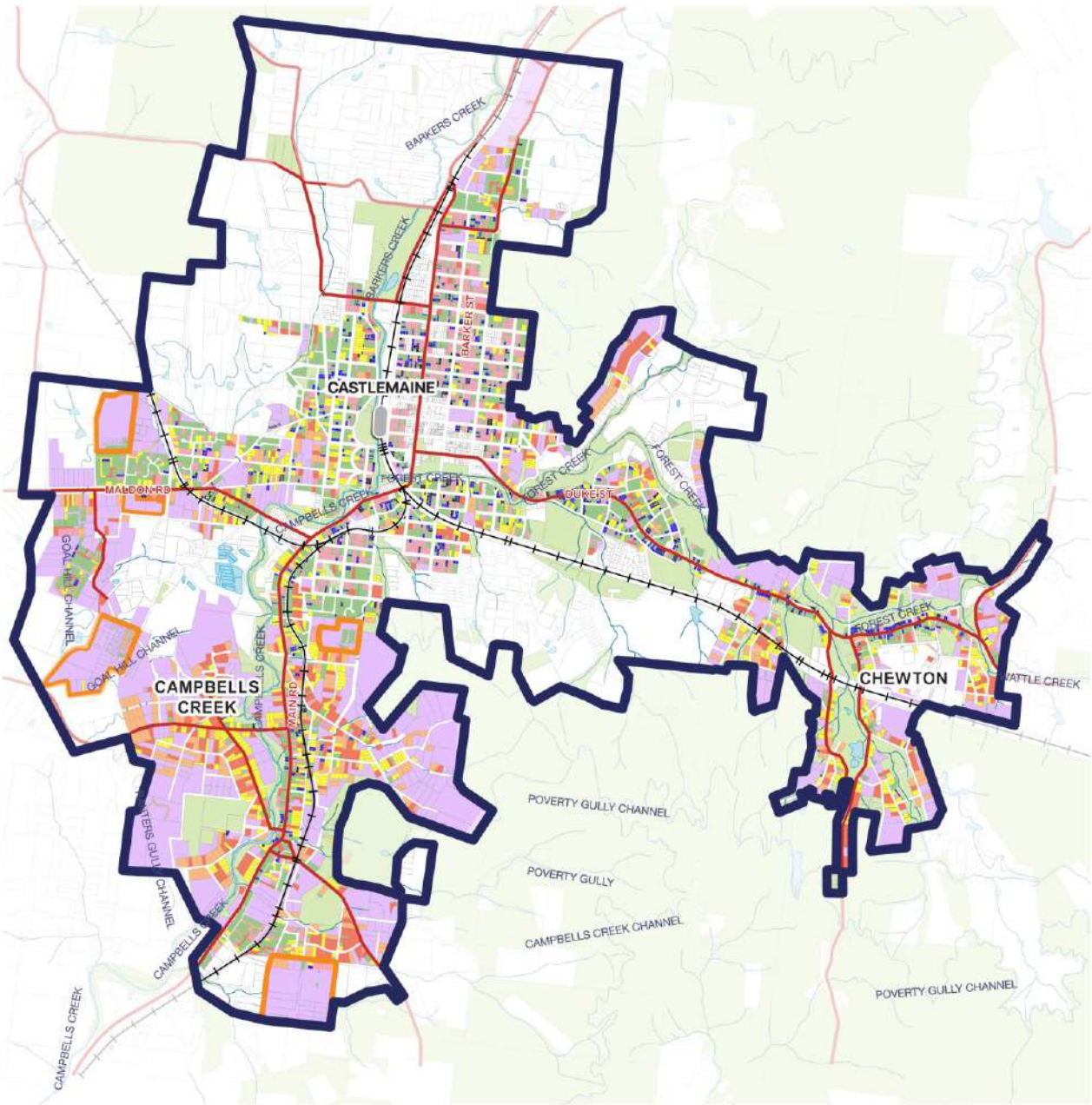
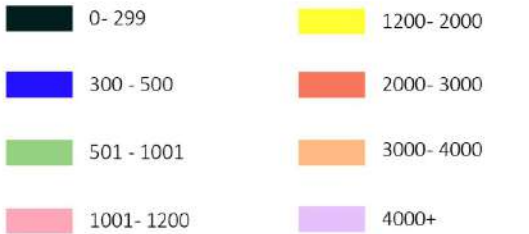
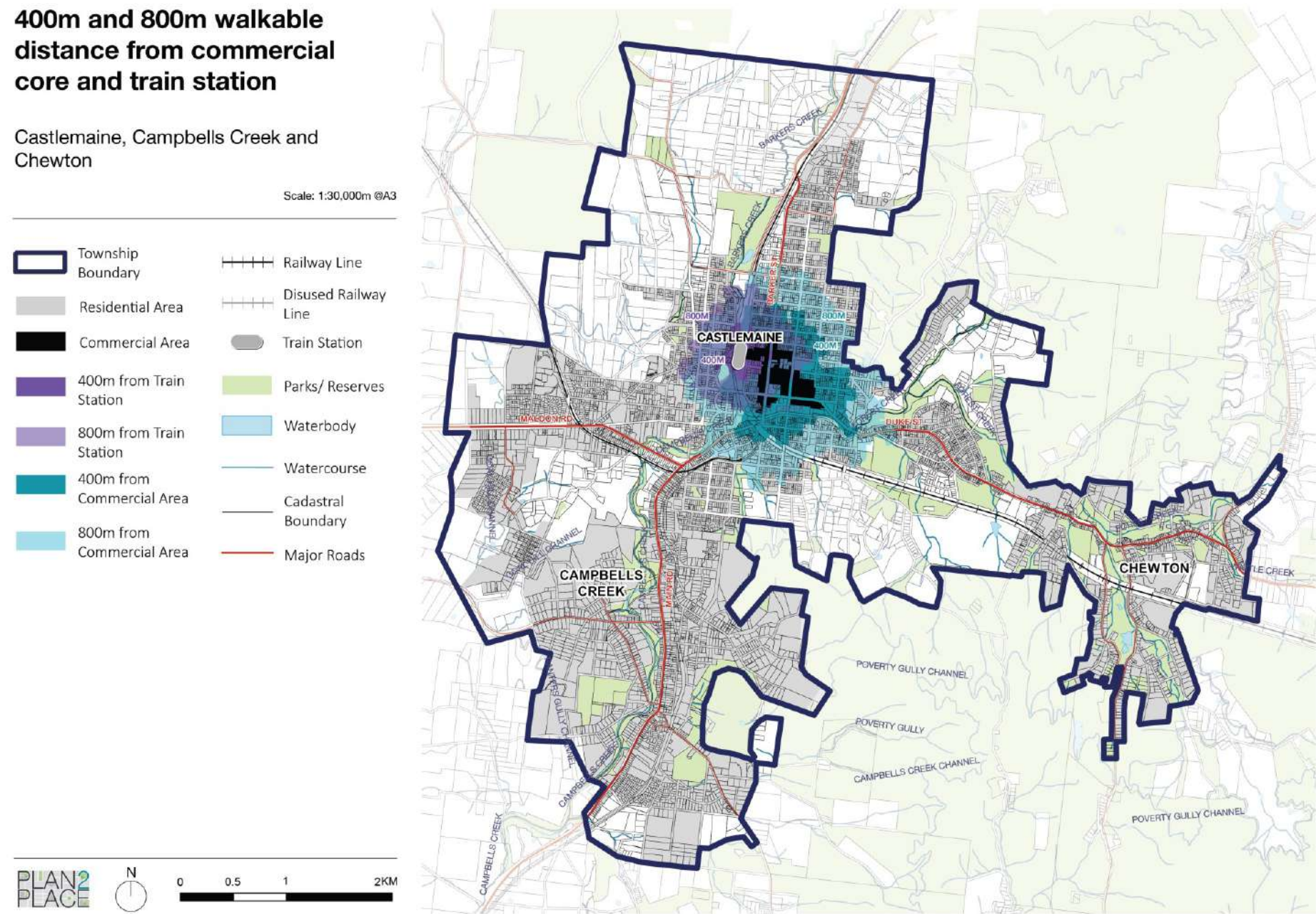




Figure 25: Walkability Analysis in Castlemaine



## 7.6 Threats to Neighbourhood Character in Castlemaine, Campbells Creek and Chewton

A number of threats to neighbourhood character in the towns have been identified through discussions with Council officers, the community reference group and from the feedback received on the Issues and Opportunities Paper. Specific threats and issues related to each of the proposed character types are identified below.

- Lack of control over the design of single dwellings
- Relationship to the street
- Gun barrel driveways in battle-axe development
- Location of garages and outbuildings
- Vegetation removal
- Development response to steep slopes
- Creation of private roads
- Lack of landscape guidelines

### Lack of control over the design of single dwellings

A lack of control over single dwellings in established areas which have a significant impact on neighbourhood character was identified as an issue. There is concern over many of the outcomes being achieved but Council currently has limited ability to influence the neighbourhood character outcomes for single dwellings if these developments do not require a planning permit. Many single dwellings, particularly on lots over 300 square metres and not subject to an overlay, do not require planning permission and are just considered through the building system.

Where development is not subject to a planning permit, it will be important that planning provisions are implemented into the building system to ensure that siting and design requirements flow through for single dwellings.

### Relationship to the street

The poor relationship of dwellings to the street leads to poor social connections between dwelling occupants and passers-by. This is often caused when the dwelling entrance does not front the street or garages and carports dominate the front of the dwelling making finding the entrance challenging. This is in stark contrast to older parts of Castlemaine, where verandahs face the street and garages are set back behind dwellings, making a contribution to the social and community components of neighbourhood character.

### Gun barrel driveways in battle-axe development

The incorporation of gun barrel driveways as a result of battle-axe developments, particularly for medium density housing or subdivision of land to create a lot behind an existing dwelling, typically provide minimal private open space, and a very low percentage of permeable land. This can create stormwater runoff issues.





Driveways adjacent to the fence line limit the space for landscaping which helps to maintain the garden settings and the flow of the landscape across lots.

In these developments, it is important that there is an adequate landscape strip where large shrubs can be planted, the dwellings adjacent to streets actually face the street, and are entered from the street in order to maintain passive surveillance and contribute to a sense of safety in the street.


### **Location of garages and outbuildings**

Garages and outbuildings that are constructed in the front or side setback result in these being closer to the street than the front façade of the existing dwelling. This leads to a visual and functional dominance of streets by garages. This reduces the level of passive connection to the street and the sense of safety in the public realm.

Achieving a high level of passive connection is critical to supporting walkability in these areas and ensuring that safe and pleasant active transport is an option available to residents.

### **Vegetation removal**

The canopy cover provided by large canopy trees in both the public and private realm is an important part of the character of the towns. This is under threat where vegetation has been removed from a residential lot, usually for a dwelling, outbuildings and/or a driveway. As the climate changes, a higher percentage of tree canopy to create shade will become even more important. The retention of existing trees, or the planting of new canopy trees to offset the removal of trees is important to maintain the vegetated character of these areas and also to mitigate the effects of climate change. Cumulative loss of vegetation in an area will significantly change the character of the area.



**‘Minimal disruption to indigenous vegetation, and revegetation using local indigenous species’**

Source: Community Feedback on Issues and Options Paper, December 2022.

### **Development response to steep sites**

The challenges of steep sites can often lead to poor development outcomes including bulky and visual dominant development that has a poor relationship to the street and surrounding properties. Often cut and fill over a lot is used for a dwelling over a steep site, which can result in little area provided for landscaping, particularly canopy trees that require deep soil planting areas. Terracing of sites can also lead to poor dwelling accessibility and negative stormwater and drainage impacts to surrounding land.

## Creation of private roads

Private roads provide a poor level of connection to established urban areas and the sense of broader community ownership of these roads. Private roads are usually created as the property of an owner's corporation and not as public roads that can be traversed by anyone. They are often constructed to lesser standards than public roads and can be gated.

## Lack of landscape guidelines

Lack of adequate landscaping guidelines through both the planning process and outside of the planning system is worth exploring to be able to better influence appropriate landscape design outcomes.

Conditions can be imposed on a permit for multi-dwelling development and subdivision requiring greater provision of landscaping on redeveloped residential lots. Planting and landscaping guidelines can be very useful in detailing Council's requirements and community expectations for improved tree vegetation canopy and vegetation protection. Where a permit is not required, these guidelines can provide an important proactive educative and resource role for the community.

## 7.7 Other considerations

### Subdivision

Council's statutory planners highlighted the challenges of managing neighbourhood character outcomes when subdivision is being sought without a joint planning application for a dwelling. This results in vacant lot subdivision which then is often not likely to trigger the need for a planning permit. Requirements apply to residential subdivision through Clause 56 of the planning scheme and the Infrastructure Design Manual but can have poor applicability to rural and regional areas. Additional subdivision guidelines applicable to Castlemaine, Campbells Creek and Chewton could improve residential subdivision outcomes and greater consideration of neighbourhood character.

## Community values

Understanding the values of the community is an important input into the development of this strategy.

Community consultation undertaken on the Issues and Opportunities Paper identified several key themes including:

- Housing affordability.
- Infill development.
- Housing diversity.
- Small scale housing.
- Environmentally sustainable development.
- Respecting heritage and character.
- Enhancing the natural environment and biodiversity.
- Infrastructure planning and coordination.

The community value more diverse housing options but want to ensure the existing building stock and the synergistic quality of building styles in streets is retained. Respecting heritage values and sympathetic design in heritage areas was a key neighbourhood character concern among respondents. They value the historic feel of their area and are concerned the current heritage study is out of date and struggles to protect Castlemaine's valued heritage assets. Others also feel strongly about preserving the region's Gold Rush Heritage, particularly in Chewton, and the importance of preserving historic sight lines to the Castlemaine Diggings Heritage Park and Post Office Hill Reserve.

Other respondents also voiced a desire for more affordable housing options and sustainable infill development that has limited negative impacts on the indigenous vegetation. Consultation identified that most of the community are supportive of residential development but want to ensure that it has net positive impacts on the local community, character and natural environment.



‘We have a vast mix of housing styles and types in most streets that often represent the era of construction, and they generally sit comfortably together’



Source: Community Feedback on Issues and Options Paper, December 2022.



## 8. Residential Land Supply and Demand

### 8.1 Residential Land Supply and Demand Assessment

A greater understanding of the land currently available for residential purposes and the demand for additional housing is essential to understanding the additional supply required to meet the needs of the community and support the future growth of Castlemaine, Campbells Creek and Chewton.

A residential land supply and demand assessment for Mount Alexander Shire Council has been prepared to understand the availability of land, and the key drivers and current levels of residential land demand across the municipality. The analysis supports that the Shire has adequate residential land to meet the projected population growth and demand for the next 15 years, as required by state planning policy.

The analysis comprised:

- Defining the types of available land and the criteria for residential land supply assessment.
- An audit of existing residential land supply.
- A land demand analysis that correlates with population projections and housing demand.

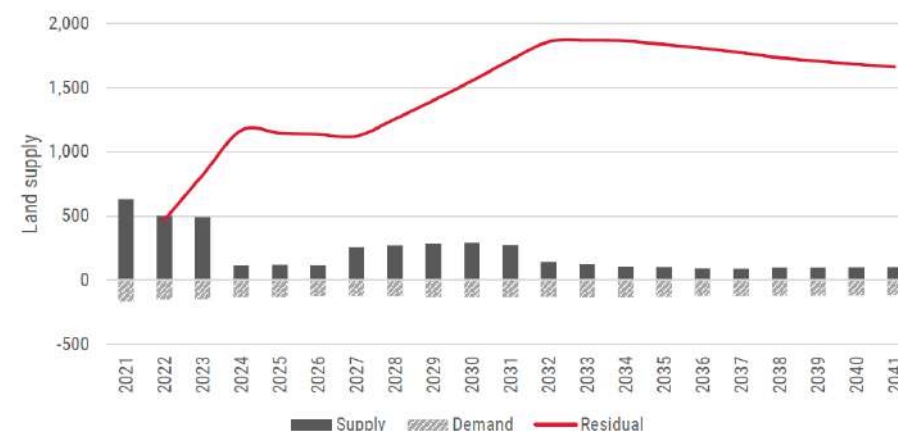
The assessment focused on vacant land (at the parcel level) within the Shire that is zoned residential, with the addition of the Rural Living Zone considered as a residentially focused rural zone, and outside of this, the residential demand being met through land in the farming zone, despite policy within the planning scheme aiming to discourage such development (dependent on a number of factors such as size of the property). The key findings of this assessment is shown in **Table 2** and **Figure 26**.

**Table 2: Residential Land Supply and Demand Assessment**

Township	Total land supply	Share of total	Annual average land demand 2021-2041	Years of supply
Castlemaine	1,150	32.7%	46.4	25
Campbells Creek	860	24.5%	17.6	49
Chewton	405	11.5%	5.2	78
All three townships	2,415	68.7%		

Source: REMPlan Land Supply and Demand 2022

**Figure 26: Residential Land Supply and Demand Assessment**





## 8.2 Supply assessment

The total supply of residential lots across the Shire up until 2041 is 4,342 lots and the majority of land supply for residential use is provided within Castlemaine, followed by Campbells Creek (REMplan Land Supply and Demand Assessment Report 2022).

Castlemaine, Campbells Creek and Chewton is estimated to provide 68.7% of the total primary townships' land supply up until 2041. 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), as well as Diamond Gully and McKenzie Hill. For its size, Chewton has a substantial amount of available land.

## 8.3 Demand analysis

Land demand is a combination of a range of factors, such as the growth or decline in overall population, the structure of the population, and average household size. Population change is the result of three main factors, including number of births, number of deaths and migration. The average number of persons per dwelling is also an important factor in determining demand for dwellings.

The total cumulative land demand across the Shire is expected to result in around 2,750 lots being required by 2041. Annual land demand across the Shire is forecast to gradually decrease over time, from 166 lots in 2021 to 117 lots in 2041.

The highest level of demand across the forecast areas is in Castlemaine with a total demand forecast of around 975 lots by 2041. Campbells Creek is expected to have the third highest level of demand, with 369 lots required by 2041. Chewton has a demand of 109 lots up until 2041, the 8th highest level of demand out of the forecast areas.

## 8.4 Key findings

The supply analysis found the following key points:

- Most of the residential land supply across the Shire will likely be provided by existing small vacant lots and emerging subdivisions, which will provide approximately 1750 lots in total. Infill lots with future subdivision potential will likely provide around 1200 lots. Greenfield zoned parcels are estimated to supply around 700 lots.
- Castlemaine, Campbells Creek and Chewton will continue to provide the bulk of the residential land supply, encompassing around 55% of the municipality's residential land.
- Larger greenfield style residential development options are likely constrained to areas in Campbells Creek (and town of Harcourt, outside the study area).

The demand analysis found the following key points:

- The total demand for land across the Shire is projected to be around 2750 lots, which is an average of 131 lots per year from 2021 to 2041.
- Excluding the rural forecast areas, the total demand for land across the LGA is around 2,120, which is an average of 101 lots per year from 2021 to 2041.

The Calder Freeway Corridor is a key area of residential demand although most of this land is affected by the FZ which discourages residential development. Alternative locations for this demand such as within or on the edge of existing towns could be considered further.

The average household size is decreasing across the Shire due to the proportion of lone-person households increasing. Policy responses and initiatives should be considered early on to support housing stock provision that suits the needs of future populations.

The supply and demand assessment results determine that there is more than 30 years of land supply in the Shire is based on forecast demand. Excluding the rural areas, the total supply of residential land

will likely provide at least 35 years of land supply, based on the current demand.

Castlemaine has the highest levels of demand (annual average of 46 lots a year) and around 25 years of supply.

## 8.5 Housing Capacity Peer Review

The Mount Alexander Shire: Land Supply & Demand Assessment (REMPAN) was peer reviewed as part of the preparation of this Strategy as provided in **Appendix 2**. That assessment identifies over 30 years of lot supply based on projected average annual lot demand of 131 lots per annum. According to the assessment, Castlemaine, Campbells Creek and Chewton contain over 2,400 lots available to accommodate projected residential demand, representing 70% of the Shire's current lot capacity.

Castlemaine includes an estimated 670 vacant lots below 2,000 square metres of which there is an estimated 320 vacant lots within inner Castlemaine. There are also two greenfield growth areas on the periphery of Castlemaine and Campbells Creek impacted by bushfire controls, which reduces the development potential of these areas in terms of lot supply figures. The land supply and demand assessment applied small lot infill assumptions to lots in central Castlemaine thereby anticipating medium density outcomes in the Shire's centre. Standard infill assumptions are applied to infill lots at Ireland Street, Diamond Gully Road and infill lots in proximity to Maldon Road. The Land Supply and Demand Assessment anticipates a lower, conventional density outcome in these locations.

Overall, the planning directions proposed in the new residential framework generally align with the development outcomes anticipated in the land supply and demand assessment in applying Managed Change Areas and Minimal Change Areas. The application of the managed change settings is likely to boost dwelling yields and broader housing capacity and opportunities for diversity. The application of minimal change settings in the residential and periphery areas of Campbells Creek, Chewton and Castlemaine will result in lower and

conventional density residential outcomes. This is consistent with the assumptions of the land supply and demand assessment which anticipates lower density development in these areas. It is noted that no minimum lot size has been applied to subdivision in both change areas.

## 8.6 Conclusions

The Land Supply and Demand Analysis highlights that based on existing demand characteristics there is well over 15 years residential land supply in the three townships.

Average household size is decreasing due to the increasing proportion of lone-person households. Policy responses and initiatives should support housing stock provision that suits the needs of future populations.

The two housing change areas and the application of design guidelines to implement the preferred future character proposed in the strategy are not anticipated to unduly constrain residential land supply and will support future housing provision.

Council should continue to monitor housing supply and needs so that diverse housing types are provided to meet community needs.

### Objective

To continue to monitor housing demand and supply ensuring residential land supply for 15 years.

### Action

- Continue to monitor housing supply across the three towns on a 12-18 monthly basis providing an update to Council each year.



## 9. Housing

The housing component of this strategy will provide the framework to address the quantum of housing required into the future, and the housing types needed to support the current and future community based on an understanding of the current and future population.

### 9.1 Housing Diversity and Choice

A diversity of housing stock is important to achieve a broad range of strategic objectives including housing choice, affordability and adaptability and enable people to remain in their communities as their needs change.

Creating a greater diversity of housing means providing dwelling types, sizes and designs that suit people of all ages and abilities, and for all stages of life. A range of delivery models allows for greater housing options to be provided such as co-housing, cluster housing, retirement housing and other forms of housing. The variety of delivery models is critical to providing different forms of housing in response.

There are population groups that have particular requirements for housing in terms of design, location, tenure and cost.

There is currently a lack of housing diversity and choice in the towns of Castlemaine, Campbells Creek and Chewton. Key issues include:

- In Castlemaine, 67.1% of houses contain 3 or more bedrooms, with only 30.9% containing 1 or 2 bedrooms. Additionally, 93.2% of dwellings are separate detached houses, with only 6.1% being medium density.
- In Campbells Creek, 80.7% of dwellings contain 3 or more bedrooms, with only 17.5% containing 1 or 2 bedrooms. Additionally, 97.2% of dwellings are separate houses, with only 2.3% being medium density.

- In Chewton, 66.1% of dwellings contain 3 or more bedrooms, while 33.4% contain 1 or 2 bedrooms. Additionally, 99.1% of dwellings are separate houses.

(Source: ABS Census 2021 based on SAL areas. NOTE: Castlemaine includes McKenzie Hill area)

Most of the recent sales in the Shire were for houses, with few or no sales for units across the region. Campbells Creek had zero unit sales in 2021 compared to the 47 houses sold (Source: REMplan, using 'forecast areas').

The prices for house, unit, and land sales have also steadily increased between 2012 and 2021 throughout the 3 townships, which may be explained by the limited availability of diverse housing stock. In 2021, Castlemaine had only 16% of residential properties for rent that were units; in 2012, units made up only 10% of rented properties. Furthermore, there were zero units rented between 2012 and 2021 in Campbells Creek and Chewton, and between 1-10 and 1-6 houses rented, respectively (Source: REMplan, using 'forecast areas').

Looking at future projections, the bulk of forecasted housing is still separate detached houses, which has significant implications for housing diversity and choice and further implications on the previous issue of insufficient housing stock which matches the community's needs.

There is a mismatch between household size and dwelling sizes, partly as a result of the lack of housing diversity and choice. This has implications for land supply, suitability of dwelling stock (including size, location, design, and services), as well as provision of services in given areas.

While historically housing in the towns has largely consisted of detached homes to satisfy the desire for this form of housing, there is growing concern over the ability of this model to continue to supply the diversity of housing required, the ability to meet the needs of an ageing population and the ability to mitigate and adapt to the impacts of climate change. This is exacerbated by environmental hazards such as bushfire

increasing risk to township boundary expansion and the impacts of continued expansion of the towns on rural land uses.

