

Mount Alexander Shire  
Urban Living Study  
Stage Two Report

**CASTLEMAINE**



**RESIDENTIAL STRATEGY**

Final Report

November 2004

Revised August 2005

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Urban Living Study  
Stage Two Report

CASTLEMAINE  
RESIDENTIAL  
STRATEGY

Final Report

Prepared by

Planit

With

**Plan Graphics by greenGRAPHICS  
&  
History in the Making**

**Acknowledgments**

**Amanda Jean; Shire Heritage Advisor**  
for contribution to  
Section 10 Neighborhood Character

November 2004

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## SUMMARY AND RECOMMENDATIONS

### Mount Alexander Urban Living Strategy

- Mount Alexander Urban Living Strategy (adopted by Council in February 2004) makes allowance for almost half of the Shire's population and housing growth to occur in Castlemaine. Urban Living population estimates for Castlemaine indicate growth from a town of 8,000 to 10,500 persons by 2021.
- Main elements of the adopted Mount Alexander Urban Living Strategy with respect to Castlemaine include:
  - Balanced development across the Shire with urban focus on Castlemaine.
  - Strengthening of Castlemaine's regional role as a centre for service, business and cultural activity
  - Protection of Castlemaine's heritage, landscape, and townscape character.
  - Greater housing diversity and affordability to correspond with household types, size and composition.
  - Urban and residential growth in Castlemaine based on sustainable development principles.

### Supply and Demand for Residential Land (see Plans 4 and 5)

- Recent land subdivision and development trends show that Castlemaine is growing. People are moving to Castlemaine and surrounds seeking a cleaner, safer and more relaxed living environment within relatively easy travel distances to Melbourne and Bendigo.
- Supply analysis shows that a total of 107 hectares is undeveloped and notionally available. Notional lot yield from land with an existing residential zoning is estimated to be 593 lots (allowing for development constraints (vegetation, slope), and an 80% residential lot take-up rate. This land is located in Winters Rise area, McKenzies Hill, Diamond Gully and Campbells Creek.
- A notional yield of 593 lots will provide a 10.0 year supply for the adopted growth scenario. A 15-year supply requires the rezoning of approximately 47.0 hectares of land to be added to the current supply.
- Decisions about where to locate future residential areas must be guided by several important State and local planning policies including consolidation of existing urban area, energy efficient urban form, housing choice, cost effective infrastructure, protection of heritage and character, protection of natural environment and landscape, and bushfire protection.

### Consolidation within Existing Urban Area (see Plans 5 & 6)

- The MA Urban Living Strategy supports consolidation of the Castlemaine urban area. About 30% of new lots created in the past 5 years were 2 or 3 lot subdivisions. There are considerable opportunities for further residential infill and consolidation in Campbells Creek.
- Approximately 50 hectares of land in the Diamond Gully and Campbells Creek currently has a Residential 1 zoning and is undeveloped. Over 50 % of this land has substantial cover of native vegetation. A zoning change to Low Density Residential or Rural Living and application of an appropriate planning scheme overlay are recommended for these areas to retain native vegetation through lot sizes and siting of dwellings and roadways.
- More housing opportunities close to and within the town centre need to be made available.

### **Urban Growth Boundary (see Plan 5)**

- The Residential Strategy establishes a clear future urban boundary (See Plan 5). The boundary allows for growth for the next 30 years. Included within the boundary is a 15-year supply of residential zoned land (existing and proposed zoning) and land that may be required beyond 2020. The urban boundary provides certainty, separates urban from rural and environmental land, allows for expansion, and encourages urban consolidation.

### **New Residential Areas (see Plan 5)**

- A majority of Castlemaine's growth will occur to the west and southwest. Unlike other edge areas there are no State or national Park boundaries. The Residential Strategy makes provision for residential development at the following locations shown on Plan 5. A zoning change to Residential 1 Zone is recommended.

#### *McKenzie Hill & Diamond Gully*

An Incorporated Plan Overlay is recommended for the Diamond Gully area to provide for major open space links, ensure the most cost-efficient provision of sewerage infrastructure, assign a local road network, protect vegetation and major views, and set aside a site for a future local activity centre.

#### *West Castlemaine (north of Chapmans Rd & south of Tomkies Rd)*

A Development Plan Overlay is recommended for this area to provide for an open space link along creek/drainage corridor, co-ordinate sewerage infrastructure provision, determine road layout, and assess off-site traffic implications.

#### *Happy Valley Road (southern and lower end)*

The Strategic plan recommends medium housing development at the southern end of Happy Valley Road. An expansion of the existing Residential 1 Zone (approximately 2.0 ha) is recommended. The Happy Valley/Moonlight Flat Strategic Plan (2004) identifies parcels of crown land on the south side of Forest Creek as being suitable for future serviced housing.

### **Low Density Residential Areas:**

Little Bendigo and large areas to the north of Castlemaine are currently zoned Rural Living Zone. The Residential Strategy recommends a rezoning of these areas to Low Density Residential Zone. These recommended rezonings will be reviewed during the course of the proposed Castlemaine Urban Forest Interface Study. An extension of the Castlemaine Landscape Significance Area to cover these areas is also recommended. These two planning measures will allow for some subdivision of land (lot size minimum 4,000 m<sup>2</sup>) whilst ensuring the low density, bushland character is retained.

Retention of the Low Density Residential Zone at Hundredweight Hill/ Moonlight Flat is a recommendation of the Happy Valley/Moonlight Flat Strategic Plan and the Castlemaine Residential Strategy.

### **Housing Diversity & Affordability (see plans 5, 6 & 8)**

- Castlemaine's population and household composition is changing. More diversity in housing will be required to meet the housing needs of a more diverse population. There are now larger proportions of single and two person households. Household size is projected to decline to 1.9 persons by 2021. The housing market needs to meet a range of household types including families, single person, elderly, home and business, and young adult share households.
- With the recent rises in property values there is a growing local concern about housing affordability. One of the interesting features of Castlemaine is its diverse population. In

order to retain this population feature, more diverse and affordable housing options will need to be made available in Castlemaine.

- Recommendations of the Residential Strategy to address issues of housing affordability and diversity include:
  - Including Housing as a strategic theme in the review of the Municipal Strategic Statement
  - Preparation of a Neighborhood Character Study to ensure neighborhood character is protected with proposals to increase density in the township area. Nine neighborhood precincts have been identified. (see Plans 7 & 8).
  - Encouraging “shop-top” living in the town centre and encourage two storey redevelopment in the town centre that is sympathetic to heritage character and consistent with heritage provisions of the Planning Scheme.
  - Preparation of sustainable housing guidelines. The metropolitan fringe project co-ordinated by DSE in partnership with six local councils (including Hepburn and Macedon) will be a good guide for the preparation of these guidelines.

### **Energy Efficient Urban Form (see Plans 5 & 6)**

- An energy efficient township form is one that reduces the need for car travel, minimises car travel distances, achieves integration with public transport, and encourages walking and cycling. Opportunities to achieve a more efficient urban form identified in the Residential Strategy include:
  - Residential living at south-west and south-east end of the town centre south of Forest Street.
  - Encourage shop-top living in the town centre
  - Ensure land use planning is integrated with transport planning to facilitate town bus service.
  - Prepare a neighborhood character study to actively encourage well-designed infill development that respects neighborhood character.
  - Identify of a site for a local activity centre adjacent to the Pyrenees Highway in the McKenzies Hill/Diamond Gully area
  - Establish a stronger local community focus around the village end of Main Road, Campbells Creek.
  - Identify opportunities for higher density living within an easy walking distance from the town centre.

### **Infrastructure**

- The proposed residential growth areas to the west and south west of Castlemaine all required extensions to the existing sewer network. Cost-efficient sewerage infrastructure in the Diamond Gully area is particularly important due to multiple land ownership and the amount of notional available land with a Residential 1 zoning. These areas will benefit from Coliban Water’s Castlemaine and Kyneton Sewerage Systems - Augmentation Strategy. The project will develop a system augmentation strategy for a study period of 25 years. The use of an Incorporated Plan and Development Plan Overlays in these areas will provide the mechanism to plan and co-ordinate services such as sewerage, road access and open space.

### **Protection of Heritage and Urban Character (see Plans 7 & 8)**

Castlemaine’s urban character and cultural landscape is strongly influenced by its heritage buildings and streetscapes and contributory buildings from an early period of the town’s development. The Planning Scheme provides for the protection of heritage and urban character in areas where heritage overlays apply. The Scheme lacks policy direction and guidance for heritage protection for residential areas that fall outside of existing heritage overlay areas (eg. Wesley Hill approach and village, north of Doveton Street, Rowe Street area, Forest Creek south side).

- The Residential Strategy supports heritage protection with recommendations relating to:
  - Implementation of the Cluster and Connect & Calder Corridor by directing the majority of residential expansion to the west and south where heritage is far less of a constraint and land is available subject to some constraints.
  - Review of the Castlemaine Architectural and Historical Study, 1979.
  - Preparation of a Castlemaine Neighborhood Character Study.
  - Extension of the Castlemaine Central Conservation Area (HO667).
  - Application of a Heritage Overlay to cover the cluster of individually listed heritage buildings (recommended) in the environs of Main Road Campbells Creek.
- Retaining heritage and neighborhood character has been identified as a priority issue at the urban living forums. Castlemaine's heritage, landform, vegetation cover and landscape vistas are all strong elements that define townscape character. There is now a growing need to manage the impact of residential development on neighborhood character. The Residential Strategy recommends that a Castlemaine Neighborhood Character study be prepared. The Residential Strategy identifies nine neighborhood character precincts as a basis for further study.

### **Landscape and Environment (see Plans 9 & 10)**

- The Residential Strategy avoids potential loss of native vegetation by identifying future residential land on cleared sites. Where stands native vegetation exist on land proposed for residential zoning the Residential Strategy recommends that loss be avoided or minimised by, wherever possible, incorporating this vegetation within public open space areas and reserves. The Strategy also recommends the use of overlays for new residential areas (eg. development plan and design and development overlays) as a means to protect native vegetation and make it a feature in some new residential areas. Victoria's Native Vegetation Management Framework must be applied in relation to new residential development. The principles of net gain will apply in these and other areas at the fringe of the existing urban area.
- Castlemaine is situated in the valleys of major watercourses (Barker Creek, Forest Creek and Campbells Creek) and is encircled by ridgelines, hilltops and native bushland. This landscape character is part of Castlemaine's unique character. Minimising landscape, townscape and visual impact from future residential development at the fringes of the urban area, particularly in the McKenzies Hill and Diamond Gully areas, is critical to the protection of Castlemaine's overall character.
- The Residential Strategy recommends an extension of the Castlemaine Significant Landscape Area (Significant Landscape Overlay 2) to the following areas:
  - Fringe areas at North Castlemaine (north of Froomes Road and Vanstan Road area). The overlay is to be applied to protect existing native vegetation, avoid obtrusive visual intrusions, and retain the low density and bushland character of this area which is recommended for a zone change from Rural Living to Low Density Residential Zone.
  - Bushland areas in Little Bendigo adjacent to the National Heritage Park where a zone change from Rural Living to Low Density Residential zone is recommended.
  - Bushland hillslope areas on freehold land (Rural Living Zone) adjacent to the western urban boundary of Castlemaine at McKenzies Hill, and Diamond Gully through to Ranters Gully Road.
  - Happy Valley at land abutting the National Heritage Park.



**National Heritage Park Interface (see Plans 5 & 6)**

- The Castlemaine Diggings National Heritage Park is an essential element of the Castlemaine's unique character. Urban development potentially poses a threat to the National Heritage Park (weed invasion, threat to native fauna, dumping of waste, fire risk, and habitat loss). Recommendations of the Residential Strategy include:
  - Extension of the Castlemaine Significant Landscape Area (Significant landscape Overlay 2) to existing and proposed residential areas adjacent to the National Heritage Park in north Castlemaine, Moonlight Flat and Happy Valley, and Little Bendigo
  - Use of a Design and Development Overlay at Hundredweight Hill/Moonlight Flat area.
  - Preparation of a Castlemaine Urban Forest Interface Study..

**Town Open Space Network (see Plans 5 & 6)**

- A substantial opportunity exists to establish a town open space network with the major corridors formed by major watercourses and linked to link minor creeks and natural drainage corridors. The use of development plan or design and development overlays will facilitate connectivity of the network at the residential subdivision stage. Provision of walking and cycle trails within the open space network can provide accessible links to parks, the town centre and to places of natural and cultural heritage interest.

**Residential Design and Sustainable Development**

- Community expectations are rising in relation to residential design. The community expects design of future residential areas to accord with ecological sustainable development (ESD) principles.
- Housing forums held in the Shire in 2003 indicate a growing interest and support for the use of environmental sustainable development principles in the design of residential areas and housing, including water and energy efficiency, affordable housing, environmentally responsible development.
- Principles that need to be incorporated into the design of residential subdivisions and neighborhoods include:
  - Protection of native vegetation
  - Increasing on-site filtration of stormwater
  - Maximising solar access by orientation of streets and residential lots.
  - Encouraging housing diversity by providing a range of lot sizes
  - Subdivision layout that responds to landform and environmental characteristics
  - Increase in residential density to protect environmentally significant areas.
  - Creating pedestrian permeability in residential neighborhoods.
  - Siting of buildings to make use of views and avoid visual intrusion.
  - Using natural drainage corridors as open space links.
  - Creating habitat links to and from public forests and vegetated areas.

## Planning Scheme Implementation

- It is not enough to simply implement this Strategy by rezoning new residential areas to a Residential Zone. Planning Scheme tools are available to Council to co-ordinate development and ensure that development occurs in a manner that protects the special qualities of Castlemaine. The Residential Strategy recommends the use of the following overlays and local policy:
  - Incorporated Plan Overlay covering the McKenzies Hill and Diamond Gully Area to coordinate growth across a large area of Castlemaine and specifically to determine future road network and open space links, protect native vegetation, and establish the most cost efficient way to service the area with sewerage infrastructure.
  - Development Plan Overlays for some new residential areas where the form and conditions of the land are such that an overall plan need to be put in place before the residential area is developed eg. West Castlemaine.
  - Significant Landscape Overlay 2 (Castlemaine Landscape Significance Area) extended to include fringe bushland areas and areas proposed to be rezoned from Rural Living to Low Density Residential Zone.
  - Design and Development Overlay for the Hundredweight Hill/Moonlight Flat area to achieve residential design and development that responds to site conditions, constraints and features.
  - Extension of Heritage Overlays, particularly Castlemaine Central Conservation Area, and a new heritage overlay for Main Road, Campbells Creek.

A planning Scheme Amendment will be prepared to implement the Castlemaine Residential Strategy and other urban living studies. The amendment will introduce changes to the Municipal Strategic Statement (Clause 21); review the existing Castlemaine Local Policy (Clause 22.01); rezone areas identified on Plan No. 5 to Residential 1 Zone and other areas to Low Density Residential Zone; apply overlays as discussed above; and identify further strategic work.

## 1. BACKGROUND AND STRATEGIC CONTEXT

The current population of Castlemaine is 7,950 including Campbells Creek. Planning strategies were prepared for Castlemaine in the 1980's at a time when Castlemaine was experiencing moderate but steady population growth. This Residential Strategy is the first strategy for Castlemaine since amalgamation of local government in the early 1990's. It is therefore the first residential planning study for the whole of the urban area administered by a single municipal council. The Castlemaine Residential Strategy is a Stage Two study of the Mount Alexander Urban Living Strategy.

Castlemaine is increasingly being seen as an attractive place to live and an alternative to the highly urbanised environment of metropolitan Melbourne. The appeal of Castlemaine is related to the reduced travel times (road and rail) to and from Melbourne and Bendigo, the town's heritage and landscape character, its recognition as an arts and cultural centre, and the comparatively inexpensive house and land prices.

Existing residential zonings and other planning controls have been adequate to cater for the moderate growth that has occurred over the past two decades. New housing development has generally occurred in few locations on land without significant environmental or heritage constraints. The situation has changed. In recent years there has been a marked increase in the number of dwelling approvals and level of residential subdivision activity, particularly as infill within the town. The general lack of serviced and available lots at fringe areas has increased demand for infill housing. Population growth estimates for the next 15 years (MA Urban Living Study) indicate that Castlemaine and the Shire will experience higher population and housing growth rates. A future plan for Castlemaine is required for the following reasons:

Undersupply of available serviced residential lots and residential zoned land without environmental constraints (eg. native vegetation cover)

Consolidation of the existing township is occurring with subdivision of land and dwelling construction. . Whilst urban consolidation needs to be encouraged, appropriate planning responses are required to protect the heritage character and amenity of residential areas. Providing opportunities for some outward residential expansion will reduce pressure on these residential areas.

More diverse housing options are required with declining household size, an ageing population, and a changing population profile.

A strategic plan for Castlemaine was prepared in the mid 1980's. A new plan is required and changes to the current planning scheme are needed to provide a policy basis to manage population and housing growth. The Scheme needs clearer policy direction and guidance about directions for future residential growth, protection of Castlemaine's character, higher standards of residential design and development, and shifts towards greater housing diversity.

State and local planning policies now require new residential development to achieve higher standards and outcomes in terms of efficiency, care for the environment, and design.

- Community expectations for good quality design and environmental management have risen with the changing population profile in the Shire community.

Castlemaine is a heritage town of local, regional and State significance. The Castlemaine Central Conservation Area is possibly of national significance. Heritage protection is a priority issue and a major challenge at a time when Castlemaine is experiencing unprecedented development pressures. Making future provision for residential growth mainly to the west and south of Castlemaine (McKenzies Hill, Diamond Gully and Campbells Creek) will reduce pressure on the historic township area.

The strategic importance of regional cities and towns situated along major transport corridors is acknowledged in the State Government's Melbourne 2030 Strategy. Policy 3.1 under Direction 3 (Networks with the regional cities) is relevant to future planning for Castlemaine and the Shire, particularly the Calder Corridor. The policy "promotes growth of regional cities and key towns within regional transport corridors as apart of a networked cities model."

The Policy lists the following issues for consideration:

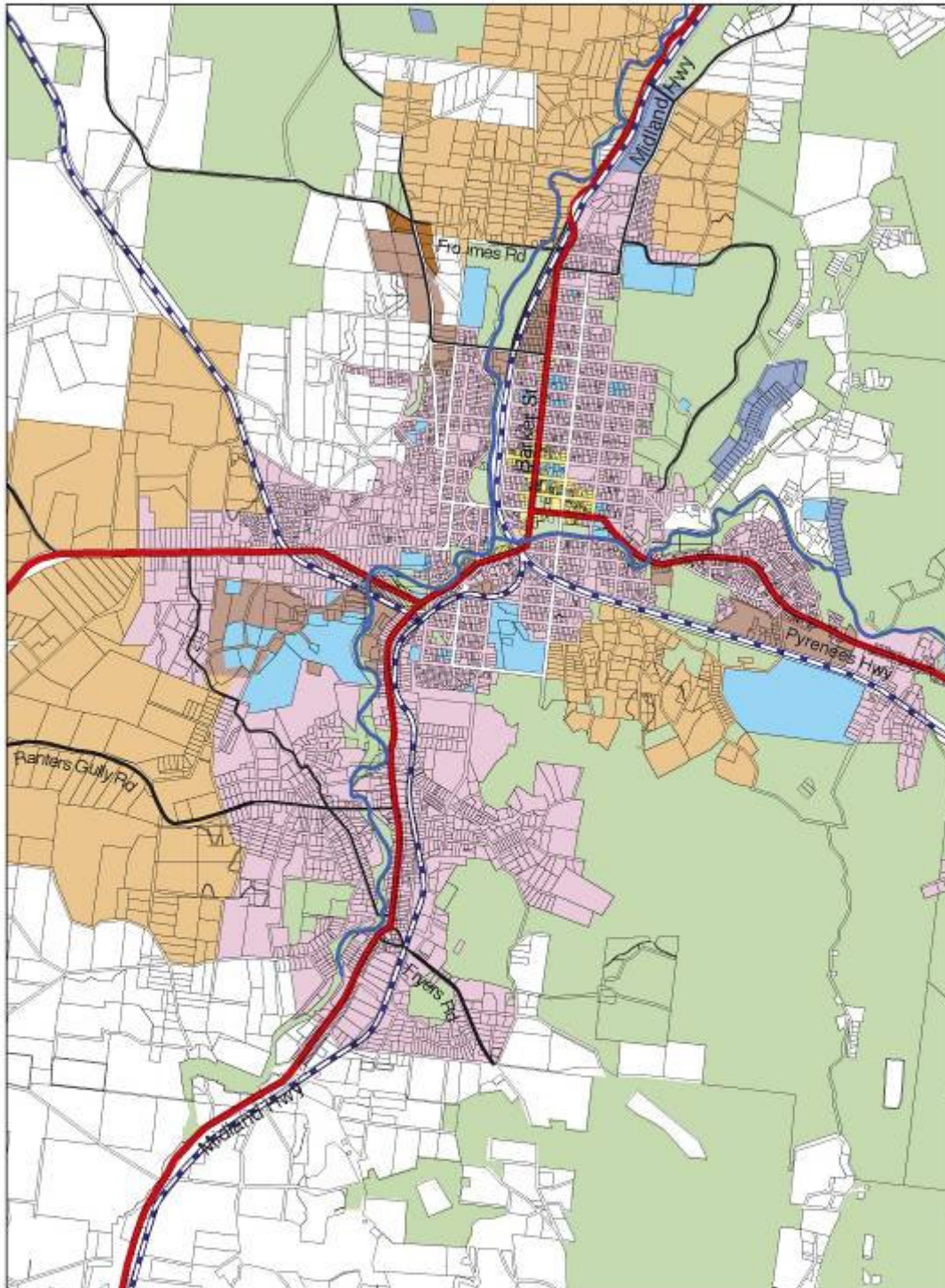
limiting impact of urban development on non-urban areas and supporting development of urban areas that can accommodate growth

fostering the development of towns around the regional cities that are on regional transport


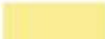






The Castlemaine Residential Strategy has been partially funded by the Department of Sustainability and Environment. The Strategy, and other recently completed studies, addresses the policy issues of Melbourne 2030. The studies are part of the planning process that involves the community in local and regional planning.



