



MOUNT ALEXANDER SHIRE COUNCIL
CHEWTON
URBAN DESIGN FRAMEWORK
October 2008



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CONTENTS

CONTENTS	1
EXECUTIVE SUMMARY	2
1 INTRODUCTION	4
1.01 STUDY AREA.....	4
1.03 LANDSCAPE SETTING AND SETTLEMENT PATTERN.....	5
2 STUDY TEAM AND STEERING COMMITTEE	7
3 METHODOLOGY	9
4 CONSULTATION PROCESS	10
5 HISTORY AND SETTLEMENT PATTERN	11
6 ECONOMIC AND SOCIAL CONTEXT	13
7 PLANNING POLICIES AND PROVISIONS	16
7.02 LOCAL POLICIES.....	17
8 PHYSICAL CONDITIONS, ANALYSIS AND OPPORTUNITIES	23
9 VISION AND STRATEGIES	25
9.01 VISION.....	25
9.02 STRATEGIES.....	26
9.03 HERITAGE AND CULTURE.....	28
9.04 COMMUNITY FACILITIES AND SERVICES.....	35
9.05 TOURISM AND VISITOR AMENITIES.....	40
9.06 SURROUNDING NATURAL ENVIRONMENT AND LANDSCAPE.....	47
9.07 IDENTITY AND IMAGE.....	51
9.08 BUILT FORM.....	56
9.09 STREETScape.....	63
9.10 THE BUSINESS ECONOMY.....	67
9.11 INFRASTRUCTURE.....	70
9.12 PLANNING AND LANDUSE.....	72
9.13 GATEWAYS AND ENTRANCES.....	79
9.14 TRANSPORT AND TRAFFIC.....	82
10 IMPLEMENTATION, FUNDING AND BUDGET	84
APPENDIX 1	89
APPENDIX 2	91
APPENDIX 3	100
APPENDIX 4	103
FIGURES 1 - 15	105

EXECUTIVE SUMMARY

The Chewton Urban Design Framework is a long term strategy, which sets a vision and action strategies for the enhancement of the township.

The Urban Design Framework is a practical resource that will assist Council, landowners and community groups to achieve significant improvements in both physical presentation and function of the township. The framework is designed to serve as a primary reference guide for future capital works and private investment in Chewton.

In developing the Framework, consideration has been given to the strengths, weaknesses and opportunities presented by the town. The report has been informed by consultation with the local community, visitors, the Steering Committee and representatives from Mount Alexander Shire Council and the Department of Sustainability and Environment.

A detailed analysis has been undertaken of perceptions of Chewton's image, attributes, issues and opportunities to improve the overall area and several key sites in the township. This information contributed to the development of the vision for the future and action strategies to achieve it.

The Urban Design Vision for Chewton builds on the direction in Council's Corporate Policies and Municipal Strategic Statement (M.S.S.)

Key elements to achieve the vision are:

- Provide the community with initiatives that are achievable and that enhance community capacity building for the residents of Chewton.
- Protect the quiet rural character and lifestyle charm, which is highly valued by the community.
- Build upon the township's natural setting and gold mining history.
- Protect the environment and landscape values in the township and surrounding area.
- Provide opportunities for in-fill development and consolidation of the core township area; now possible due to the provision of reticulated sewerage.
- Control and manage future development.
- Improve the gateway presentation and character of Main Street (Pyrenees Highway) as a major tourist road.
- Provide Chewton with a special theme to distinguish the township from adjacent Wesley Hill and the outskirts of Castlemaine.
- Provide opportunity for business development in Main Street, particularly related to tourism and lifestyle choices.

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

From the vision for Chewton, the Urban Design Framework provides a comprehensive series of strategies under the following headings.

- Heritage and culture
- Community Facilities and Services
- Tourism and Visitor Amenities
- Surrounding Landscape
- Identity and Image
- Built Form
- Streetscape
- Business Economy
- Infrastructure
- Planning and Landuse
- Gateways and Entrances
- Transport and Traffic

1 INTRODUCTION

1.01 STUDY AREA

The Study Area of the Chewton Urban Design Framework is defined on Figure 1- Regional Context and Figure 2 - Study Area plans.

1.02 PROJECT OBJECTIVES

Council's brief for the preparation of the Urban Design Framework was to provide a strategic and urban design study based on the protection and management of Chewton's village, heritage and landscape character. The framework will identify in-fill housing opportunities, town centre improvement and treatment of town entries. The Urban Design Framework will provide recommendations for amendments to the planning scheme and provide priorities for further detailed design works and capital works improvement.

The project objectives include:

- Review the Local Planning Policy for Chewton at Clause 22.06 and Township Structure Plan.
- Define township boundaries on the Township Structure Plan to provide certainty about future land use at the edges of the township.
- Identify access and open space linkages to provide connections between township areas, major facilities/features and the town centre.
- Identify major elements relating to Chewton's built form and landscape character that make a significant contribution to its heritage character and that require protection, including viewlines, vistas, architectural styles and town entries.
- Identify opportunities for in-fill housing having regard to the protection of heritage and townscape character.
- Prepare design guidelines for in-fill development of key sites.
- Enhance the function, use, activity and visual amenity of the town centre.
- Recommend proposals for Chewton's town highway entries that respond to heritage and visual character of the town entries.
- Identify land use outcomes for important sites.
- Provide design concepts drawings, which will assist with the costings of the next stage (construction).

1.03 LANDSCAPE SETTING AND SETTLEMENT PATTERN

Chewton lies within the northern end of the Castlemaine Diggings National Heritage Park. The park is the first National Heritage Park and was gazetted in October 2002. It forms part of the new Box-Ironbark Parks and Reserves network. The park layout is configured as a spine with various segments and extends from the Expedition Pass Reservoir 3.5kms north of Chewton south to Green Gully Road, approximately 7 kilometres south of Vaughan. The park is the largest non-indigenous protected cultural landscape in Australia.