New forms of housing such as infill and multi-dwellings in the established areas of the towns, particularly those within close proximity to the town centre of Castlemaine, can provide additional housing stock for smaller households, households with special needs and enable people to age in place. It would also provide options for people who are increasingly being impacted by the rise in property prices.

There will need to be work undertaken with local landowners and developers to deliver this housing product and to move away from traditional models of house and land sales. Sensitively delivering these within the existing fabric of the towns without onerous planning controls that delay delivery, and that preserve the character and heritage of the towns so valued by the community is essential.

### **Objective**

To increase housing diversity within Castlemaine, Campbells Creek and Chewton.

### **Actions**

- Support the development of infill sites within the towns to include a greater diversity of housing types focused on 1 and 2 bedroom stock, including dual occupancy, duplex, quadplex and town house forms.
- Support the development of medium density apartment forms in Castlemaine in close proximity to the town centre and the Castlemaine Railway Station.
- Maximise opportunities for a diverse mix of housing types in Managed Change Areas.
- Increase housing diversity in greenfield areas in Campbells Creek and other growth areas of Castlemaine (such as Diamond Gully and McKenzie Hill) through the delivery of a broad range of lot sizes, capable of accommodating a variety of

different housing types, including the identification of locations appropriate for medium density housing around open space.

- Work with interested parties to deliver high quality and creative housing solutions that will provide greater housing choice in Mount Alexander Shire's towns.
- Encourage infill development to incorporate a greater diversity of housing outcomes for all cohorts in the community, including accessible housing and affordable housing.

### **Objective**

To identify preferred locations to increase housing densities.

### **Actions**

- Direct medium density housing to infill sites within Castlemaine and Campbells Creek in areas away from environmental hazards.
- Support infill, multi-dwelling housing opportunities in Managed Change Areas.

### **Objective**

To facilitate opportunities for housing on non-residential land within the town boundary, where appropriate and is strategically justified.

### **Actions**

- Review the outcomes of the Industrial Land Use Strategy for potential residential development sites that are not suited for industry due to limited accessibility, environmental constraints or fragmentation.
- Explore opportunities to facilitate shop top housing in the town centre and Commercial 1 Zoned land in Castlemaine within existing built form and in upper floors of new development.



### Objective

To increase the role of urban consolidation as part of Mount Alexander Shire's overall housing supply.

### Actions

- Encourage urban consolidation within Castlemaine, Campbells Creek and Chewton.
- Strengthen local policy to provide greater direction on the location of increased housing and housing diversity for the towns in the Mount Alexander Planning Scheme.

### Objective

To promote exemplary examples of housing diversity delivered in the towns.

### Actions

- Investigate further options for Council land to deliver local pilot projects.
- Consider the use of an annual housing award to showcase exemplary development.
- Develop a suite of local case studies to assist with community and developer education.

## 9.2 Housing for those with special needs

A liveable community provides appropriate housing for all. This includes the elderly, people with a disability, low income families and those fleeing domestic violence. There is strong community support and encouragement for Council to focus on improving the diversity, affordability and accessibility of housing stock provided by the private sector to meet the needs of special groups to ensure that they are not

displaced or discouraged from living in the Shire's towns, due to inappropriately designed and located or unaffordable housing stock.

In Castlemaine, Campbells Creek and Chewton, the number of people over 50 years old and those living with a disability is already greater than the Victorian State average, and this is forecast to increase. The number of people who have need for assistance with core activities in the three towns is growing. In 2016, 500 people had need for assistance with core activities, which grew to 614 in 2021 (Source: REMplan). This represents just over 5% of the population of the three towns. With a population that is ageing, this number will continue to grow over coming decades.

Mount Alexander Shire Council has identified a gap in the supply of housing for ageing residents, particularly in transitional living.

Castlemaine currently does not offer any contemporary aged living facilities and complexes which typically combine 'independent' retirement living and assisted living with higher level ('end of life') aged care services and facilities. Residents seeking this form of housing have traditionally had to move out of the towns. There are only two nursing home facilities in Castlemaine (Health Residential Aged Care and Arcare) which provide services across dementia, respite, palliative and transition care.

Clause 53.17 Residential Aged Care of the planning scheme includes permit requirements and 'deemed to comply' measures for residential aged care facilities. The clause applies to the development of a residential aged care facility in the General Residential Zone (GRZ), Mixed Use Zone (MUZ), Neighbourhood Residential Zone (NRZ), Residential Growth Zone (RGZ) and Township Zone (TZ). In the GRZ, NRZ and TZ building height must not exceed 16 metres. In the MUZ and RGZ the maximum building height should not exceed 16 metres.

Residential aged care facilities require a permit for the land use and development in the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ). Such facilities can locate not just in towns, but subject to a permit outside of towns in LDRZ and RLZ areas. Locations

outside of towns could negatively affect accessibility and connections for residents accommodated in these facilities.

Community care accommodation and Rooming houses are regulated by Clauses 52.22 and 52.23 respectively of the planning scheme. These provisions include 'as of right' development requirements for these types of accommodation with registration and other related issues provided for by other Victorian Government legislation. Well designed and located community care accommodation and rooming houses should be provided in residential areas and facilitate a good quality of life and the provision of comprehensive care to residents (such as a medical consultation suite, good internal amenity and communal facilities).

Smaller and well-designed homes in central areas (provided by the private sector) also have a role to play in providing housing for those in the community with special needs.

### **Accessibility is Important**

Mount Alexander is already a community with a high proportion of people aged over 50 years old and living with disabilities than the Victorian State average and this is forecast to increase. As a result, the number of people needing smaller homes that are more accessible is growing and needs to be provided. The age and design of much of the current housing stock excludes people with accessibility requirements.

Improving accessibility means increasing the number of houses that meet universal housing design guidelines. This housing is designed to meet the needs of all people at various stages of their lives, including people with a disability and senior residents. The impact of providing universal housing can be significant enabling people to stay in their community in safe and suitable housing.

The Liveable Housing Design Guidelines provides best practice guidance and certification for homes in Australia based on a silver, gold and platinum accreditation levels. Each level requires greater compliance with liveable design elements. Delivering new housing and

retrofitting existing housing that meets these guidelines will increase the stock available for the community now and as it ages. Council has a role to play in advocating to state and federal governments in relation to standards for development and educating the community and developers on the benefits of development that meet the Liveable Housing Design Guidelines.

#### **Objective**

To advocate for and promote exemplary examples of accessible housing in the towns.

#### **Actions**

- Advocate for improvements to be made to the Victorian Planning Provisions (VPP) and National Construction Code (NCC) around universal design principles and standards for all development, particularly housing.
- Develop a local planning policy that addresses universal design principles in housing development using the Liveable Housing Design Guidelines.
- Provide education and resources outlining the importance of universal design and how it can be incorporated into new housing developments for developers and the community.

### **9.3 Affordability and Housing Stress**

The challenges of housing affordability and stress are becoming increasingly apparent across the towns. This has been raised by the community through multiple engagement activities for different projects, including to develop the Mount Alexander Council Plan 2021-25 and the Council Vision (2021-2031), and further confirmed in consultation undertaken on the Issues and Opportunities Paper for Castlemaine, Campbells Creek and Chewton.

In June 2018 the *Planning and Environment Act 1987* was amended to include an objective to facilitate the provision of affordable housing in

Victoria. A definition of affordable housing was also included: “Affordable housing is housing, including social housing, that is appropriate for the housing needs of very low, low, and moderate income households”. The Act specifies the income range classification for very low to moderate income households. These ranges are updated annually.

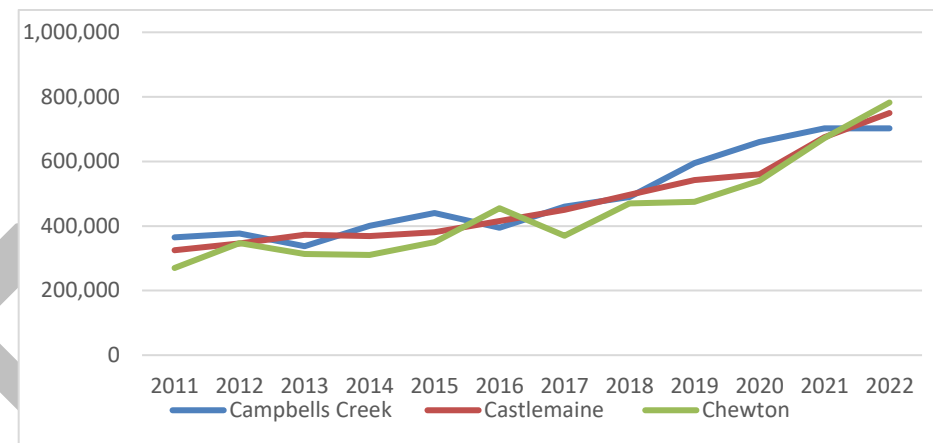
Housing stress relates to households renting or paying a mortgage and their ability to meet their housing costs. A household is experiencing housing stress when the cost of housing (either as rent or mortgage repayments) is high relative to household income.

The widely accepted definition of rental stress is when 30 per cent or more of a household’s income is spent on rent (AHURI, 2019). When households are forced to sacrifice necessities of daily life such as food, healthcare or education due to their very low to moderate incomes, they are in rental stress.

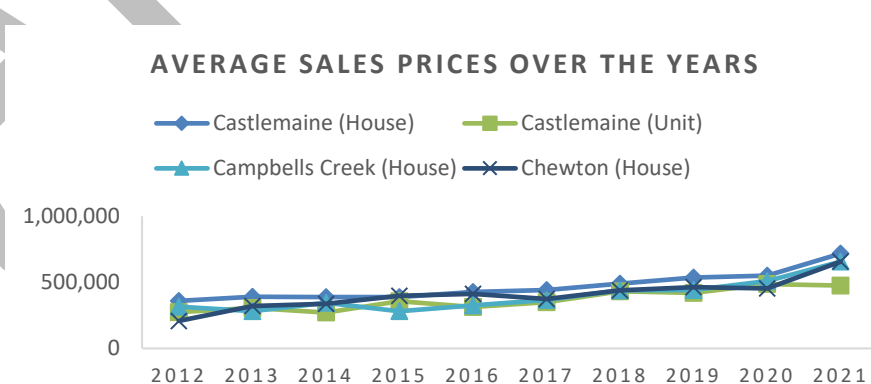
### Housing costs are rising

Data shows that housing prices (and therefore costs) have risen significantly over the past decade in all three towns. The median price in the three towns has doubled or more in the past ten years with the greatest rise in Chewton. **Figures 27 and 28** show median house prices and average sales prices in the three towns over the period 2011 – 2022 (Source: REMplan, based on forecast areas). This also flows through to both the mortgage and rental payments of community members who don’t own their home.

**Figure 27: Median House Prices**



**Figure 28: Average Sales Prices**



### Evidence that housing stress is increasing in the towns

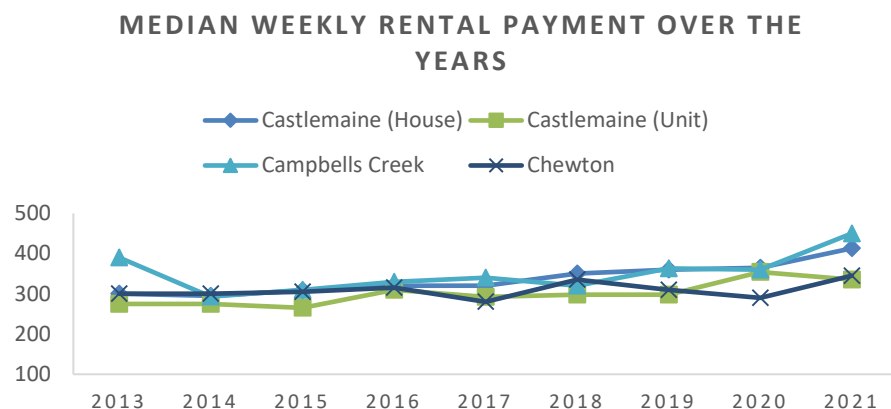
There has been an increase over time of the proportion of households in the towns with mortgage or rental payments greater than 30% of the household income, and therefore experiencing housing stress.



Mortgage payments greater than 30% of household income have increased over the years, from 7.5% and 6% in 2011 and 2016, respectively, to 12.6% in 2021 (Source: ABS, based on 'SA2' area for Castlemaine, which includes Campbells Creek and Chewton'.

As of 2021, rental payments that were greater than 30% of household income make up 39.2% of renter households in the region, which is a significant increase from 9.7% in 2016 and 8.3% in 2011 as shown in **Figure 29**. This is in addition to the steady increase in rental payments over the past decade and is likely to have increased in the last few years (Source: ABS, based on 'SA2' area for Castlemaine, which includes Campbells Creek and Chewton').

**Figure 29: Median Weekly Rental Payments**



(Source: REMplan, based on forecast areas)

The Victorian Housing Register is the wait list for people seeking affordable rental housing. A total of 732 households are on the wait list for affordable housing in the Shire according to data released in March 2023 compared to 674 in March 2022. This indicates a worsening of the situation for people in the community seeking affordable rental housing.

#### Tiny homes on wheels and caravans:

Council has actively been addressing the opportunities and issues of managing tiny homes on wheels. These are caravans or tiny houses on wheels which provide the opportunity to introduce smaller homes that are seen as environmentally friendly and affordable.

At its meeting on 20 June 2023 Council adopted the proposed amendment to Council Local Law 13 Camping on Private Property. This change allows for the use of caravans/tiny homes on wheels on privately owned land with an existing residence without the need for a local law permit. In doing so, while this does not solve the housing affordability challenge, the change goes some way to provide another option to the community when the need to provide temporary housing arises. Conditions still apply to people using these temporary homes. (Note: this proposed amendment still needs to be gazetted).

The Mount Alexander Shire community played a key role in this change to the local law. Feedback was invited on the proposed amendment and a total of 1,616 submissions were received, with an overwhelming response of 91% in support of the proposed amendment.

The local law doesn't cover permanent or non-moveable homes. Where a home, even a tiny/small home, becomes permanent (such as through being built on footings or connected to infrastructure such as reticulated wastewater) this is managed through the Building Regulations and the Mount Alexander Planning Scheme.

#### **Housing affordability impacts the local business**

A recent survey of local businesses conducted by Council indicates that the lack of housing supply and housing affordability were impacting on their ability to recruit and retain staff as well as the suitability of housing to people's needs. Respondents indicated that housing costs were impacting recruitment (83.5%) and retention (81.4%), and that housing availability (82.3%) and housing suitability (69.4%) were impacting recruitment (82.3%). The lack of appropriate and affordable housing

supply in the Shire impacts on the function and growth of local businesses.

### **The short-term rental economy impacts housing affordability**

Tourism is a key part of the economy in Mount Alexander with both Castlemaine and Chewton building on its goldrush history and today on nature, art, food and culture.

There is increasing concern over the impact of short-term rentals on towns and neighbourhoods. Driving up property values at the expense of local community and the significant impacts on the availability of rental properties are often cited.

*‘Touristification’ is a term used to describe tourism-induced gentrification, with the process often leading to the transformation of a community into a tourism commodity. For example, services, facilities, and shops may be re-oriented towards the tourists’ preferences rather than local residents, impacting the social and economic value of housing in these areas. (Cheng and Yiu, 2022)*

Council has limited levers to address the issue of short-term accommodation with reform likely to be required at the State government level. Council in its adopted Rating Strategy (2022-2027) has identified that residential properties used for short-term rental accommodation are to be charged at a commercial rate. Commercial rates are 130% of the ‘general rate’. Residential rates are the general rate (100%).

## **9.4 What can Council do about affordability?**

Council has only limited mechanisms to influence the delivery of more affordable housing. These are through its role as the planning authority, through rates, acting in an advocacy or brokerage role and actively intervening in the property market through use of its own land or establishment of a Special Purpose Vehicle (SPV) such as a Housing Trust. These options should be actively examined through the

development of an Affordable Housing Strategy which explores the benefits and risks of different approaches and is based on the demand of affordable housing within the Shire.

### **Council’s role as the planning authority**

There are currently only limited mechanisms available in the Victorian Planning System to support the delivery of social and affordable housing. These are through discretionary policy and the use of voluntary agreements.

Councils can state their commitment to delivering affordable housing and their preferred mechanism to achieve that through their Municipal Planning Strategy and local planning policies. Through planning scheme amendments (as a result of strategic work) or in negotiation with a developer over a specific site, Council can require a developer to incorporate affordable housing in some form through entering into an agreement (voluntary agreement) to incorporate a component of affordable or social housing, under Section 173 of the Planning and Environment Act 1987.

Section 173 Agreements are voluntary and can be appealed at Victorian Civil and Administrative Tribunal (VCAT) who will be likely to disregard them if not agreed to by the developer. The ability to successfully negotiate for affordable housing inclusion requires planners to have a strong Council policy position behind them in relation to affordable housing need, an understanding of the affordable housing sector in their area, an understanding of the commercial framework in which developers operate within and the resources, skills and capacity to negotiate and flexibility to reach a mutual understanding. This is a specialist area like heritage, urban design and sustainability that planners may not be experienced in.

Success in securing affordable housing outcomes has largely been through negotiations around a planning scheme amendment or a joint planning scheme amendment and planning permit negotiation. This has enabled developers to build into their site feasibility the costs of delivering affordable housing. A small number of Councils have

delivered affordable housing through permit applications including City of Melbourne and City of Port Phillip.

### **Challenges of using planning mechanisms to secure and deliver affordable housing**

Several Councils have faced challenges at VCAT over affordable housing permit conditions. The Tribunal has sought to ensure there is a policy basis and that the voluntary nature of the agreements means Council cannot mandate the inclusion of a requirement on a planning permit if the applicant or developer does not agree.

A state-wide approach to inclusionary zoning has stalled and the Minister is unlikely to accept any requests for planning mechanisms for affordable housing. Inclusionary zoning is a land use planning intervention by government which either mandates or creates incentives so that a proportion of residential development includes an amount of affordable housing.

In the interim, Council should seek to increase the effectiveness of voluntary agreements when considering planning scheme amendments and negotiating planning permits.

Council should continue to play a role in advocating for communities and brokering with partners at state, private and affordable housing providers to facilitate opportunities.

### **Supporting the efforts of local organisations and groups**

The My Home Network 10 year Social and Affordable Housing Strategy was developed in 2022, in consultation with Council. The My Home Network group of organisations and community members formed in 2019 in the Mount Alexander Shire in response to increasing local concerns about the lack of affordable, safe, secure and sustainable housing in our Shire. The network's mission is to support a strengths based approach in housing delivery and reform that is linked to community health and wellbeing, social inclusion, gender equality, gender diversity, Indigenous self-determination and climate change

adaptation, indeed part of a broader and deeper system change that builds a more equitable society.

The vision established within the strategy is 'for people in Mount Alexander Shire to have access to safe, affordable, secure, sustainable and appropriate housing that recognises their place in and connections to community and country'. The strategy identifies the key housing challenges and risk factors within the Shire and also provides an overview of relevant Council policy and actions relating to housing, specifically mentioning that the network welcomes and invites Council officers and Councillors into the My Home Network conversations regarding affordable housing. The strategy sets out a number of strategic priorities for the network to work through, and highlights that the network will take a partnership-based approach to deliver the strategy itself, including working closely with Council to align on priorities.

### **Big Housing Build in the Towns**

The Victorian Government's 'Big Housing Build' aims to deliver more social and affordable housing across Victoria supporting population growth, creating more rental housing and supporting employment growth in the regions.

Twenty-five per cent of the total \$5 billion program has been allocated across regional Victoria. Minimum Investment Guarantee Area areas have had budget allocated due to a significant regional town or city or their high population growth projections. Mount Alexander has not been identified as a Minimum Investment Guarantee Area. There is however an opportunity for Council to share in \$485M that has not been allocated in regional Victoria.

To date, 3 homes have been completed in Mount Alexander according to the Homes Victoria website as shown in **Figure 30**.



**Figure 30: Homes For Victoria and Mount Alexander**



Source: [What's happening in my area | Homes Victoria](#)

Council is likely to be consulted about applications received by the Victorian Government from housing providers and/or the Director of Housing to deliver projects funded by the Big Housing Build. Faster and more streamlined processes under Clauses 52.20 'Victoria's Big Housing Build' and 53.20 'Housing by or on behalf of Homes Victoria' of the planning scheme will save money for these developers which can ideally be repurposed into additional or higher standards of housing and deliver on the ground outcomes more quickly. This will include a role for Council to provide comments on these social and affordable housing proposals to the Victorian Government who are deciding these applications.

### Using Council land

Council has already commenced the process of working with an affordable rental housing and homelessness services provider to deliver

affordable housing on its own land in the commercial area of the town centre. This is a model that Council could use on other Council owned sites.

### Templeton Street Development

The project would see Council owned land (at 30A and 65 Templeton Street, Castlemaine) allocated for air rights for the purpose of creating affordable housing. Council would provide access to its land and in return Haven Home Safe would provide affordable housing under either a lease or strata title, with a perpetually secured contractual mechanism (such as a Section 173 Agreement) registered on the relevant titles.

Such an agreement would also specify Council's rights to use on-site facilities including Council car parking. In return, Haven Home Safe would build, operate and manage affordable rental housing for a proposed period of between 35 and 49 years under a lease, or, ongoing under freehold title in strata. Property management and maintenance of all air-rights developments (i.e. those above ground floor) and the residential tenancy components of the ground and basement areas, and agreed outdoor areas, would be the responsibility of Haven Home Safe.

### Objective

To confirm Council's commitment to the delivery of social and affordable housing in the Shire.

### Actions

- Develop a social and affordable housing policy and/or strategy to support stronger affordable housing outcomes through facilitation and collaboration with a range of key stakeholders. This should provide the basis for Council's requirements for the voluntary provision of affordable housing in developments through Section 173 agreements.

- Continue to employ an affordable housing solutions broker.
- Facilitate development of sites identified as suitable for affordable housing outcomes or partner with surrounding Councils to do so.
- Improve planners' knowledge, skills and capacity in using voluntary agreements for the provision of affordable housing when considering planning scheme amendments and negotiating planning permits.
- Encourage affordable and social housing to be located in areas with good access to town services and amenities.
- Facilitate a range of partnerships and opportunities to deliver social and affordable housing.
- Consider opportunities to partner with My Home Network to deliver its 10 year Social and Affordable Housing Strategy.

## Objective

To advocate to the Federal and State Governments for additional social and affordable housing in the towns.

## Actions

- Work with Federal and State Governments to encourage policy and funding settings that facilitate the development of social and affordable housing in the Shire.
- Investigate the development of surplus public land to deliver social and affordable housing.
- Work with the State and Federal governments, community housing and the private sector to facilitate the delivery of more affordable and social housing options.

## 9.5 Environment and Sustainability

Housing affordability extends beyond rental or mortgage expenses to include the cost of living. To this end, improving energy efficiency of homes can dramatically reduce household expenses, especially for low-income households, for whom high energy bills create a disproportionate burden. Homes with poor energy ratings make a major contribution to greenhouse gas emissions, and heating and cooling uses about 40 per cent of home energy use in a non-star rated home<sup>4</sup>.

Retrofitting existing homes and setting high standards for environmental performance of new builds is critical to all actions taken to deliver affordable options in the Shire. The significant age of much of the housing stock in the Shire makes this even more essential particularly for those on low incomes.

Along with advocacy and planning policy, Council's other opportunity is through education. A strong commitment to building housing with Environmentally Sustainable Design (ESD) focus is already evident in the towns. Developments such as The Paddock and Munro Court are delivering new and innovative ESD and community based housing. While not always directly reflective of the existing neighbourhood character, there is community acceptance and celebration of these developments for their broader goals.

Local groups and organisations play a strong advocacy role in enhancing climate resilience in the Shire. The Central Victorian Greenhouse Alliance is currently working on a project ('Even Better Homes and Gardens') in partnership with the Castlemaine Institute, and supported by state government, which aims to identify practical options for residents living in houses that are more exposed to the impacts of climate change, to 'upgrade' or 'retrofit' their homes and gardens to enhance resilience. The project is a community-based research project which is working closely with a cross-section of community members

<sup>4</sup> [New social housing will be more energy efficient, but older houses are still costing us dearly | AHURI](#)

from Mount Alexander Shire as a case study site that is broadly representative of housing typologies across regional Victoria. Through a desktop study and participatory research activities (such as surveys, interviews and focus group discussion), the project will:

- Explore lived experience, knowledge and awareness of climate-related risks, household exposure, and home adaptation options;
- Identify the resources, services, and incentives that are available (or needed) for residents to retrofit their homes; and
- Develop recommendations for local and state government to encourage and enable residents to implement home adaptation solutions.