**PLAN 1: AERIAL PHOTOGRAPH, CASTLEMAINE**  
Castlemaine Residential Strategy



**PLAN 2: EXISTING LAND USE**  
**Castlemaine Residential Strategy**

- |   |   |   |                                       |
|---|---|---|---------------------------------------|
|  | National & State Parks, reserves                          |  | Castlemaine Town Centre               |
|  | Residential Zone<br>inc. Township Zone at Campbells Creek |  | Community Infrastructure & Facilities |
|  | Low Density Residential Zone                              |  | Industrial Zones                      |
|  | Rural Living Zone   |  | Rural Zone                            |

## 2. MOUNT ALEXANDER URBAN LIVING STRATEGY

Council released the Urban Living Options (Stage One) Discussion Paper in August 2003. The discussion paper put forward four options. Each option presented an alternative spatial arrangement to accommodate future population and housing growth within the Shire's towns. Community forums were held in September 2003 to encourage discussion about the four urban living options.

The four options were:

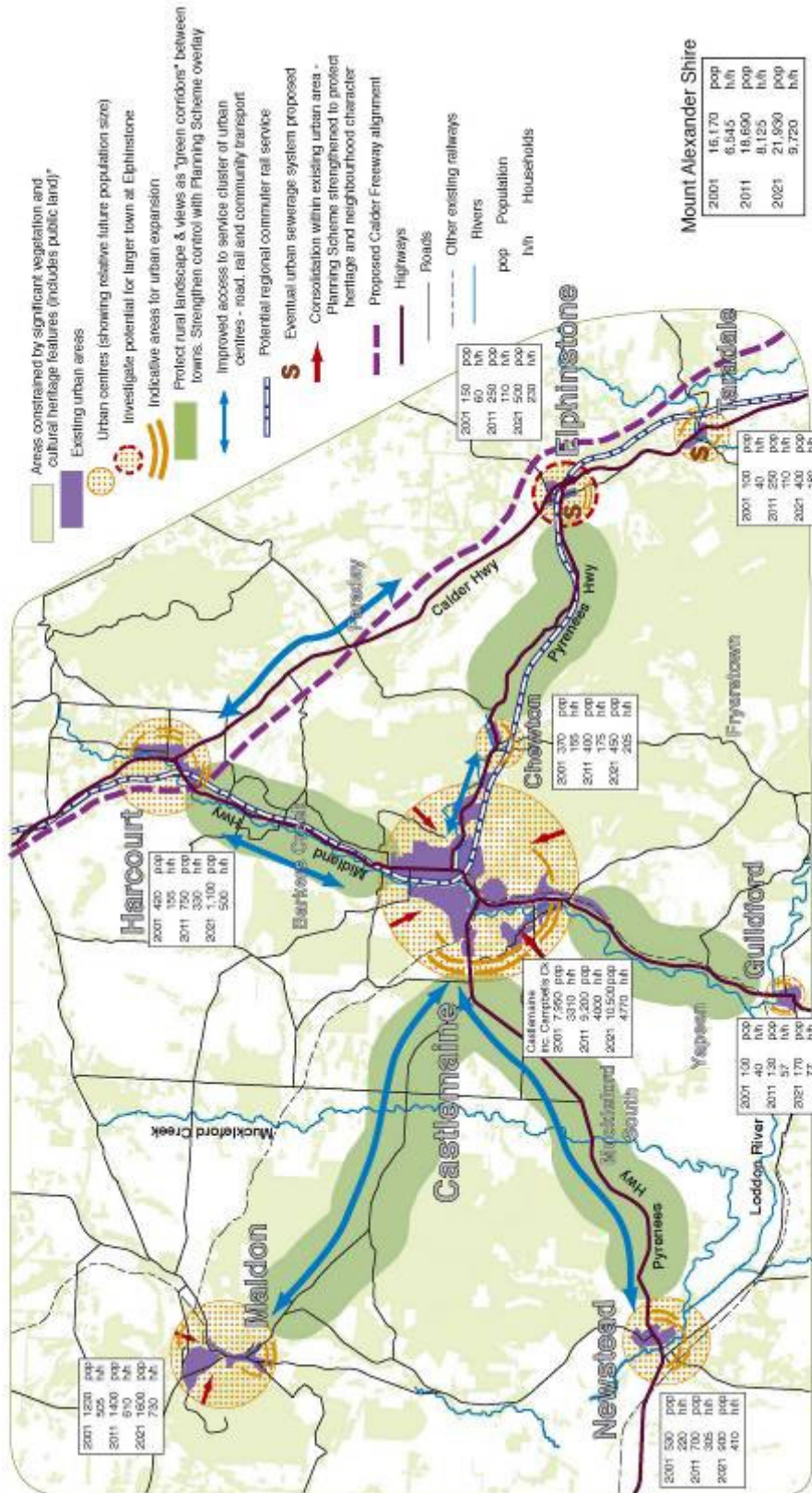
Option No.	Option Title	Summary Description of Option
1	Castlemaine Expansion and Consolidation	majority of population growth and new housing occurs in Castlemaine urban area.
2	Castlemaine and Calder Corridor	majority of population and new housing occurring in Castlemaine and the Calder Corridor towns of Harcourt and Elphinstone.
3	Castlemaine and Pyrenees Corridor	majority of new residential areas adjacent to the Pyrenees Corridor to the west of the Castlemaine urban area and at the township of Newstead.
4	Cluster and Connect	population and new housing occurring in Castlemaine and the larger established towns of Harcourt, Maldon and Newstead.

The Urban Living Strategy adopts a 1.4 % population growth rate for the Shire. This would give the Shire a total population of 21,390 by the year 2021 and 24,240 by 2030. This growth rate is generally consistent with projected growth rates for adjoining municipalities of Greater Bendigo and Macedon Ranges. The scenario is based on recent growth rates in the Kyneton area, which are well below rates for the Macedon Ranges Shire. The growth scenario assumes that reduced travel times to Melbourne will lead to higher population growth rates. Recent studies identify a correlation between travel time and population and the "potential implications not only for trends in commuting and the nature of the workforce in the Shire, but also for future growth prospects, and land use issues related to population growth." (Mount Alexander Population Review, A Butt with Planit, March 2003)

Following public consultation and consideration of submissions, Council resolved in September 2003 to adopt Options 1 and 4 (Cluster Connect and Calder Corridor) as the Mount Alexander Urban Living Strategy. The illustrated plan of the Urban Living Strategy is shown on page 5. The preferred urban living option is based upon the Shire's existing settlement pattern. Under this preferred option Castlemaine will maintain its share (50%) of the Shire's population and housing growth. Growth is proposed in the outlying towns with better access linking the towns to Castlemaine.

With the adoption of a preferred urban living option, the Urban Living Study moved into Stage Two. This stage involved the preparation of the Castlemaine Residential Strategy and Framework Plans for all towns based on the urban living strategy for the Shire.

# Preferred Option & Urban Living Strategy Cluster Connect & Calder Corridor



\* Refer to Planning Scheme for zoning and areas covered by Environmental Significance, Landscape Significance, Vegetation Protection, Erosion Management and Heritage overlays.

This plan is indicative only

## PLAN 3: CASTLEMAINE RESIDENTIAL STRATEGY



## 2.1 Future Growth in Castlemaine

Under the Mount Alexander Urban Living Strategy, Castlemaine will grow to a population of 9,500 by 2011 and 11, 500 by 2021. Castlemaine's estimated population and household growth over the next 15 years is shown in the table below.

**Table 1. Castlemaine: Population and Household Growth Estimates  
Mount Alexander Urban Living Strategy**

	Population Census 2001	Population Estimate 2011	Population Estimate 2021	Additional Population & Households 2001-11	Additional Population & Households 2011-2021
Castlemaine	7,950	9,150	10,500	1,200 pop 690 hh	1,300 pop 770 hh
Shire	16,160	18, 690,	21,930	2,520 pop 1,580 hh	3,240 pop 1,595 hh

### Main Components of the Urban Living Strategy

The main components of the Mount Alexander Urban Living Strategy relevant to Castlemaine include:

Balanced development across the Shire's urban centres with an urban focus on Castlemaine but not at the expense of other towns.

Castlemaine town centre retaining its primacy as a regional centre for shopping, business and cultural life.

As a strong regional centre Castlemaine will offer more opportunities for services, jobs and social and cultural development.

Protection of Castlemaine's heritage character and townscape is of greater importance at a time of growth and development. Values and features requiring protection include heritage streetscapes and buildings, townscape character/qualities, significant viewlines and native vegetation cover.

More diverse and affordable housing options are required in Castlemaine. Demographic and housing profiles show high proportions of aged persons, single parent families, single persons and one and two-person households.

House and land prices have risen sharply. Whilst this is consistent with State and National trends it is also due to the increasing appeal of the Castlemaine particularly amongst lifestyle retreaters from Melbourne.

Sustainable growth and development principles need to be followed with residential layout and design responding to site and environmental conditions and the need for energy and water efficiency.

Pedestrian and bicycle access can be improved throughout the town. There is substantial potential to establish an open space network in Castlemaine based on the major creeks.

A future urban edge of Castlemaine allowing for future growth needs to be defined.

Rural living areas need to be identified at locations beyond the township boundaries

Provision needs to be made for local shops in areas where substantial residential development is likely to occur eg. McKenzies Hill and Campbells Creek.

## **2.2 Urban Living Forums**

Urban living forums were held in Castlemaine in September and November 2003. The main points raised at the Castlemaine urban living forums were as follows:

### **Urban Services**

Public transport improvements are required.

New activity/business centre in central Campbells Creek seems sensible.

Plan should allow for public transport especially for an ageing population.

### **Residential Densities and Housing**

Dense settlement in existing areas makes better use of existing infrastructure.

Some larger blocks required outside of the denser settled areas.

Low-income housing needs to be addressed. Affordable housing necessary.

Demand for elderly people housing. Transport for elderly is important.

Facilities for aged eg. Unit-type housing. Independent living but in cluster type situation.

Diversity in lot sizes, types of housing in subdivisions, etc.

Good deal of potential infill in Campbells Creek.

Land west of Castlemaine is suitable for development. Local shops will be needed.

Smaller households especially for elderly within range of shops.

Variety/mixed households together not uniform blocks in subdivisions.

### **Urban Character**

Winters Rise too urban – do not take on this type of character.

Bypass from Barkers Creek to Campbells Creek required in the future.

Essential “character” of Castlemaine needs to be prominent as a continuing priority. Included in this “character” should be the terrain and environment such as the “ridge lines”.

Need for an authoritative, updated Heritage Study to provide the basis of future planning.

Development of “activity centres” to be aesthetically pleasing.

Pressure for development in Castlemaine is high.

**Sustainable Development**

Conserve water, encourage low use and increase the resource.

Future development must be guided by Ecological Sustainable Development principles.

Stricter controls are required (with enforcement) to protect remnant bush, significant view lines.

Create corridors for wildlife.

Need for buffer zones (Rural Living) near forests for safety reasons and to protect bush and wildlife.

Strict controls over placement of buildings (clusters) and enforcement of conditions.

Protection of native vegetation in all areas not currently covered with overlays.

All new buildings & estates to consider use of grey water and composting toilets (where practical).

Bike paths and walking trails along the creeks.

Maintain green belts.

Advocate a firm lasting urban boundary.

### **3. HISTORICAL AND PHYSICAL DEVELOPMENT : AN OVERVIEW**

#### **An overview of the physical development of Castlemaine and Campbells Creek**

European settlement of the Mount Alexander area commenced after the explorer Major Sir Thomas Mitchell passed through the area in the spring of 1836.

In July 1851 gold was discovered at Barkers Creek, attracting large numbers of diggers seeking their fortunes. From a small number of indigenous people and pastoralists the population exploded to 10,000 at Golden Point by November 1851.

#### **Castlemaine**

In February 1852 the administrative centre of the Mount Alexander and Forest Creek diggings, the government camp overseen by Commissioner Wright, was established north west of the junction of Barkers and Forest Creeks. Around this centre, (the present-day area of Camp Reserve), stores were built and tents erected.

Castlemaine was surveyed in 1852 by William Urquhart using Robert Hoddle's grid pattern of Melbourne and gazetted in January 1853. The first town lots were purchased mostly by speculators for an inflated average price of £80 in February 1853. In August 1853 the settlement at the camp was ordered to move to the newly-laid out township. This it did reluctantly, for the surveyed township was still in 'bushdom' with the stumps and logs of trees littering the streets. The first buildings were erected at the west end of Forest Street and Mostyn Street at the foot of Agitation Hill (where the Anglican Church now stands).

Between the years of 1853 and 1857 permanent structures of brick and stone were built on the township blocks. Commercial and banking enterprises were established, churches erected, a local court founded, bridges built and roads made. Castlemaine was proclaimed a town in November 1853 and a municipal district in April 1855, at which time town blocks were selling for even higher prices. Cheaper blocks were to be had in Graves Street (now Johnstone Street) and this era saw the purchasing of land in this area, mainly for housing.

The development and survey of Castlemaine was influenced by the location of Campbells, Barkers and Forest Creeks, the straightening of the Forest Creek channel in 1861, and the building of the railway from Melbourne to Castlemaine in 1862 and from Maryborough via Campbells Creek in 1874.

The first survey of the Castlemaine township laid out streets between Forest and Berkeley, and Kennedy and Fletcher Streets. An 1856 map shows this survey extended to Turner Street. Subdivisions also existed at Winters Flat, Wesley Hill and Campbells Creek in this year.

#### **Campbells Creek**

By November 1852, Forest Creek had been worked down to the junction of Barkers Creek and on to Strathloddon Station (present day Campbells Creek). By February 1853, 1000 men were at work at Campbells Creek in the search for gold. By December 1854 this number had dropped to 200. In 1855, 1200 Chinese diggers were working the field.

By 1857 stone and brick buildings were in existence along the Castlemaine-Daylesford Road (Main Road) between Sheriff's Bridge and Donkey Hill, with the focus of a township growing at the crossroads of the Castlemaine-Daylesford Road and Fryers Road.

Culverts and bridges were built across the gullies that intersected the Castlemaine-Daylesford Road and this activity was consolidated with the rates, grants and tolls raised from the Campbells Creek Roads Board formed in 1862.

By 1870, reports were received that mines were exhausted. With the arrival of a dependable water supply from the Coliban system in 1885, sluicing was taken up in the area. Dredging was the main activity in the period of 1886-1918, and again in the 1930s, and is believed to have been responsible for the removal of much of the evidence of early settlement on the diggings.

An 1857 map shows that the first settlement of the Campbells Creek area followed the track that ran between Campbells Creek and Castlemaine with a cluster of buildings at the junction of present-day Fryers and Main Roads. These included the Five Flags Hotel and the Travellers Rest Inn. By 1860 this string of subdivision extended further along the road south toward Guildford.

A major sale of land took place in 1862 with the subdivision of the last parcel of Strathloddon Run (on which Campbells Creek was settled) named Taylor's Paddock. It is difficult to ascertain exactly the location of this subdivision, but it seems from available maps to have encompassed the area along Fryers Road to the east. Other subdivisions took place in the period 1863-4 around the recreation reserve and north of the cemetery and c1900 east of Cemetery Road and south of the cemetery.

## 4. POPULATION AND HOUSING TRENDS

### 4.1 Population change

At the 2001 Census, Mount Alexander Shire had a population of 16,173 people. This represents an increase of 243 people since 1996, or an average annual change of 1.1%. Population change in Castlemaine since 1991 is shown below.

**Table 2. Population Change 1991-2001  
Castlemaine, Campbells Creek, & Chewton**

	1991	1996	2001	Av. Annual Change91-01
Castlemaine	6,812	6,690	6,835	0.0%
Campbells Creek	737	833	1,085	3.9%
Total Castlemaine urban area	7,459	7,523	7,920	

NB. Chewton is not included in this population table. Chewton's population declined from 404 in 1991 to 367 in 2001.

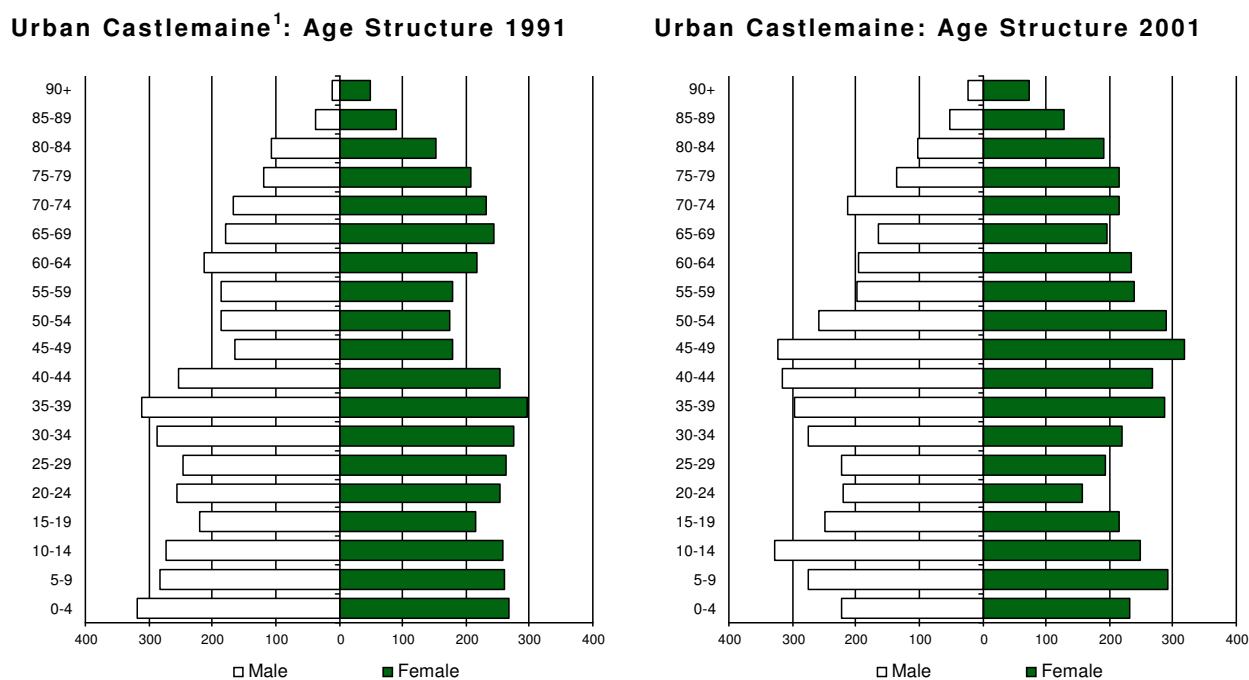
### 4.2 Age Composition

In line with age structure trends in the Shire as a whole (and most other areas of regional Victoria) the age structure of Castlemaine has, over the last decade, been characterised by a proportional and absolute growth of people aged over 40 years, particularly in the 40 to 55 year age groups, and a concurrent decline in young children and young adults.