The development of increased ESD requirements in the planning scheme is a challenge for Councils, particularly regional and rural Councils with limited resources and budgets. Ideally this reform should be coming from the state and federal governments who control the planning and building regulations. Consistency across the development sector would be the best approach. Council through its membership to the Council of Alliance for a Sustainable Built Environment (CASBE) is working to elevate the ESD requirements in planning schemes through a collaborative approach to local government led action. Council was involved in stage 1 of the 'Elevating ESD Targets' project which sought to develop an evidence base to support a future planning scheme amendment. Prior to preparing a planning scheme amendment to elevate ESD requirements in the planning scheme, Council will review the outcomes of a financial analysis to better understand the impacts of the proposed planning controls on future planning permit applicants.

## Case Study – The Paddock Eco Village,

The Paddock is an eco-village development nearing completion approximately 1.4 kilometres from the centre of Castlemaine. It will deliver 26 homes and a community centre on 1.4 hectares of land. The development has been architect-designed to have high environmental outcomes and support a community in a bushland environment.

There are a range of house sizes from 2 to 4 bedrooms, occupying sites between 84 to 120 square metres including a private front and back garden. The homes have been designed to be highly energy efficient, with energy ratings up to 8.7 when the 4.2 kilowatts or more of solar is added. These aim to keep running costs low and ensures that each property produces more energy than it uses. Approximately 60% of the development will be dedicated to shared food gardens, orchards, planted wetlands, small wetlands and native gardens. Car parking is limited to the perimeter, close to the back of each house. This allows for a safe and quiet central garden area for the community to use.



Source: [News — The Paddock \(thepaddockcastlemaine.com.au\)](https://www.thepaddockcastlemaine.com.au/news)



## Case Study – Munro Court Sustainable Housing

The Munro Court Sustainable Housing development is a cluster of eight houses set in native drought-tolerant gardens.

The small houses are designed to be light filled, tightly planned and spacious inside. The development features no fences with the gardens designed to link the houses together with privacy provided through courtyards, careful placement of windows, walls and landscaping. The garden features Australian native plants indigenous to the Goldfields of Central Victoria.

The development is concerned with social sustainability as well as environmental sustainability. A communal area provides vegetables and chooks whose care is shared amongst residents.



Source: <https://lifehousedesign.com.au/project/munro-court/>

### Objective

To increase the environmental efficiency and resilience of current and future housing and reduce the cost of living for residents.

### Actions

- Continue to be a member of the CASBE group of Councils.
- Lobby government to change buildings regulations including the National Construction Code to require higher ESD standards in development.
- Undertake Stage 2 of the Elevated ESD Targets project by preparing a planning scheme amendment, pending the findings of the financial analysis.
- Encourage new forms of housing and housing models that meet community needs and deliver broader social benefits such as multi-generational housing, communal housing and environmental sustainability.
- Facilitating environmentally sustainable development that balances the delivery of neighbourhood character guidelines with achieving environmental and social benefits.
- Consider and explore planning-related recommendations of the Even Better Homes and Gardens project relevant to local government planning.

### Objective

To ensure that new residential areas are well planned and deliver sustainable communities.

### Actions

- Ensure a range of lots sizes within new subdivisions to provide for dwellings of a variety of sizes.

- Encourage higher densities in proximity to community infrastructure, open space, recreation, and transport infrastructure.
- Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, water sensitive urban design, energy efficiency and sustainability.
- Encourage urban design that promotes safety, healthy lifestyle, physical activity, social interaction, and accessibility to open space and recreation opportunities.
- Encourage the integrated planning of new development to incorporate access to public art, community facilities, open space, and recreation opportunities.
- Encourage the use of perimeter roads and open space as interface treatments between urban and non-urban land to increase resilience of residential development to bushfire risk.
- Ensure subdivision for residential development contributes to the interconnectedness of the existing street network, links with existing pedestrian and cycle path networks and maximises solar access for future dwellings.
- Ensure that the staging of residential development occurs in a logical and efficient fashion, with concurrent augmentation of infrastructure.

## Objective

To promote exemplary examples of sustainable housing in the towns.

## Actions

- Encourage the development of local pilot projects.
- Consider the use of an annual sustainable housing award to showcase exemplary development.



Source: Community Feedback on Issues and Options Paper, December 2022.

# 10. Neighbourhood Character Types

## 10.1 Overview of Character Types

There are nine neighbourhood character types identified for Castlemaine, Campbells Creek and Chewton as follows:

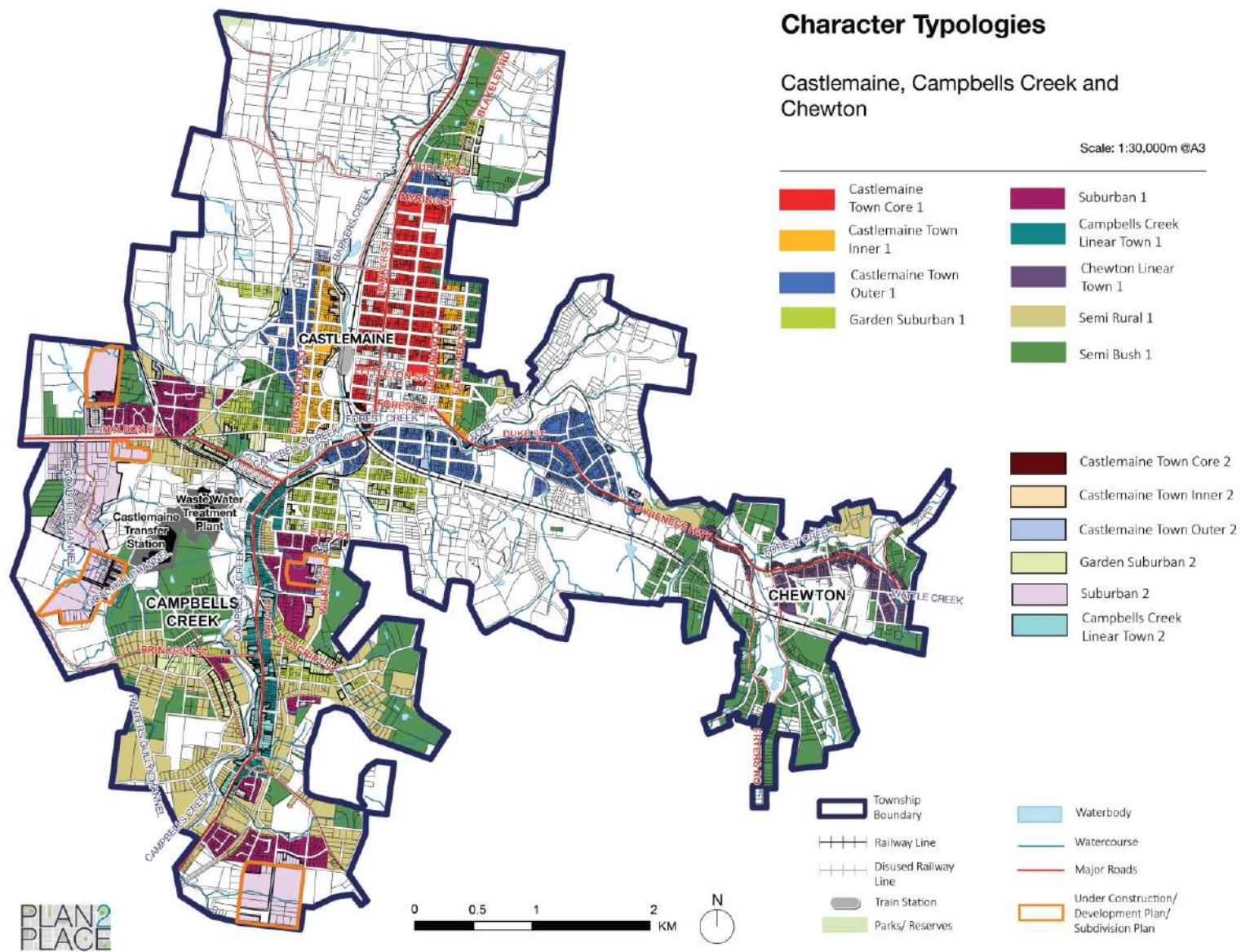
- Castlemaine Town Core
- Castlemaine Town Inner
- Castlemaine Town Outer
- Garden Suburban
- Suburban
- Chewton Linear Town
- Campbells Creek Linear Town
- Semi-rural
- Semi-bush

A 'preferred future character' statement for each of the nine neighbourhood character types has been prepared to guide development and assist in achieving new development which is authentic to the context of the three towns, and which adds value to its' existing highly valued character. The preferred future character will be supported by design guidelines developed to address housing and character issues in each neighbourhood character type to assist in achieving high quality design outcomes, including quality built form, liveability, diversity and consistent neighbourhood character.

The design guidelines for each precinct will inform the implementation of the Strategy through residential zone schedules. These have been provided at **Appendix 3 - Design Guidelines** and the identified nine character types are shown in **Figures 31**, with each of the individual character types shown in **Figures 32-40**.



Figure 31: Character types in Castlemaine, Campbells Creek and Chewton



## 10.2 Castlemaine Town Core

The Castlemaine Town Core character type is located within the central area of Castlemaine. The precinct encompasses the original township with a significant proportion of the area having heritage significance and strong neighbourhood character. The township is located within a bowl of hills, creating a sense of enclosure for the precinct.

The Town Core has a diversity of architectural era styles, with a predominant nineteenth century Victorian-era character, in addition to smaller numbers of federation and interwar houses scattered among these, and a few post-war houses and unit developments. The Victorian houses range from small brick miners' cottages to substantial rendered or face brick villas. They are interspersed with occasional shops, reflecting the mixed development pattern typical of the nineteenth century and some interwar and postwar brick suburban triple fronted dwellings of modern style.

While there is diversity in scale and level of architectural pretension among the houses, there is a sense of spaciousness created by consistent setbacks, vegetation and open style fencing. The grid street layout formalises the precinct and unifies the precinct along with consistent avenues of well-established street trees of mixed exotic and indigenous species.

The housing is largely detached although there are occasional attached houses of the late twentieth century. While most are single storey, some appear larger as they have generous floor to ceiling heights. Housing has adapted to the arrival of the car, resulting in garages and carports being subsequent additions. This has compromised the dwelling settings in some instances.

Dwellings are set within gardens with a variety of forms and plant species. Fences are often in keeping with the dwelling period and low in height which enables views to the houses and the vegetation to flow across from the private to the public domain. Avenues of formal and informal street trees are common and create pleasant spaces for walking along footpaths. The tree canopy, wide verges and mostly

Harcourt granite open channelling creates a consistent country town feel in the street.





## Existing Key Characteristics



### Architectural style

- Victorian miners' cottages through to mansions, Edwardian villas, Californian bungalows, late Interwar and post-war houses including some late 1930s to 1950s brick suburban triple fronted dwellings in the Moderne style



### Subdivision pattern

- Traditional grid pattern with street blocks oriented east-west



### Topography

- Falling gently from the north to Barkers/ Forest Creeks in the west and south



### Dwelling type

- Detached dwellings
- Occasional attached buildings



### Materials and form

- Variety of dwelling materials exist, most commonly timber weatherboard, also rendered or face brick, occasionally stone
- Roofs corrugated iron, terracotta tile, slate
- Hipped and gabled roof forms with prominent eaves dependent on architectural era



### Setbacks

- Generally spacious front and side setbacks on larger blocks
- Standard to small front setbacks with 1 to 3 m side setback, with some on smaller blocks
- Earlier houses occasionally set to the front boundary
- Single storey, with some generous floor to ceiling heights; very rarely double storey
- Carports and driveways are sometimes visible in the streetscape



### Height



### Car parking and outbuildings



### Garden styles

- Set within gardens
- Low-level and established front gardens
- Mix of native and exotic gardens
- Mixture of fencing types including low timber picket fence or low wire fencing often in keeping with architectural period
- Low solid brick fences to late interwar and post-war dwellings
- Wide streets with generous verges
- Sealed roads with footpaths
- Mixture of kerbs and Harcourt granite open channels



### Front fencing



### Public realm





### Public views

- Street trees of medium to large size, mixed species and sometimes in formal avenues
- Footpaths: mixed, some concrete and formal, some gravel and unmade/informal
- Defined views along streets often lined with established trees and consistent built form
- More distant views along streets toward surrounding hills and across town to the west and east

### Threats and concerns

- Use of high, solid style fencing, not in keeping with the building styles.
- Subdivision with small front and side setbacks from buildings.
- Subdivision and new double storey rear dwellings affecting view lines across the valley.
- Removal of formal avenue street trees.
- Removal of vegetation from private open spaces.
- Planting of tree and shrub species that are not in keeping with the surrounding flora/ landscape.
- Construction of garages in line with or in front of the front wall of existing dwellings.
- Use of contemporary kerb treatments such as suburban and roll-over kerbs in new subdivisions.

### Preferred Character Statement

Dwellings will retain the cottage aesthetic and complement the heritage qualities of the streetscape within the Town Core precinct, preserving the unique historical image of Castlemaine. New buildings will not dominate the existing fabric, playing a recessive role in the streetscape.

New dwellings will respect the form, scale and materials of the heritage buildings without attempting to replicate historical architectural styles.

New development is encouraged to incorporate buildings of lightweight design using timber and painted surfaces. Attention is paid to the appropriate building form which reflects the predominant front and side setbacks in the street, as well as roof form, window and door proportions and articulation of the facades. Garages and carports will be set back from the front façade of the dwelling and preferably detached to ensure they do not dominate the streetscape nor create a wider “facade” which is out of keeping with the rhythm of built form and void in the streetscape.

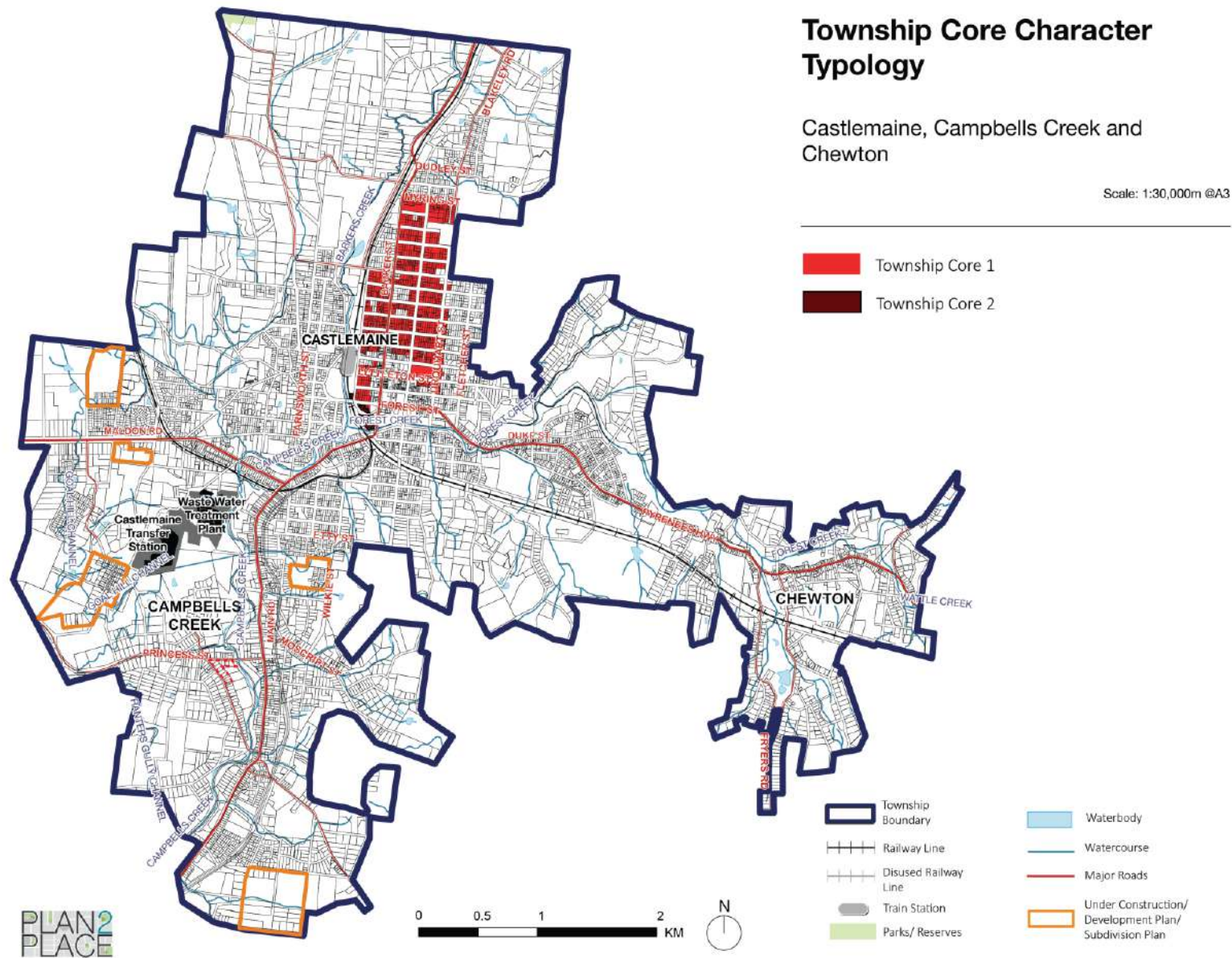
The garden settings of the dwellings will be enhanced by low front fencing to enable views into the gardens and maintain surveillance of the street. Space for the planting of trees and other vegetation is provided at the side and rear of new buildings.

Large blocks provide the opportunity for increased housing densities while respecting the adjacent heritage context. Minimising new crossovers will enable the street pattern to be maintained while reducing the loss of valued street trees and wide grassy verges. Further street tree planting will assist in consolidating the precinct while offering shading and cooling benefits. Any subdivision of large lots will ensure a generous setting and setbacks remain around existing dwellings. The creation of lanes may be appropriate on corner sites.

In managed housing change areas an increased diversity of housing types such as dual occupancies, town houses and multi dwellings will be provided while contributing to the preferred character of the Town Core area into the future.

In minimal housing change areas dwellings will need to have regard to and be designed to address the particular hazard through building design and materials, fencing materials and design, and building height which will be different to the managed housing change area. Housing change will be limited to dual occupancies and replacement housing, where appropriate.

Figure 32: Castlemaine Town Core Character Areas



## 10.3 Castlemaine Town Inner

The Township Inner character type sits on the east and west sides of the core of Castlemaine. The precinct is similar to the town character type, influenced by the hilly topography rising up to Kalimna Park to the east and the Castlemaine Gaol to the west with ground sloping down to Barkers Creek. It also includes the former government camp area in the south-west area of the precinct. Generally, the geometric grid subdivision has been overlaid onto the steep terrain with houses often sited at elevated positions to obtain distant views.

In the south west area of the precinct is the former government camp, an important historic area which includes the site of the Government camp in 1852. Historic buildings in this area date back to 1852, located between the town core and township outer character areas, including the courthouse, sheriff's office, military houses, former military parade grounds, Chinese interpreter's office, town crier's residence, and other official residences. The area also features an unusual curvilinear street layout.

Lots were developed over time, leading to a diversity of housing styles including Victorian miners' cottages and Edwardian, interwar and post-war houses. Modest miners' cottages contrast with larger Californian bungalows and triple fronted Moderne style post-war dwellings set within large gardens. Areas in the east appear to feature more Victorian and Edwardian buildings while in the west there are more early to Mid-20<sup>th</sup> century styles. Around Barkers Creek there is a later subdivision with interwar and post war housing. Some newer infill including 'eco house' style development can be found scattered through the precinct.

While there is diversity in architectural form, there is a sense of spaciousness created by the large lots, vegetation and low or open style fencing. Space for large canopy trees on lots and very wide verges enable views to surrounding vegetation, creating an established landscape quality. The houses appear further set back because of the wide streets and verges. There is an informality due to the lack of footpaths and kerbs and channels on some streets, while others have granite pitched or concrete channels.

Housing is largely detached and adapted to topography, resulting in dwellings being sited close to the road on steep blocks or positioned to obtain views.

Dwellings are set within gardens with a variety of forms and plant species. Fences are often in keeping with the dwelling period and low in height which enables views to the houses and the vegetation to flow across from the private to the public domain. Avenues of formal and informal street trees are common. Some areas have more native vegetation while others have a stronger exotic character such as the avenue of oak and elm trees alongside Barkers Creek. Ash trees are more common in the west while a mix of exotic and native species are found in the east.





## Existing Key Characteristics



### Architectural style

- Predominantly late Interwar and Post-war
- Some late 1930s to 1950s brick suburban triple fronted dwellings in the Moderne style
- Interspersed with Victorian miners' cottages through to mansions, Edwardian villas, Californian bungalows, and some late 20th century infill development
- This precinct also includes a number of historic civic buildings dating back to the 19th century
- Grid layout overlaid over hilly topography except for the curvilinear layout around the former Government Camp
- Large lots
- Hilly to steep with flatter areas along Barkers Creek



### Subdivision pattern



### Topography



### Dwelling type

- Detached dwellings



### Materials and form

- Variety of dwelling materials exist including timber weatherboard, rendered or face brick, and stone



### Setbacks



### Height



### Car parking and outbuildings



### Garden styles



### Front fencing

- Roofs of terracotta tile, slate, corrugated iron
- Hipped and gabled roof forms with prominent eaves dependent on architectural era
- Generally spacious front and side setbacks on larger blocks
- Irregular setbacks in east near Kalimna Park
- Single storey, with some generous floor to ceiling heights; very rarely double storey
- No to low outbuildings visible
- Carports and driveways are sometimes visible in the streetscape
- Driveways and garages separate to dwelling in line or behind dwelling
- Set within gardens
- Low-level and established front gardens, some with large canopy trees
- Mix of native and exotic gardens
- Mixture of fencing types including low timber picket fence or low wire fencing often in keeping with architectural period



#### Public realm

- Sealed roads and a few gravel roads, often without footpaths or kerb treatments
- Swales
- Street trees of medium to large size, mixed species and sometimes in formal avenues



#### Public views

- Short-medium range views along straight, sometimes curved, streets terminated by heritage buildings and vegetation

### Threats and concerns

- Introduction of hard paving to street edges and replacement of swales and channels with concrete roll-over kerbs
- Concrete and additional driveways
- High and solid fences
- Development which doesn't respond to its context
- Vacant lot subdivision (uncertainty associated with this)

### Preferred Character Statement

Dwellings in the Township Inner area will be designed to sit lightly on the land, avoiding excessive excavation and land-forming enabling the landscape to dominate. Careful placement will ensure dwellings play a recessive role in the streetscape and do not dominate the views. Dwellings will retain and compliment the qualities of the heritage streetscapes and their contribution to the image of Castlemaine.

New dwellings will respect the form, scale and materials of the various periods of architecture without attempting to replicate historical architectural styles. New development is encouraged to be constructed with the limited palette of materials found in the character type e.g. weatherboard and brick, corrugated iron or tile roof materials, or other materials which respect this such as light weight cladding or render.

Attention is paid to the appropriate building form which reflects the predominant front and side setbacks in the street, as well as roof form and articulation of the facades. Garages and carports will be set back from the front façade of the dwelling and preferably detached to ensure they do not dominate the streetscape.