**Table 3 Age Composition, Castlemaine, Campbells Creek & Shire 2001**

	0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80+	
Campbells Creek	17%	16%	10%	16%	14%	12%	7%	5%	3%	1,076
Castlemaine	12%	12%	10%	13%	15%	12%	10%	10%	8%	6,830
Shire	13%	14%	8%	12%	16%	14%	10%	8%	5%	16,130

**Figure 1 Age Structure: Urban Castlemaine 1991 & 2001**



### 4.3 Household Size

Household size has declined in Castlemaine as shown in the table below. Household size in the Shire is projected to decline to 2.1 in 2011 and to 1.9 by 2021 (DSE projections). Factors contributing to a decline in household size include ageing of the population and lifestyle changes.

**Table 4 Household Size: Castlemaine 1991, 1996 & 2001**

	Households			Average Size		
	1991	1996	2001	1991	1996	2001
Castlemaine*	3047	3121	3425	2.61	2.54	2.42
<b>Total</b>	<b>5,062</b>	<b>5,755</b>	<b>6,544</b>	<b>3.03</b>	<b>2.77</b>	<b>2.47</b>

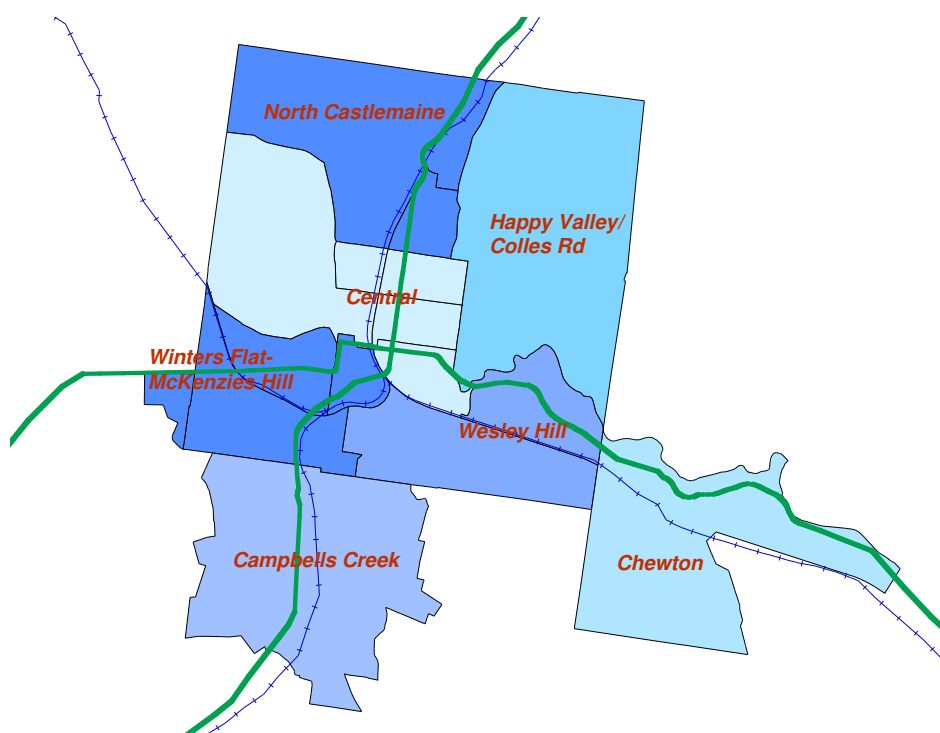
### 4.4 Local Population and Household Characteristics

Within urban Castlemaine, a number of local characteristics are evident in terms of population change, age structure and household composition. This summary provides data for the localities within Castlemaine, as described in the following map.

Average household size is higher in the localities of North Castlemaine, Campbells Creek and Wesley Hill suggesting that these areas have higher proportions of family households. The lowest average household sizes in Castlemaine are the Central Area and Chewton suggesting higher proportions of aged persons.

<sup>1</sup> Includes Castlemaine, Chewton and Campbell's Creek

**Figure 2 Castlemaine Collection Districts and Locality Clusters<sup>2</sup>**



**Table 5 Population and Households by Locality, 2001**

	<i>Population</i>	<i>Households</i>	<i>Average Household Size</i>
Campbell's Creek	1,085	406	2.67
Central Area	1,796	850	2.11
Chewton	367	176	2.09
Happy Valley/Colles Road	433	182	2.38
North Castlemaine	1,577	342	4.61
Wesley Hill	1,610	613	2.63
Winters Flat/McKenzies Hill	1,463	615	2.38
<b>Total</b>	<b>8,331</b>	<b>3,184</b>	<b>2.62</b>

Source: ABS Census

### 4.5 Inward Migration

The greatest outward migration for Castlemaine and the Shire was in the age group from 15 years to 24 years, with those aged in their early and late teenage years in 1996 being poorly represented as young adults by 2001. There is some variation within the Shire as, for example, the number of people in the 40-44 age group in 1996 increased (as those aged 45-49 by 2001) in Castlemaine, but declined in the balance of the Shire.

<sup>2</sup> These localities are based on groupings of Census Collection Districts from the 2001 Census. The clusters and names chosen reflect only the "best fit" from the available areas, but do offer an opportunity to consider local demographic variations within the urban area of Castlemaine.



Figure 3 Inward Migration by Age Group

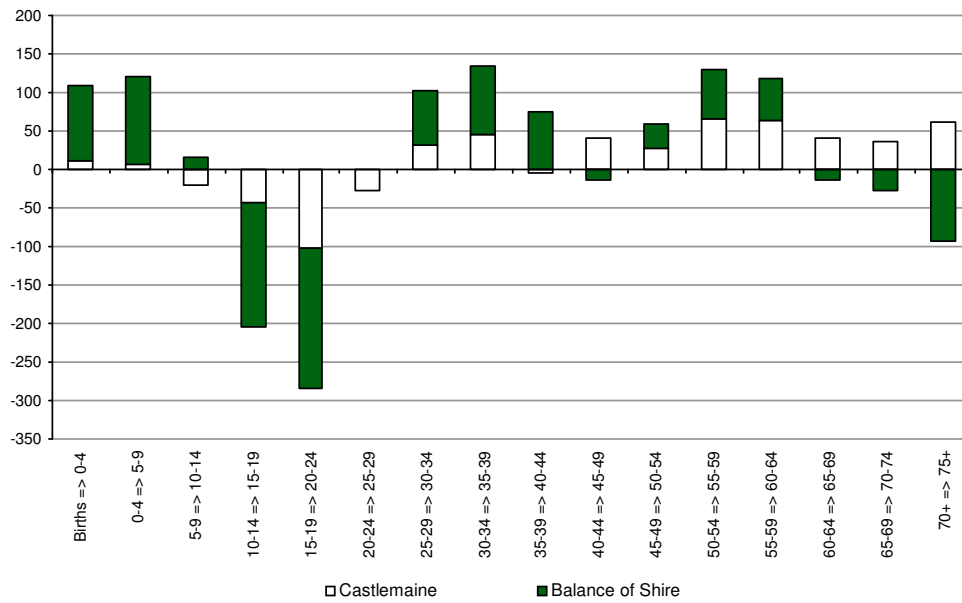
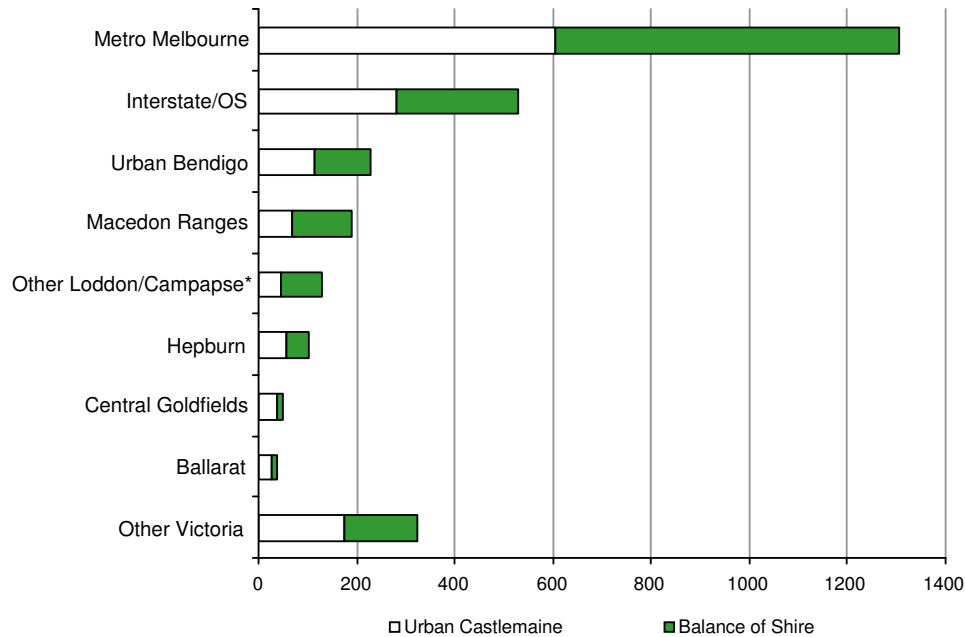


Figure 4. Inward Migration (1996-2001) by Usual Residence in 1996



Source: ABS Census (\*non-urban Bendigo, and areas surrounding Echuca, Kerang etc)

The distribution of those moving into urban Castlemaine and those moving to other parts of the Shire was fairly similar, with slightly over half of all new arrivals residing outside of urban Castlemaine.

Within the Shire, 1506 people moved into urban Castlemaine from elsewhere (possibly reflecting an ageing population and service needs), while 266 people from urban Castlemaine moved to other areas in the Shire.

## 5. SUPPLY & DEMAND FOR RESIDENTIAL LAND

State planning policy (Clause 14) requires planning authorities to make provision for a supply of residential zoned land to meet at least a 10-year demand. An analysis of the demand and supply of residential land is included as an attachment to this report (Refer to Attachment A).

There are 125 residential lots either under construction or in the Council planning approval process. These new lots are located in Campbells Creek, Diamond Gully and North Castlemaine.

A total of 107 hectares is undeveloped and notionally available. This land has a Residential 1 or Township zoning and is located in Winters Rise area, McKenzies Hill, Diamond Gully or Campbells Creek.

The notional lot yield from land with an existing residential zoning is estimated to be 780 lots. This figure takes account of land with development constraints (vegetation, slope) and the need for larger lots in these areas. All of this potential supply will not be taken up as sold residential lots. The supply analysis assumes an 80% take-up of these residential lots giving a supply of 593 lots.

The 593 lots provides a 10.0 year supply of lots for the Urban Living growth scenario

The estimated number of residential lots required in Castlemaine by the year 2021 are shown in the table below.

**Table 6**  
**Estimate of Additional Lots Required 2003-2021: Castlemaine Urban Area**

	<b>Adopted Growth Scenario</b>
Estimated New Dwellings Required by 2021	1,060
Notional Lot Yield	590
Additional Lots Requiring Rezoning	<b>470</b>

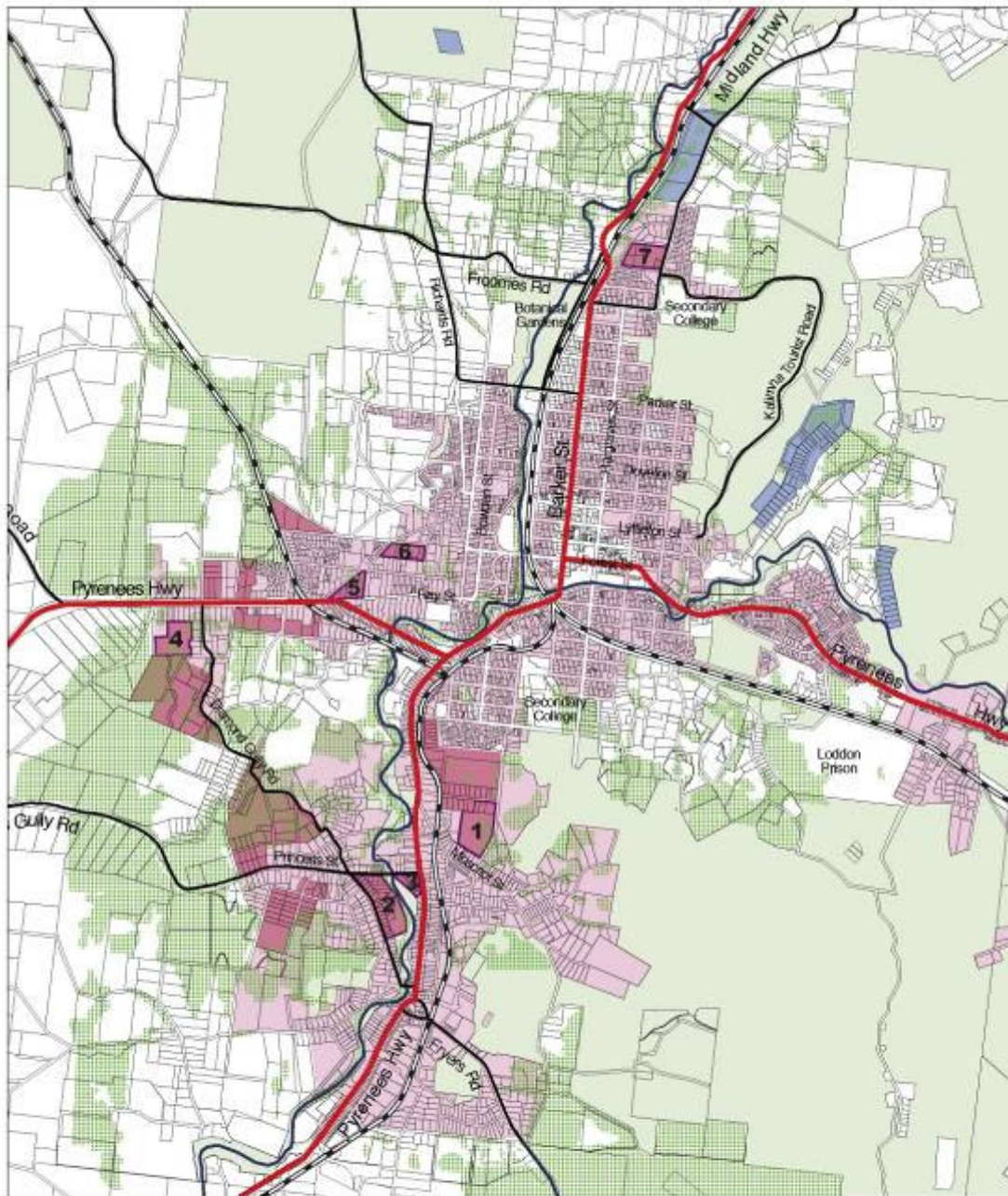
The estimated net area of residential land (including roads, open space, reserves) required to meet the low, moderate, and high scenarios is shown in the table below.

**Table 7**  
**Estimate of Additional Land Required 2003-2021: Castlemaine Urban Area**

	<b>Adopted Growth Scenario</b>
Additional Lots Required	<b>470</b>
Area of land Required for Lots (ha) – 800 m2 average	<b>37.6</b>
Plus 25% for roads, open space etc ( ha)	<b>9.4</b>
<b>Net Area of Land Required</b>	<b>47.0</b>

The Residential Strategy adopts the high growth scenario. The location of the additional 47.0 hectares of land requiring rezoning to Residential 1 Zone is shown on Plan 5.

Consultant discussions with local real estate agents identified the key supply and demand issues as shortage of supply, strong demand, housing mix and affordability. (See Attachment



**PLAN 4: EXISTING RESIDENTIAL LAND SUPPLY**  
**Castlemaine Residential Strategy**

This plan is indicative only.  
 Refer to Planning Scheme  
 maps for precise boundaries.

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|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Residential 1</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #4169e1; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> State Parks, Reserves</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #90ee90; border: 1px solid black; border-style: dotted; margin-right: 5px;"></span> Vegetation on Freehold Land</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #800040; border: 1px solid black; margin-right: 5px;"></span> Undeveloped land - Residential 1/Township Zone</li> <li>1. 18 lot subdivision approved – under construction</li> <li>2. 17 lots approved (12 existing)</li> <li>3. 5 lot subdivision approved</li> <li>4. 30 lot subdivision (Notice of Application Given)</li> <li>5. 6 lot subdivision (Notice of Application Given)</li> <li>6. 24 lot subdivision (Notice of Application Given)</li> <li>7. 23 lot subdivision (Notice of Application Given)</li> </ul> |
|--|---|

## **6. STRATEGIC PLANNING CONSIDERATIONS**

Decisions about locations for future residential development must consider several State and local planning policies. These policies are stated in the Mount Alexander Planning Scheme in both the State Planning Policy Framework (**SPPF**) and Local Planning Policy Framework (**LPPF**).

There are seven (7) major planning considerations.

- **Demand and Supply of residential land**
- **Consolidation of existing urban area**
- **Promoting efficient urban form**
- **Housing particularly for aged**
- **Cost effective infrastructure**
- **Protection of heritage and character**
- **Protection of natural environment and landscape**

The relevant State or Local policies are listed under these headings in the table on the following pages.

**Castlemaine Residential Strategy: Relevant State and Local Policies**

Policy Issue	State Planning Policy (Clause)	Local Planning Policy	Policy Statements
<b>Supply of residential land</b>	14 Settlement		Make provision for a supply of residential zoned land to meet at least a 10 year demand.
<b>Consolidation of existing urban area</b>	14 Settlement 16.01 Housing	22.12 Urban growth boundaries	Encourage consolidation of existing urban areas.  Encourage opportunities for increased residential densities to help consolidate urban areas. Establish a clear urban edge for towns.
<b>Promoting efficient urban form</b>	15.12 Energy Efficiency 18.03 Bicycle transport		Encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions. Promote consolidation of urban development and integration of land use and transport. Integrate planning for bicycle travel with land use and development planning and encourage cycling as an alternative mode of travel.
<b>Housing particularly for aged</b>		21 Ageing Community	Increase housing choice to accommodate future population needs. Provide medium density development in close proximity to retail, health and community facilities.
<b>Cost effective infrastructure</b>	18.09 Water supply, sewerage & drainage 16. Housing	21 Settlement & Infrastructure	Plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meets community needs.  Encourage subdivisions at locations with access to physical and community infrastructure, Encourage residential development that is cost-effective in infrastructure provision and use, and energy efficient. Encourage opportunities for increased densities to help consolidate urban areas  Prevent unserviced urban development. Reduce environmental impacts caused by unserviced urban development. Ensure appropriate land supply for residential and low density residential zones.
<b>Protection of heritage and character</b>	15.11 Heritage		Assist the conservation of places that have natural, environmental, aesthetic, historic, cultural, scientific or social significance or other special value important for scientific and research purposes. Identify, conserve and protect places of natural or cultural value from inappropriate development. Take account of the requirements of relevant Acts and the views of local Aboriginal communities in providing for the conservation and enhancement of places, sites and objects of Aboriginal cultural heritage value. Have regard to Local Government Heritage Guidelines (Department of Planning and Housing 1991) to assist in the conservation and enhancement of places, sites and objects of non-Aboriginal cultural heritage value.

**Castlemaine Residential Strategy: Relevant State and Local Policies**

Policy Issue	State Planning Policy (Clause)	Local Planning Policy (Clause)	Policy Statements
Protection of heritage and character (continued)		21.05 Built & Natural Heritage	Preserve heritage buildings, places and significant landscapes Protect places of cultural significance and support the preservation of those localities threatened by development or neglect. Ensure that all new developments are in sympathy with the character and heritage associated with the town, areas and general surrounds.
		22.20 Natural & Built Heritage	Ensure the shire's local heritage is preserved and maintained. Identify and protect places, items and sites of Aboriginal cultural heritage.
Protection of natural environment and landscape	15.01 Protection of catchments, waterways and groundwater  15.09 Conservation of native flora and fauna  15.10 Open Space		This State Planning Policy is most relevant to actual use and development of land and should be applied at the planning permit application stage. The policy refers to protection of catchments and waterways, retention of natural drainage corridors with vegetated buffers and measures to minimise the quantity and retard the flow of stormwater runoff.  Assist protection of conservation values of national parks and conservation reserves. Assist the conservation of the habitats of threatened and endangered species and communities as identified under the flora and fauna guarantee act 1988 Assist re-establishment of links between isolated habitat remnants
		21.05 Environment	Ensure that open space networks are linked through the provision of walking and cycle trails and rights of way and incorporate, where possible, links between major parks and activity areas along waterways and natural drainage corridors, connecting places of natural and cultural interest Ensure that land use and development adjoining national parks and conservation reserves complements the open space in terms of visual and noise impacts, treatment of waste water and preservation of vegetation.  Protect and improve the natural environment of the Shire.
		22.15 Hilltop & Ridgeline Protection	Protect area of environmental and visual amenity importance from inappropriate development. Limit development on prominent ridges and hilltops.
Bushfire protection	15.07 Protection from Wildfire		Assist in minimisation of risk to life, property, natural environment and community infrastructure from wildfire Consider fire hazards affecting wildfire risk environments to avoid intensifying the risk.

## **7. RESIDENTIAL STRATEGY**

### **7.1 Residential planning objectives**

1. Ensure that urban development occurs within the township boundary shown on the Castlemaine Residential Strategy Plan and Castlemaine Framework Plan.
2. Encourage residential growth to the west and south of the town on land with fewer heritage and environmental constraints.
3. Encourage greater housing mix, variety, and affordability
4. Develop a town open space network based on the major creeks with connections to existing and new residential areas and community facilities.
5. Encourage design of new residential areas that respond to local site and environmental conditions.
6. Ensure that new development respects existing heritage and residential neighborhood character.
7. Ensure that development respects townscape features of Castlemaine including major viewlines, landscape settings, hilltops and ridgelines, and significant vegetation.
8. Integrate design of new residential areas with the existing urban area to achieve permeable residential communities and neighborhoods.
9. Retain the primacy of the Castlemaine Town Centre for shopping and business whilst encouraging the establishment of local neighborhood centres at residential growth areas ie. Campbells Creek, and McKenzies Hill/Diamond Gully.
10. Ensure that built form and landscape themes at town entrances reflect the heritage character and identity of Castlemaine.

### **7.2 Urban Growth Boundary**

The planning principle behind defining the urban growth boundary is to achieve containment of the urban area rather than allowing for uncontrolled urban expansion.

The urban growth boundary, shown on the Residential Strategy Plan (Plan 5). Generally speaking the boundary is formed by a prominent ridgeline to the west, the National Heritage Park to the east and south, and an existing rural living area to the north. There was a clear community preference at urban living forums to contain future development within an identified urban boundary, especially at McKenzies Hill area. The Urban Living Option that provided for urban expansion over the ridge and into the Ranters Gully area was the least favoured of the options.

The urban growth boundary allows for growth over the next 25 years. Included within the boundary is a 15-year supply of residential zoned land (existing and proposed zoning) and land that may be required beyond 2020. The urban boundary provides certainty, separates urban from rural and environmental land, allows for expansion, and encourages urban consolidation.

The urban growth boundary defined on Plan No. 5 has the following purposes:

to identify, within the boundary, land requiring rezoning to accommodate future household and population growth for the next 15 years.

to identify land that will be required for residential development beyond the next fifteen-year period. It is important that planning for land use and development in these areas does not prejudice longer-term residential opportunities.

### 7.3 Urban Consolidation

Some consolidation of Castlemaine has occurred at its edges and by infill subdivision and medium density housing. The Castlemaine Residential Strategy supports consolidation within Castlemaine urban area providing heritage and residential neighborhood character is protected. Community forums and submissions to urban living studies strongly supported this form of future consolidation.

Consolidation of existing urban area is required to:

- make better use of existing services
- make more efficient use of land within the township boundary
- reduce distances travelled by vehicles
- increase accessibility to services for all sections of the community

About 30% of new lots created in Castlemaine in the past 5 years were 2 or 3 lot subdivisions. There are considerable opportunities for further residential infill and consolidation around the Princess Street and Elizabeth Street area, Wilkie Street and at the southern end of Campbells Creek east of the rail line.

Approximately 50 hectares of land in the Diamond Gully and Campbells Creek currently has a Residential 1 zoning and is undeveloped. Over 50 % of this land has substantial cover of native vegetation. A zoning change to Low Density Residential or Rural Living and /or application of Development Plan Overlays are recommended for these areas to retain native vegetation through lot sizes and siting of dwellings and roadways.

More housing opportunities within walking distance of the town centre need to be identified. Chapter 5.2 of this report defines a 20-minute walking zone from the town centre. Infill housing and redevelopment within this zone would be possible within this zone, providing proposals are able to demonstrate that the requirements of heritage overlays are met.

A proposed neighborhood character study for Castlemaine and its implementation in the planning scheme will ensure new developments, outside of heritage overlay areas, do not detract or devalue neighborhood character.

Increasing residential densities close to the town centre will also promote greater energy efficiencies. The Residential Strategy (refer to Plan No.5 & 6) identifies land use opportunities for increased densities. They include:

Use and development of land at locations at the southern end of the town centre south of Bruce Street and adjacent Forest Creek at Urquhart Street for mixed business and residential use. A Business rezoning is recommended for these two sites.

Encouraging potential infill within the Castlemaine township area with future subdivision and development meeting the requirements of the heritage overlay schedule and to be guided by a proposed neighborhood character study.

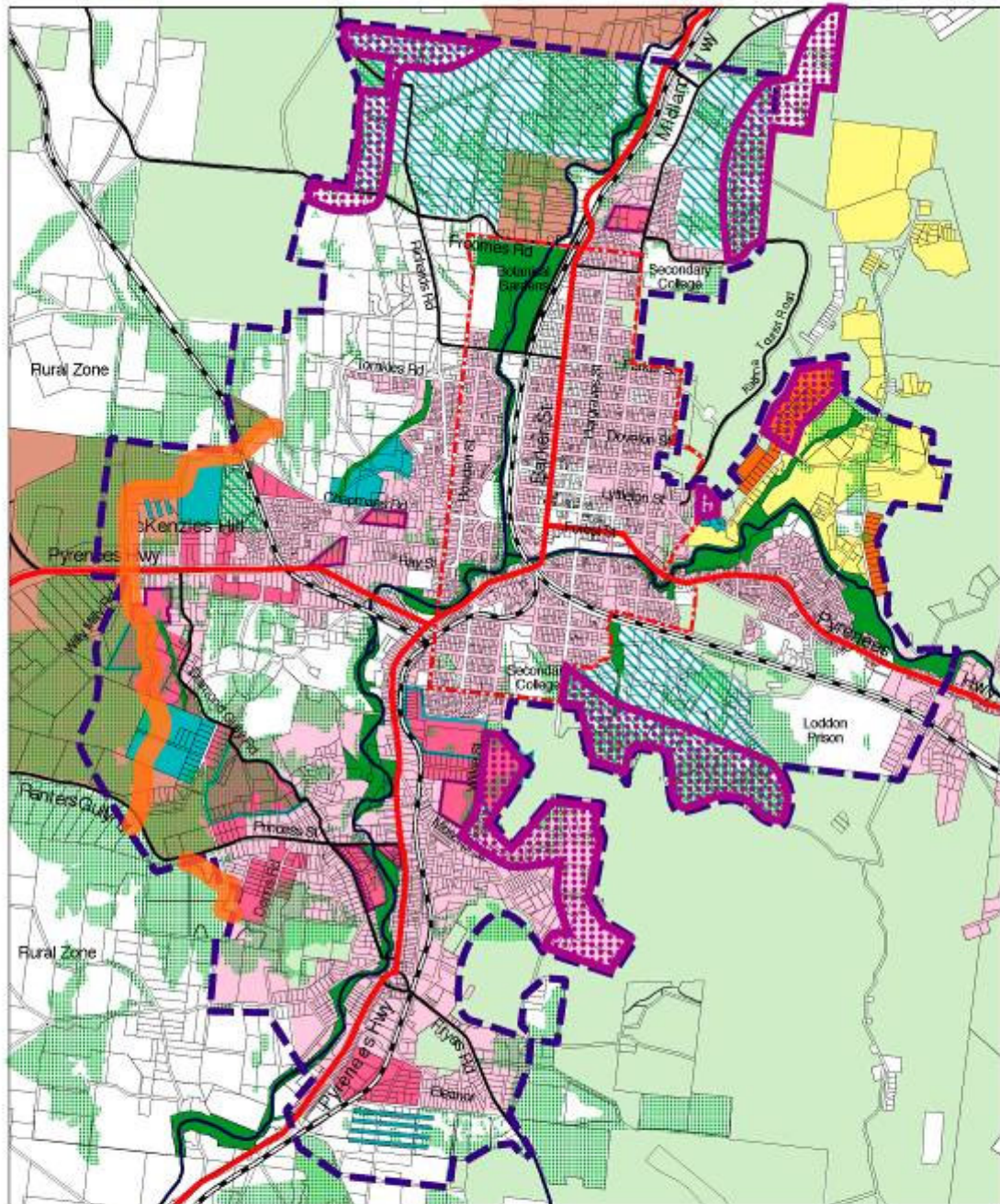
Increasing residential living opportunities in the town centre eg. shop-top housing

Encouraging two storey developments within the town centre subject to meeting requirements of heritage overlays and local policies.

Little Bendigo, with a recommended zoning change from Rural Living zone to Low Density Residential zone

Use and development of land in Happy Valley Road (southern end) for medium density housing.

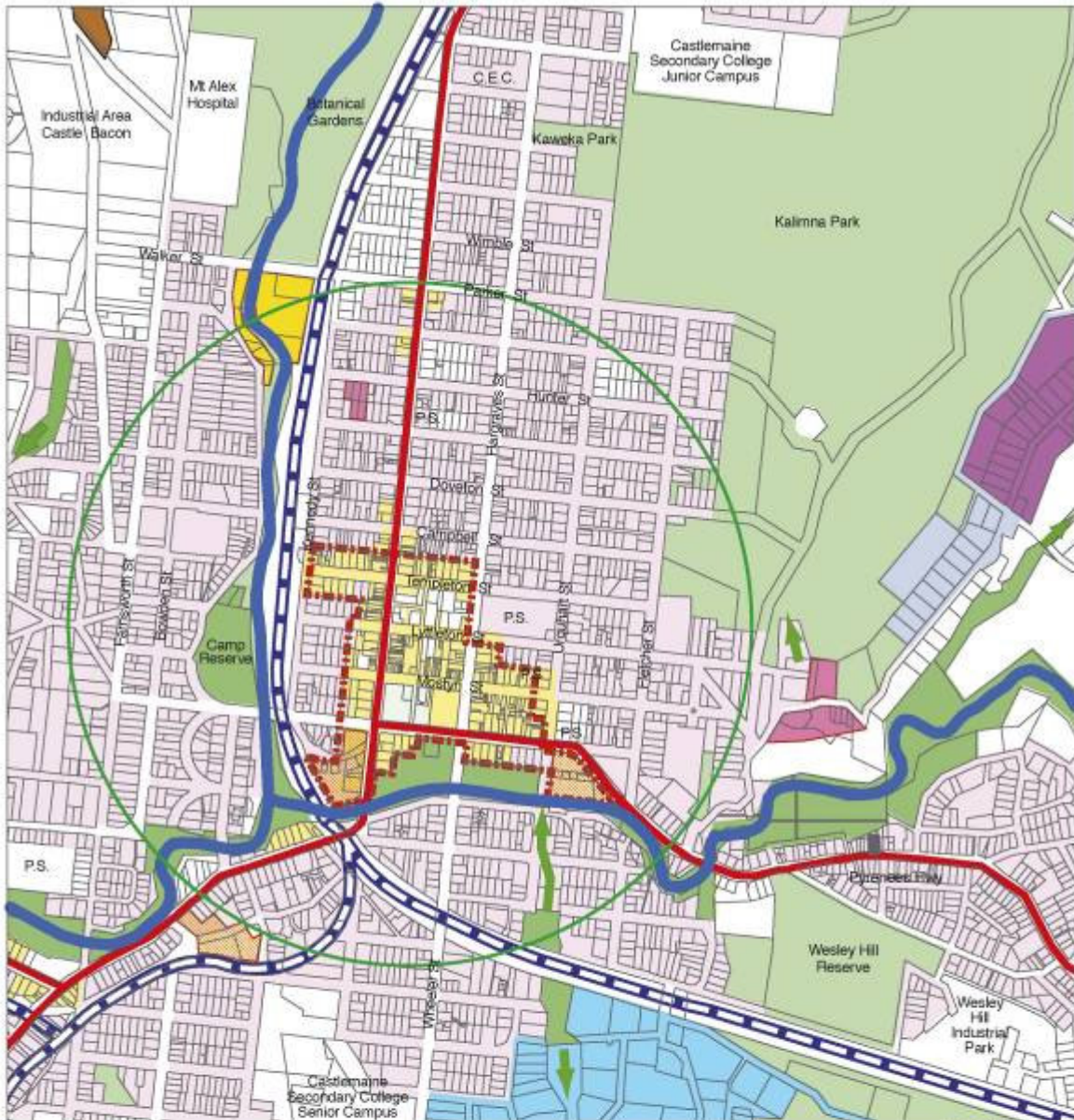




This Plan is indicative only. Check Planning Scheme maps for precise boundaries.










**PLAN 5: RESIDENTIAL STRATEGY - CASTLEMAINE URBAN AREA**  
**Castlemaine Residential Strategy**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> Existing Residential Zoned Land (including Township zone to be rezoned top Residential 1 Zone)</li> <li> Undeveloped Existing Residential Zoned Land</li> <li> Approved subdivisions or 'live' subdivision applications</li> <li> Proposed new residential areas. Rezoning from Rural Living or Rural Zone to Residential 1 Zone.             <ul style="list-style-type: none"> <li>• Incorporated Plan Overlay for McKenzies Hill/Diamond Gully area (see Plan 11)</li> <li>• Development Plan Overlay for Chapmans Road area (see Plan 11)</li> </ul> </li> <li> Existing Low Density Residential Zone</li> <li> Existing Residential Zoned Land with constraints (vegetation, slope, National Park edge). Zoning changes or overlay control recommended.</li> <li> Proposed Low Density Residential Zone (rezone from Rural Living and Rural Zone)             <ul style="list-style-type: none"> <li>• Significant Landscape Overlay 2 extended into proposed LDR Zone areas (see Plan 9)</li> </ul> </li> <li> Urban Boundary</li> <li> Castlemaine Central Residential Area (refer to Plan No. 4)</li> </ul> | <ul style="list-style-type: none"> <li> Open Space Network (following major creeks and natural drainage lines)</li> <li> Proposed Rural Conservation Zone</li> <li> National &amp; State Parks, Reserves</li> <li> Vegetation on Freehold Land</li> <li> Rural Living Zone</li> <li> Rural Zone</li> <li> Longer term residential expansion             <ul style="list-style-type: none"> <li>• Castlemaine Landscape Significance Area (see Plan 9)</li> <li>• Heritage Overlays (see Plan 7)</li> <li>• Neighbourhood Character Precincts (see Plan 8)</li> </ul> </li> </ul> <p><b>Study Area: Proposed Castlemaine Urban Forest Interface Study</b></p> <ul style="list-style-type: none"> <li> Public Forest Interface</li> <li> Private Forest Interface</li> </ul> |
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**PLAN 6: CASTLEMAINE RESIDENTIAL STRATEGY**  
**Castlemaine Central Residential Area**

This plan is indicative only. Check Planning Scheme for precise boundaries.

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| <ul style="list-style-type: none"> <li> Existing Residential 1 Zone<br/>- refer to Plan 8 - proposed neighbourhood character precincts<br/>- refer to Plan 7 - heritage overlays</li> <li> Mixed Use - residential and business<br/>- rezone to Business 1</li> <li> Potential Housing Redevelopment Site<br/>- residential / mix of residential with existing light industry<br/>- encourage two storey buildings<br/>- retain public housing as component of redevelopment</li> <li> Proposed Residential 1 Zone<br/>- Design &amp; Development Overlay<br/>- Average lot size 2000m<sup>2</sup></li> </ul> | <ul style="list-style-type: none"> <li> Encourage residential living within town centre<br/>- encourage first floor residential use of existing two storey buildings<br/>- encourage two storey developments/redevelopments with residential use of first floor - subject to meeting requirements of heritage provisions in Planning Scheme</li> <li> Proposed Low Density Residential Zone<br/>- rezone from Rural Living and Rural zone</li> <li> Proposed Open Space Network (following major creeks and natural drainage lines)</li> <li> Proposed Residential Infill - subject to site decontamination</li> <li> Walkable distance from Post Office<br/>• 1 kilometre = 20 minutes walking time</li> </ul> |
|---|--|

## **7.4 Residential Growth Areas 2004-2021**

The residential supply and demand analysis (refer to Section 5) concluded that 47.0 hectares of land needs to be added to residential land supply to meet estimated demand in the years to 2021. This land needs to be rezoned to Residential 1 zone.

The Mount Alexander Urban Living Strategy proposes residential expansion to the west within the corridor of the Pyrenees Highway and south within Campbells Creek. This proposed residential expansion is endorsed by the Castlemaine Residential Strategy. These expansion areas are less sensitive in terms of heritage, landscape and they do not border the Castlemaine Diggings National Heritage Park. They are generally situated on predominantly cleared land, however pockets of native vegetation and isolated remnant native vegetation occur within larger sites. Residential design and the use of planning scheme overlays can avoid and minimise removal of native vegetation. T

The new residential areas are able to be serviced with reticulated sewerage and water. Sewer extensions are required at Diamond Gully, McKenzies Hill and West Castlemaine.

McKenzies Hill and Diamond Gully will be the major focus for new residential neighborhoods over the next 15 years. An Incorporated Plan Overlay is recommended for this area. Through this process, services (sewer) can be co-ordinated, a road network established and an open space system created.

Planning Scheme Overlays (Incorporated Plan, Design and Development, Development Plan, and Significant Landscape Overlays) are recommended in the Residential Strategy to co-ordinate development and achieve good standards for residential design (major open space links, cost-efficient sewerage infrastructure, road layout, network, protection of native vegetation major views and existing character).

New residential areas (recommended for Residential 1 zoning) are shown on Plan No. 5.

**Table 9.** Summary of Recommended Zoning and Overlay Changes:  
Mount Alexander Planning Scheme

	Existing Zone	Existing Overlay	New Zone	New Overlay	Main Purposes of New Overlay
McKenzies Hill	R1Z RLZ	DPO	R1Z	IPO	Co-ordinate sewer & drainage Create open space network Determine residential densities Protection of native vegetation & adjacent freehold bushland Protection and enhancement of views from Highway and to Mt Alexander
Diamond Gully	R1Z RLZ		R1Z	IPO	Co-ordinate sewer & drainage Create open space network Determine residential densities Protection of native vegetation & adjacent freehold bushland Establish local road network Protect existing residential amenity
West Castlemaine	R1Z RUZ		R1Z	DPO	Co-ordinate sewer & drainage Use of creek as open space link Protection of native vegetation Assess off-site traffic impacts
Campbells Creek	TZ		R1Z	DPO	Protection of native vegetation Determine residential density and lot size where landform is a constraint Protect habitat and cultural values of National Heritage Park
Happy Valley /Moonlight Flat	RUZ LDRZ R1Z	HO SLO2	RCZ LDRZ R1Z	DPO DDO RO SLO2	Provide layout for seweraged and unsewered residential areas Encourage good urban design Protect landscape and heritage values. Protect habitat and cultural values of National Heritage Park

RUZ- Rural Zone; R1Z - Residential 1 Zone; LDRZ – Low Density Residential Zone; RLZ: Rural Living Zone; RCZ – Rural Conservation Zone; DPO – Development Plan Overlay; DDO – Design and Development Overlay; HO – Heritage Overlay; RO: Restructure Overlay; SLO – Significant Landscape Overlay; IPO: Incorporated Plan Overlay

### **McKenzies Hill, Diamond Gully**

This area has a mixture of physical and environmental characteristics including large parcels of cleared land, bushland areas with a residential zoning, areas with some vegetation cover, and natural drainage corridors. Views to Mount Alexander and Mount Franklin can be gained at various elevated locations. The western edge of the McKenzies Hill/Diamond Gully area is mostly formed by bushland on freehold land.