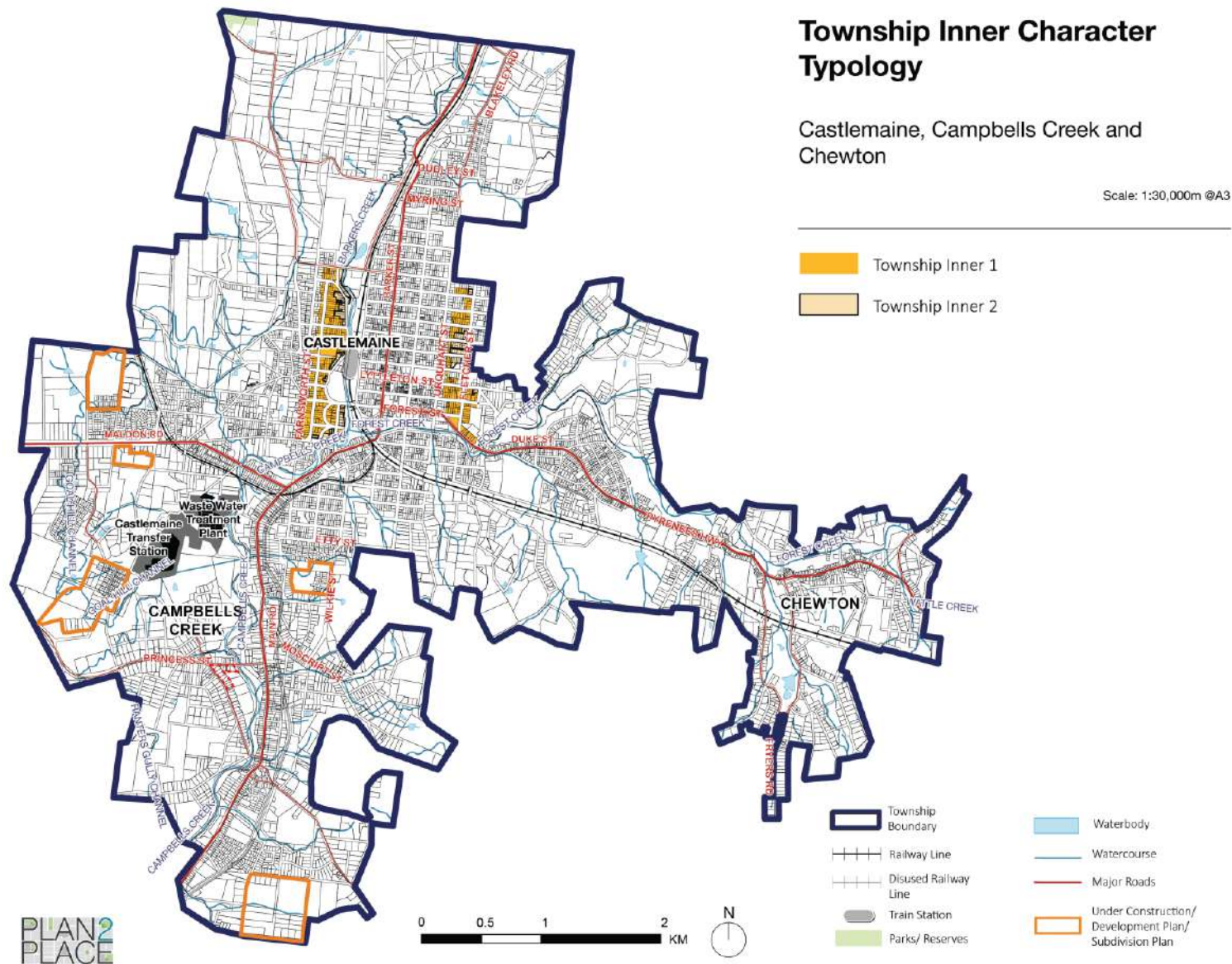
The garden settings of the dwellings will be enhanced by low front fencing to enable views into the gardens and maintain surveillance of the street. Space for the planting of trees and other vegetation is provided at the side and rear of new buildings.

Large blocks provide the opportunity for increased housing densities while respecting the adjacent heritage context. Minimising new crossovers will enable the street pattern to be maintained while reducing the loss of valued street trees and wide grassy verges. Further street tree planting will assist in consolidating the precinct while offering shading and cooling benefits with a preference for the planting of ash species in the eastern side of the precinct. Any subdivision of large lots will ensure a generous setting and setbacks remain around existing dwellings with car parking located behind the dwelling.

In managed housing change areas an increased diversity of housing types such as dual occupancies, town houses and multi dwellings will be provided while contributing to the preferred character of the Town Inner area into the future.

Areas subject to bushfire or flooding risk in minimal change areas will need to be designed to adapt to the hazard through design, fencing, materials, and building height which will be different to current housing. Careful design will be needed to achieve the preferred neighbourhood character and may result in the delivery of less housing. Housing change will be limited to dual occupancies and replacement housing.

Figure 33: Castlemaine Town Inner Character Areas





## 10.4 Castlemaine Town Outer

The Township Outer character areas form the next ring of township development extending along Forest Creek between the creek and railway line, Wesley Hill and west Castlemaine.

The subdivision layout is irregular in these areas due to factors such as the topography, the railway line, the main road into Castlemaine in Wesley Hill, and because some areas were not surveyed. This creates a relaxed, meandering nature to the precinct.

The precinct is characterised by the mixed nature of the buildings, predominantly from the 1850s to the 1950s, although there are dwellings from all eras up to the present. While there is a diversity of eras, the dwellings are modest and often timber with corrugated iron roofs. Dwellings are single storey using simple architectural forms.

Houses have generous front and side setbacks for gardens often with large established trees. This along with no or low fences allows the vegetation to flow across the landscape.

There is a mixture of sealed and unsealed roads and rarely any kerbs or gutters. The topography has resulted in split central medians in some locations. Carports are generally set behind the dwelling and driveways are gravel. These elements create an informal quality to the area. Wide verges and large street trees in formal and informal avenues tie the area together.



## Existing Key Characteristics



Architectural style

- Victorian miners' cottages, Edwardian villas, Californian bungalows
- Occasional late Interwar and Post-war
- Some contemporary dwellings interspersed
- Grid and irregular pattern weaving around topography and infrastructure



Subdivision pattern



Topography



Dwelling type

- Flat through to hilly



Materials and form

- Detached dwellings
- Variety of dwelling materials exist including timber weatherboard, occasionally rendered or face brick, and stone
- Roofs predominantly corrugated iron, terracotta tile
- Hipped and gabled roof forms
- Generally spacious front and side setbacks on larger blocks (greater than 1200 square metres)



Setbacks



Height

- Smaller front setbacks and less generous side setbacks on smaller blocks
- Single storey; very occasional double storey



Car parking and outbuildings

- Carports are set back from the dwelling frontage



Garden styles

- Set within gardens
- Low-level and established front gardens
- Mix of native and exotic gardens
- Mixture of fencing types including no, low timber picket fence or low wire fencing



Front fencing



Public realm

- Sealed and unsealed roads with no footpaths
- Footpaths present on some of the main roads
- Predominantly no kerbs or concrete rollover kerbs and sometimes open swales
- Street trees of medium to large size, mixed species and sometimes in semi formal avenues, mature native street trees (Wesley Hill)



#### Public views

- Short to mid-range views along curved streets with glimpses towards surrounding hills

be provided while contributing to the preferred character of the Town Outer area into the future.

Areas subject to bushfire or flooding risk in minimal change areas will need to be designed to adapt to the hazard through design, fencing, materials, and building height which will be different to current housing and housing within managed housing change areas. Careful design will be needed to achieve the preferred neighbourhood character and may result in the delivery of less housing. Housing change will be limited to dual occupancies and replacement housing.

## Threats and concerns

- Suburban style kerb and channels
- Concrete and additional driveways
- High and solid fences
- Development which doesn't respond to its context
- Vacant lot subdivision

## Preferred Character Statement

A sense of spaciousness will be maintained in streetscapes by ensuring the predominant front and side setbacks are maintained. This leaves generous space for trees and gardens allowing dwellings to sit within garden settings. Retaining space in the rear of yards will allow large canopy trees to frame dwellings.

New development is encouraged to incorporate buildings of lightweight design using timber and painted surfaces to achieve this objective. This will ensure new dwellings complement the existing streetscape rather than dominate it.

Low and transparent fencing forms enable the landscape to flow between dwellings and into the public realm. Garages and sheds are generally located either behind dwellings or set back from the front façade of dwellings ensuring houses are visible from the street.

Planting large canopy street trees of consistent species will enhance the aesthetics of the streetscape, while creating direct visual links to the township core precinct. Planting a variety of species in some areas will express a distinct uniqueness and aid in precincts wayfinding.

In managed housing change areas an increased diversity of housing types such as dual occupancies, town houses and multi dwellings will



### Township Outer Character Typology

Castlemaine, Campbells Creek and Chewton

Scale: 1:30,000m @A3

**Legend:**

- Township Boundary
- Township Outer 1
- Township Outer 2
- Waterbody
- Watercourse
- Major Roads
- Under Construction/Development Plan/Subdivision Plan
- Railway Line
- Disused Railway Line
- Train Station
- Parks/Reserves

**Scale:** 0 0.5 1 2 KM

**North Arrow:** N

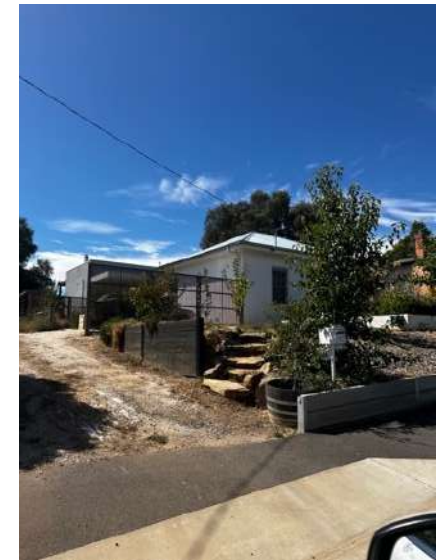
## 10.5 Garden Suburban

The Garden Suburban character type represents the 'suburban' stage of development from the 1950s to the 1980s set around earlier established areas. This character type is a Castlemaine version of garden suburban found throughout Victoria with some local features. The grid or modified grid pattern is adjusted for topography and natural features.

Architectural style varies and there are modern contemporary homes located next to Inter-war and Post-war homes occasionally with great consistency as areas developed. Dwellings are single storey using simple architectural forms. Some more recent unit development has occurred along with a second dwelling being constructed to the rear of existing dwellings. Managing the impacts of these gun-barrel driveways can be challenging. Garages are often very visible in the street. Weatherboard prevails as a material, while new dwellings are often brick or render which are heavier in form than surrounding weatherboard dwellings.

Despite the variety of architectural forms and materials found in Garden Suburban, the spacious streetscapes are consistent due to regular front and side setbacks. Gardens are low level, and these could be strengthened through the planting of large canopy trees in both the private and public realm. Elizabeth Street in Castlemaine features a strong avenue of eucalypt trees.

The Garden Suburban character type identified in Campbells Creek around Webbs Road, Chapel Street, Stephen Street, and also the Elizabeth and Princess Street areas, differ, featuring some of the elements of semi-rural character. The area features mixed fencing styles, predominantly post and wire and post and rail, paved roads with no kerbs and wide grassy verges.





## Existing Key Characteristics



Architectural style

- Post-war through to 1980/90s development
- Occasional Victorian cottages, Edwardian villas, Interwar Bungalows
- Grid or modified grid pattern



Subdivision pattern



Topography

- Relatively level



Dwelling type

- Detached dwellings
- Some dual occupancy and multi-unit development



Materials and form

- Frequently weatherboard with newer dwellings often brick or render
- Mixed roof forms including hip, cross hipped and open gabled
- Variety of front and side setbacks, often consistent in a streetscape



Setbacks



Height

- Single storey, very rarely double storey



Car parking and outbuildings



Garden styles



Front fencing



Public realm



Public views

- Carports and garages are often visible to the streetscape
- Often sheds visible in gardens
- Predominantly low-level front gardens with some established gardens
- Mix of native and exotic gardens
- Mixture of fencing types including no, low and average height or open style
- Timber and brick materials
- Sealed roads with a great variety of kerbs styles and footpaths
- Sometimes no footpaths often on streets with large verges
- A mix of both native and exotic street trees
- Mature native street trees are particularly prominent in northern Castlemaine
- Regular planting pattern
- Short and mid-range views along streets
- Occasional glimpses towards nearby hills or township skyline



## Threats and concerns

- High solid fences
- Garages set forward of the dwelling
- Vacant lot subdivision

## Preferred Character Statement

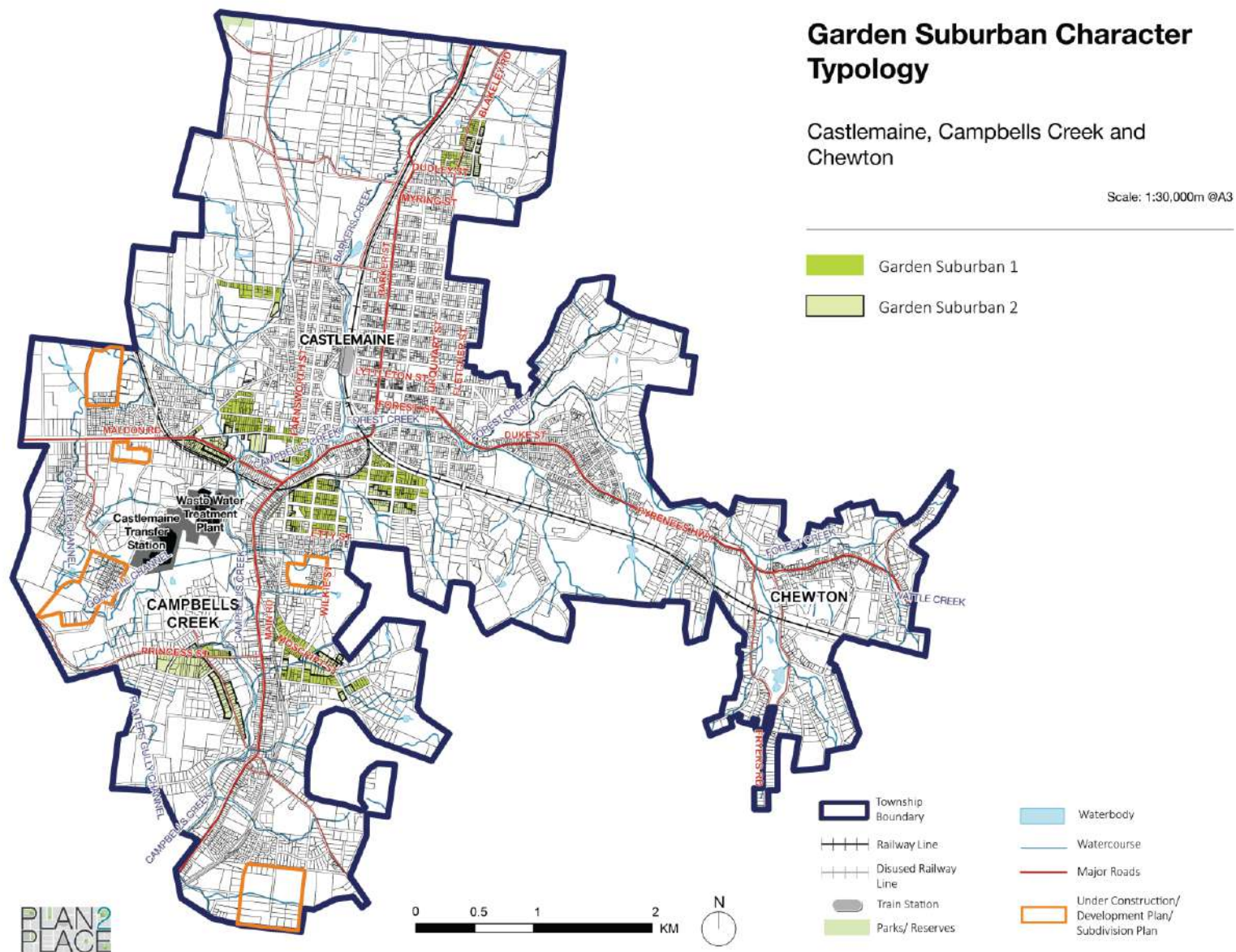
The openness of the streetscapes in these areas will be maintained by consistent front and side setbacks, building form, roof forms and clearly expressed front and side gardens planted with native and exotic vegetation. Front fences are low and garages are set back or behind the front of the dwellings or incorporated into the main dwelling form.

Site consolidation will be promoted to enable improved development outcomes in subdivisions and multi dwelling development. Maintaining space for landscaping along driveways and angling driveways will retain the sense of spaciousness and enhance the garden qualities. This will enable the predominance of front and side gardens to be maintained and retain the valued character of these areas. Subdivisions of large lots will connect into the existing street network improving connectivity and links to local services and facilities to support efficient walking access to public transport and services.

In managed housing change areas an increased diversity of housing types such as dual occupancies, town houses and multi dwellings will be provided while contributing to the preferred character of the Garden Suburban area into the future.

In minimal housing change areas dwellings will need to be designed to address the particular hazard through building design and materials, fencing materials and design, and building height which will be different to the managed housing change area. Housing change will be limited to dual occupancies and replacement housing.

Figure 35: Garden Suburban Character Areas



## 10.6 Suburban

Suburban character areas represent the era from the 1980s when the cul-de-sac and curvilinear form of street layout became popular across Victoria, and onwards until the present day suburban subdivisions, which have a more modified grid street layout. They are located at the peripheries of suburban Castlemaine (including McKenzie Hill) and Campbells Creek, and feature the backdrop of large canopy trees from adjacent National and State Parks and Reserves, utilisation of dark roofing materials and neutral exterior colour schemes, and smaller front and side setbacks.

The streetscapes are sealed with kerbs often concrete barrier style, and roll over style in more recent developments, which often meander creating visual interest in the streetscape. Footpaths are not common and often only on one side of the street. Verges tend to be wide and grassy but can also be narrower suburban style where there are footpaths. Wide verges and low-level street trees enable views to surrounding vegetation and undulating landscape, aided by the presence of open-style low to no front fencing. Where there are wide verges, houses can appear further set back than they are. There is a sense of formality established by the use of kerbs and street trees planted in a regular pattern.

Dwellings are typically detached single storey, occasionally double, and frequently constructed of brick or render. Roofs tend to be low pitched and hipped but vary in materials, such as iron and tile, and tend to be dark in colour. Garages are integrated into the dwelling roof form and are often very prominent. Where they are forward of the dwelling, they can dominate the streetscape and impact on the sense of address of the dwelling. Gardens are low level and often very simple, using a mix of native and exotic plants. Some areas have more native vegetation while others have a stronger exotic character, such as the avenue of ornamental pear trees along Lawrence Park Drive.





## Existing Key Characteristics



Architectural style

- Predominantly 1980s through to recent 2000s house and land development
- Some mid-century modern to contemporary styles
- Cul-de-sac and curvilinear or modified grid street layout



Subdivision pattern



Topography

- Relatively level, sometimes undulating topography



Dwelling type

- Predominantly detached dwellings
- Some dual occupancy and multi-unit development
- Frequently brick with some use of other materials
- Mixed low pitch roof forms made of corrugated metal or tile, predominantly in dark colours
- Variety of front and side setbacks (often small and built to the boundary on one side)
- Setbacks often consistent in a streetscape or subdivision
- Single storey, very occasional double storey



Materials and form



Setbacks



Height



Car parking and outbuildings



Garden styles



Front fencing



Public realm



Public views

- Single and double carports and garages are often integrated prominently into housing design and facade, and sometimes forward of the dwelling
- Predominantly low-level front gardens
- Mixed native and exotic front gardens
- Generally, no front fences, sometimes featuring low or open style fencing
- Sealed roads with kerbs and often no footpaths or only on one side
- Generally street trees low level with either native or exotic species
- Regular planting pattern
- Spacious canopy backdrop to the streets from adjacent reserves
- Views contained within winding or short, straight streets
- Occasional glimpses of surrounding hills and landscape

## Threats and concerns

- Garages that dominate the streetscape
- Garages forward of the dwelling
- High and solid fences

## Preferred Character Statement

Consistent dwelling setbacks and roof forms, use of low front fencing and setting garages back to reduce their visual dominance in the streetscape will preserve the sense of spaciousness that exists in suburban precincts. Planting of native and exotic vegetation in front gardens adds to the quality of the streetscape. Planting of large canopy street trees creates visual ties to existing areas in Castlemaine, Chewton and Campbells Creek while also providing shading and cooling benefits.

Buildings are designed to reflect the context in form, proportion and materiality. Buildings do not attempt to replicate existing areas or historic architectural styles, instead reflecting a contemporary and unique response to the region's history and context, further adding to the local identity. While a mix of modified grid and cul-de-sac street patterns exist, future street patterns will reflect a modified grid pattern with good connectivity and links to local services and facilities to support efficient walking access to public transport and services.

Site consolidation will be promoted to enable improved development outcomes. This will enable the predominance of front and side gardens to be maintained and retain the valued character of these areas.

Managed housing change areas will provide increased diversity of housing types such as dual occupancies, town houses and multi dwellings while retaining the character of the Suburban area into the future.

In minimal housing change areas dwellings will need to be designed to address the particular hazard through building design and materials, fencing materials and design, and building height which will be different to the managed housing change area. Housing change will be limited to dual occupancies and replacement housing in these areas.

## Suburban Character Typology

Castlemaine, Campbells Creek and Chewton

Scale: 1:30,000m @A3

**Legend:**

- Suburban 1
- Suburban 2
- Township Boundary
- Railway Line
- Disused Railway Line
- Train Station
- Parks/ Reserves
- Waterbody
- Watercourse
- Major Roads
- Under Construction/ Development Plan/ Subdivision Plan

**Scale:** 0 0.5 1 2 KM

**North Arrow:** N

**PLAN 2 PLACE**



## 10.7 Chewton Linear Town

The linear township precinct of Chewton meanders and undulates along the Pyrenees Highway and down to land which abuts Forest Creek on the north and up to the railway on the south. The surrounding Castlemaine Heritage Diggings National Park creates a backdrop of Box-Ironbark forest and open spaces that stretch into the town. Large established trees in the foreground and background create an established vegetated landscape.

The unfolding journey through the centre of town creates views to public buildings on key turning points drawing the eye to these distinctive heritage buildings evocative of the town's early development. These public buildings include the Town Hall, Post Office, Red Hill Hotel, Methodist Church, Teachers House, the Wesleyan Church and school. While not a building, the Chewton Soldiers' Memorial Park also acts as a termination viewpoint. As the town transitioned from a canvas settlement into a settled township, development was focused along Main Road, as this was the most favourable location. Public buildings, along with commercial buildings and modest Victorian cottages built to the frontage, dominate the views in this area.

There is a diversity of housing styles along the main road due to the multiple phases of development. Goldfields-related development is followed by Edwardian, Interwar and Post-war as lots were developed over time. Occasional infill since then sees all eras represented with a significant number of dwellings incorporating environmentally sustainable design elements constructed in recent decades.

There is diversity in architectural form across the areas but an informality due to the unpredictable setbacks and informal plantings in the streetscape. Main Road has a more formal quality due to the granite kerbs and new asphalt footpaths. Areas behind Main Road are more informal with often unsealed streets and lack of kerbs.

The housing is mostly detached although there are occasional row or terrace houses and the occasional shop with a verandah over the footpath or a prominent parapet. Garages and carports are set back

from the dwelling where they exist and do not dominate the landscape. A country town and village quality is created by the lack of footpaths, with an exception to Main Road, along with the gravel driveways, frequent views to rural landscapes and farm style fencing.

Dwellings are set within gardens with a variety of forms, materials and plant species. Materials are often muted and earthy tones reflecting the surrounding landscape. Fences are often in keeping with the dwelling period and low in height which enables views to the houses and the vegetation to flow across from the private to the public domain.



## Existing Key Characteristics



### Architectural Style

- Victorian miners' cottages, Edwardian villas, Californian bungalows, late Interwar and Post-war houses
- Newer homes are often recently developed incorporating environmentally sustainable design elements, particularly off the main road



### Subdivision pattern

- Irregular pattern weaving around mining claims
- Main Road undulates



### Topography

- Relatively level along the main road and undulating topography dropping to the north to Forest Creek and rising towards the south to the diggings



### Dwelling Type

- Detached dwellings
- Occasional attached buildings on main road



### Materials and Form

- Variety of dwelling materials exist including timber weatherboard, occasionally rendered or face brick, stone, corrugated iron and rammed earth muted in tone and reflective of the local environment
- Roofs predominately corrugated iron with



### Setbacks

- terracotta tile, and slate dependent on architectural era
- Predominant pitched roof forms but some variety of roof form
- Generally spacious front and side setbacks on larger blocks
- Standard to small front setbacks with 3-5 metre side setbacks
- Some set to the front (and side in some cases) boundary particularly on the main road



### Height

- Single storey, with some generous floor to ceiling heights; very rarely double storey except for commercial buildings



### Car Parking and outbuildings

- Carports and driveways are not a main feature of the front façade, and are only sometimes visible to the streetscape depending on the architectural period



### Garden Styles

- Set within gardens
- Low-level and established front gardens
- Predominantly exotic gardens



### Front fencing

- Mostly low timber picket fence or low wire fencing often in keeping with architectural period



## Public Realm

- Some fencing is not linked to the dwelling period



## Views

- Sealed roads on main road and unsealed on side streets with no footpaths
- Gun barrel swales
- Informal street trees and remnant vegetation
- Short to mid-range unfolding views often terminated by heritage buildings or towards the surrounding landscape

To maintain the prominence of the heritage buildings on Main Road, new dwelling front setbacks should be greater than those of existing buildings, thus allowing existing heritage dwellings to frame the street and new dwellings to be recessive. New buildings should not attempt to replicate historical architectural styles and should present a narrow front elevation rather than high or wide. Sympathetic alterations and additions to existing building stock is encouraged.

The wide verges leave generous space for large canopy trees. Further planting of large canopy street trees of consistent species should be planted, extending the street tree canopy from the town core precinct. This will frame the street and ensure the linear aesthetic of the precinct is extended and retained. Retaining space in the rear of yards will ensure that large canopy trees can continue to frame the rear of dwellings using fire safe landscaping and design, and utilising local species.

## Threats and concerns

- Vacant and poorly maintained 19th century building stock
- Use of tall, solid style fencing, not in keeping with the building styles
- Infestation of weed species such as blackberry and gorse

## Preferred Character Statement

Dwellings in the Chewton Linear Township area will complement the predominantly low scale, one-storey building forms with materials that complement the existing streetscape and local heritage buildings. Miners' Cottages, Victorian, Federation, Edwardian, Interwar and Post War bungalows will be retained with their predominantly low scale one storey building forms. Careful attention to roof form and window proportion and placement will ensure that new dwellings and extensions respect the identified heritage qualities of the streetscape and adjacent buildings.

New development is encouraged to utilise a colour palette consistent with the local landscape using muted tones and local colour hues. This will allow new dwellings to complement the existing streetscape rather than dominate it.

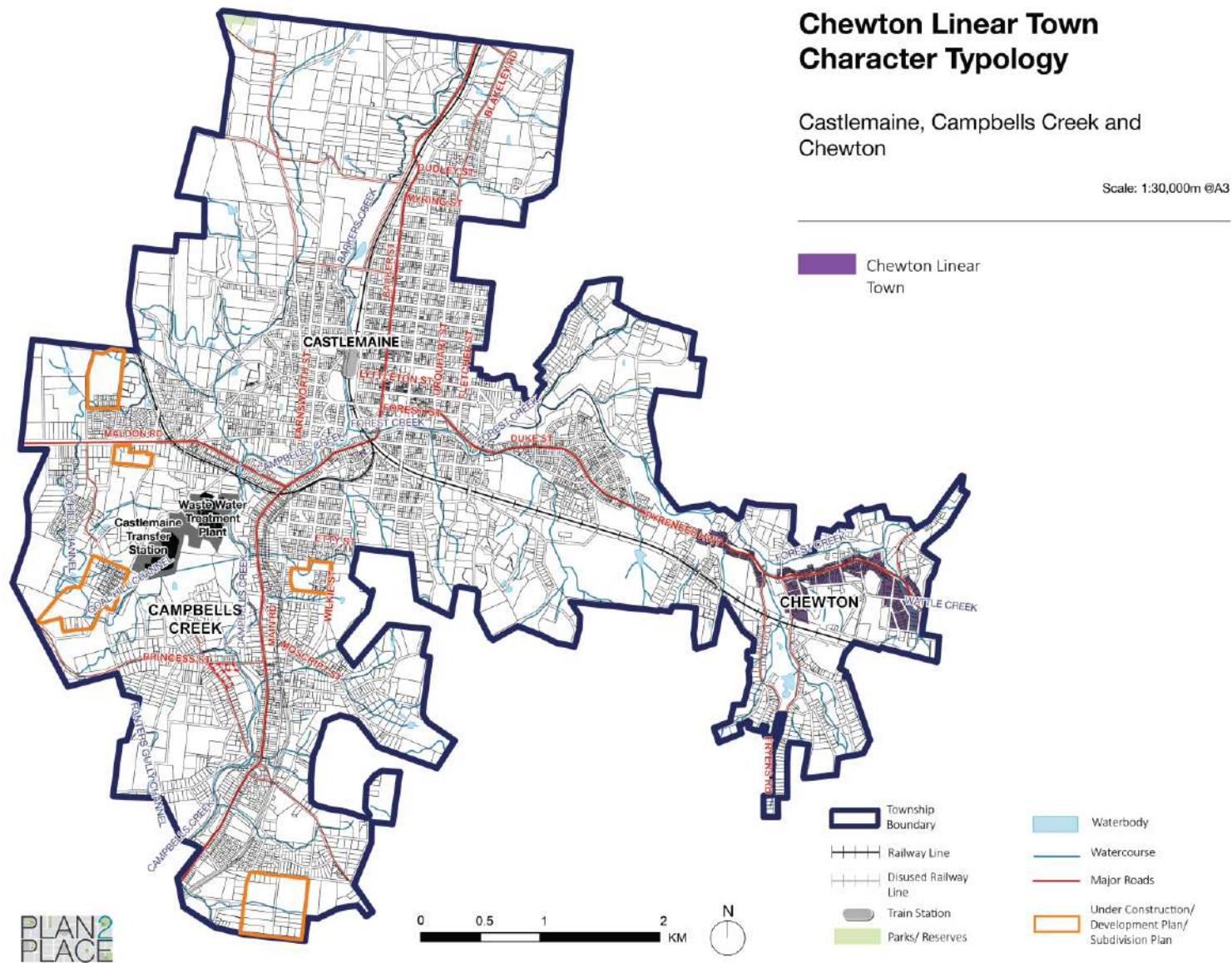
Original front fencing appropriate to the period is retained where possible and new low and transparent forms enable the landscape to flow between dwellings and into the public realm. Solid side fencing will be avoided, allowing the landscape to flow between dwellings. Garages and sheds are generally located either behind dwellings, or setback from the front façade of dwellings ensuring houses are visible from the street and outbuildings do not dominate the streetscape. Unsealed roads will be retained but maintained regularly to ensure they remain safe to use.



Housing change in these areas will be minimal, to both retain the special character of Chewton and respond appropriately to bushfire risk, which will be achieved through building design and materials, fencing materials and design, and building height. Housing change will be limited to dual occupancies and replacement housing.



Figure 37: Chewton Linear Town Character Areas





## 10.8 Campbells Creek Linear township

The linear township character typology of Campbells Creek is set along the Midland Highway between Campbells Creek and the Castlemaine-Maryborough rail line. Strip development arose along the main road as a result of the Campbells Creek goldfields resulting in a mix of uses including post office, schools, recreation areas and the pub. The township meanders along Main Road with the changing views along the gently winding road terminating in the south with the Five Flags General Store and Hotel.

Modest miners' cottages and nineteenth-century commercial buildings visually dominate the precinct due to their location sometimes on the street boundary. There is however a diversity of housing styles due to the multiple phases of development. Mining-related development is followed by Edwardian, interwar and post-war as lots were developed over time. Occasional infill since then sees all eras represented.

While there is diversity in architectural form, there is a sense of spaciousness created by the width of the Midland Highway, vegetation and open style fencing punctuated occasionally by older miners' cottages set to the front boundary. Formal avenues of elm trees are a dominant landscape feature that also ties the precinct together.

The housing is largely detached although there are occasional rows of attached buildings and the occasional shop with a verandah over the footpath. Garages and carports are set back from the dwelling where they exist and are generally obscured from the street level view. An informal quality is created by the gravel driveways and entrances to properties.

Dwellings are set within gardens with a variety of forms and plant species. Fences are often in keeping with the dwelling period and low in height which enables views to the houses and the vegetation to flow across from the private to the public domain. Large established trees in the foreground and background create an established vegetated landscape.





## Existing Key Characteristics



### Architectural style

- Variety of eras including Victorian miners' cottages, Interwar and Post-war and newer modest infill from the 1980s
- Commercial development in clusters
- Strip development along a linear path



### Subdivision pattern

- Falls towards the creek



### Topography



### Dwelling type

- Detached dwellings
- Occasional rows of attached buildings



### Materials and form

- Variety of dwelling materials exist including timber weatherboard, brick, and occasionally stone
- Roofs corrugated iron, terracotta tile, slate
- Hipped and gabled roof forms with prominent eaves dependent on architectural era
- Newer development roof forms with eaves less prominent



### Setbacks

- Varied
- Spacious front and side setbacks on larger blocks
- Some set to the front boundary on Main Road including commercial buildings and some miners' cottages



### Height

- Single storey, very rarely double storey



### Car parking and outbuildings

- Car parking structures typically set behind the front wall
- Carports and driveways are only sometimes visible to the streetscape



### Garden styles

- Set within gardens often with large established trees
- Low-level and established front gardens
- Mix of native and exotic gardens
- Mixture of fencing types including low timber picket fence, low wire fencing, low brick fences and low hedging often in keeping with architectural period
- Sealed roads with wide verges and sometimes a footpath
- Main Road has a wide verge with a footpath on the



### Front fencing



### Public realm



#### Public views

- eastern side and occasionally on the western side
- Often no kerbs and sometimes open swales
- Large exotic street trees, often elm species, in formal avenues on one or both sides of the street
- Unfolding views along the Midland Highway defined within avenues of established deciduous trees
- Five Flags General Store and Hotel is a major focus of views
- Views to nearby hills and into and across the creek valley

#### Threats and concerns

- Loss of avenue trees
- Solid and high front fences
- Loss of large trees
- New subdivisions and residential development not in keeping with existing built form
- Garages / carports dominating
- Impacts of flooding on building design and siting

#### Preferred Character Statement

Dwellings in the Campbells Creek Linear Township area will complement the predominantly low scale one storey building forms with materials that complement the existing streetscape and local heritage. Victorian, Edwardian, interwar and post war bungalows will be retained with their predominantly low scale one storey building forms. Careful attention to roof form and window placement will ensure that new

dwellings and extensions respect the identified heritage qualities of the streetscape and adjacent buildings.

New development is encouraged to incorporate buildings of lightweight design using timber and painted surfaces ensuring new dwellings complement the existing streetscape rather than dominate it. In order to maintain the linear township identity, new dwelling front setbacks along Main Road should be consistent with existing buildings allowing dwellings to frame the street, though the zero front setbacks of Victorian buildings should remain unique. Large canopy street trees extended from the town core precinct will further frame the street, ensuring the linear aesthetic of the precinct is retained.

A sense of enclosure is maintained through the implementation of consistent side setbacks and spacing between buildings. This along with wide verges leaves generous space for large canopy trees, and new streets should be planted to encourage this character. Retaining space in the rear of yards will ensure that large canopy trees can continue to frame the dwellings.

Original front fencing appropriate to the period is retained where possible and new low and transparent forms enable the landscape to flow between dwellings and into the public realm. Solid side fencing will be avoided, assisting the landscape to flow between dwellings. Garages and sheds are generally located either behind dwellings or set back from the front façade of dwellings ensuring houses are visible from the street and outbuildings do not dominate the streetscape.

New subdivisions provide the opportunity to improve permeability through new connections from Main Road to areas behind through the creation of laneways.

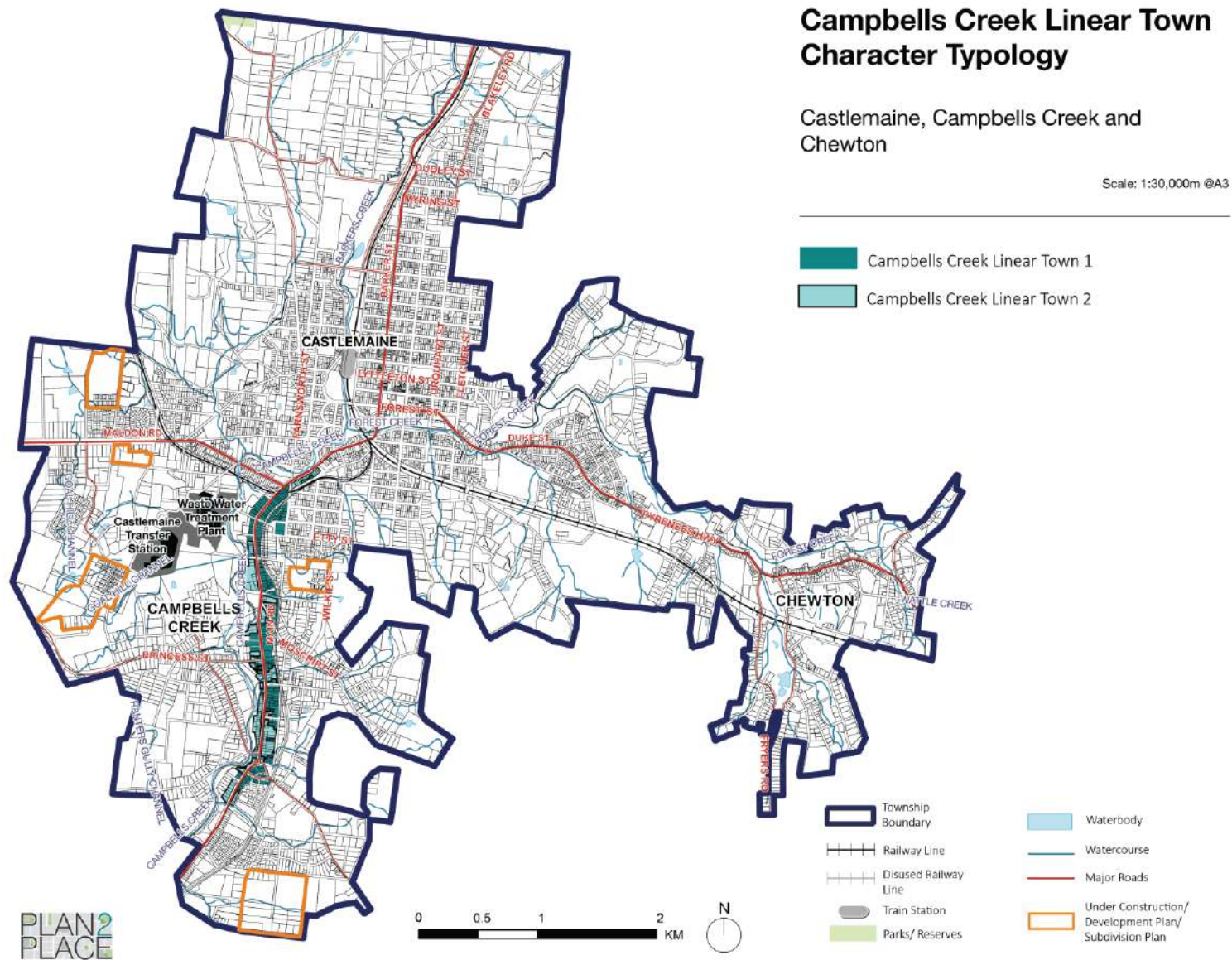
In managed housing change areas, an increased diversity of housing types such as dual occupancies, town houses and multi dwellings will be provided while contributing to the preferred character of the Campbells Creek Linear area into the future.

In minimal housing change areas dwellings will need to be designed to address the particular hazard through building design and materials, fencing materials and design, and building height which will be different to the managed housing change area. Housing change will be limited to dual occupancies and replacement housing.

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Figure 38: Campbells Creek Linear Character Areas



## 10.9 Semi-rural

Semi-rural character areas are located on the edges of townships often providing a transition to semi-bush areas, National Parks and farmland. They provide lifestyle blocks enabling a range of semi-rural activities including horses and other recreational pursuits.

Dwellings often have large footprints set on large acreages of varying sizes. Dwellings usually lie low across the block and are often 'ranch or homestead style' incorporating expansive verandahs. Sometimes the dwellings are very suburban in style. The building forms are simple with low pitched roofs. Occasionally kit homes are evident.

Dwellings have generous front and side setbacks allowing large trees and vast open lawns. Driveways are sometimes sealed, with associated landscaping and entry gates. Dwellings sit below the existing tree canopy and are often visible to the street. Materials are predominantly brick but occasionally timber and newer dwellings incorporate corrugated iron walls.

In these areas, few indigenous trees remain having been cleared for farming. Exotic gardens have been planted often with large canopy trees. The streetscapes have an informal character which embraces roadside vegetation with wide grassy verges, and are usually sealed. More bushy areas often provide a backdrop to these semi-rural areas with large native trees to frame the dwellings.

Car parking consists of mainly car ports, driveways and car spaces. Garages are sometimes integrated into the dwelling form. Sheds and outbuildings can be substantial and sometimes intrude into the foreground.



## Existing Key Characteristics



### Architectural Style

- Mixed architectural styles but generally 1960s to present often 'ranch or homestead' style constructed across the block



### Subdivision pattern

- Cul-de-sac or modified grid street layout
- Large lots



### Topography

- Level to undulating topography



### Dwelling Type

- Detached dwellings often semi visible from the street



### Materials and Form

- Predominantly brick dwellings but occasionally timber
- Mixed roof forms of corrugated metal or tile
- Large front and side setbacks



### Setbacks



### Height

- Single storey, occasional double storey



### Car Parking and outbuildings

- Large sheds and garages often visible from the street



### Garden Styles

- Remnant trees across the property
- Often native gardens



### Front fencing

- Farm style post and wire or post and rail fencing to front and sides



### Public Realm

- Rural often sealed roads with no footpath
- Generally street trees are remnant trees in meandering roads adjusted to vegetation
- Vegetated backdrop to the streets from adjacent State and National Parks and reserves



### Views

- Views are generally short to mid-range towards vegetated hills



## Threats and concerns

- Suburban style and solid fencing
- Buildings and sheds located on the boundary
- Sealed roads and kerbs and suburban style footpaths
- Battle-axe subdivision
- Large sheds/outbuildings which visually dominate the site from the streetscape
- Loss of native vegetation in road reserves
- Additional crossovers
- Substantial changes to natural ground level (particularly in areas subject to flooding and when trying to manage drainage)
- Drainage / flooding and management / responses

## Preferred Character Statement

Dwellings are sited on moderate to large lots that accommodate a mixture of species, and vast open lawns. New development provides generous front and side setbacks to allow for the retention and continued planting of large trees and open lawns.

New development reflects the low scale of dwellings with verandahs and/or wide eaves, using simple building forms and low-pitched roof forms. Sometimes housing is a large suburban style rather than the typical semi-rural horizontal dwelling form. Dwellings are not higher than the existing tree canopy but are visible from the street. Dwellings utilise natural materials and colours to reflect the natural surrounding environment and vegetated landscape setting. The streetscapes feature an informal character which embraces roadside vegetation and wide grassy verges.

Garages, carports and outbuildings are hidden from view, often located behind the line of the front dwelling façade and are integrated with the design of the dwelling. Open, post and wire or post and rail front fencing creates a low and permeable streetscape enabling vegetation to flow across the semi-rural landscape. The visual dominance of outbuildings will be minimised by appropriate landscaping around its footprint.

Housing change will be minimal in semi-rural areas to ensure the transition between urban and rural areas, and housing types will be focused on single dwellings, and dual occupancies on large sites.

## Semi Rural Character Typology

Castlemaine, Campbells Creek and Chewton

Scale: 1:30,000m @A3

This map illustrates the Semi Rural Character Typology across the towns of Castlemaine, Campbells Creek, and Chewton. The map features a legend with the following categories:

- Semi Rural 1:** Indicated by a yellowish-green color.
- Township Boundary:** Shown as a thick blue line.
- Railway Line:** Represented by a black line with cross-ticks.
- Disused Railway Line:** Represented by a thin grey line with cross-ticks.
- Train Station:** Marked with a grey rectangle.
- Parks/ Reserves:** Shown in light green.
- Waterbody:** Represented by light blue areas.
- Watercourse:** Represented by thin blue lines.
- Major Roads:** Shown as red lines.
- Under Construction/ Development Plan/ Subdivision Plan:** Indicated by orange outlines.

The map includes a scale bar from 0 to 2 KM and a north arrow. Key locations and features labeled include:

- Towns:** CASTLEMAINE, CAMPBELLS CREEK, CHEWTON.
- Streets:** DUNDAS ST, MYRIAM ST, BARKERS CREEK, BLANCKENHORN, DUNDAS ST, MYRIAM ST, BARKERS CREEK, BLANCKENHORN, DUNDAS ST, MYRIAM ST, BARKERS CREEK, BLANCKENHORN.
- Water Features:** CAMPBELL'S CREEK, WATLE CREEK.
- Infrastructure:** Waste Water Treatment Plant, Castlemaine Transfer Station.

PLAN2 PLACE

## 10.10 Semi-bush

Semi bush character areas are located on the fringes of the townships, and across a predominant area of Chewton, often providing a transition from semi-rural to surrounding farming areas, national parks or, in Chewton, former gold mining areas. They provide lifestyle blocks for residents seeking a bush environment close to the facilities of Castlemaine.

Most are large blocks enabling dwellings to have large footprints. Ranch or homestead style designs usually lie low across the block and often incorporate expansive verandahs. The building forms are simple with low pitched roofs.

Most dwellings have generous front and side setbacks with large remnant trees and extensive and well established native vegetation wrapping around the dwellings reducing their visibility from the street. Dwellings sit below the existing tree canopy. Driveways are usually unsealed. Materials are predominantly brick but occasionally timber or stone and newer dwellings often incorporate corrugated iron on walls. Car parking consists of predominantly car ports, driveways and car spaces. Garages are sometimes integrated into the dwelling form. Sheds and outbuildings can be substantial and sometimes visually intrusive.

Remnant trees remain and the streets often weave around the roadside vegetation creating an informal character. The lack of kerbs and footpaths also contribute to this character. These areas are also often adjacent to National and State Parks and Reserves which add to the semi-bush character.





## Existing Key Characteristics



Architectural style

- 1960s to present often 'ranch or homestead' style constructed across the block



Subdivision pattern

- Cul-de-sac or modified grid street layout
- Large lots ranging from 1000 square metres to over 4000 square metres
- Relatively level to undulating



Topography



Dwelling type

- Detached dwellings often not visible to the street



Materials and form

- Predominantly brick dwellings but occasionally timber
- Mixed roof forms of iron (such as galvanised or corrugated) or tile
- Large front and side setbacks



Setbacks



Height

- Single storey, occasional double storey



Car parking and outbuildings



Garden styles



Front fencing



Public realm



Public views

- Large sheds and garages often visible
- Setback from dwelling
- Remnant trees across the property
- Predominantly native and informal gardens
- Farm style post and wire or post and rail, or open style fencing to front and sides
- Rural roads with no kerbs or footpath
- Generally, where there are street trees these are remnant trees
- Large native trees provide backdrop to the streets from adjacent reserves
- Short to mid-range views towards surrounding vegetated hills
- Enclosed views along curved main road often towards or terminated by heritage buildings

## Threats and concerns

- Paved driveways
- Removal/clearing of large trees and vegetation
- Solid or suburban style fencing
- Buildings located on the boundary
- Buildings visible from the street
- Sealed roads
- Inappropriate battle-axe subdivision which create gun-barrel/laneway style driveways
- Large sheds and outbuildings which visually dominate the site and views from the street
- Non-native style landscaping/garden
- Loss of native vegetation in road reserves
- Multiple/dual crossovers
- Drainage / flooding
- Requirements of the Bushfire Management Overlay
- Subdivision leading to consequential loss of vegetation (depending on the lot sizes)

## Preferred Character Statement

Streetscapes are dominated by large remnant indigenous and native canopy trees with supporting undergrowth. Dwellings are sited within the undulating landscape, integrating seamlessly with the informal indigenous and native vegetation and minimising disruption to the landform. National and State Parks and Reserves provide a backdrop to the dwellings enabling the vegetation to flow across the landscape while dwellings are barely visible and sit below the tree canopy.

Roads wind informally through the trees with minimal delineation between public and private realms. New development positively responds to the predominantly low scale, one to two storey dwellings, using natural materials and colours that reflect the natural surrounding environment and simple building forms to fit within the heavily vegetated setting.

Generous front and side setbacks allow for planting of large indigenous and native vegetation, while also embracing remnant trees, which screen dwellings from view. Garages, carports, outbuildings, studios and sheds are hidden from view, sited behind the dwelling façade with landscaping around or incorporated within the main dwelling structure. Open or low post and wire or post and rail front fencing contribute to the bushy and informal transition between the public and private realms.

Housing in this character type will be focused on single dwellings and dual occupancies on large sites. Housing change will be minimal to protect the semi-bush character and its values, providing a transition from the urban areas to the surrounding farmland and State and National Parks and reserves.

### Character Typologies

Castlemaine, Campbells Creek and Chewton

Scale: 1:30,000m @A3

Legend:

- Semi Bush
- Waterbody
- Watercourse
- Major Roads
- Under Construction/Development Plan/Subdivision Plan
- Parks/Reserves
- Township Boundary
- Railway Line
- Disused Railway Line
- Train Station



# 11. Residential Development Framework

## 11.1 Overview of housing change areas

The residential development framework balances the outputs of the housing and neighbourhood character strategy and enables Council to holistically plan for housing change over 15 years to meet the obligations under state planning policy. It also considers other strategic work relating to heritage, landscape, environment and land capability. The framework brings together all of these issues in a coherent manner that balances competing objectives (where they occur) in favour of preferred development outcomes for different areas.