The area could potentially provide about half of the Castlemaine's supply of residential land in the next 15 years.

Provision of cost efficient sewerage infrastructure is a major consideration for this area. New residential areas would need to be serviced by new sewerage infrastructure. Coliban Water's Castlemaine Sewerage Augmentation Study will recommend cost efficient options for sewerage for this area. A proposed sewerage network will be decided during the process of preparing an incorporated plan for this area. The Residential Strategy recommends an Incorporated Plan Overlay for the Diamond Gully area and a Development Plan Overlay for the McKenzies Hill area (Refer to Section 8).

Substantial upgrading of the road network will be required. Siting of new roads and upgrading of existing roads need to relate to the undulating landform. Entry and exits to future residential neighborhoods will be via the Pyrenees Highway. The local road network will be established during the preparation of the Incorporated Plan for the Diamond Gully area and a Development Plan for McKenzies Hill area. These Plans will also develop a conceptual layout for a connected open space network utilising existing natural drainage corridors and vegetated reserves, and address the matter of adequate setback distances from the edge of bushland areas for bushfire protection and protection of habitat.

### **West Castlemaine**

This area is currently zoned Rural Zone. Land on the east side of Campbells Creek has been identified for future serviced residential development as well as land north of Chapmans Road on the east side of the creek.

Sewerage infrastructure will need to be provided for new housing and for adjacent existing houses and allotments that are not able to connect to the existing network without considerable cost.

The creek can easily be incorporated in the residential design for this area. The easterly facing hillslope should remain in the Rural Zone due to slope constraints and to protect this area of landscape interest.

Traffic and access are important issues particularly the selection of a preferred route to the town centre along existing roads.

A Development Plan is recommended for this area of west Castlemaine to co-ordinate provision of services such as sewerage, road access and open space connectivity.

### **Campbells Creek.**

Campbells Creek has been growing steadily over the past 10 years with a lot of two and three lot residential subdivisions and larger subdivisions more recently. Potential residential sites in Campbells Creek are easily connected to the existing sewer and reticulated water supply system. All opportunities for residential subdivision and new housing can occur on land already zoned as Township Zone. Locations include Princess Street, Elizabeth Street, Wilkie Road and west of Eleanor Drive.

Consolidation of the community and business focus at the southern end of Main Street is required especially with the estimated household increases in the Campbells Creek area.

### **Happy Valley**

This area at the southern and lower end of Happy Valley Road has particularly good access to the town centre. The Happy Valley /Moonlight Flat Strategic Plan recommends a change of zoning from Rural Zone to Residential 1 Zone. The southern extent of the Residential 1 Zone will be determined following a proposed hydrological assessment. A Development Plan Overlay exists for land with a Residential 1 Zone. The Happy Valley /Moonlight Flat Strategic Plan recommends an extension of the existing Development Plan Overlay and the introduction of a Design and Development Overlay to achieve good quality urban design that responds to site characteristics and conditions such as elevated land, backdrop of adjacent National Heritage Park, proximity to Forest Creek, and the exposed nature of the site.

Two areas of crown land on the south side of forest Creek have been identified for future housing in the Happy Valley Strategic Plan. One site has frontage to an existing gravel road which provides rear access to house lots fronting the Pyrenees Highway. The other smaller site has frontage to Montgomery Street. These land parcels are close to the town centre, are not constrained by heritage or landscape, and can be easily serviced with reticulated sewer and water.

## **7.5 Low Density Residential**

Existing land within the Low Density Residential (LDR) zone is situated at Happy Valley and adjacent Lawsons Parade in North Castlemaine (refer to Plan No. 3). There are currently about 40 lots undeveloped within the Low Density Residential zone.

Under the Residential Strategy, the Little Bendigo area and parts of North Castlemaine are proposed to be rezoned from Rural Living to Low Density Residential zone. The new LDR areas are shown on the Residential Plan (Plan No 5). These proposed rezonings will be reviewed during the course of the proposed Castlemaine Urban Forest Interface Study. Some re-subdivision of lots will result from a lower minimum lot size (4000m<sup>2</sup>) however subdivision potential is limited due to existing subdivision layouts, lot sizes, and the lack of sewerage. Increasing housing opportunities within the urban growth boundary is a more efficient use of land close to the town centre and community facilities. The semi-rural and low density character can be retained in these areas with a LDR zone provided existing native vegetation is protected and planting of indigenous native vegetation encouraged.

The Residential Strategy recommends extension of the existing Castlemaine Landscape Significance Area (Significant Landscape Overlay 2, SLO 2) into these proposed LDR areas. This will serve to protect the low density, semi-urban, and bushland character of these areas. The extension of the SLO2 area is discussed in Section 7.14 of this Report.

## **7.6 Housing diversity**

Castlemaine's population and household composition is changing. More diversity on housing will be required to meet the housing needs of a more diverse population. There are now larger proportions of single and two person households. In 2001, over 65% of all households in the Shire included one or two persons. In Castlemaine 35% of all households included only one person, reflecting the comparatively older population.

Average household size in Castlemaine in 2001 was 2.38 persons. Household size is projected to decline to 2.05 persons by 2011 and to 1.9 persons by 2021. The housing market needs to meet a range of household types including families, single person, elderly, home and business, and young adult share households.

Housing affordability has become a concern in Castlemaine due mainly to rises in residential property values over the past 2 to 3 years. Local real estate agents report that younger people unable to buy into the Castlemaine market are having to purchase their first home outside of the Shire in places such as Maryborough and Kangaroo Flat. Encouraging greater housing diversity and a range of lot sizes at various residential locations will go some way to addressing the affordability issue.

Recommendations of the Residential Strategy to address issues of housing diversity and affordability include:

Including Housing as a major strategic theme in the review of the Municipal Strategic Statement.

Preparation of a Neighborhood Character Study to ensure neighborhood character is protected with proposals to increase density in the township area. Nine neighborhood precincts have been identified in the Residential Strategy.

Encouraging 'shop-top' living in the town centre and encourage two storey redevelopment in the town centre that is sympathetic to heritage character and consistent with heritage provisions of the Planning Scheme.

Preparing of sustainable housing guidelines. The metropolitan fringe project co-ordinated by DSE in partnership with six local councils (including Hepburn and Macedon) will be a good guide for the preparation of these guidelines.

### **Community Housing and Land Trust**

A group of people representing the Shire, Castlemaine and District Accommodation Group, Mount Alexander Shire (CADARG), Loddon Mallee Housing Network, Council's Housing Advisory Group, private enterprise and churches have been meeting to discuss the possibility of setting up a Community Housing and Land Trust (CHALT).

The CHALT, once it is set up, will be managed by an independent body and will work very closely with community organisations and the local community. Residents and business people will be able to participate by becoming members, donating land, money or giving in-kind support. Land will be held in perpetuity for low income earners in the Shire. Public bodies will be approached for land which may be suitable.

The local committee's vision for CHALT in Mount Alexander Shire is to:

promote secure, affordable home ownership and secure long-term rental for those unable to achieve this through existing mainstream channels.

promote equity of access to affordable housing which will be excellent design and quality, environmentally responsible, and in keeping with community expectations within the shire.

## 7.7 Energy Efficient Urban Form

A future urban form that is efficient in terms of energy use is one that reduces the need for car travel or minimises travel distances required by car. Future residential areas should as far as is possible be located near to major roads and highways and not at distant locations from shopping, business and community services.

A future urban form that supports the future provision of public transport is also energy efficient. The population size of Castlemaine limits public transport options, however the radial road network offers opportunities for bus services particularly if future residential growth is located close to the major highways. The Getting Around project is a working example of how the Mount Alexander Urban Living Study, including the Castlemaine Residential Strategy, and planning for public transport services can be integrated. The Getting Around project is discussed in Section 7.8.

Increasing residential densities close to the town centre will also promote greater energy efficiencies. The Residential Strategy (refer to Plans 5 & 6) identifies land use opportunities for increased densities. These are discussed in section 7.3.

## 7.8 Integration of Transport and Land Use Planning

The Getting Around project, funded by three departments –(Infrastructure; Education and Human Services) has the aim of finding ways to make the transport we have now work better for everyone. The project covers the Shires of Macedon Ranges and Mount Alexander.

The Mount Alexander Urban Living Strategy indicates that transport links need to be strengthened, especially:

- Between the outlying towns and Castlemaine
- Between the outlying areas of Castlemaine and its centre
- Potentially within the business district, including the rail precinct.

Within the limitations of Getting Around project, and subject to further consultation, proposals for service improvements may include:

- V/Line buses stopping off in the central business district as well as the railway station
- V/Line buses changing their routes in Castlemaine so that they can act as route buses as well as coach services from the outlying towns.
- Make use of the empty run on some school buses if this fits with transport travel patterns.
- Fixed time, pre booked, set fare taxi routes linking those towns not connected by V/Line.
- Improving the Ballarat to Bendigo (via Newstead and Maldon) service by splitting the route in two and using the resources to provide better service to Maldon and Newstead.

The principles underlying these suggested improvements include:

- Wherever possible linking the railway station to the business precinct.
- Extending the role of V/Line buses to take on route bus services.
- Matching the service to people's needs, rather than offering a service just because a resource is free at that time.
- All services to link to the train timetable.
- Trying to make the service as sustainable as possible and not competing amongst many other services for funding as a new service.
- Avoid duplication of services.

The Getting Around project is to be completed by June 2006.



## 7.9 Infrastructure

All land within the urban boundary shown on the Residential Strategy (Plan 5) can be serviced with reticulated sewerage and water supply at developer's cost. All land within the urban boundary is within the declared sewerage district.

The recommended residential and low density residential rezonings are at locations with access to physical and community infrastructure. This is the case at the following locations:

Campbells Creek where existing sewerage infrastructure is in place allowing further residential subdivision and therefore cost effective use of existing infrastructure.

McKenzies Hill and Diamond Gully area where sewerage extensions are either proposed or are possible at developers expense. The potential residential lot yield in this area will increase cost effectiveness. This area has been identified as a major front for future urban expansion.

Happy Valley (southern and lower end) where sewerage infrastructure can easily be extended.

Little Bendigo located a short distance from the town centre is recommended for rezoning to Low Density Residential Zone from Rural Living Zone.

Cost-efficient and co-ordinated sewerage infrastructure in the Diamond Gully area is particularly important due to multiple land ownership. Coliban Water will need to be involved in the design and new sewerage infrastructure. The use of an Incorporated Plan and Development Plan Overlays in these areas will provide the mechanism to plan and co-ordinate services such as sewerage, road access and open space.

Stormwater drainage and encouraging on-site infiltration are important design considerations in Diamond Gully and the McKenzies Hill areas.

Involvement of VicRoads in the design of local road network for new residential areas is required where vehicle traffic entry and exit points at the Pyrenees Highway are proposed. Existing and proposed intersections at the Highway will need to be designed to meet VicRoads standards.

An area of Castlemaine that is not currently sewered but included in the Residential Strategy for sewered residential development is located on the north side of Chapmans Road, east of the creek and south of Tomkies Road. This area forms a sub-catchment of Campbells Creek. Continued unsewered development in this area will have an impact on the water quality of the Creek and therefore the larger catchment. The Residential Strategy recommends the extension of sewerage to this area to service new housing within the proposed Residential 1 Zone.

The Little Bendigo area currently zoned Rural Living and recommended for Low Density Residential zone is unsewered. The large lot development in this area (1.0 hectare lots) poses some difficulties for creating closer settlement. The Residential Strategy recommends a Low Density Residential zone to retain the amenity and environmental characteristics of the current land use pattern. In accordance with the local policy and provisions of the Low Density Residential zone, land capability assessments will be required at the planning application stage to reduce the potential for environmental impacts caused by unserved urban development.

In larger areas proposed for new development such as McKenzies Hill/Diamond Gully, Council and Coliban Water, will need to work with major landowners to co-ordinate the servicing of land. This co-ordination will minimise costs associated with extension of infrastructure such as sewerage and water. Co-ordination of infrastructure provision can be facilitated by the application of an Incorporated Plan Overlay to this area. This is a recommendation of the Residential Strategy.

Coliban Water is funding and managing the preparation of a Castlemaine and Kyneton Sewerage Systems - Augmentation Strategy. The objective of this project is to "review, assess and evaluate the performance of the existing sewerage transportation systems and to

develop a system augmentation strategy to improve reliability, security and enhance system capacity for a study period of 25 years”.

The project will guide Coliban Water on the most cost effective and efficient means of operating and augmenting the entire Castlemaine wastewater collection, delivery and pumping systems for the next 25 years.

The outcomes of the project will be of particular importance to the following areas recommended in the Residential Strategy for fully serviced residential development:

McKenzies Hill/Diamond Gully area

West Castlemaine north of Chapmans road and south of Tomkies Road

## **7.10 Heritage Protection**

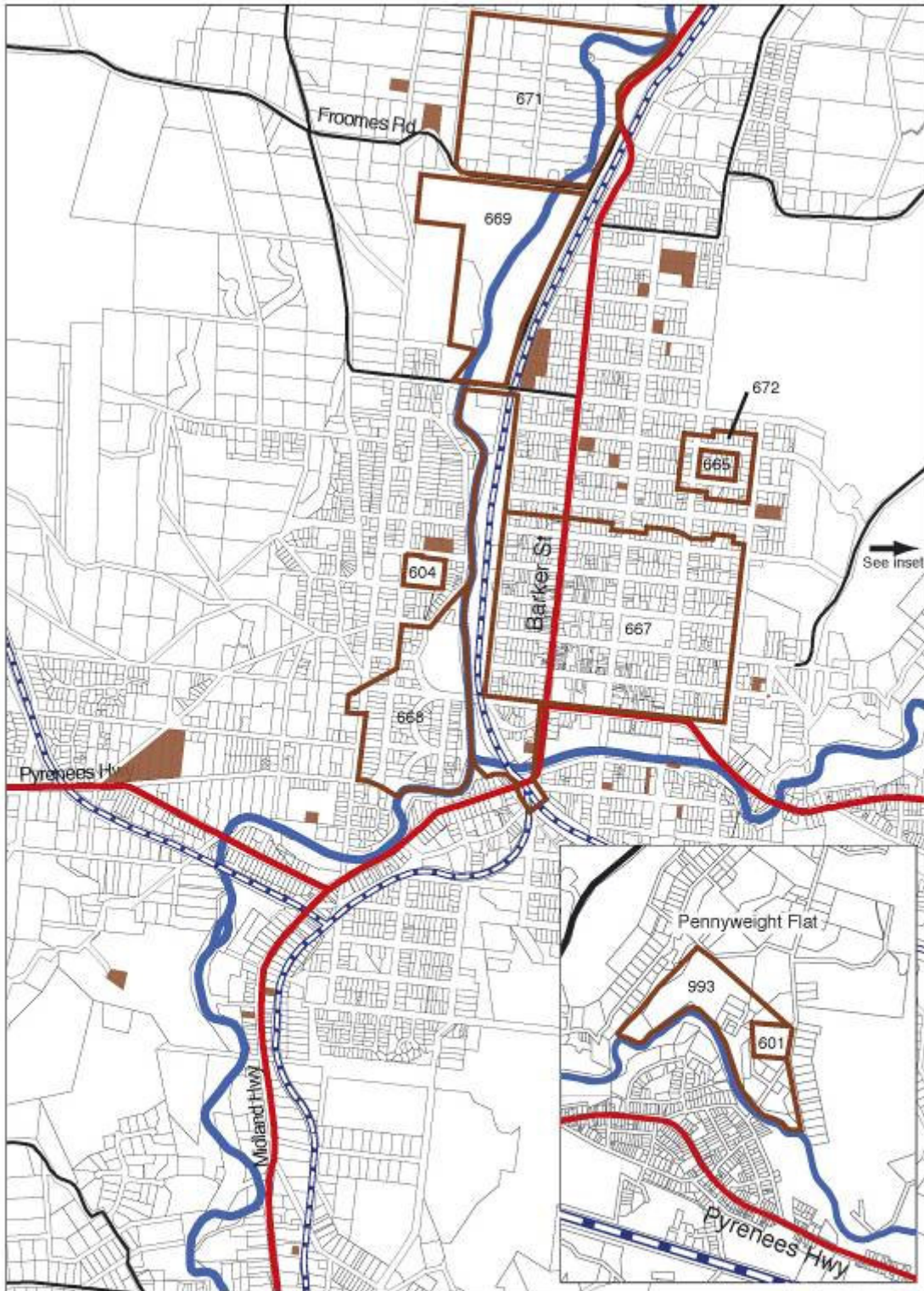
Castlemaine’s urban character and cultural landscape is strongly influenced by its heritage buildings and streetscapes, and contributory buildings from an early period of the town’s development.

Heritage protection is a primary consideration in decisions relating to both residential expansion and consolidation of the existing Castlemaine urban area. This was emphasised time and again at the Urban Living forums. The Mount Alexander Planning Scheme currently places considerable emphasis on the protection and enhancement of heritage in the Municipal Strategic Statement, local policies, and heritage overlays.

Heritage provisions of the current planning scheme are largely formed from the Castlemaine Architectural and Historical Study (1979). Existing heritage overlays in the planning scheme are shown on Plan No 7. The introduction of heritage controls in 1979 has ensured the retention of Castlemaine’s essential character, particularly the Castlemaine Central Conservation Area. Areas and buildings with some heritage overlay control will remain protected. A review of the Architectural and Historical Study is required 25 years later. Future housing growth at the adopted growth levels will undoubtedly place some pressure for alterations to existing character of streets and areas currently without control.

The Planning Scheme provides for the protection of urban and heritage character in areas where heritage overlays and design and development overlays have been applied. Insufficient protection is currently available for residential areas that fall outside of existing heritage overlay areas (eg. Wesley Hill approach and village, north of Doveton Street, Rowe Street area, Forest Creek south side).

The Castlemaine Residential and Land Use Strategies recommend extending and strengthening of planning controls to give protection for heritage buildings and streetscapes not covered by existing heritage overlays. A review of the Castlemaine Architectural and Historical Study (1979) or smaller area heritage studies would need to be completed providing justification for the introduction of new heritage overlays. The proposed neighborhood character study for Castlemaine (refer to 7.11) will make an important contribution to a more comprehensive approach to protection of heritage and neighborhood character.



**PLAN 7: CASTLEMAINE HERITAGE**  
**Castlemaine Residential Strategy**

Existing Heritage Areas/Precincts (Heritage Overlays in Mount Alexander Planning Scheme)

- |   |   |
|---|---|
| 601 Pennyweight Flat Cemetery             | 669 Botanical Gardens                           |
| 604 Castlemaine Gaol                      | 670 Castlemaine Railway Precinct                |
| 665 "Buda" and Historic Gardens           | 671 Burnett Road and Environs                   |
| 667 Castlemaine Central Conservation Area | 672 "Buda" Historic Conservation Area           |
| 668 Camp Reserve and Environs             | 993 Pennyweight Flat Cemetery & registered area |

Individually Registered Buildings (included in Heritage Overlay in Mount Alexander Planning Scheme)

- Review Castlemaine Historical & Architectural Study (1979)
- Investigate extension of HO 667 (Central Conservation Area) north to Parker Street

Heritage protection recommendations of the Residential and Land Use Strategies include:

Implementation of the Cluster and Connect & Calder Corridor (selected urban living option) by directing the majority of residential expansion to the west and south of Castlemaine where heritage is far less of a constraint.

Making provision for new housing at the edges of the original township and at areas where heritage constraints are absent. This will relieve development pressures on the historic township area.

Extension of the Castlemaine Central Conservation Area (HO667) north to Parker Street. This would effectively link Heritage Overlay 667 with HO 668 (Camp Reserve and Environs including railway station), HO 669 (Botanical Gardens), and 671 (Burnett Road and environs).

Application of a new heritage overlay to cover the cluster of individually listed heritage buildings in Campbells Creek recommended in the former Shire of Newstead Heritage Study, 2004. These heritage buildings are clustered around Main Road and environs.

Review of the Castlemaine Architectural and Historical Study, 1979.

Heritage study of small nineteenth century cottages as proposed the Mount Alexander Heritage Advisory Board.

Implementation of the Happy Valley/Moonlight Flat Strategic Plan (2004)

Preparation of a Castlemaine Neighborhood Character Study to manage the impact of residential development on neighborhood character.