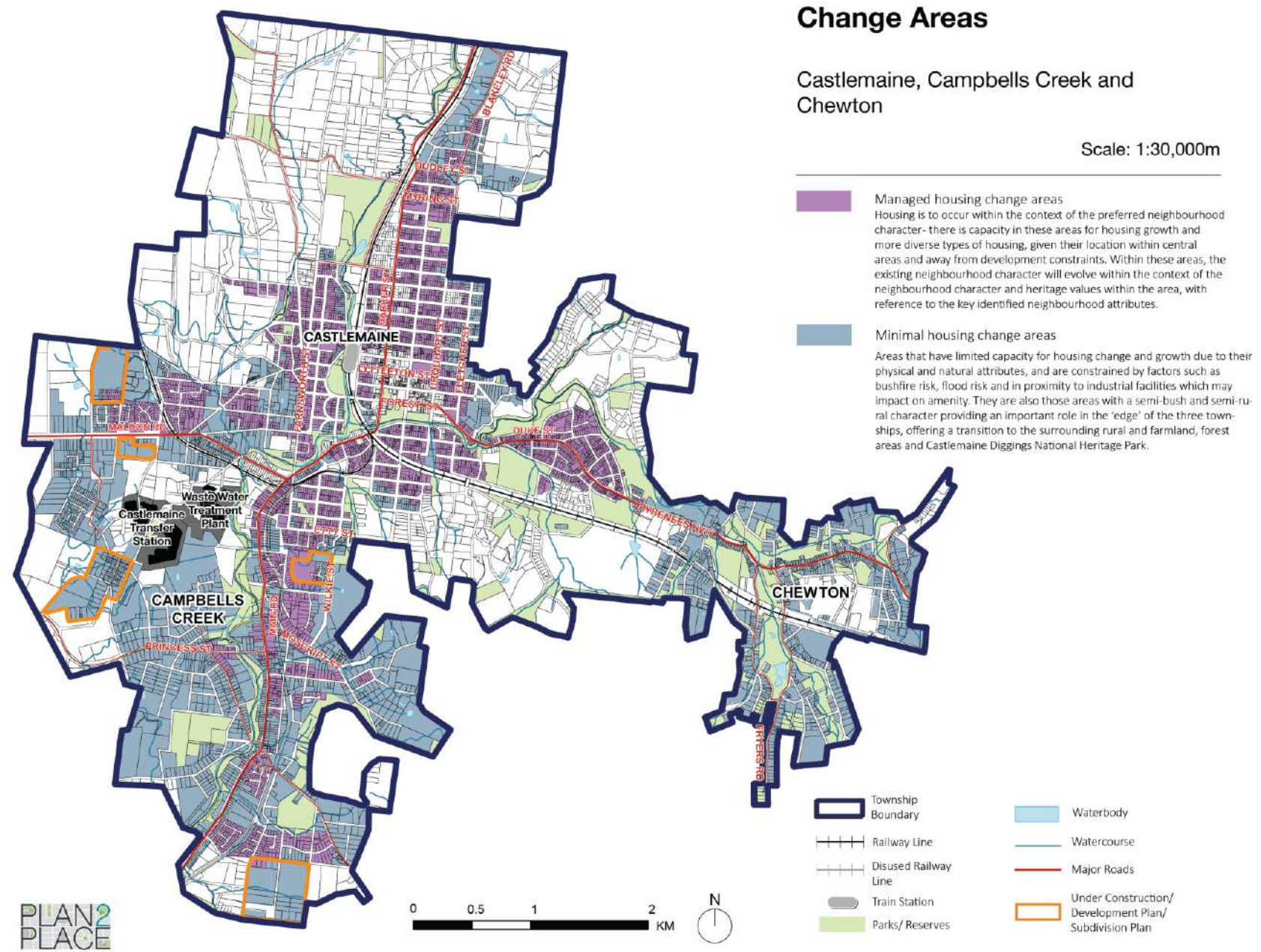
The framework is to identify housing change areas, noting that change is relative to its context. Identifying change areas provides a means for prioritising competing housing and neighbourhood character objectives, and then applying the appropriate planning controls to give effect to this. Identifying preferred development outcomes provides certainty to our community about where growth and intensification will occur, where valued neighbourhood character will be either respected or protected and where development is constrained by other characteristics or values.

Two housing change types have been applied to Castlemaine, Campbells Creek and Chewton: minimal housing change and managed housing change. These changes areas are applied based on the combined factors of the regional context of these towns, the existing housing landscape, environmental risks and factors which impact on the capacity of areas to accommodate change, and the heritage and neighbourhood character values of the area.

The two housing change types are defined in brief below and shown in **Figure 41** (further detail is provided in Sections 11.2 and 11.3 below):

- Minimal housing change - comprise those locations with environmental and physical constraints and special neighbourhood character, and therefore have minimal capacity for housing change and growth.
- Managed housing change areas – encompass residential areas with established neighbourhood character values that have the capacity for housing change and growth to occur.

Figure 41: Housing Change Areas



## 11.2 Minimal Housing Change Areas

Minimal Housing Change Areas comprise areas that have limited capacity for housing change and growth due to their historic, physical, and natural attributes. They are also those areas with a semi-bush and semi-rural character providing an important role in the 'edge' of the three townships, offering a transition to the surrounding rural and farmland, forest areas and Castlemaine Diggings National Heritage Park.

These areas represent the lowest degree of intended residential growth and change in the towns. Future housing will predominantly comprise detached houses and dual occupancies, of one (6 metres) to two storeys (9 metres). Due to the number of larger lots in this change area, there may be sites where more than two dwellings can be established through subdivision or multi-dwelling development without impacting on valued neighbourhood character and other physical or natural constraints.

### Objectives for Minimal Housing Change Areas

The objectives for Minimal Housing Change Areas are:

- To encourage additional housing, including detached housing, and dual occupancies in constrained areas, noting some areas are unlikely to experience growth.
- To ensure new development responds to the preferred neighbourhood character of the place and the constraints to development.
- To encourage retention of existing housing that positively contributes to the preferred neighbourhood character of the precinct.

### Criteria for Minimal Housing Change Areas

The following factors impact on the determination of the change areas in Castlemaine, Campbells Creek and Chewton:

- Areas affected by the Bushfire Management Overlay
- Areas affected by the Floodway Overlay
- Areas affected by the Land Subject to Inundation Overlay
- Areas within proximity to the Castlemaine Transfer Station (former landfill) and Wastewater Treatment Plant
- Areas that are within the character areas of semi-rural and semi-bush

The logic behind the criteria above is outlined in detail below.

### Bushfire Management Overlay

There has been extensive work undertaken in Victoria since the bushfires of 2009 resulting in the introduction of the Bushfire Management Overlay (BMO) (replacing the Wildfire Management Overlay) and regular mapping updates into Victorian planning schemes. Clause 13.02 'Bushfire' of the planning scheme includes the objective 'to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life'. Further, Clause 71.02-3 'Integrated decision-making' of the planning scheme requires planning authorities, in bushfire areas, to prioritise the protection of human life over all other policy considerations.'

The towns of Castlemaine, Campbells Creek and Chewton are located within a high risk bushfire landscape; the BMO has been applied to the whole of Chewton, and around the edges of Campbells Creek and Chewton (see **Figure 9**). All areas within the BMO are in the minimal change area.

### Floodway Overlay and Land Subject to Inundation Overlay

The Floodway Overlay and the Land Subject to Inundation Overlay apply to land along Barkers Creek, Forest Creek and Campbells Creek through the centre of the towns (see **Figure 8**). These overlays constrain development in limiting densities, and therefore areas subject to these overlays are limited in the capacity that housing growth can occur. Given they are located within areas that have the greatest risk and frequency of being affected by flooding, they are within the minimal change area.

### Land around the Castlemaine Land Fill (now Transfer Station)

Residential areas within 500m of the Castlemaine landfill the buffer should be considered as minimal housing change areas to reflect their proximity to an identified hazard.

The Diamond Gully Structure Plan includes a buffer of 200 metres around the landfill.



The Loddon Mallee Waste and Resource Recovery Group (LMWRRG) (now Recycling Victoria) recently undertook a review of landfills across the region and determined that the landfill gas risk in Castlemaine still presents a potential issue for the development of land within 500 metres of the landfill (now transfer station) and encouraged Council to undertake a review of this risk, which has not yet been completed. In line with this advice, this strategy includes land located within 500 metres of the facility to be designated minimal change. This area still allows development to occur, but it recognises the potential impact on these areas around the landfill.

**Figure 42** shows the extent of the Minimal Housing Change Areas around the Castlemaine Transfer Station and Waste Water Treatment Plant.

### Castlemaine Waste Water Treatment Plant

Land within 500 metres of the Waste Water Treatment Plant (WWTP) has been categorised as a minimal change area given its potential to impact on amenity of surrounding residential land.

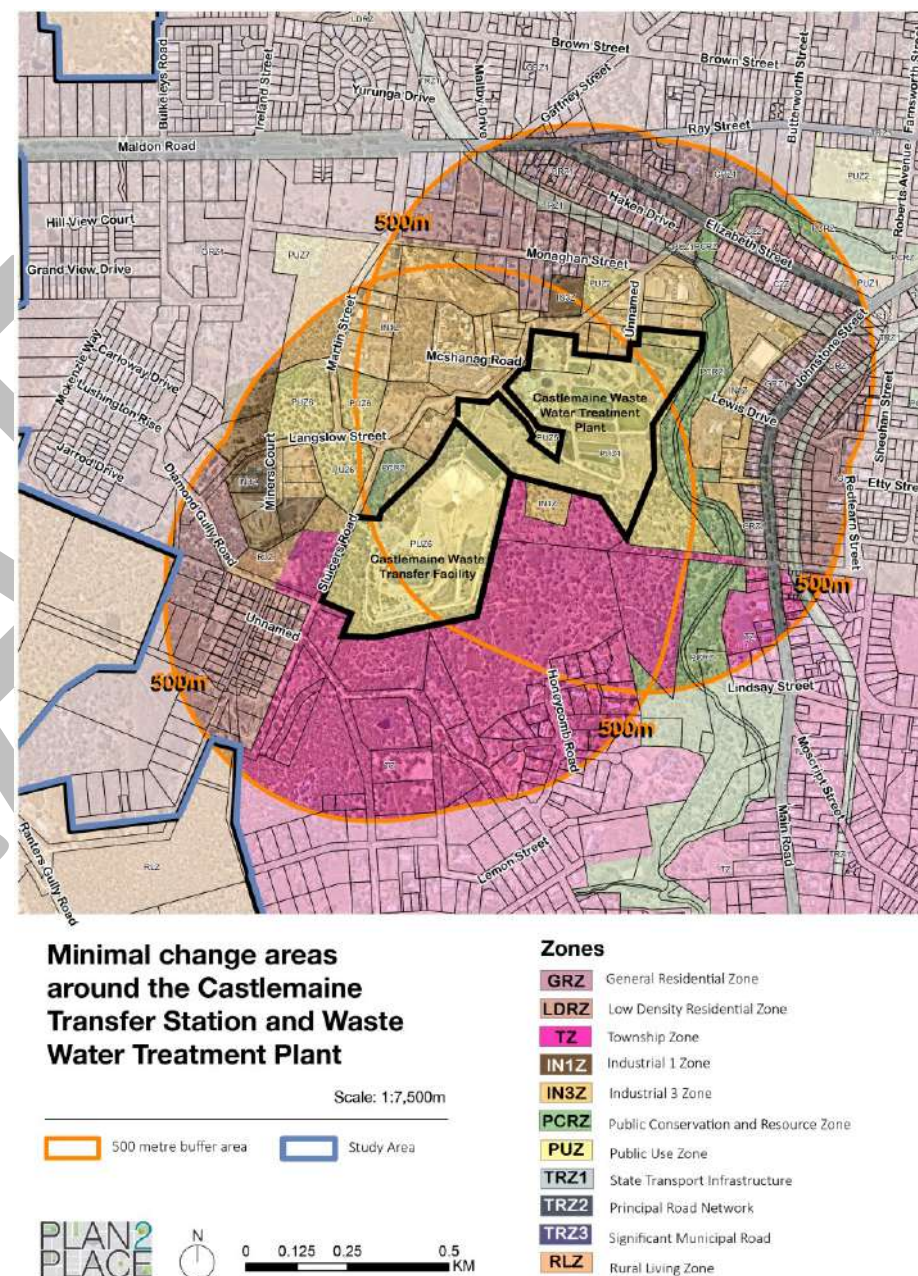
The Diamond Gully Structure Plan (2016) includes a threshold distance of 200 metres from the plant.

Since then, the threshold distances for a range of industrial uses to land in a residential zone was revised via Amendment VC175. There is no threshold distance specified in clause 53.10 of the planning scheme for a sewage treatment plant or water treatment plant. The EPA's publication 1518 'Recommended separation distances for industrial residual air emissions' includes a formula to determine the applicable separation distance but this has not been determined at this stage.

Although clause 53.10 of the planning scheme does not specify a threshold or separation distance, a 500 metre distance has been used for the purpose of this strategy to determine the appropriate housing change area. It is considered more appropriate to apply a cautious approach to the housing change designation of land around the plant for the time being.

Throughout consultation on this draft strategy, Council will consult with Coliban Water and the EPA to determine the appropriate threshold distance based on the formula identified within the EPA's publication. If necessary, the strategy will be updated to reflect this.

**Figure 42: Minimal Change Areas around the transfer station and wastewater treatment plant**



## **Semi rural / semi bush**

Areas that are within the character typologies 'semi-rural' and 'semi-bush' are located along the edges of all three townships, where they provide a transition between the urban and rural / forested areas. These areas are identified as minimal change areas to retain the transition that they provide and protect the valued characteristics (often significant amounts of vegetation, which could contain areas of high biodiversity value) of these areas.

Council will investigate whether there is a need to undertake further strategic work within the study area relating to biodiversity.

## **Implementation of Minimal Housing Change Areas**

The areas identified for Minimal Housing Change are recommended for the Neighbourhood Residential Zone (NRZ), and the Low Density Residential Zone (LDRZ) where it currently applies, in the Mount Alexander Planning Scheme.

The NRZ restricts development to two-storeys (9 metres) in height and should be applied in Minimal housing change areas except where the LDRZ is already applied.

The areas within the Township Zone (TZ) in Campbells Creek and Chewton that are currently a commercial use or of commercial built form are recommended to be excised from this zone change to the NRZ and subject to further work by Council to determine the extent of commercially zoned land required.

LDRZ areas are recommended to continue to be applied as they currently exist.

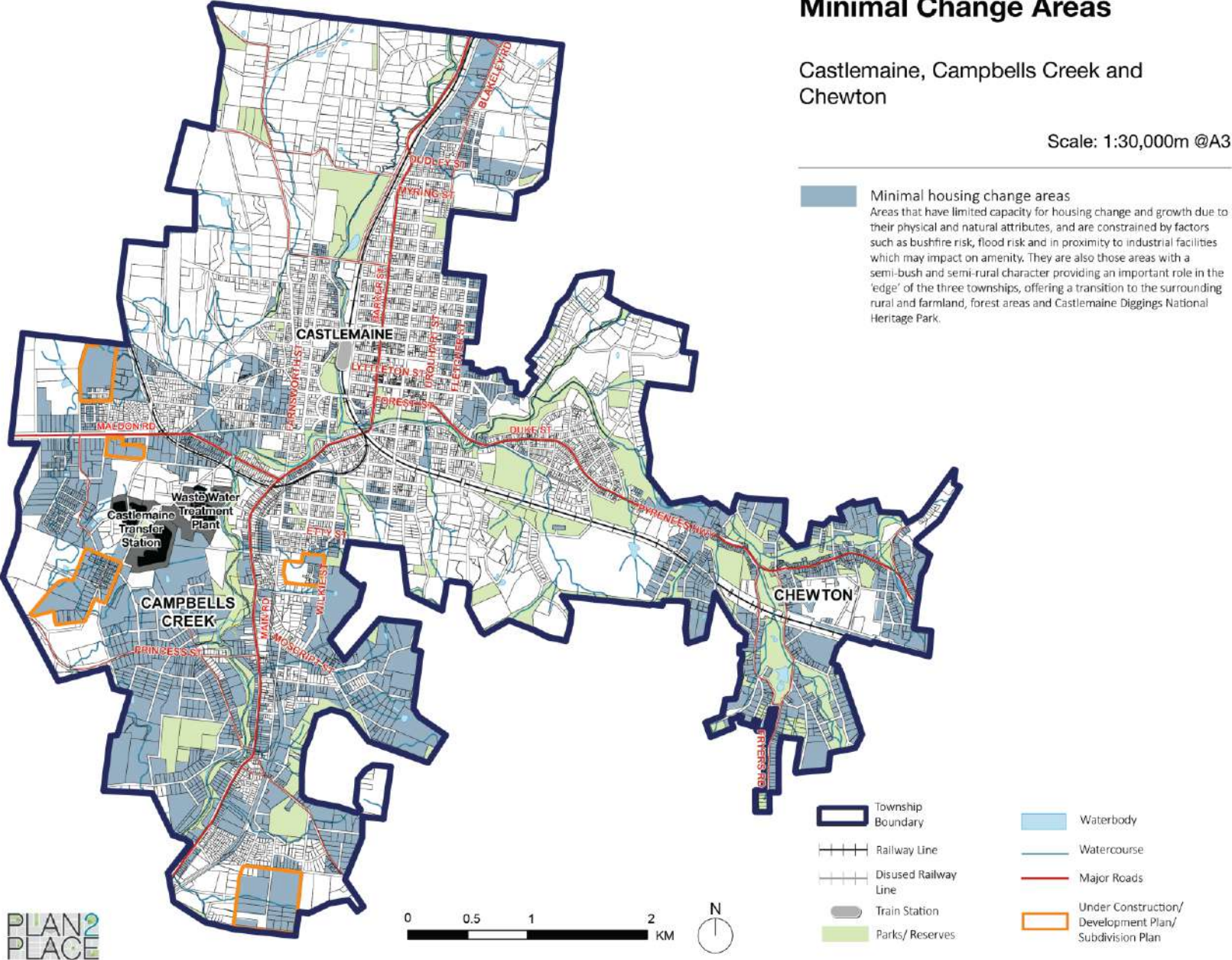
The following variations are available in the schedules to the NRZ and will be applied as determined through the neighbourhood character design guidelines:

- Minimum lot size.
- Front fence permit requirement.
- Minimum street setback.
- Site coverage.
- Permeability.
- Landscaping.
- Side and rear setbacks.
- Walls on boundaries.
- Private open space.
- Front fence height.

**Figure 43** illustrates the extent of the proposed Minimal Housing Change Areas, based on the application of the above criteria.



Figure 43: Minimal Change Areas





## 11.3 Managed Housing Change Areas

Managed Housing Change Areas encompass residential areas with established neighbourhood character values that have the capacity for housing change and growth to occur. There is capacity for housing growth and diversity to occur at a managed level, within the context of the preferred neighbourhood character. Areas that are subject to a Heritage Overlay are within 'managed change areas', given these areas are located in close proximity to the train station and central Castlemaine. This recognises that the housing change is to be managed in a way that allows for sympathetic infill development.

Managed Housing Change Areas will comprise housing in the form of detached single houses, dual occupancies, townhouses and multi-dwellings. New housing will generally be up to two storeys, consistent with the preferred neighbourhood character of the area. This is shown in **Figure 44**.

### Objectives of Managed Housing Change Areas

The objectives for Managed Housing Change Areas are:

- To allow for housing growth and diversification in the form of detached house, dual occupancies, townhouses and multi-unit developments.
- To ensure new development responds to the preferred neighbourhood character of the precinct.
- To encourage retention of existing housing types and characteristics that positively contribute to the preferred neighbourhood character of the precinct.
- To ensure new development within heritage overlays and adjacent to is subservient to the heritage character.
- To encourage smaller housing sizes and types, including one and two bedroom dwellings.

### Criteria for Managed Housing Change Areas

All areas that are outside of the minimal change areas are located within the managed housing change area – this includes land that is affected by the Heritage Overlay, and other overlays not included within the criteria for minimal housing change.

### Managing change within heritage areas

Much of central Castlemaine and individual sites through Chewton and Campbells Creek are currently covered by the Heritage Overlay (HO) (See **Figure 10**).

These central areas of the townships are often where state planning policy recommends that infill development occurs given its proximity to central services and facilities, and being away from the outer edges where bushfire risk is higher. Applying the managed change area to these areas signifies that this infill development can still occur within the Heritage Overlay, the controls of which provides for better management of this development through encouraging sympathetic development that protects Castlemaine's heritage values.

Council is also currently working on an updated Heritage Study for Castlemaine. Stage 1 of this includes identifying 'heritage gaps', where places have potential heritage significance but are not currently protected via a Heritage Overlay ('Heritage Gap Analysis').

The combined existing application of the Heritage Overlay and Heritage Gap Analysis have helped to inform the neighbourhood character assessment in understanding areas which have valued heritage and neighbourhood character.

### Accessibility and proximity to train station and central commercial area

Areas within proximity to transport services are recommended for infill development within state planning policy.

The land within proximity to both the Castlemaine Railway Station and the Castlemaine central commercial area provide the opportunity for intensification of residential development given their accessibility to access these services. This is reflected in the application of managed change areas across a significant portion of this land.

The Castlemaine Railway Precinct draft Masterplan has recently been prepared and identifies the role of the station as a destination, and therefore its opportunity to provide increased residential development surrounding the area.

This integrated transport and land use approach recognises the benefits in directing population growth to these areas which enjoy good access to services and facilities.

### **Away from higher bushfire risk areas**

The Bushfire Risk Assessment completed for the study area identifies lower bushfire risk areas, where there is access to places that are lower fuel, within the central established areas of the study area. Directing development to these areas demonstrates consistency with state planning policy relating to bushfire.

### **Implementation of Managed Housing Change Areas**

The areas included in the Managed Housing Change area are recommended for rezoning to the Neighbourhood Residential Zone (NRZ) in the Mount Alexander Planning Scheme. This is because development over 2 storeys is not anticipated or deemed appropriate due to character and landscape considerations (such as keeping development below the tree canopy) and retaining important viewlines. The following ResCode variations are available in the schedule to the NRZ and will be considered in the implementation of the various NRZ Schedules:

- Minimum street setback.
- Site coverage.
- Permeability.
- Landscaping.
- Side and rear setbacks.
- Private open space.
- Fencing.

## Managed Change Areas

Castlemaine, Campbells Creek and Chewton

Scale: 1:30,000m @A3

**Managed housing change areas**  
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, given their location within central areas and away from development constraints. Within these areas, the existing neighbourhood character will evolve within the context of the neighbourhood character and heritage values within the area, with reference to the key identified neighbourhood attributes.

**Legend:**

- Township Boundary
- Railway Line
- Disused Railway Line
- Train Station
- Parks/ Reserves
- Waterbody
- Watercourse
- Major Roads
- Under Construction/ Development Plan/ Subdivision Plan

**Managed housing change areas**

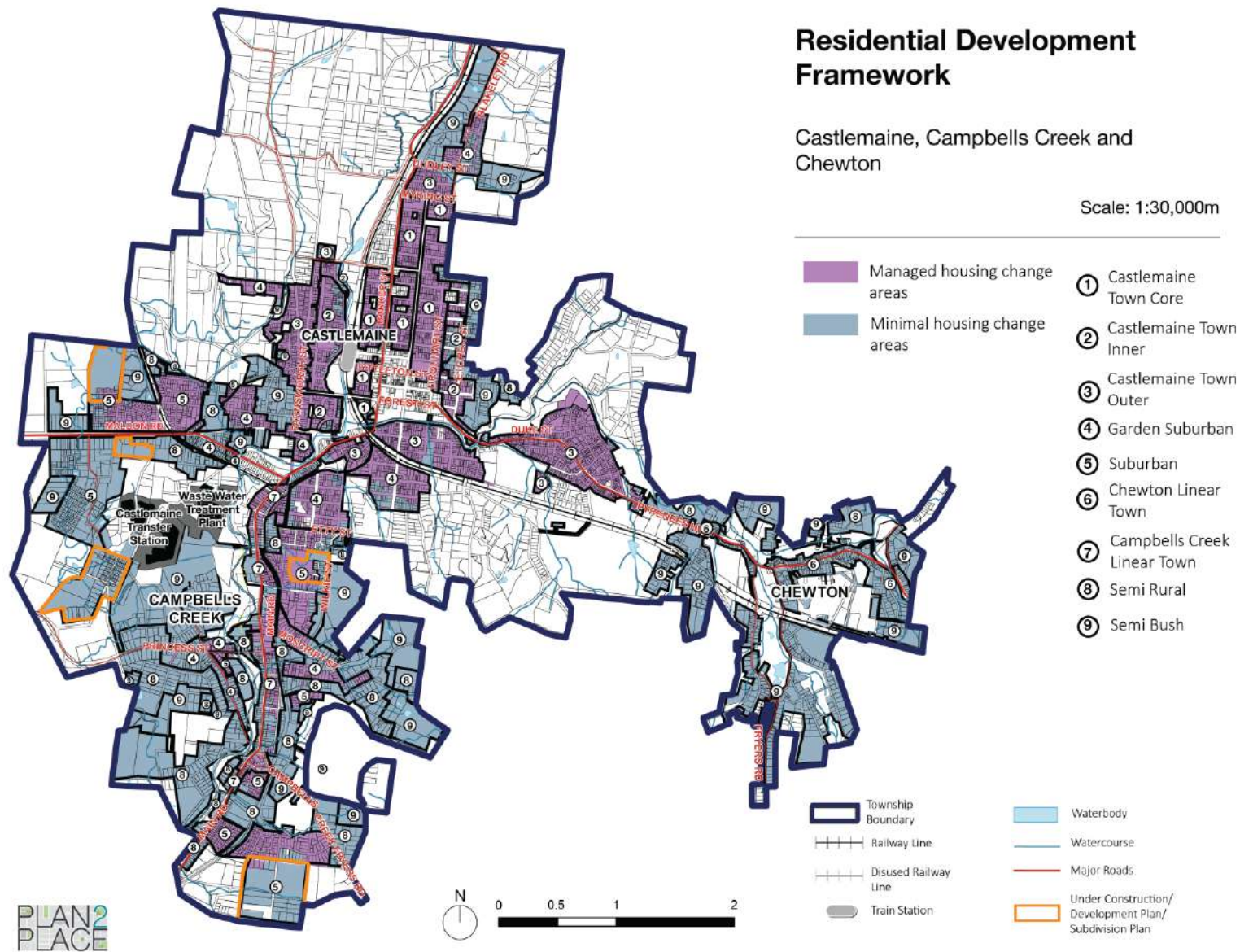
Housing is to occur within the context of the preferred neighbourhood character- there is capacity in these areas for housing growth and more diverse types of housing, given their location within central areas and away from development constraints. Within these areas, the existing neighbourhood character will evolve within the context of the neighbourhood character and heritage values within the area, with reference to the key identified neighbourhood attributes.