## 7.11 Neighborhood character

Retaining heritage and neighborhood character has been identified as a priority issue at the Urban Living forums. Castlemaine's liveability and its growing interest as a place to live is closely tied to the urban character of the town. This character is valued greatly by the local community. Lack of adequate planning control could lead to a gradual erosion of this character over time. Castlemaine's character is one of the compelling reasons behind decisions of newcomers to migrate to Castlemaine and the Shire. With a loss of character, loss of attraction would follow.

Castlemaine's heritage, landform, vegetation cover and landscape vistas are all strong elements that define townscape character. There is now a growing need to manage the impact of residential development on neighborhood character. A planning response is required to ensure protection of neighborhood character.

Over recent years the amount of building activity, particularly infill residential and multi-unit development has increased substantially. Absorbing this new development into the existing urban fabric is now a priority planning and design issue,

The Residential Strategy recommends that a Castlemaine Neighborhood Character Study be prepared. This type of study has been prepared in other nearby regional centres and towns including Bendigo and Daylesford.

The Residential Strategy identifies the following precincts as a basis for further study. For each precinct, the distinctive and valued elements are defined, and the factors (economic, cultural, natural) influential in shaping and changing the urban fabric and character are described.

### Precinct 1 – Original township

The precinct is situated on the western slopes of Kalimna overlooking Barkers Creek. Views are available across the town to the west. Diversity of styles is a characteristic of the precinct. The predominant style (about 85%) is pre-nineteenth century.

Subdivision in the original township area dates from the 1850's with three main phases of development including:

- a) small groupings of 1850's to 1870's small cottages, typically brick cottages.

- b) wealthy villas built in the 1880's –1890's, including Italianate villas with high degrees of ornamental detailing and large established gardens.
- c) Federation through to the 1920's bungalows.

This precinct also includes some late 1930's to 1950's brick suburban triple fronted in modern style.

Subdivision layout within the precinct has following features:

Geometric layout of streets

Wide streets with generous verges

Traditional grid street pattern

Streetblocks orientated east-west

Some laneways bisecting streetblocks giving a rural provincial feel

Residential lots predominantly orientated north-south

Road system does not have much hierarchical arrangement

Road verge treatment in the precinct is similar throughout and includes mostly Harcourt granite open channelling.

Avenues of street trees are a landscape feature. At locations where the reef is high, trees generally have not matured.

## **Precinct 2 – Kalimna hillslopes**

The major characteristic of this precinct is the influence of the topography on the siting of buildings. Generally the geometric grid subdivision has been overlaid onto the steep terrain with houses sited at elevated positions to obtain distant views.

Architectural style is similar to Precinct 1 except near to the boundary of Kalimna Park where more modern buildings have been built and setback distances are irregular.

There is a lot of unused land with houses occupying only a portion of the larger lots. Native vegetation is a landscape feature of this precinct.

## **Precinct 3 Castlemaine Gaol**

This precinct is dominated by the Castlemaine Gaol built in the 1860's and associated historic residences also constructed in the 1860's.

The landform, old Castlemaine Gaol, and low level buildings are characteristic features of the precinct. Topography in the Precinct is characterised by high ground sloping to Barkers Creek. The flat area alongside Barkers Creek is occupied by a 1920's to 1950's subdivision. Landscape character of the precinct also features an outstanding avenue of Oak and Elm trees alongside Barkers Creek.

Buildings are mainly in the period 1920's to 1950's interspersed with pre nineteenth century miners cottages. The characteristic features of buildings in the precinct are very small modest cottages, mainly timber or rendered.

There is a lot of unused steep land in the precinct as houses have been sited close to street frontage leaving the higher land vacant.

There are no commercial buildings in the precinct except for the Railway Hotel.

### **Precinct 4 – Former Government Camp**

An important historic area which includes the site of the Government camp in 1852. Historic buildings in the precinct date back to the original camp in 1852 including the courthouse, sherriffs office, military house, former military parade grounds, Chinese interpreters office, town criers residence and other official residences. Interspersed between these houses are mid-twentieth century infill development.

The road layout and town survey is a striking feature of the precinct with gravel roads and remnant vegetation.

The Gaulton Street area is bounded by the junction of Barkers and Forest Creeks and includes significant native vegetation. Historic cottages are situated along Gaulton Street. There are mid nineteenth century residences on the upper side of Bowden Street.

### **Precinct 5 – Rowe Street Area**

This area of the town was settled prior to the construction of the railway in 1870's. The precinct is characterised by twentieth century housing mixed with 1850's to early 1870's houses. The main road entry into Castlemaine lined with mid twentieth century residences is a major characteristic of this precinct.

Mixed use of land within this precinct is one of its features. In the 1860's houses were generally associated with a former industrial area. Many of the poorer house owners in original township of Castlemaine (Precinct 1) were forced out when this area was surveyed in 1852. Some of these people re-settled in this precinct in the 1850's.

When the major road and railway were constructed they cut through this area. Today some houses front onto the railway reserve. Houses are generally sited close to the major road, now the Pyrenees Highway.

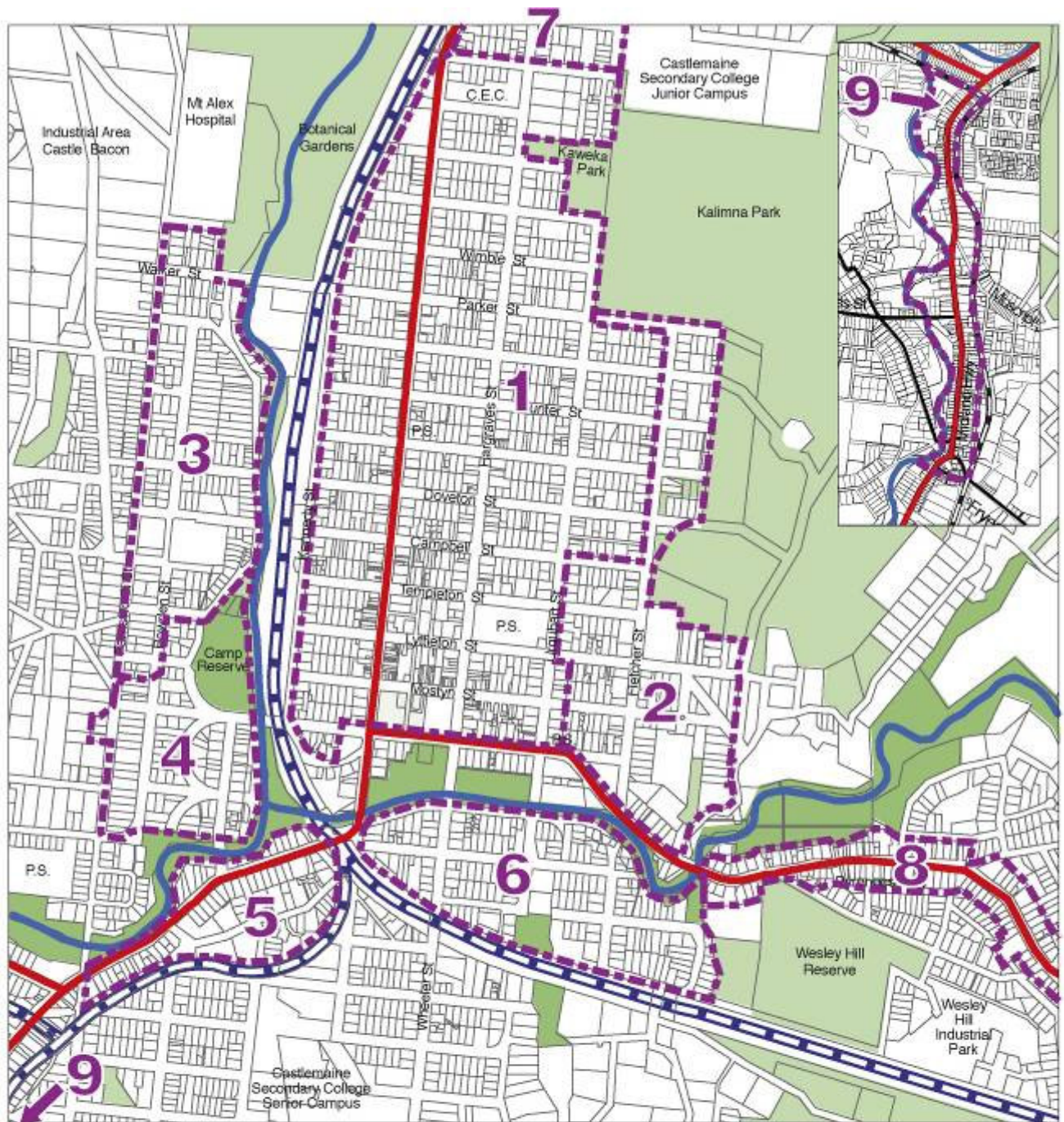
The subdivision layout is irregular due to the physical limitations of the railway and the main road into Castlemaine. Some old outbuildings are scattered throughout the precinct.

### **Precinct 6 – Forest Creek**

The characteristics of this precinct are similar to Precinct 5 in that the early subdivision includes early houses interspersed with 1920's houses. The predominant housing style is from the 1920's.

Owners of the older houses were factory owners, engineers and builders who chose to live near their place of work situated in the former industrial area on the other side of Forest Creek.

The precinct contains a mix of styles. Whereas Precinct 1 contains groupings of buildings from the same period of development, Precinct 6 is miscellaneous with older buildings often located next to 1950's residences.



**PLAN 8: NEIGHBOURHOOD CHARACTER PRECINCTS**  
**Castlemaine Residential Strategy**

Precincts identified for proposed Castlemaine Neighbourhood Character Study

- |                          |                                       |
|--------------------------|---------------------------------------|
| 1. Original Township     | 6. Forest Creek                       |
| 2. Kalimna               | 7. North Castlemaine                  |
| 3. Old Gaol and environs | 8. Wesley Hill                        |
| 4. Camp Reserve          | 9. Main Road, Campbells Creek (inset) |
| 5. Rowe Street           |                                       |

**Precinct 7 - North Castlemaine**

This precinct is dominated by a majority of houses built around the mid-twentieth century interspersed with miners cottages associated with mining sites located within this area. Houses are constructed mainly of brick. There is also a substantial amount of native vegetation in this precinct.

**Precinct 8 – Wesley Hill**

The main road into Castlemaine was a major influence on development of this Precinct. Development of the precinct was associated with the Chewton Goldfields. The original road layout of this area was unsurveyed. The winding layout of the roads including the main road (Pyrenees Highway) is a result of the area being unsurveyed.

The small miners cottages built with irregular setbacks and orientation are a major feature of this precinct. The Precinct is interspersed with mid 1920's and later 1990's infill. Characteristics of the precinct include:

- undulating terrain
- irregular road layout and siting of houses
- mature native street trees
- unformed informal gutters
- narrow road pavement
- lack of commercial development

**Precinct 9 – Main Road Campbells Creek**

Historic development of this Precinct is associated with the Campbells Creek goldfields.

The Precinct is characterised by strip development along the main road. The dominant character comprises modest goldmining cottages interspersed with 1950's to 1970's small timber or prefabricated cottages.

The southern end of the Precinct has a village atmosphere with halls, churches, primary school and post office. The avenue of Elms is a dominant landscape form.



## 7.12 National Park Interface Areas

Castlemaine Diggings National Heritage Park surrounds the township along its eastern boundary. Existing residential areas lie adjacent to the Heritage Park at Moonlight Flat/Happy Valley, Little Bendigo and Campbells Creek. These areas are currently zoned either Low Density Residential, Rural Living or Township zone.

The National Heritage Park is an outstanding natural asset and an important part of Castlemaine's unique character. Apart from its natural and cultural heritage significance it brings economic benefits to the Shire and community by way of attracting new residents, tourists and visitors. The significance of the National Heritage Park is stated in the Environment Conservation Council Final Report, Box-Ironbark Forests and Woodlands Investigation, as follows:

“...the Castlemaine diggings are significant at an Australian scale, in the extent to which their goldfields have been preserved - that is, the importance of the Castlemaine diggings is not just in the considerable significance of the individual relics and sites themselves but in the cultural landscapes formed where large numbers of sites and relics persist in their original settings and demonstrate a range of cultural themes over several phases of human occupation.”

Urban development adjacent to the National Heritage Park poses potential threats such as:

- threat to native fauna from domestic animals
- increase in weed invasion
- dumping of waste and litter
- habitat loss through disturbance and clearance, and
- increased fire risk

Issues relating to use and development of land adjacent the National Heritage Park were addressed in the recent study for Happy Valley and Moonlight Flat. A consistent land use planning approach is required for all areas at the eastern fringe of Castlemaine township.

The Castlemaine Residential Strategy recommends that a Castlemaine Urban Forest Interface Study be undertaken with the study outcomes implemented by amendment to the Planning Scheme. The proposed Study Area is shown on Plan No. 5.

The aims and objectives of the Study are as follows:

### Aim

To provide a planning policy framework for:

sustainable land use and development of urban forest interface areas

protection of habitat, cultural heritage and landscape values of adjacent Castlemaine Diggings National Heritage Park

protection of habitat and landscape values of the adjacent private forests

### Study Objectives

1. Review and define the proposed Study Area
2. Review existing planning scheme controls and proposed Amendment C24 and 25 controls that apply to public urban forest interface areas adjoining the Castlemaine Diggings National Heritage Park identified in the proposed Study Area.
3. Review Amendment C24 proposed overlay controls for interface areas adjoining private forests identified in the proposed Study Area.
4. Identify existing and potential urban forest interface issues and threats from existing and possible future development. All relevant issues and threats are to be considered in

terms of potential impact on habitat values, cultural heritage values, landscape character and wildfire risk and management.

5. Investigate and recommend appropriate measures required to protect adjacent urban forests from existing and potential threats. All measures will be determined during the study process and will include buffer areas, fencing of boundaries, cat prohibition, fuel modified zones, public access, vegetation protection on land adjacent to forests, and creation of habitat links.
6. Liaise with relevant agencies during the study process.
7. Examine available planning scheme tools that can be used to address urban forest interface issues and threats and assess their effectiveness in terms of achieving the aim and objectives of the Study.
8. Make recommendations for a planning scheme amendment.
9. Prepare all required planning scheme amendment documentation

The Residential Strategy recommends rezoning of areas adjacent to the National Park as follows:

#### Hundredweight Hill / Moonlight Flat

- Retain existing Low Density Residential Zone and apply a Design and Development Plan Overlay with existing Development Plan Overlay. The Happy Valley Strategic Plan and Residential Strategy recommend the extension of the Castlemaine Landscape Significance Area (Significant Landscape Overlay 2 SLO 2) to cover this area of Moonlight Flat.

#### Little Bendigo:

- Rezoning from Rural Living to Low Density Residential zone is recommended. Permits are required under the zone for subdivision of land with referral to the Department of Sustainability and Environment. A Development Plan Overlay applies to Little Bendigo which triggers the need for a planning permit for a dwelling with applications referred to the Department of Sustainability and Environment. The Residential Strategy recommends the extension of the Castlemaine Landscape Significance Area (Significant Landscape Overlay 2 SLO 2) to cover the native vegetation areas adjacent to the National Heritage Park.

Land adjacent the National Heritage Park in Campbells Creek is currently zoned Township zoning. Zoning of these interface areas needs to be reviewed at the time the local policy is prepared. The use of planning scheme overlays for these interface areas will also need to be considered.

### 7.13 Native vegetation and net gain principles

The Residential Strategy can assist native vegetation retention and conservation of habitats of threatened and endangered species and communities by avoiding residential rezoning of land containing stands of significant native vegetation. Recommended Residential 1 rezonings have been confined to areas of cleared land.

The McKenzies Hill and Diamond Gully area, an area identified in the Urban Living Strategy for residential expansion, contains large stands of native vegetation. In most cases this land is currently zoned Rural Living, however some land has a Residential 1 zoning. The Residential Strategy recommends that these bushland areas land with a Residential 1 zoning be rezoned to either Low Density Residential or Rural Living Zone. Overlays are also required to avoid and minimise removal of native vegetation.

Where pockets of native vegetation exist within parcels of land proposed for residential zoning planning measures can be taken to protect this vegetation such as the use of overlays (eg. development plan and design and development overlays) or incorporating the vegetation into residential design as public open space areas.

Victoria's Native Vegetation Management Framework must be applied in relation to new residential development. This will be particularly relevant in proposed new residential areas at McKenzies Hill and Diamond Gully area and in areas of Campbells Creek where there are significant stands of native vegetation. The principles of net gain will apply in these and other areas at the fringe of the existing urban area. The principles of net gain are:

1. Avoid adverse impacts
2. Minimise impacts
3. Offset planting

Plan 10 shows areas of land that support endangered and vulnerable plant communities. Sensitive responses to these areas in required. Protection of these areas is an appropriate response where future residential development is proposed in the general locality. This could be achieved by public open space reserves and by the use of covenants.

The Castlemaine Residential Strategy recommends that a Castlemaine Urban Vegetation Assessment Study be prepared. This proposed study is listed as further strategic work in the revised Municipal Strategic Statement which is part of Amendment C24. Council has resolved to assign a high priority to this study. This Study is justified by the increasing number of subdivision applications in Castlemaine and the potential new subdivision and housing that may occur as a result of a subsequent planning scheme amendment to follow the C24 Amendment. The outcomes of the Castlemaine Urban Vegetation Assessment Study will provide a strategic foundation for the introduction of overlays such as vegetation protection overlays.

### 7.14 Landscape and Townscape

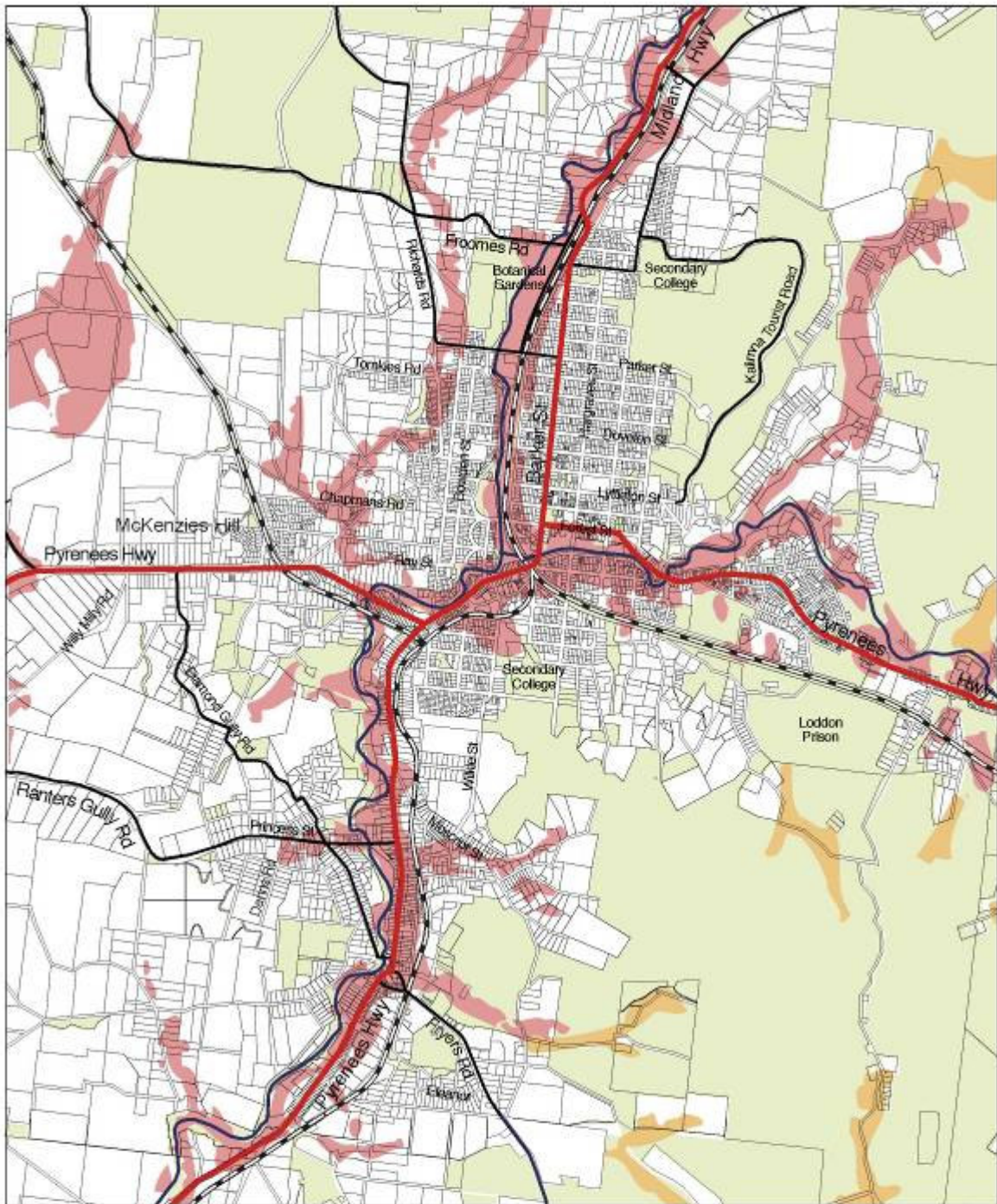
Castlemaine is situated in the valleys of major watercourses (Barker Creek, Forest Creek and Campbells Creek).