## 11.4 Residential Development Framework map

The Residential Development Framework provided at **Figure 45** delineates these two categories of housing change aligned to neighbourhood character areas to guide the future growth and development in the study area.

Figure 45: Residential Development Framework



## 12. Strategic Opportunity Sites

### 12.1 Large sites

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

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.

#### Objective

To facilitate new forms of housing in well-designed developments and subdivisions on large sites.

#### Actions

- Work with landowners to facilitate residential development and preferred character design guidelines to deliver new forms of housing.
- Develop local policy to provide improved guidance on when a new preferred character may be appropriate based on the criteria provided.



## 12.2 Strategic Redevelopment Sites

The Issues and Opportunities Paper identified that there may be opportunities to guide future residential development through ‘strategic opportunity sites’, and investigation of potential planning controls which help to facilitate the development of these sites. A set of preliminary criteria was prepared to inform the identification of strategic opportunity sites.

The criteria established within the Issues and Opportunities Paper included:

### Strategic opportunity site criteria

- 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.

A preliminary set of strategic sites that may be suitable for residential development are outlined in **Table 3** along with the recommended next steps. These include land both within residential zones and opportunity sites where it may be appropriate to rezone land to enable residential land uses to occur. Additional sites may emerge over the lifetime of this strategy.

### Objective

To facilitate new housing forms and tenures on strategic redevelopment sites.

### Actions

- Work with landowners to pursue actions identified associated with strategic opportunity sites.

It should be noted that large sites and strategic opportunity 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.

**Table 3: Strategic Redevelopment Sites**

Category	Potential sites	Status & next steps
Council owned land	30a and 65 Templeton Street, Castlemaine	<b>Underway</b> 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	<b>Facilitate</b> 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	<b>Facilitate</b> 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.
	44-50 Lyttleton Street, Castlemaine	<b>Facilitate</b> 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

Category	Potential sites	Status & next steps
		former police station to private ownership.
Surplus industrial land	To be determined.	<b>Monitor</b> 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	<b>Facilitate</b> 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)	<b>Facilitate through a proponent led amendment.</b> 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

Category	Potential sites	Status & next steps
	<p>Lot size: 6040 square metres, made up of 6 parcels.</p> <p>The site currently features the former pattern store building, an electricity sub-station and small brick outbuilding.</p>	<p>a minimum of 24 dwellings or lots.</p> <p>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.</p> <p>Recommended to be retained within current GRZ.</p>
	Tomkies Road residentially-zoned area west of Richards Road	<p><b>Investigate</b></p> <p>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.</p> <p>Subject to these investigations, consider developing a facilitative DPO setting out requirements for</p>

Category	Potential sites	Status & next steps
		redevelopment including create a good interface with the creek and links to the town.
	4 Montgomery Street	<p><b>Investigate</b></p> <p>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.</p>
State Government land	29-31 McEwan Street, Castlemaine	<p><b>Facilitate</b></p> <p>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.</p>



## 13. Implementation

Implementation for the Strategy will consist of a statutory approach through the Mount Alexander Planning Scheme and non-statutory through the actions of Council. These actions consist of advocacy, research, facilitation and education.

### 13.1 Statutory Implementation

There are a range of statutory planning actions that will implement the strategy. **Table 4** outlines the proposed statutory implementation approach for the Strategy.

**Table 4: Statutory Implementation Table**

<b>Planning Policy Framework</b>	<p>Revisions to Clause 02 Municipal Planning Strategy to reflect the new residential development framework with two categories of housing change identified and the objectives for each change type reflected.</p> <p>Revision of Clause 11.0-1L-02 Castlemaine and Diamond Gully to update strategies and the Land Use Framework Plan, including revised town boundaries and reflecting the investigation areas for future commercial land in the Township Zone (TZ) in Campbells Creek (See Section 6.4).</p> <p>Revision of Clause 11.01-1L-03 Happy Valley/Moonlight Flat to be consistent with the recommendations of this strategy.</p> <p>A new local policy at Clause 11.01-1L-04 for Chewton including the introduction of a town boundary and reflecting the</p>
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	<p>investigation areas for future commercial land in the TZ in Chewton. (See Section 6.4).</p> <p>Revise Clause 11.03-1L-01 Activity Centres Castlemaine to support shop top housing in upper levels of development.</p> <p>New local policy at Clause 15.01-3L Subdivision in Castlemaine, Campbells Creek and Chewton to encourage well designed subdivision in the towns.</p> <p>New local policy at Clause 15.01-5L-01 Castlemaine, Campbells Creek and Chewton Neighbourhood Character to reflect the new neighbourhood character types.</p> <p>New local policy at Clause 15.01-5L-02 neighbourhood character on large sites.</p> <p>New local policy at Clause 15.01-2L regarding Environmentally Sustainable Design.</p> <p>New local policy at Clause 16.01-2L Housing affordability in Castlemaine encouraging the development of affordable housing in the town.</p>
<b>Proposed Zone and Schedule Controls</b>	<p>Application of the residential framework to introduce the Neighbourhood Residential Zone (NRZ) to minimal housing change areas and managed housing change areas with schedules for each character type.</p> <p>NOTE: The land at 92 Kennedy Street will be retained in its currently General Residential Zone (GRZ) given its capacity</p>

	<p>to accommodate increased housing density (with a new schedule).</p> <p>Low Density Residential Zone (LDRZ) areas that are currently applied to minimal change areas will remain as currently zoned (with a new schedule).</p> <p>Application of the Rural Conservation Zone (RCZ) to land within the Happy Valley / Moonlight Flat area.</p> <p>Retention of the Township Zone (TZ) for current commercial land uses in Chewton and Campbells Creek and some surrounding properties until such point as a Commercial Land Demand Assessment has been completed.</p>
<b>Proposed Overlay controls</b>	<p>Consider the application of the Neighbourhood Character Overlay (NCO) following completion of the updated Castlemaine Heritage Study to determine if an additional level of control is required in areas not deemed suitable for the Heritage Overlay (HO) in the Castlemaine Town Core, Town Inner and Town Outer areas.</p> <p>Revise and update the Design and Development Overlay (DDO) Schedule 11 (DDO11) for Chewton to ensure that it is consistent with the Ministerial Direction on the Form and Content of Planning Schemes and minimise double-up with the NRZ schedule.</p> <p>Removal of the Development Plan Overlay (DPO) in areas where development has occurred and the overlay is no longer necessary.</p>

	<p>Application of a Restructure Overlay to land within the Happy Valley / Moonlight Flat area.</p> <p>Review the application of the DPO5 and DDO Schedule 2 (DDO2) within the Happy Valley area.</p>
<b>Proposed Schedule Variations</b>	Vary requirements to Clause 54 and Clause 55 to reflect the Design Guidelines in the NRZ.
<b>Town boundary</b>	Remove land within the Happy Valley area from the Castlemaine town boundary including the land zoned farming along Montgomery Street.
<b>Single dwellings</b>	<p>Planning provisions applicable to residential development flow through to the building system to ensure requirements of the residential change area and associated residential zone schedule apply to single dwellings.</p> <p>Apply a permit trigger for single dwelling development for lots of up to 500 square metres.</p>
<b>Rezoning of Crown land</b>	Rezone Crown land identified by Council (in consultation with the Department of Energy, Environment and Climate Action (DEECA)) inappropriately included in residential zones to more appropriate zones which accurately reflect their current and ongoing use, such as the Public Conservation and Resource Zone (PCRZ).
<b>Further investigation</b>	It is noted that additional further work may be needed in order to inform and support a future planning scheme amendment. This

	includes work on ensuring the protection of biodiversity within the study area, which may be at a landscape scale or more targeted. A commercial land demand assessment may also be needed for Campbells Creek and Chewton given that all land within these areas are currently in the Township Zone. The strategy recommends rezoning residential land to the Neighbourhood Residential Zone, however this would not be appropriate for existing commercial land uses in these towns.
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## 13.2 Proposed Zone and Schedule Controls

The residential development framework will be implemented into the Mount Alexander Planning Scheme by applying four residential zones from the Victorian Planning Provisions (VPP) to two residential change areas. This will include the NRZ in addition to the existing LDRZ, GRZ and TZ as shown in **Table 5**. The TZ will continue to be applied to existing commercial and some other non-residential sites in Campbells Creek and Chewton until such time as more detailed commercial analysis is undertaken for the towns. The GRZ will continue to apply to land at 92 Kennedy Street, Castlemaine, as detailed in **Table 4** above.

**Table 5: Residential Development Framework Implementation – Mount Alexander Planning Scheme**

Residential Change Area	LDRZ	NRZ	TZZ*	GRZ
Minimal Housing Change	✓	✓	✓	
Managed Housing Change		✓		✓

*\* Note: the TZ will continue to be applied to existing commercial sites (and some surrounding properties) in Campbells Creek and Chewton*



When the neighbourhood character type is aligned to the residential change area, residential zone schedules can be applied. This results in 18 schedules being applied to residential changes areas in Castlemaine, Campbells Creek and Chewton as shown in **Table 6**.

**Table 6: Neighbourhood Character Types, Residential Change Areas and Applied Residential Schedules**

Neighbourhood Character Type and Residential Change Area	Minimal housing Change	Minimal housing Change	Minimal Change	Managed Housing Change	Managed Housing Change
Zone	NRZ	LDRZ	TZ	NRZ	GRZ
Castlemaine Town Core	✓	N/A	N/A	✓	✓
Castlemaine Town Inner	✓	N/A	N/A	✓	N/A
Castlemaine Town Outer	✓	N/A	N/A	✓	N/A
Garden Suburban	✓	N/A	N/A	✓	N/A
Suburban	✓	N/A	N/A	✓	N/A
Chewton Linear Town	✓	N/A	✓	N/A	N/A
Campbells Creek Linear Town	✓	N/A	✓	✓	N/A
Semi-Bush	✓	✓	N/A	N/A	N/A
Semi-Rural	✓	N/A	N/A	N/A	N/A
Schedule Total	9	1	1	6	1

This results in the following zones and schedules being applied to the neighbourhood character types listed below:

The LDRZ and associated schedules will continue to be applied to land identified as Semi-Bush minimal change area (LDRZ1), where it is currently applied.

The NRZ and associated (9) schedules will be applied to land identified as Castlemaine Town Core, Castlemaine Town Inner, Castlemaine Town Outer, Garden Suburban, Suburban, Chewton Linear Town, Campbells Creek Linear Town, Semi-Bush and Semi-Rural minimal change areas.

The TZ and an associated schedule will continue to be applied to existing commercial sites (and some surrounding sites) identified as Chewton Linear Town and Campbells Creek Linear Town (see Section 6.4).

The NRZ and associated (6) schedules will be applied to land identified as Castlemaine Town Core, Castlemaine Town Inner, Castlemaine Town Outer, Garden Suburban, Suburban and Campbells Creek Linear Town managed housing change areas.

As identified in **Table 4**, the land at 92 Kennedy Street, Castlemaine will retain a GRZ with a separate schedule.

This will result in 18 new schedules being added to the Mount Alexander Planning Scheme.

Opportunities for merging of schedules will be undertaken if possible.

### 13.3 Proposed Schedule Variations

The following variations to the Clause 54 and 55 requirements based on the design guidelines will be included in the NRZ schedules as outlined in **Table 7**.

**Table 7: Neighbourhood Character Types, Residential Change Areas and ResCode variations in Residential Schedules**

ResCode Standard	Standard A3 and B6 – Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
NRZ schedule: Castlemaine Town Core – Minimal Housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 50 square metres with a minimum 4.5m dimension for an 8m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.5m off both side boundaries.	No walls on boundary (0m distance).	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.
NRZ schedule: Castlemaine Town Inner – Minimal housing change	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 50 square metres with a minimum 4.5m dimension for an 8m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.5m off both side boundaries.	No walls on boundary (0m distance).	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.

ResCode Standard	Standard A3 and B6– Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
NRZ schedule: Castlemaine Town Outer – Minimal housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 50 square metres with a minimum 4.5m dimension for an 8m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.2m off both side boundaries.	No walls on boundary (0m distance).	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.
NRZ schedule: Garden Suburban – Minimal housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 80 square metres with a minimum 5.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	1.2 m side setback to both side boundaries.	No walls on boundary (0m distance).	80sqm with a minimum dimension of 5.5m at the rear.	Maximum height of 0.6m along the frontage and 1.2m on the side boundary within 3m of the frontage.



ResCode Standard	Standard A3 and B6– Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
NRZ schedule: Suburban – Minimal housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 80 square metres with a minimum 5.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	1m side setback on both side boundaries.	No walls on boundary (0m distance)	80sqm with a minimum dimension of 5.5m at the rear.	Maximum height of 0.6 m along the frontage and 1.2 m on the side boundary within 3m of the frontage.
NRZ schedule: Chewton Linear Town – Minimal housing change area	Front setback of 3m if dwelling is located next to a heritage building, or no less than the average setback of the adjoining buildings not adjacent to a heritage building.	No change to ResCode provision	No change to ResCode provision	1.5 m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 120 square metres with a minimum 6.5m dimension for a 10m wide and high canopy tree at maturity in the rear of dwellings.	Side setback of 1.2 m off both side boundaries.	No walls on boundary (0m distance)	120sqm with a minimum dimension of 6.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front	Max height of 1.2m along the frontage and within 3m of the frontage.

ResCode Standard	Standard A3 and B6 – Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
NRZ schedule: Campbells Creek Linear Town – Minimal housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1.5m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 120 square metres with a minimum 6.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.5 m off both side boundaries.	No walls on boundary (0m distance).	120sqm with a minimum dimension of 6.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.
NRZ schedule: Semi-bush – Minimal housing change area	Front setback a minimum of 10 m.	40% maximum site coverage	60% permeability	Provide deep soil space of a minimum of 120 square metres with a minimum 6.5m dimension for a 12m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 5 m from both side boundaries	No walls on boundary (0m distance)	145 <del>4</del> sqm with a minimum dimension of 7.5m at the rear.	Max height of 1.2m with open post and wire or post and rail fencing.
NRZ schedule: Semi-rural – Minimal housing change area	Front setback minimum of 10 m.	40% maximum site coverage	60% permeability	Provide deep soil space of a minimum of 14 <del>5</del> <del>4</del> square metres with a minimum 7.5m dimension for a 12m wide	Side setback of 5 m from both side boundaries	No walls on boundary (0m distance)	145sqm with a minimum dimension of 7.5m at the rear.	Max height of 1.2m with open post and wire or post and rail fencing.

ResCode Standard	Standard A3 and B6 – Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
				and high canopy tree at maturity in the front and rear of dwellings.				
NRZ schedule: Castlemaine Town Core – Managed housing change area	Consistent with the front setback or no more than 6m, whichever the lesser.	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 50 square metres with a minimum 4.5m dimension for a 8m wide and high canopy tree at maturity in the front and rear of dwellings.	No change to ResCode provision	No change to ResCode provision	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.
NRZ schedule: Castlemaine Town Inner – Managed housing change area	Consistent with the front setback or no more than 7m, whichever the lesser.	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 120 square metres with a minimum 6.5m dimension for an 10m wide and high canopy tree at maturity in	Side setback of 1.2m off both side boundaries.	No walls on boundary (0m distance).	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.



ResCode Standard	Standard A3 and B6 – Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
				the front and rear of dwellings.				
NRZ schedule: Castlemaine Town Outer – Managed housing change area	Consistent with the front setback or no more than 7m, whichever the lesser.	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 500 square metres with a minimum 4.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.2m off both side boundaries.	No walls on boundary (0m distance).	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.
NRZ schedule: Garden Suburban – Managed housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 80 square metres with a minimum 5.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.2m off one side boundary.	No change to ResCode provision.	80sqm with a minimum dimension of 5.5m at the rear.	Maximum height of 0.6m along the frontage and within 3m of the frontage.

ResCode Standard	Standard A3 and B6 – Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
NRZ schedule Suburban – Managed housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 80 square metres with a minimum 5.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	1m side setback to one side boundary.	No change to ResCode provision	80sqm with a minimum dimension of 5.5m at the rear.	Maximum height of 0.6m along the frontage and within 3m of the frontage
NRZ schedule: Campbells Creek Linear Town – Managed housing change area	No change to ResCode provision	No change to ResCode provision	No change to ResCode provision	1.5m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 120 square metres with a minimum 6.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	Side setback of 1.2m off both side boundaries	No change to ResCode provision	120sqm with a minimum dimension of 6.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage.

ResCode Standard	Standard A3 and B6– Minimum street setback	Standard A5 and B8 – Site coverage	Standard A6 and B9 – Permeability	Standard B13 – Landscaping	Standard A10 and B17 – Side and rear setbacks	Standard A11 and B18 – Walls on boundaries	Standard A17 and B28 – Private open space	Standard A20 and B32 – Front fences.
GRZ schedule: 92 Kennedy Street – Managed housing change area	Consistent with the front setback or no more than 6m, whichever the lesser	No change to ResCode provision	No change to ResCode provision	1m landscaped strip along the length of any shared driveway. Provide deep soil space of a minimum of 120 square metres with a minimum 6.5m dimension for a 10m wide and high canopy tree at maturity in the front and rear of dwellings.	No change to ResCode provision	No change to ResCode provision	50sqm with a minimum dimension of 4.5m at the rear. A verandah, deck or balcony of at least 9m with a minimum width of 2.2m at the front.	Max height of 1.2m along the frontage and within 3m of the frontage



## 13.4 Implementation of Actions

**Table 8** below lists all the actions included in this Strategy, provides guidance on the mechanism to implement them and the priority for their implementation.

Short term – 1-2 years  
Medium term – 3-5 years  
Longer term – 5+ years

**Table 8: Strategy Implementation**

Actions	Mechanism	Lead	Timing
<b>Objective:</b> To continue to monitor housing demand and supply ensuring residential land supply for 15 years.			
Continue to monitor housing supply across the three towns on a 12-18 monthly basis providing an update to Council every year.	Through the REMPLAN model	Strategic Planning Team	Ongoing
<b>Objective:</b> To increase housing diversity within Castlemaine, Campbells Creek and Chewton.			
Support the development of infill sites within the towns to include a greater diversity of housing types focused on 1 and 2 bedroom stock, including dual occupancy, duplex, quadplex and town house forms.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Support the development of medium density apartment forms in Castlemaine in close proximity to the town centre and the Castlemaine Railway Station.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Maximise opportunities for a diverse mix of housing types in Managed Change Areas.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Increase housing diversity in greenfield areas in Campbells Creek and growth areas of Castlemaine through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including the identification of locations appropriate for medium density housing around open space.	Provide direction through the planning scheme	Strategic Planning Team	Medium term

Work with interested parties to deliver high quality and creative housing solutions that will provide greater housing choice in Mount Alexander Shire's towns.	Partnerships and facilitation	Housing Solutions officer Statutory Planning Team	Ongoing
Direct medium density housing to infill sites within Castlemaine and Campbells Creek in areas away from environmental hazards.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Support infill, multi-dwelling housing opportunities in Managed Change Areas.	Provide direction through the planning scheme	Strategic Planning Team	Short term
<b>Objective:</b> To identify preferred locations to increase housing densities.			
Review the outcomes of the Industrial Land Use Strategy for potential residential development sites that are not suited for industry due to limited accessibility, environmental constraints or fragmentation.	Further strategic planning	Strategic Planning Team	Medium term
Explore opportunities to facilitate shop top housing in the town centre and Commercial 1 Zoned land in Castlemaine within existing built form and in upper floors of new development.	Partnerships and facilitation	Housing Solutions officer Economic Development Team	Medium term
<b>Objective:</b> To increase the role of urban consolidation as part of Mount Alexander Shire's overall housing supply.			
Encourage urban consolidation within Castlemaine, Campbells Creek and Chewton.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Strengthen local policy to provide greater direction on the location of increased housing and housing diversity in the Mount Alexander Planning Scheme.	Provide direction through the planning scheme	Strategic Planning Team	Short term

<b>Objective:</b> To promote exemplary examples of housing diversity delivered in the towns.			
Investigate further options for Council land to deliver local pilot projects.	Advocacy	Housing Solutions officer	Medium term
Consider the use of an annual housing award to showcase exemplary development.	Education	Housing Solutions officer Strategic Planning unit	Medium term
Develop a suite of local case studies to assist with community and developer education.	Education	Housing Solutions officer Strategic Planning unit Statutory Planning unit	Medium term
<b>Objective:</b> To advocate for and promote exemplary examples of accessible housing in the towns.			
Advocate for improvements to be made to the Victorian Planning Provisions (VPP) and National Construction Code (NCC) around universal design principles and standards for all development, particularly housing.	Advocacy	Council	Ongoing
Develop a local planning policy that addresses universal design principles in housing development using the Liveable Housing Design Guidelines.	Provide direction through the planning scheme	Housing Solutions officer Strategic Planning Team	Medium term
Provide education and resources outlining the importance of universal design and how it can be incorporated into new housing developments for developers and the community.	Education	Housing Solutions officer Development Services Unit	Medium term



<b>Objective:</b> To confirm Council's commitment to the delivery of social and affordable housing in the Shire.			
Develop a social and affordable housing policy and/or strategy to support stronger affordable housing outcomes through facilitation and collaboration with a range of key stakeholders. This should provide the basis for Council's requirements for the voluntary provision of affordable housing in developments through Section 173 agreements.	Further strategic planning	Housing Solutions officer Development Services unit	Short-medium term
Continue to employ an affordable housing solutions broker.	Resources	Council	Ongoing
Facilitate development of sites identified as suitable for affordable housing outcomes or partner with surrounding Councils to do so.	Partnerships and facilitation	Housing Solutions officer	Ongoing
Improve planners' knowledge, skills and capacity in using voluntary agreements for the provision of affordable housing when considering planning scheme amendments and negotiating planning permits.	Training	Housing Solutions officer Statutory Planning Team Strategic Planning Team	Medium term
Encourage affordable and social housing to be located in areas with good access to town services and amenities.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Facilitate a range of partnerships and opportunities to deliver social and affordable housing.	Advocacy and facilitation	Housing Solutions officer	Medium term
Consider opportunities to partner with My Home Network to deliver its 10 year Social and Affordable Housing Strategy.	Partnerships	Housing Solutions officer Strategic Planning Team	Short-medium term
<b>Objective:</b> To advocate to the Federal and State Government for additional social and affordable housing in the towns.			
Work with Federal and State Governments to encourage policy and funding settings that facilitate the development of social and affordable housing in the Shire.	Advocacy	Housing Solutions officer	Short term

Investigate the development of surplus public land to deliver social and affordable housing.	Further strategic planning work	Housing Solutions officer	Ongoing
Work with the State and Federal governments, community housing and the private sector to facilitate the delivery of more affordable and social housing options.	Advocacy	Housing Solutions officer	Ongoing
<b>Objective:</b> To increase the environmental efficiency and resilience of current and future housing and reduce the cost of living for residents.			
Continue to be a member of the CASBE group of Councils.	Advocacy	Strategic Planning Team	Ongoing
Lobby Government to change buildings regulations including the National Construction Code to require higher ESD standards in development.	Advocacy	Council	Ongoing
Undertake Stage 2 of the Elevated ESD Targets project by preparing a planning scheme amendment, pending the findings of the financial analysis.	Further strategic planning work	Strategic Planning Team	Medium term
Encourage new forms of housing and housing models that meet community needs and deliver broader social benefits such as multi-generational housing, communal housing and environmental sustainability.	Further strategic planning work	Strategic Planning Team Housing Solutions officer	Ongoing
Facilitating environmentally sustainable development that balances the delivery of neighbourhood character guidelines against achieving environmental and social benefits	Advocacy	Statutory planning team	Ongoing
<b>Objective:</b> To ensure that new residential areas are well planned and deliver sustainable communities.			
Ensure a range of lots sizes within new subdivisions to provide for dwellings of a variety of sizes.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage higher densities in proximity to community infrastructure, open space, recreation, and transport infrastructure.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, water sensitive urban design, energy efficiency and sustainability.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage urban design that promotes safety, healthy lifestyle, physical activity, social interaction, and accessibility to open space and recreation opportunities.	Assessment of subdivision applications	Statutory planning team	Ongoing

Encourage the integrated planning of new development to incorporate access to public art, community facilities, open space, and recreation opportunities.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage the use of perimeter roads and open space as interface treatments between urban and non-urban land.	Assessment of subdivision applications	Statutory planning team	Ongoing
Ensure subdivision for residential development contributes to the interconnectedness of the existing street network, and links with existing pedestrian and cycle path networks.	Assessment of subdivision applications	Statutory planning team	Ongoing
Ensure that the staging of residential development occurs in a logical and efficient fashion, with concurrent augmentation of infrastructure.	Assessment of subdivision applications	Statutory planning team	Ongoing
<b>Objective:</b> To promote exemplary examples of sustainable housing in the towns.			
Encourage the development of local pilot projects.	Advocacy	Council	Medium term
Consider the use of an annual sustainable housing award to showcase exemplary development.	Advocacy	Council	Longer term
<b>Objective:</b> 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
<b>Objective:</b> 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



## 14. Appendices

## 14.1 Appendix 1: Design and Development Overlay (DDO) and Development Plan Overlay (DPO) overview

Table 9: Design and Development Overlay Schedules

DDO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Impact on character type and change area, and relevant actions.
<b>DDO2 – Hundredweight Hill/Moonlight Flat – Low Density Residential Zone</b>	Design objectives aim to create a low-density character with design and built form that responds to the surrounding environment of Moonlight Creek and Castlemaine Diggings National Park. Dwellings are required to be single storey and boundary fences to the wire, post and rail or other similar material. Mass, form, height and scale and external colours must not visually dominate the landscape and bushland setting. Roads are to minimise road width and provide for open, grass, swale verges.	Provides direction on character type.  Exclude this area from the township boundary.  Review application of DDO2.
<b>DDO3 – Happy Valley Road (South)</b>	Design objectives aim to implement the Happy Valley Road Development Plan, protecting values of Castlemaine Diggings National Heritage Park. Dwellings are to be in keeping with the landscape setting. Requires buildings to be in accordance with the approved Development Plan, single storey and not exceed 7m above natural ground level. A setback of 30m is required from the Castlemaine	Provides direction on character type.  Minimal change area area; within the semi rural character typology.