Prominent ridgelines that physically define the town include:

- Kalimna ridge to the east
- A ridge line running north-south from McKenzies Hill to Ranters Gully situated on freehold land
- A ridgeline running east to west from Monk Hill south of Little Bendigo and Norwood Hill mostly situated within public land.

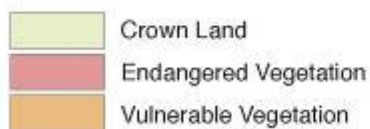
These and other minor ridgelines and the more prominent hilltops are shown on Plan No. 9. Future development needs to be kept below hilltops for reasons of visual and townscape amenity.

The McKenzies Hill to Ranters Gully ridgeline is the most sensitive to terms of future development as the land is in private ownership and zoned Rural Living zone. This ridgeline and eastern slopes are native bushland areas with cleared land generally on the lower slopes. Extension of the Castlemaine Significant Landscape Area (Significant landscape Overlay 2 SLO2) to cover these areas with a Rural Living zone is recommended.

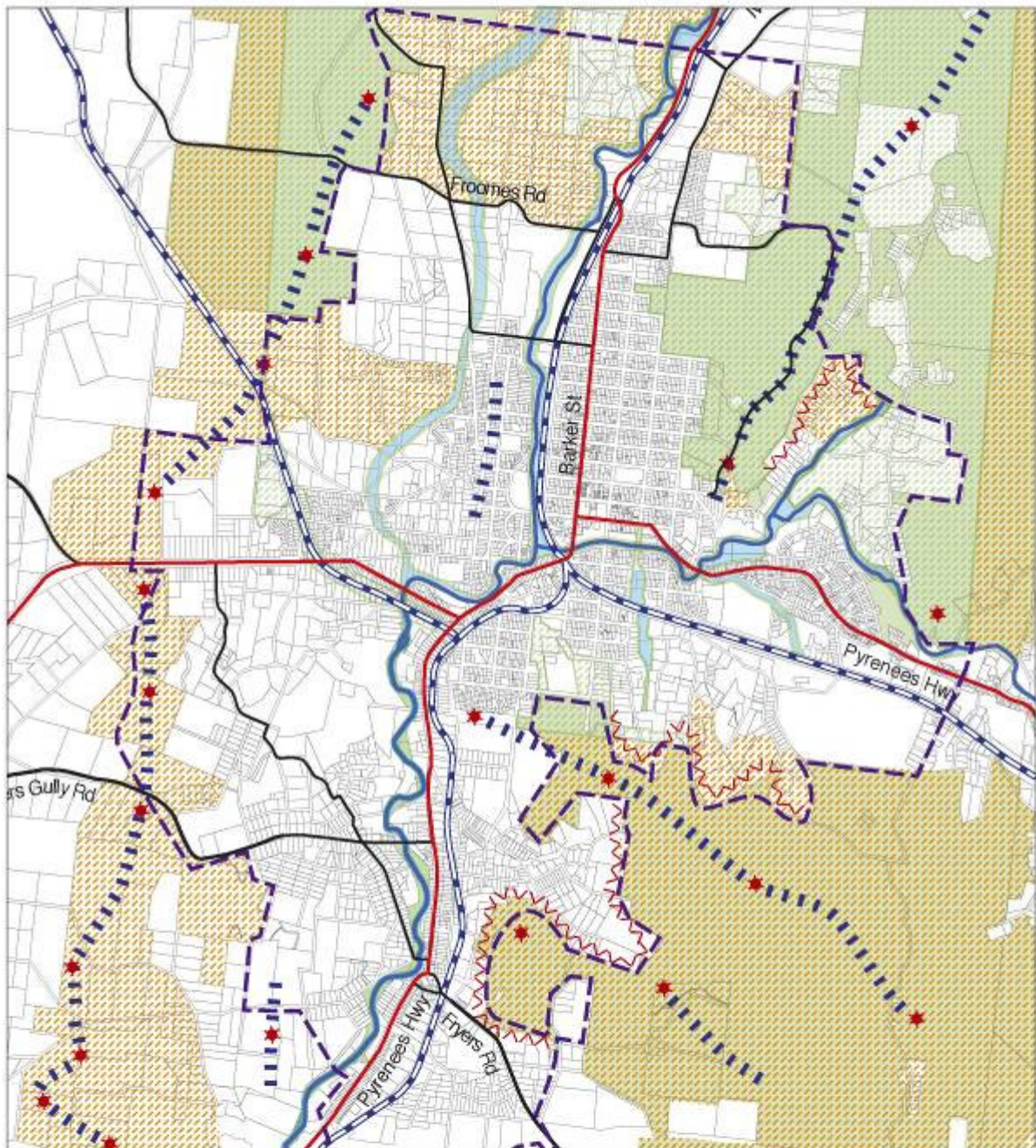


**PLAN 9: ENDANGERED AND VULNERABLE PLANT COMMUNITIES  
CASTLEMAINE RESIDENTIAL STRATEGY**

• based on pre-1750 vegetation (Ecological Vegetation Classification EVC Data)



This plan is indicative only.



**PLAN 10: LANDSCAPE & ENVIRONMENT**  
**Castlemaine Residential Strategy**

- Urban Boundary
  - Major Watercourses (existing Significant Landscape & Environment Significance Overlays)
  - National & State Parks, Reserves
  - Sensitive Interface with National & State Parks
  - Major Ridgelines
  - ★ Hilltops
- Existing Significant Landscape Overlay (SLO 2)  
 - Castlemaine Landscape Area (Mount Alexander Planning Scheme)
  - Proposed Extension of Castlemaine Landscape Area (SLO 2)  
 - Extension areas determined by landform, native vegetation cover, major views and vistas and the need to retain bushland character in areas proposed for rezoning from Rural Living to Low Density Residential (LDRZ) areas

## Castlemaine Significant Landscape Area

The area covered by the existing Significant Landscape Overlay 2 (Castlemaine Significant Landscape Area) is shown on Plan No 9. The boundaries of the SLO2 area correspond to the boundaries of the former City of Castlemaine. The SLO2 was not reviewed at the time the Mount Alexander Planning Scheme was prepared in 1998.

The SLO2 area needs to be reviewed to include other parts of the greater Castlemaine urban area that were formerly in the Shires of Newstead and Maldon. The Residential Strategy recommends an extension to the SLO2 to include additional areas shown on Plan No. 9. These areas are:

- Bushland areas in Little Bendigo adjacent to the National Heritage Park
- North Castlemaine area, north of Froomes Road and south of Weynton Road. A rezoning from Rural Living to Low Density Residential Zone is recommended for this area. The extension of the SLO2 to cover this area will ensure the low density and semi-bushland character is retained.
- North east Castlemaine in the Sawmill Road and Vanstan Road area. This area adjoins the National Heritage Park. The extension of the SLO2 to cover this area will ensure that the low density and semi-bushland character is retained.
- Bushland hillslope areas and ridgelines within a Rural Living Zone adjacent to the western urban boundary at McKenzies Hill, and Diamond Gully, through to Ranters Gully Road.
- Hundredweight Hill/Moonlight Flat area and lower Happy Valley Road area at the northern end of Happy Valley Road.

In general terms the schedule to this overlay provides for protection of existing vegetation and watercourses, protection of landscape from alterations to topography and significant intrusions, and wildlife habitat protection. Planning permits are required for construction of dwellings and the removal of vegetation.

### 7.15 Open Space – Pedestrian and Cycle Links

A substantial opportunity exists to establish a town open space network based on major watercourses. The major open space “spines” or corridors follow the major creeks. They are shown on the Castlemaine Residential Strategy Plan (See Plan’s 5 and 6). It is possible to link minor creeks and natural drainage corridors to the open space network. This can occur during the planning application stage to subdivide land and can be facilitated by the use of development plan or design and development overlays.

Provision of walking and cycle trails along watercourses within the open space network can provide accessible links to parks, the town centre and to places of natural and cultural heritage interest such as the National Heritage Park, Botanical Gardens, Chewton township etc. Improving signage, paths, seating and bike parking facilities is also important.

## 7.16 Residential design

There is now an expectation in the Castlemaine community that future residential areas are designed according to sustainable development principles. To some extent these principles are covered in Clause 56 of the Planning Scheme (Rescode). However it is the responsibility of the land developer and Council in the approval process to ensure that the design of new residential areas and neighborhoods satisfy State and local policies and respond to the local site conditions and the site's wider urban context.

Principles that need to be incorporated into the design of residential subdivisions and neighborhoods include:

- Protection of native vegetation and where possible incorporating the vegetation as a natural feature within proposed public open space.
- Increasing on-site filtration of stormwater and devising ways to use water within the site.
- Maximising solar access by orientation of streets and residential lots.
- Encouraging housing diversity by providing a range of lot sizes including smaller lots.
- Lot sizes and dimensions that respond to landform and environmental characteristics such as vegetation cover, proximity to public land boundary.
- Encouraging variety in housing forms – detached and attached housing, group accommodation, etc
- Increasing residential densities in order to protect undisturbed or environmentally significant areas.
- Creating pedestrian permeability in residential neighborhoods to reduce the need for car travel over short distances and to enhance community well being.
- Designing residential areas that encourage cycling and walking.
- Siting of buildings to make use of views and avoid visual intrusion.
- Indicating the location of building envelopes to create streetscape and neighborhood character.
- Integrating new residential neighborhoods into existing urban areas.
- Encouraging community safety by orienting residential lots to streets and public open spaces.
- Using natural drainage corridors and open space links.
- Creating habitat links to and from public forests and vegetated areas.

### Metropolitan Fringes Projects

The metropolitan fringe project is being co-ordinated by the Department of Sustainability and Environment in partnerships with six local councils and the Department of Victorian Communities. The local governments (including Hepburn and Macedon) were selected due to development pressures being experienced and the need for strategic planning. Metro fringe projects include integrated growth management plans, township character and protection guidelines, landscape protection guidelines, and guidelines for sustainable subdivision in fringe areas.

The outcomes of these studies will have relevance for all Councils, including Mount Alexander Shire, located at the fringe of metropolitan Melbourne or regional centres. The abovementioned guidelines prepared for the Metropolitan Fringe Project will be a valuable resource for Mount Alexander Shire.

The Residential Strategy recommends that Council prepare residential design guidelines and that these guidelines be informed by the outcomes of the Metropolitan Fringe Projects.



## **8. CO-ORDINATED PLANNING IN NEW RESIDENTIAL AREAS**

The Residential Strategy recommends coordination of residential growth by the use of planning scheme overlays. New overlay areas are shown on Plan No. 5 Recommended overlays for each of the residential growth areas is as follows.

### **Diamond Gully**

This area is situated 3 km from Castlemaine Town Centre (refer to Plan No.11) and extends from north of the Pyrenees Highway to Ranters Gully Road. New residential areas proposed for rezoning to Residential 1 Zone are cleared except for small pockets of native vegetation.

This area between the Pyrenees Highway and Ranters Gully Road includes some areas of extensive native vegetation, some of which has an existing Residential 1 zoning. These bushland areas should be rezoned to either Low density Residential or Rural Living Zone. Overlays are also required to avoid and minimise native vegetation removal.

Sewer extensions are required for all new residential land and land with a current residential zoning. Landform generally falls from the east towards the sewerage treatment works. Coliban Water's Sewerage Augmentation Strategy to be prepared in 2004 will help co-ordination of sewer, particularly in the Diamond Gully area.

Local creeks and drainage lines can easily be incorporated into a public open space network.

### **Incorporated Plan Overlay**

The Residential Strategy recommends application of an Incorporated Plan Overlay for the McKenzies Hill /Diamond Gully area. This area is in multiple ownership and large land parcels. The overlay will co-ordinate services and development, protect key attributes (native vegetation), develop a local road network, utilise natural drainage, establish a continuous open space corridor, and integrate new development with the existing urban area.

The future location of a community neighborhood focus adjacent to the Pyrenees Highway needs to be addressed in overlay plans for Diamond Gully and McKenzies Hill.

### **McKenzies Hill**

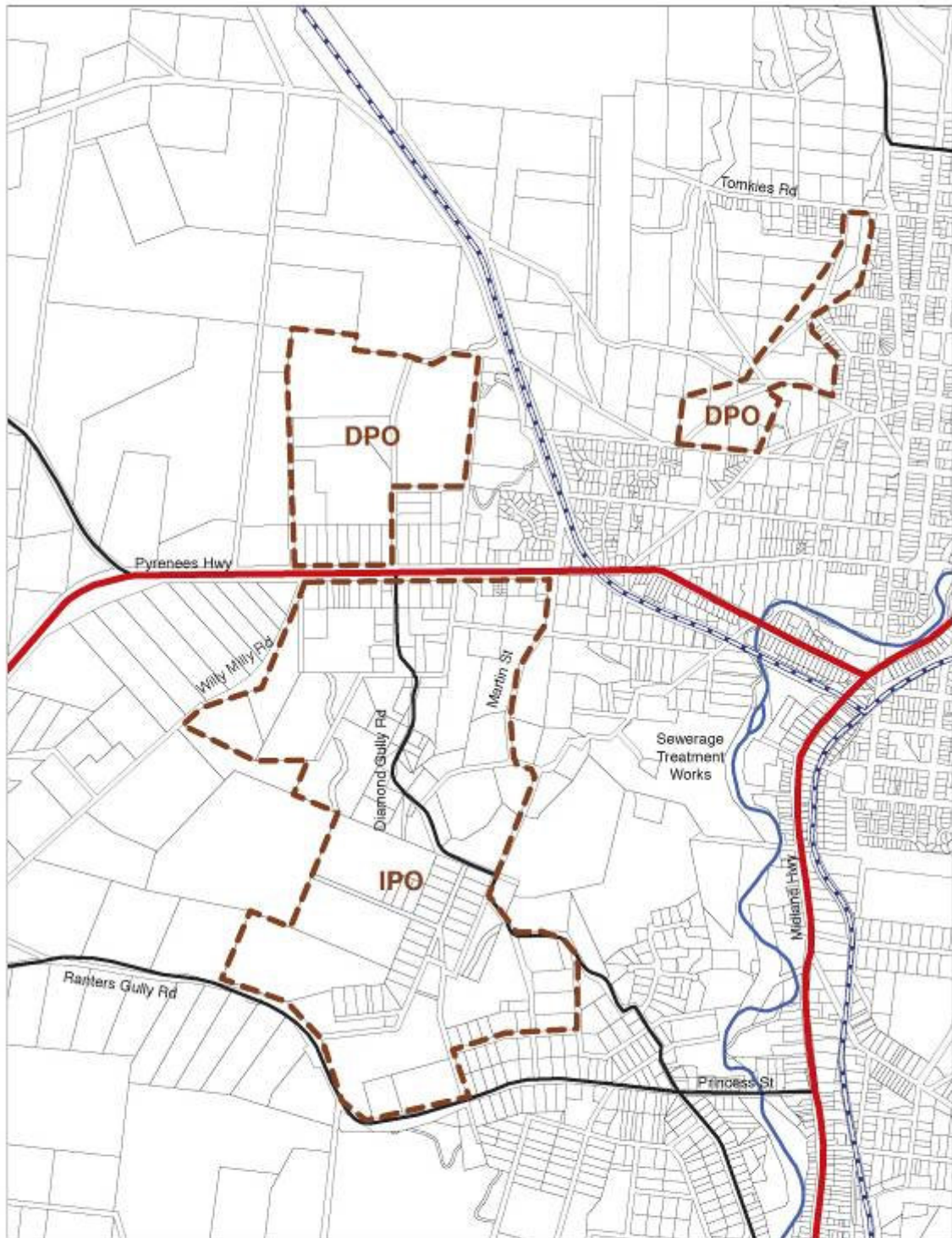
The McKenzies Hill area identified on Plan 5 comprises cleared land with some isolated stands of native vegetation. It abuts freehold bushland areas. A rezoning of this land to Residential 1 Zone continues the westerly expansion of the Castlemaine urban area. Characteristics of the land (cleared and undeveloped) offers the opportunity to plan and design a new residential community comprising about 200-250 new houses.

A majority of the land is elevated with views to the south and north-east across to Mount Alexander. This land is visually exposed to the Pyrenees Highway. Overall residential design for the area will need to have regard to views obtained from the Highway.

### **Development Plan Overlay**

The Residential Strategy recommends the use of a Development Plan overlay for the McKenzies Hill area due to the form and conditions of the land including:

- large land parcels in multiple ownership,
- staging of services may be required (sewer and water),
- natural drainage opportunities,
- optimising some views and protecting other views,
- protection of existing vegetation and adjacent bushland, and
- main vehicle access to the Pyrenees Highway needs to be determined.



**PLAN 11: PLANNING SCHEME OVERLAYS TO CO-ORDINATE RESIDENTIAL GROWTH**  
Castlemaine Residential Strategy

- DPO** - Development Plan Overlay
- IPO** - Incorporated Plan Overlay

The future location of a community neighborhood focus adjacent to the Pyrenees Highway needs to be addressed in overlay plans for McKenzies Hill and Diamond Gully.

### **West Castlemaine**

This area of land is located between Chapmans Road and Tomkies Road and is situated only 2 km from the town centre. The area is currently zoned Rural and is adjacent to existing Residential 1 zones to the south, east and north. It is a logical urban expansion area being so close to the town centre. Existing unsewered housing at the eastern urban edge around Graigie Street is posing a risk to water quality of the local creek. Coliban Water's Sewerage Augmentation Strategy to be prepared in 2004 will help to provide cost efficient sewerage infrastructure in this area.

Some land along the creek and gullies supports vulnerable plant communities. An environmental assessment of these areas will need to be done at the time an overall plan for this area of West Castlemaine is prepared.

The future urban edge is defined by the local creek and the easterly facing hillslopes. It is recommended that the hilly terrain containing some significant native vegetation be included in the Castlemaine Significant Landscape Overlay (Significant Landscape Overlay 2).

### **Development Plan Overlay**

The Residential Strategy recommends a Development Plan Overlay for land identified on Plan No10. The use of this overlay is required to:

- co-ordinate provision of sewerage infrastructure
- identify the preferred major access routes to the town centre and Pyrenees Highway
- identify internal road layout
- incorporate local creek and natural drainage corridors into overall open space network
- protect native vegetation, including vulnerable plant communities (EVC data)
- integrate new development with existing urban area
- provide buffer from pistol range

### **Happy Valley/Moonlight Flat**

A major strategic study has been undertaken for this area. The Happy Valley/Moonlight Flat Strategic Plan recommends two new residential areas:

#### Happy Valley Road (southern end).

A medium-density residential neighborhood at the southern end of Happy Valley Road is proposed. Part of this land is now zoned Residential 1 Zone. The Strategic Plan recommends rezoning adjoining land to the south to Residential 1 Zone. An extension of the existing Development Plan Overlay and a new Design and Development Overlay are recommended. Overlay schedules has been prepared for this area. Major elements to be shown on a future plan are the re-alignment of Happy Valley Road, pedestrian access to Forest Creek and Kalimna Park, and delineation of the southern extent of infill following a hydrological assessment. Parcels of crown land on the south side of Forest Creek have been identified as being suitable for housing.