DDO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Impact on character type and change area, and relevant actions.
	Diggings National Heritage Park. Street tree planting must in accordance with a landscape plan.	
<b>DDO7 – Forest Street, Castlemaine</b>	Design objectives aim to ensure that heights of new building are generally consistent with the low rise scale and character of the town centre, and that a comfortable and safe pedestrian experience is created. Acknowledges the corner location of the site and seeks to ensure that corner sites are designed in a manner that appropriate reflects their visual prominence as an entrance to the town centre.	Large Commercial 1 Zone land on the southern end of the commercial core of Castlemaine.  Potential to provide residential development as part of development.
<b>DDO8 – Pyrenees Highway/Duke Street, Castlemaine</b>	Design objectives aim to ensure new development gives appropriate regard to the nearby Castlemaine Diggings National Heritage Park and the general historic nature of the area, and provides an effective landscape screen across the Pyrenees Highway frontage. It also includes an objectives to protect the amenity of nearby residential areas.	Largely industrially zoned land. Impacts a small amount of TZ land.  Minimal change area.
<b>DDO11 –</b>	Design objectives aim to reinforce scale and character of the Chewton	Provides direction on

DDO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Impact on character type and change area, and relevant actions.
<b>Pyrenees Highway, Chewton</b>	<p>‘village’ and ensure open space is maintained and ensure that new development responds to the established character, streetscape, topography and development pattern of Chewton.</p> <p>The provisions require front and side setbacks to demonstrate symmetry with neighbouring buildings, height being sympathetic to adjoining buildings and setbacks from lower levels to limit visibility from the street, designed to have regard to the slope of the land, muted tones, not replicate old buildings or dominate the streetscape and scaled in proportion to the site.</p>	<p>character type for Chewton.</p> <p>Minimal change area.</p>
<b>DDO13 – Corner of Parker and Kennedy Streets, Castlemaine</b>	<p>Design objectives aim for development to includes a range of dwelling sizes, create an attractive interface with IN1Z and GRZ land, and respect existing surrounding built form.</p> <p>The provisions require a permit for a fence over 1m along external boundaries and on lot frontages and sets out requirements for siting and height adjoining the former Foundry Manager’s residence. Development must complement and respect heritage values of site, provide a complementary residential interface</p>	<p>Strategic Opportunity Site.</p> <p>Potential to create own character and change type.</p>

DDO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Impact on character type and change area, and relevant actions.
	with adjoining residential land, consider building materials, provide articulation and design features and limit shared vehicle access points and crossovers to the existing road network.	
<b>DDO14 – 44-50 Lyttleton Street, Castlemaine</b>	<p>Design objectives aim to encourage a high quality built form that responds to surrounding scale, character and built form of the area, respects the heritage values of the Castlemaine Centre Conservation Area, respects specific sites and active street frontages.</p> <p>The provisions require a permit for a fence over 1m along external boundaries and on lot frontages, and requires buildings and works to provide an active street frontage, and respect the heritage significance. High quality architectural outcomes are to be provided in building materials, articulation and design features and limit shared vehicles access points and crossovers to the existing road network.</p>	<p>Strategic opportunity site.</p> <p>Zoned Commercial 1 Zone.</p>



**Table 10: Development Plan Overlay Schedules**

DPO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Recommendations
<b>DPO1 – General Residential Zone Development Plan McKenzie Hill and West Castlemaine</b>	No objectives. Requires the preparation of a development plan. A permit may be granted before a development plan has been prepared. Development must be serviced and subdivision must have sealed roads and underground stormwater drainage.	Review application of DPO1. Suburban and semi-rural character typology. Minimal and Managed housing change areas.
<b>DPO5 – Hundredweight Hill (Low Density Residential Zone)</b>	No objectives. Requires a development plan to be prepared and sets out development principles including to create a low density development reflecting the open bushland character, retain remnant native vegetation, and setbacks from crown land.	Review application of DPO5. Exclude this area from the township boundary.
<b>DPO6 – Happy Valley Road (South)</b>	No objectives. Requires a development plan be prepared and sets out requirements for a development plan to be in accordance with Happy Valley/Moonlight Flat Strategic Plan including the need for graduation of lot sizes from small fronting Happy Valley Road to large adjacent to the Castlemaine Diggings National Heritage Park. Built form needs to respond to the landscape character, create a streetscape character, and housing diversity.	Semi-rural character typology. Minimal housing change area.
<b>DPO7 – Martin and Ireland</b>	No objectives.	Review application of DPO7.

DPO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Recommendations
<b>Streets Castlemaine</b>	Requires a development plan to be prepared and sets out requirements for a development plan relating to layout and servicing. Sets out requirements for vegetation, wildlife and identification of sites of conservation, heritage or archaeological significance.	Low Density Residential Zoned area. Review application of DPO7. Semi-bush character typology. Minimal housing change area.
<b>DPO8 – Corner of Parker and Kennedy Streets, Castlemaine</b>	No objectives. Requires a development plan be prepared and sets out requirements for a development plan to include dwellings or lots for diverse housing choices, to suit a range of housing needs and with a minimum of 24 dwellings or lots.	Strategic Opportunity Site. Potential to create own character and change type.
<b>DPO9 – Residential Development Plan – Bulkeleys Road and Ireland Street, McKenzie Hill</b>	No objectives. Requires a development plan be prepared and sets out requirements for a development plan to include a subdivision plan including a diversity of lot sizes, good connectivity, building envelopes providing a minimum 50m setback between residential dwellings and the area of bushfire hazard in the northwest of the site, and arrangements for the preservation or regeneration of existing vegetation.	Review application of DPO9. Suburban character typology. Minimal and managed housing change areas.
<b>DPO10 – Residential</b>	No objectives.	Review application of DPO10.

DPO – Schedule #	Relevant Elements to Housing and Neighbourhood Character	Recommendations
<b>Development Plan – Captain Day Road.</b>	Requires a development plan be prepared and sets out requirements for a development plan to include an indicative lot layout and dimension of lots with a diversity of lots including a percentage of smaller lots and the preservation of existing vegetation.	Suburban character typology. Minimal and managed housing change areas.
<b>DPO11 – Diamond Gully (Southern Residential Greenfields Area)</b>	<p>The schedule objective is to ensure that development is in accordance with the Diamond Gully Structure Plan.</p> <p>Requires a development plan be prepared including lot layout for medium density residential lots in the inner core in proximity to the watercourse.</p>	<p>Review application of DPO11.</p> <p>Suburban character typology.</p> <p>Minimal housing change area.</p>

## 14.2 Appendix 2: Mount Alexander Housing Capacity Review

# Mt Alexander Housing Strategy

## Housing Capacity Review

Prepared for  
Mt Alexander Shire Council

Date of Issue of the Report  
June 2023

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## Instructions.

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# 1. Housing Strategy Impact Assessment

The following assesses the impact of the draft Castlemaine, Campbells Creek and Chewton Housing and Neighbourhood Character Strategy 2023 (Plan2Place) on the capacity of the Shire of Mount Alexander to accommodate future housing demand.

## 1.1. Methodology

The Mount Alexander Shire: Land Supply & Demand Assessment (REMPAN 2022) identifies land and lot supply to accommodate future housing demand under existing planning and development conditions.

This assessment investigates the potential impact of the Castlemaine, Campbells Creek and Chewton Housing and Neighbourhood Character Strategy 2023 (the Housing Strategy) on lot supply by assessing the extent to which the directions of the strategy align or diverge with the subdivision and lot yield assumptions in The Mount Alexander Shire: Land Supply & Demand Assessment. (Land Supply and Demand Assessment) In so doing, the assessment provides insight into the potential lot supply and housing capacity implications of the housing strategy.

All tasks entailed in this assessment involve desktop document based analysis which included:

- Reviewing The Mount Alexander Shire: Land Supply & Demand Assessment lot supply and subdivision assumptions.
- Reviewing the Housing Strategy's proposed residential framework
- Reviewing the application of assumptions in Castlemaine, Chewton and Campbells Creek in relation to planning directions in the proposed residential framework .

## 1.2. Mt Alexander Supply and Demand Assessment

The Mount Alexander Shire: Land Supply & Demand Assessment (REMPAN) identifies over 30 years of lot supply based on projected average annual lot demand of 131 lots per annum.

Table 1: REMPLAN Land Supply and Demand Summary

Table 5-1 Summary of supply and demand, Mount Alexander, 2021-2041

	All forecast areas		Excluding rural forecast areas	
	Total	Annual average	Total	Annual average
Land supply	4,342	207	3,512	167
Net dwelling supply*	4,397	209	3,540	169
Land/dwelling demand	2,752	131	2,120	101
Residual land	1,645	78	1,420	68
<b>Years of supply*</b>	<b>33.1</b>		<b>34.8</b>	

\*Includes land supply and dwelling absorption

\*Calculated as: Land supply ÷ Land/dwelling demand annual average

Source: REMPLAN, 2022

According to the study, Castlemaine, Campbells Creek and Chewton contain over 2,400 lots available to accommodate project demand, representing 70% of the Shire's current lot capacity.

**Table 2: Castlemaine, Campbells Creek and Chewton Land Supply and Demand Summary**

Township	Total land supply	Share of total	Annual average land demand 2021-2041	Years of supply
Castlemaine	1,150	32.7%	46.4	25
Campbells Creek	860	24.5%	17.6	49
Chewton	405	11.5%	5.2	78
Total	2,415	68.7%		

Source: REMPLAN, 2023

In identifying available lots the land supply and demand assessment identified all vacant lots in the Shire which were then classified according to their location and size. Specifically, the study classifies lots into:

- Retail lots: titled vacant lots, vacant lots currently undergoing subdivision and large infill lots with subdivision potential.
- Major urban infill lots: lots of over 1 hectare within urban areas.
- Greenfield zoned lots: lots of over 1 hectare on the edge of urban areas

Retail lots comprise the vast majority of lot capacity in Castlemaine, Campbells Creek and Chewton. Both Chewton and Campbells Creek also include significant numbers of greenfield lots.

**Table 3: Lot Type and Supply in Study Region**

Township	Retail	LDRZ	Greenfield
Castlemaine	1,141	15	17
Campbells Creek	538		322
Chewton	289		118

Source: REMPLAN, 2023

Castlemaine, Chewton and Campbells Creek incorporate major infill sites (either greenfield and/or retail). For these sites the land supply and demand assessment applies specific subdivision and yield assumptions to determine potential lot supply. These are detailed in the table below.

**Table 4: REMPLAN Yield Assumptions**

Type	Subdivision Threshold (sqms)	Average Subdivided Lot Size (sqms)	Applied
Small Vacant lot	< 2,000	No subdivision	Prevalent in Central Castlemaine
Small supply area	> 2,000	350	Central Castlemaine
Standard supply area	> 4,000	850	Middle residential areas in Castlemaine and Campbells Creek
Large supply area	> 8,000	2,000	Outer fringe areas in Castlemaine, Chewton and Campbells Creek

Source: REMPLAN, Charter Keck Cramer

In general, the assumptions anticipate low density outcomes in *Standard* and *Large* supply areas and more dense outcomes in *Small* supply areas.

Lot supply assumptions and corresponding results within each of the focus areas are discussed as follows.

#### 1.2.1. Castlemaine Housing Capacity

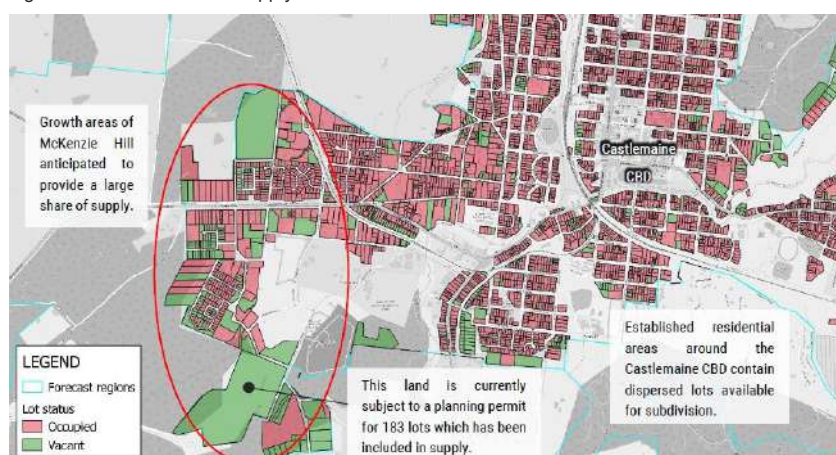
Castlemaine incorporates a quarter of the Shire's capacity. This includes an estimated 670 vacant lots below 2,000 square metres of which there are an estimated 320 vacant lots within inner Castlemaine.

Castlemaine includes two greenfield growth areas. These growth areas are impacted by bushfire controls. Accordingly, the study states that it has reduced the development potential of these areas in its lot supply figures.

The land supply and demand assessment applies *Small* infill assumptions to lots in Central Castlemaine thereby anticipating medium density outcomes in the Shire's centre. Standard infill assumptions are applied to infill lots at Ireland Street, Diamond Gully Road and infill lots in proximity to Maldon Road. The Land Supply and Demand Assessment anticipates low density outcomes in these locations.



Figure 1: Castlemaine Land Supply Status



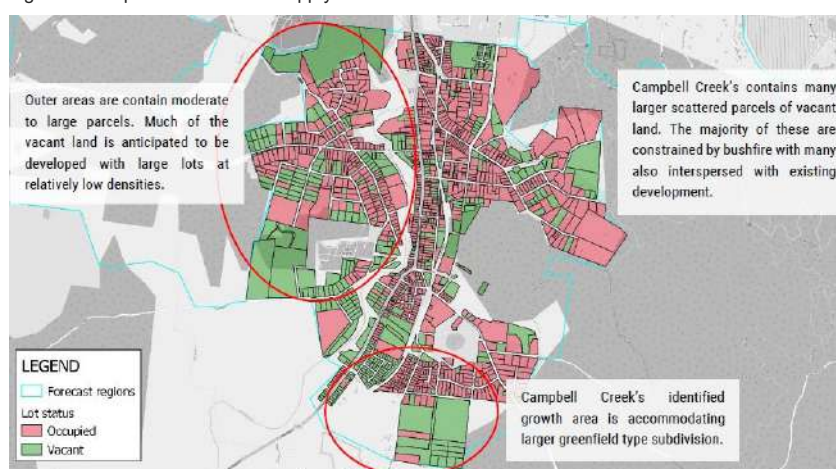
Source: REMPLAN, 2022

### Campbells Creek

Campbells Creek is one of the municipality's main growth areas. The area is currently a focus for housing development and includes a number of large growth area parcels on the outer edges of the township.

The Land Supply and Demand Assessment applies Standard and Large development assumptions to infill lots in proximity to Blanket Gully Road, Ranters Gully Road, and in proximity to Monaghan Street. Low density outcomes are thereby anticipated in these areas.

Figure 2: Campbells Creek Land Supply Status



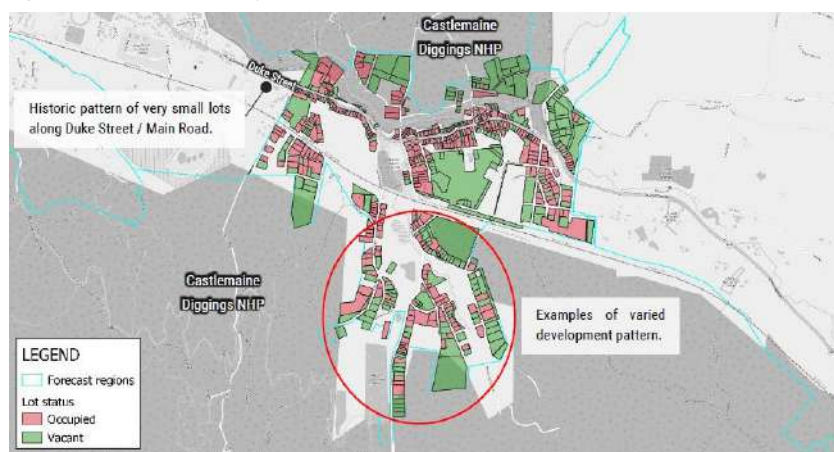
Source: REMPLAN 2022

### 1.2.2. Capacity in Chewton

Chewton includes significant vacant land. The land supply and demand assessment notes the potential for environmental and bushfire constraints to impact on development while also noting that potential constraints are not accounted for in the lot yield analysis.

The land supply and demand assessment applies Large development assumptions to infill lots in Chewton, thereby anticipating low density dwelling outcomes for infill lots in proximity to Main Road, Dinah Road and O'Halloran's Road.

Figure 3: Chewton Land Supply Status



Source: REMPLAN, 2022

### 1.3. Housing Strategy

*The Castlemaine, Campbells Creek and Chewton Housing and Neighbourhood Character Strategy 2023* proposes a residential housing framework intended to guide housing development outcomes in Castlemaine, Campbells Creek and Chewton.

Future housing and development outcomes are delineated through two distinct change areas.

**Table 5: Housing Strategy Change Areas**

Change Area	Growth Direction	Proposed Zoning
<b>Minimal change areas</b>	<p>These areas have limited capacity for housing change and growth due to historic, physical and natural constraints .</p> <p>Future housing outcomes are intended to be comprised of detached houses and dual occupancies at a maximum of two storeys.</p> <p>Two dwellings on a lot can be allowed in these areas provided there is demonstrable evidence the development complements the existing neighbourhood character and does not detract from its physical and natural surroundings</p>	<p>Neighbourhood Residential Zone (NRZ)</p> <p>Low Density Residential Zone (LDRZ)</p>
<b>Managed housing change areas</b>	<p>These areas are locations with identified capacity for housing change and growth.</p> <p>These areas are supported for greater intensification and diversity of housing types, with the expectation the character of these areas will evolve. The areas support for detached single dwellings, dual occupancies, townhouses and multi-unit dwellings.</p>	NRZ

Source: Plan2Place, Mt Alexander Shire Council

There are also areas identified as 'semi-rural/ semi-bush' character areas. These comprise only a small proportion of the study area.



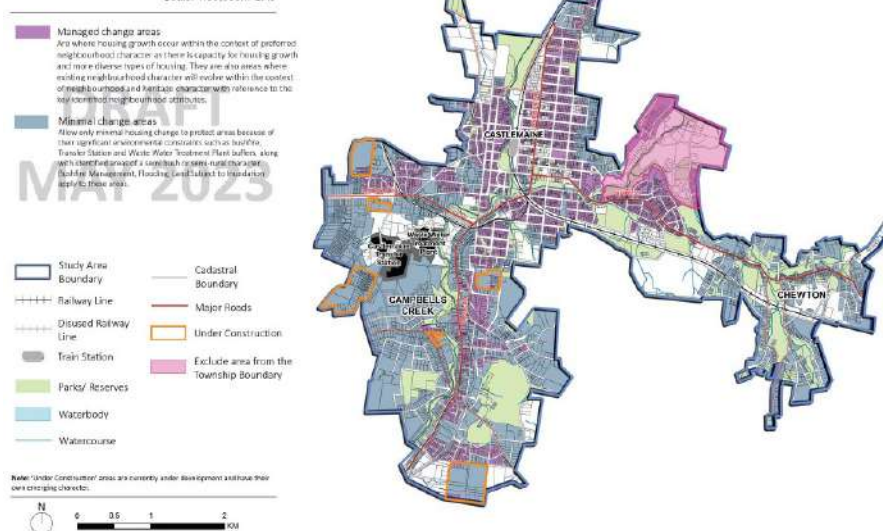
The map below depicts the proposed new residential framework. Accordingly, Managed Change Areas are proposed for Central Castlemaine and land along core travel corridors including Main Road, Maldon Road, the Midland and Pyrenees Highway. In general, the majority of land in Campbells Creek and Chewton is identified for minimal change settings.

Figure 4: Proposed Residential Framework

### Change Areas v11

Castlemaine, Campbells Creek and  
Chewton

Scale: 1:30,000m @A3



Source: Plan2Place, Mt Alexander Shire Council

### 1.3.2. Implications

The following details insights resulting from the review of the proposed residential framework in relation to REMPLAN lot supply assumptions.

#### Insight 1: Application of Managed Change and Moderate Change Settings

Overall, the planning directions proposed in the new residential framework generally align with the development outcomes anticipated in the land supply and demand assessment as follows:

#### Managed Change Areas:

Managed Change areas are proposed for Central Castlemaine and along major transport corridors. In central Castlemaine the application of managed change settings generally accords with the form of anticipated development in the land supply and demand assessment which anticipates a medium density dwelling outcome for infill sites in Central Castlemaine.

The application of managed change settings is likely to boost the capacity of smaller infill lots in central Castlemaine and Campbells Creek. Specifically:

- The land supply and demand assessment identifies 300 small lots in Central Castlemaine (<2000 sqms). For these lots managed change settings in Central Castlemaine will provide policy support for medium density infill development on these lots boosting housing capacity and opportunity to encourage housing diversity.
- Lots along the Midland Highway, Maldon Road and the Pyrenees Highway area also supported for managed change settings. In general, the land supply and demand assessment does not anticipate medium density development outcomes in these locations. As such, the application of managed change settings in these areas is likely to boost dwelling yields and broader housing capacity and opportunities for diversity.

#### Minimal Change Areas

The application of minimal change settings in the residential areas of Campbells Creek, Chewton and Castlemaine will result in low density residential outcomes. This is consistent with the assumptions of the land supply and demand assessment which likewise anticipates low density development in these areas.

#### Application of Minimum Subdivision Controls

The application of a minimum subdivision controls to lots in the minimal change area should be supported by a housing capacity assessment. Fundamentally, a housing capacity assessment is required to identify the impact of a new subdivision controls on development to test the impact of lot supply and long term housing capacity.

It should be noted that the above reflects a desktop analysis. In drafting the above insights the assessment did not precisely match lot size assumptions with the proposed residential framework areas.

### **14.3 Appendix 3: Neighbourhood Character Guidelines**

Under separate cover.



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