#### Hundredweight Hill/Moonlight Flat:

Situated at the northern end of Happy Valley Road this site comprises about 20 hectares and is bounded to the west and north by the National Heritage Park and Moonlight Creek to the east. The Strategic Plan recommends retention of the existing Low Density Residential Zone. The area is covered with an existing Development Plan Overlay. The Strategic Plan recommends a Design and Development Overlay for this site. Overlay schedules have been prepared with the following requirements:

- Traffic impact assessment for Happy Valley Road/Pyrenees Highway intersection.
- Land capability assessment report to identify suitable building envelopes, effluent disposal fields, and exclusion zones.
- Detailed site assessment and response.
- Layout plan showing roads, lots and building envelopes.
- Use of natural drainage corridors in major drainage system.
- Preparation of flora and fauna survey, bushfire protection report and landscape plan.
- Road design minimising width of sealed pavements and provision for grass swail verges
- Building setbacks from National Heritage Park.
- Single storey dwellings.
- Boundary fencing to be open style construction.
- Buildings of mass, height, form etc that will not visually dominate.
- Preparation and approval of a landscape plan
- Subdivision layout to utilise natural drainage corridors for drainage and access
- Lot sizes adjacent Park to be large enough to keep building away from ridges and more elevated areas.

The Strategic Plan recommends that the open rural character of Pennyweight Flat be retained with provision for one more building envelope and the creation of 5 x 2.0 hectare lots in the Lady Gully area north of Moonlight Flat.

## 9. IMPLEMENTATION – Planning Scheme Amendment

### Municipal Strategic Statement (MSS)

The MSS is in need of a major review at the completion of the following studies;

Mount Alexander Urban Living Study  
 Mount Alexander Rural Living Study.  
 Castlemaine Residential Strategy, Planit 2004  
 Castlemaine Land Use Strategy, Planit 2004  
 Happy Valley/Moonlight Flat Strategic Plan  
 Former Shire of Newstead Heritage Study

A restructure of the MSS, especially Clause 21.05, is required. Existing strategic themes need to be replaced with the following strategic directions to provide policy support and justification for the Urban Living and Rural Living Studies. An appropriate restructure would comprise objectives and strategies under the following strategic directions.

Management of urban growth  
 Strengthen Castlemaine's regional role  
 Industrial development  
 Rural Living  
 Protection of Built and Cultural Heritage  
 Protection of Biodiversity and Landscape  
 Sustainable Housing  
 Agriculture

Objectives and strategies for existing themes such as Built and Natural Heritage, Ageing Community, Settlement and Infrastructure, Calder Highway Corridor etc should be re-written under the new strategic directions.

The Castlemaine Residential Strategy provides a strategic context for future residential growth and the management of this growth. The MSS in its present form lacks a policy and strategic setting to implement the Strategy. Furthermore there is no strategic foundation or justification for the population housing growth proposed in the Castlemaine Residential Strategies.

**It is recommended** that the MSS be reviewed in three stages:

Stage 1.

Preparation of a new Municipal Strategic Statement following a review of current MSS

Stage 2.

Planning scheme amendment to:

replace the current Municipal Strategic Statement with the new MSS adopted by Council, and include the following studies as Reference Documents in the Planning Scheme:

- \* Mount Alexander Urban Living Study
- \* Mount Alexander Rural Living Study.
- \* Castlemaine Residential Strategy, Planit 2004
- \* Castlemaine Land Use Strategy, Planit 2004
- \* Happy Valley/Moonlight Flat Strategic Plan
- \* Former Shire of Newstead Heritage Study

Stage 3.

Prepare a Planning Scheme Amendment to implement the above studies with changes to zones, overlay areas, overlay schedules, and revise suite of existing local policies and all overlay schedules.

### **Local policies**

All local policies need to be reviewed as per stage 3 of the planning scheme amendment process. The Castlemaine local policy (22.01) will need to be reviewed in the light of new planning strategies for Castlemaine. The heritage provisions of the local policy must be retained as they originated from the Castlemaine Architectural and Historical Study which is a reference document in the Planning Scheme.

### **Zones**

The Planning Scheme amendment (Stage 3) will include proposed rezonings shown on Plans 5 and 6. These include:

Rezoning to Residential 1 Zone (from Rural Living Zone and Rural zone) all new residential areas shown on Plan No 5.

Replacement of the Township Zone in Campbells Creek with a Residential 1 Zone.

Rezoning to Low Density Residential zone (from Rural Living zone) the Little Bendigo area and the areas to the north of Castlemaine (north of Froomes Road, and the Sawmill Road/Vanstan Road areas), as shown on Plan No 5. These proposed rezonings will be reviewed during the course of the proposed Castlemaine Urban Forest Interface Study.

Rezoning of Pennyweight Flat, Moonlight Flat and Lady Gully from Rural to Rural Conservation Zone.

Rezoning of the small area of Rural zoned land at the southern and lower end of Happy Valley Road to Residential 1 Zone.

Rezoning of land at the south-west and south-east of the town centre (south of Forest Street at Barker and Urquhart Streets to Business Zone to provide for mix of business and residential use. (See Plan 6)

### Summary of Zoning and Overlays Changes

New Residential Area	Existing zone	New Zone	Existing Overlay	New Overlay
McKenzie Hill	Rural Living	Residential 1	Development Plan in part	* Development Plan * Extension of Significant Landscape 1
Diamond Gully	Residential 1 Rural Living	Residential 1 Rural Living	Development Plan in part	* Incorporated Plan * Extension of Significant Landscape 1
West Castlemaine	Rural	Residential 1		* Development Plan * Extension of Significant Landscape
Happy Valley /Moonlight Flat	Low Density Res. Rural & Residential 1	Environmental Rural, Low Density Res. & Residential 1 2	Development Plan in part Significant Landscape Heritage	* Design &Development * Development Plan * Extension of Significant Landscape 2
Campbells Creek	Township	Residential 1	Environmental Significance (watercourses) Heritage	
Campbells Creek (southern end)	Township and Rural	Residential 1	Heritage	
Little Bendigo	Rural Living	Low Density Residential 3	Development Plan	* Extension of Significant Landscape 3
North Castlemaine (north of Froomes Rd Sawmill/Vanstan Rd.)	Rural Living	Low Density Residential 3		Extension of Significant Landscape*3

1 Overlay controls to be reviewed in proposed Castlemaine Urban Forest Interface Study

2 Proposed zones and overlay control in Precincts 1 and 3 to be reviewed in proposed Castlemaine Urban Forest Interface Study

3 Proposed zones and overlays to be reviewed in proposed Castlemaine Urban Forest Interface Study

### Overlays

All overlays and their schedules need to be reviewed at stage 3 of the planning scheme amendment process.

New overlays are needed to co-ordinate town growth and afford protection to features that are elements of town character. The Castlemaine Residential Strategy recommends the use of the following overlays:

- Incorporated Plan Overlay for the Diamond Gully area
- Development plan overlays for McKenzies Hill and the West Castlemaine area.
- Design and Development and Development Plan Overlays in the Happy Valley/Moonlight Flat area as recommended in the Happy Valley/Moonlight Flat a Strategic Plan report.
- Extension of the Castlemaine Landscape Significance Area SLO2 as shown on Plan 9.

### Further Strategic Work

The following strategic work is required to implement different components of the Castlemaine Residential Strategy:

- Castlemaine Urban Forest Interface Study
- Castlemaine Urban Vegetation Assessment Study
- Incorporated Plan for Diamond Gully area
- Development plans for McKenzies Hill and West Castlemaine areas
- Sustainable Housing Design Guidelines

- Castlemaine Neighborhood Character Study
- Review of Castlemaine Architectural and Historical Study, 1979



## **APPENDICES**

## Appendix A

### RESIDENTIAL LAND SUPPLY AND DEMAND ANALYSIS

A supply and demand analysis for residential land is documented below. State Planning Policy at Clause 14 (Settlement) requires planning authorities to make provision for a supply of residential zoned land to meet at least a 10 year demand.

#### 1 Demand by Dwelling Approvals

The number of residential dwelling approvals issued by Council on an annual basis indicates past demand for housing in Castlemaine. For the period 1998-2003 the number of dwelling approvals issued has steadily increased on an annual basis. The number of dwelling approvals for 2002 and 2003 have doubled compared to the three previous years.

An analysis of three-year trends indicates that the number of dwellings approved per annum increased for the period 1998-2000 (an average of 20 per annum) compared to the period 2001-2003 (an average of 38 per annum). This represents a 90% increase. In 2003 there were 54 dwelling approvals in Castlemaine urban area.

**Table 1 Dwelling Building Approvals – Castlemaine and Shire 1998-2003**

	1998	1999	2000	2001	2002	2003	TOTAL
Castlemaine Urban Area (incl. Campbells Creek)	18	22	20	20	41	54	175

#### 2. Demand by Residential Subdivision

An examination of residential subdivision or the number of residential lots created also provides an indication of demand for housing in Castlemaine. For the purpose of this residential demand analysis, residential lots are lots created by subdivision within the Residential 1, Township and Low Density Residential zones.

The table below shows that a total of 354 new residential lots were created via certified plans of subdivision for the period 1998 –2003, at an average of 59 lots per year. For the three-year period 2001-2003 a total of 192 new residential lots were created at an average of 64 new lots per year.

**Table 2 Residential Lots Created : Castlemaine Urban Area (1998-2003)**

	1998	1999	2000	2001	2002	2003	Total
Castlemaine Urban Area (incl. Campbells Creek)	99	15	48	57	67	68	354

The level of subdivision activity (ie. number of lots) is considered to be a more reliable measurement of long term demand. The supply and demand analysis has been calculated on the basis of historical trends and levels of residential subdivision

### 6.3 Estimation of Future Demand

The forecasts of residential demand to the year 2021 shown in Table 8 have been calculated as follows:

#### Low

#### Moderate Forecast

Based on an average of 59 residential lots per annum created during the period 1998-2003.

#### High Forecast

Using an average of 70 residential lots per annum based on an average of 64 lots created between 2001-2003 and accounting for:

- the current under-supply of lots
- the number of approved applications (but yet developed) and “live” residential subdivision application (approximately 120 lots) which is considerably higher than recent annual rates, and
- an expected contraction over time of rural living opportunities.

The high forecast is similar to the draft Mount Alexander Urban Living population estimates which adopted an average annual growth rate similar to the Kyneton area over recent years ie. 1.8% p.a.

**Table 3 Projections of Housing Demand based on Historical Residential Subdivision**

	Low 50 lots per annum	Moderate to High 59 lots annum	High 70 lots per annum
2006	150	180	210
2011	400	470	560
2016	650	770	910
2021	900	1,060	1,260
2026	1,150	1,360	1,610
2031	1,400	1,650	1,960

## 4. Population Increase in Castlemaine 2004-2021

Population increase for Castlemaine can be estimated using housing demand forecasts with projections of household size.

Castlemaine had a mean household size of 2.42 in 2001. Household size is projected to decrease in the future due to aging population, changing lifestyles and the declining proportion of traditional family households.

**Table 4 Population Increase, Housing Demand Forecasts & Household Size  
Castlemaine Urban Area 2001-2021**

Year	Household size (DSE Projection)	Population & Household Increase		
		Low Forecast	Moderate Forecast	High Forecast
2011	2.05	820 pop 400 h/h	960 pop 470 h/h	1,150 pop 560 h/h
2021	1.95	1,755 pop 900 h/h	2,070 pop 1,060 h/h	2,460 pop 1,260 h/h

## 5. Land supply estimates

The following residential supply analysis identifies the amount of residential zoned and serviceable land, and the potential number of residential lots that can be created from this land supply.

Mount Alexander Planning Department records indicate that 125 residential lots could potentially come on line from recently approved subdivisions and applications that are now in the planning approval process.

**Table 5 Approved and Current Residential Subdivision Applications  
Castlemaine Urban Area, 2003-04**

Area	No. of Approved	Lots	Status
Winters Rise	30		Notice of Application Given
Diamond Gully	30		Notice of Application Given
North Castlemaine	23		Notice of Application Given
Campbells Creek	42		Plan of Subdivision Certified
<b>Total number of lots</b>	<b>125</b>		

An analysis of residential land supply in Castlemaine indicates that there is approximately 107 hectares of land currently zoned Residential 1 or Township zone within the Castlemaine urban area that remains undeveloped and is therefore notionally available for residential development. This figure excludes land for which residential subdivisions have been approved but are not yet on the market and residential subdivisions that are currently in the approval process (refer to Table 5).

**Table 6 Castlemaine: Undeveloped and Notionally Available  
Land with Residential 1 or Township Zoning**

Area	Land Area in hectares
Winters Rise	4.7
McKenzies Hill	10.7
Diamond Gully	47.5
Campbells Creek	44.3
<b>TOTAL</b>	<b>107.2 ha.</b>

Of this 107.2 hectares of notionally available land 53.5 hectares is severely constrained by native vegetation cover or slope. This will reduce the potential supply of residential lots. Accordingly the land supply analysis deals separately with land that is subject to constraints and land without constraints.

**Table 7**

**Castlemaine: Current Residential Land Supply: Land with Residential 1 or Township Zoning Not Yet Developed & with no major development constraints**

Area	Land Area in hectares
Winters Rise	4.7
McKenzies Hill	10.7
Diamond Gully	14.5
Campbells Creek	23.8
<b>TOTAL Land with Residential zoning</b>	<b>53.7 ha.</b>

The 53.7 hectares with a Residential or Township zoning could be developed at conventional densities eg 10 dwellings per hectare. Of the total 53.7 hectares, it is assumed that 25% or 13.4 hectares will be required for provision of open space and road reserves. Accordingly it is estimated that approximately 40.3 hectares of unconstrained residential zoned land remains notionally available for residential purposes in Castlemaine urban area.

**Table 8**

**Castlemaine: Current Residential Land Supply: Land with Residential 1 or Township Zoning Not Yet Developed & with major development constraints**

Area	Land Area in hectares
Diamond Gully	33.0 ha
Campbells Creek	20.5
<b>TOTAL Land with Residential zoning</b>	<b>53.5 ha.</b>

Approximately 33.0 ha. of the 53.5 hectares has a substantial tree cover. This land would need to be developed at a lower density to minimise loss of native vegetation.

For the purposes of estimating land supply it is assumed that 15% or 33.0 hectares will be required for road reserves and open space. It is therefore estimated that 28.1 hectares of land zoned Residential 1 zone is notionally available for residential development at a lower density (eg 4,000 m<sup>2</sup> minimum).

Approximately 20.5 ha of the 53.5 hectares is constrained by slope and would need to be developed at a lower density with say 2000m<sup>2</sup> lots. It is assumed that 20% or 4.1 hectares will be required for road reserves and open space. It is therefore estimated that 16.4 hectares of land zoned Residential 1 zone is notionally available for residential development at a lower density.

Plan No. 2 of the Main Report shows all land in the Castlemaine urban area with a Residential 1 and Township zoning. The undeveloped and notionally available land is highlighted on this plan.

## 6. Notional Lot Yield – Residential 1 Zoned Land

The notional lot yield from land zoned Residential 1 or Township zone is shown in Table 9 below. The yield is derived from the land supply analysis.

Calculations of lot yield have made the following assumptions:

- An average lot size of 800m<sup>2</sup> for Residential 1 zoned land with no major development constraints. This is an average in a lot size range of 600 m<sup>2</sup> to 1200m<sup>2</sup>. Most lots in recent subdivisions in Castlemaine are generally either 800m<sup>2</sup> or 1000m<sup>2</sup>.
- An average lot size of 4000m<sup>2</sup> for Residential 1 zoned land with a major constraint to development ie. native vegetation. This average allows for larger lots (4,000m<sup>2</sup> on vegetated land) and smaller lots (1,000m<sup>2</sup> where land is cleared).
- An average lot size of 2000m<sup>2</sup> for land with a slope constraint and zoned Residential 1 or Township zone.

**Table 9 Notional Lot yield for Castlemaine Urban Area**

	Land Area - hectares	Potential Lot Yield
<b>Approved new lots and current applications</b>		<b>125 lots</b>
<b>Land with Residential 1 &amp; Township zone and without major development constraints</b>	<b>40.3</b>	<b>504 lots</b>
<b>Land with Residential 1 zone and with major development constraints</b>	<b>28.1</b>	<b>70 lots</b>
Land with Residential 1 zone and with major development constraints 2000 m <sup>2</sup>	<b>16.4</b>	<b>41</b>
<b>Total Supply of Residential lots</b>		<b>741 lots</b>

It is unrealistic to assume that all of this potential supply will be taken up as sold residential lots. The supply analysis assumes an 80% take-up of these potential lots giving a supply of 593 lots.

## 7. Additional Residential 1 Land Requirements

### Estimate of Supply in Years

The number of year's supply available from existing residential zoned land (including Township zone) for the low, moderate and high forecasts is shown in Table 10. The notional lot yield would provide between 8.5 and 11.8 years supply.

**Table 10  
Estimate of Number of Years Supply in Castlemaine Urban Area**

	Low	Moderate	High
<b>Estimated number of lots per year</b>	<b>50</b>	<b>59</b>	<b>70</b>
<b>Notional lot yield</b>	<b>593</b>	<b>593</b>	<b>593</b>
<b>Number of years supply</b>	<b>11.8</b>	<b>10.0</b>	<b>8.5</b>

### Estimate of Additional Lots Required

An estimate of the number of dwellings required over the forecast period is provided in Table 3. The additional number of lots required can be calculated using these estimates with the notional lot yield from existing residential zoned land.

**Table 11**  
**Estimate of Additional Lots and Land Area Required 2003-2021: Castlemaine Urban Area**

	Low	Moderate	High
Estimated New Dwellings Required by 2021	900	1,062	1,260
Notional Lot Yield	593	593	593
Additional Lots Requiring Rezoning	<b>307</b>	<b>469</b>	<b>667</b>

### 7.3 Estimate of Additional Land Required

An estimate of the total area of additional residential zoned land has been made based on the number of additional lot required. As shown on Table 12 a total of between 11.2 and 65.7 hectares of land would be required according to the three forecasts.

**Table 12**  
**Estimate of Additional Land Required**

	Low	Moderate	High
Additional Lots Required	<b>307</b>	<b>470</b>	<b>667</b>
Area of land Required for Lots (ha) – 800 m <sup>2</sup> average	<b>24.5</b>	<b>37.6</b>	<b>53.4</b>
Plus 25% for roads, open space etc ( ha)	<b>6.1</b>	<b>9.4</b>	<b>13.3</b>
<b>Net Area of Land Required</b>	<b>30.6</b>	<b>47.0</b>	<b>66.7</b>

## Appendix B

### SURVEY LOCAL REAL ESTATE AGENTS

Consultant discussions with local real estate agents identified the key supply and demand issues as shortage of supply, strong demand, housing mix and affordability.

#### Shortage of supply

- There is no residential land available in Castlemaine. House and land are being sold above price due to the shortage.
- Need to open up land for residential development in Castlemaine.
- There are very few residential lots left at Kulindi Park and Winters Rise.
- There is an under-supply of both serviced residential lots and unserviced lots.
- Few opportunities for people wanting to build a new house in Castlemaine township
- Shortage of serviced residential land is having an impact on the price of residential lots.

#### Housing Mix

- Housing opportunities closer to town centre are needed for community with growing proportion of aged population.
- A mix of lot sizes and housing types is required. There is not much of a mix available.
- If Castlemaine and Shire are to retain its mix of people, which is a positive feature, then residential supply and mix need to be increased.

#### Housing Demand

- Generally there is interest in locations anywhere in the Shire.
- There is demand for smaller residential lots at good location eg close to town centre.
- Smaller lots eg. 400m<sup>2</sup> at good location are in high demand
- Medium density units are being sold off the plan.
- Approximately 50% of buyers are from Melbourne. According to two real estate agents about 80 % of sales are non-local and 40%-50% of these sales are for non-local people purchasing a second home.
- One real estate agent has recorded the breakdown of 55% of sales to Melbourne and interstate and 45% to local people (Shire and region). A large proportion of the non-local sales is for second homes as weekenders or retirement homes.
- Strong demand for larger lots says 3-4 acres.
- Very strong demand for houses and land within 10 kilometres of Castlemaine.
- Housing market in Castlemaine has become stable – the rush is over for now. There is still a lot of enquires and houses are taking a longer time to sell.
- Broader market includes a demand for “non kerb & channelling” residential environment ie. ¼ and ½ acre lots that are not in an estate environment.

#### Affordability

- Housing affordability has become an important issue which is having an affect on local identity. Younger people in the community are being squeezed out of the local market. Some younger people are buying in other places such as Kangaroo Flat and Maryborough.
- Residential lots with sale price in \$50,000 - \$60,000 range would bring others into the market who currently cannot afford to buy



## APPENDIX C

### LIST OF REFERENCES

#### Section 3. Historical and physical development : an overview

Historical maps 1854-1942

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