The park provides a variety of walking and vehicle tracks for people to explore, and in spring time there are many wild flowers within the surrounding Box-Ironbark forest to enjoy. Chewton is a good base for visitors to absorb the history of the area through the interesting and informative history display in the Town Hall run by enthusiastic volunteers on weekends and also the nearby Heritage listed mine sites.

The Mount Alexander Diggings trail encompasses historic sites within the Castlemaine Diggings National Heritage Park, including sites such as the Garfield Water Wheel, Pennyweight Flat Cemetery, Spring Gully Junction Mine, Vaughan Mineral Springs, Expedition Pass Reservoir, Forest Greek Gold Mine, Eureka Reef and Village walk and the engine house of the Duke of Cornwall Mine toward Fryerstown.

The settlement of Chewton is quite dispersed and there is a significant amount of residential land either side of the Highway and on several roads connecting the Pyrenees Highway.

There is considerable visual permeability in the town; and much can be made of this asset in juxtaposition with the keynote buildings on key changes in direction on the journey through town. The Forest Creek area immediately north of town provides trails and a distinctive backdrop setting of Box-Ironbark forest and open space; though some areas are severely infested by weeds such as blackberry and gorse. As the town rises to the south side of the Pyrenees Highway, houses within the side streets (Church, Angus, Barkers, Hunter and Railway Streets), command views across the Forest Creek Valley and further up the hill.

The area in the vicinity of the Primary School and railway line (bounded by Hunter Street) is denuded of trees and is weed infested (particularly with gorse and blackberries). These weeds are very common in the region on disturbed and mined land.

Chewton has recently been sewered. Prior to this, the larger size of lots required for the operation of septic tanks limited further development opportunities. One of the major outcomes of this study is to assess the demand and identify appropriate sites and zonings to facilitate infill residential development and identify appropriate areas

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

for medium density housing, rural living and future residential areas to cater for future expansion.

There are significant buildings within the core area of town, which is dissected by the Pyrenees Highway. The town's particular typology, being the unfolding journey through town for the motorist and pedestrian is very distinctive. The meandering and undulating road provides the traveller with key note termination views to the Town Hall, the Post Office, the Red Hill Hotel, the Primitive Methodist Church, the teachers house, the Wesleyan Church and school. The Chewton Soldiers' Memorial Park, lined with elm trees on its main street frontages, also forms one of the fulcrum-like turning points and termination views for the traveller through town. If the road were straight, the experience or journey through town would be far less impressive or memorable.

2 STUDY TEAM AND STEERING COMMITTEE

In March 2005 Council appointed the firm of Michael Smith and Associates Landscape Architecture and Urban Design, in Association with the following sub-consultants, to undertake the study:

- **Michael Smith and Associates Landscape Architecture & Urban Design**

Michael Smith – Landscape Architect and Urban Designer, is the Study Team Manager. He oversaw the project, attended all meetings with the project team, the public consultation meetings and oversaw all plan and report production.

Benjamin Upston – Landscape Architect and Urban Designer, visited Chewton and undertook specific visual and physical analysis. He prepared the draft and final report.

Brendan Rafter – Landscape Designer, assisted in the site analysis and met with community members, visited key sites and undertook the visual and character analysis and preparation of the analysis and preliminary report.

- **Peter McNabb and Associates – Business and Economic Analyst and Strategic Planner**

Peter McNabb – Peter visited Chewton to undertake analysis of the township. He met with Council's project Team and community members and made presentations at public consultation meetings. Peter reviewed Council's corporate policies and prepared the social and economic context. Peter met with retail and commercial business owners and provided specialist input into the economic development and future marketing of Chewton.

- **Donald Walker and Associates – Architect and Historian**

Donald Walker – Donald visited Chewton to undertake a comprehensive urban design analysis. He met with Council's Project Team and Community Members and assisted in developing the strategies and design guidelines for the township and in the presentation of the heritage and design opportunities at three community meetings.

- **Sustainable Development Consultants – Strategic and Statutory Planning**

Ben De Waard – Ben met initially with Council's Director of Technical Services and visited Chewton to review the existing land use of the town and to identify potential sustainability actions. Ben also reviewed Council's policies and planning controls to make recommendations on possible changes to the Planning Scheme's policies.

- **Brecknock consulting – Urban Art and Cultural Planning**

Carol Atwell – Carol met initially with the Project Team and Community Members and visited Chewton to prepare a comprehensive character analysis. She reviewed opportunities and strategies and contributed to the final report.

- **Traffix Group – Traffic Engineers**

Will de Waard – Will met with the Project Team and Community Members and toured Chewton to review traffic movement and road signage and identify current issues. He confirmed strategic directions for key sites and pedestrian access and safety.

- **Project Team**

Mount Alexander Shire Council established a Project Team to oversee and assist the Study Team in the preparation of the Urban Design Framework. Members of this team were:

Brett Martini – Director of Technical Services, Mount Alexander Shire Council

replaced by **Nick Haslinghouse** – Director Environment and Infrastructure

Cr. Jim Norris – Mount Alexander Shire Council

Fiona McMahon – Regional Planner, Department of Sustainability and Environment

(Bendigo Region) replaced by **Fiona Murray** Regional Planner, Department of

Planning and Community Development (Bendigo Region)

Christine Halstead – Senior Town Planner, Mount Alexander Shire replaced by

Fiona McMahon - Manager Sustainability, Mount Alexander Shire

Crown Land ?

Parks Victoria?

- **Reference Group**

As residents of Chewton, the following community members provided valuable guidance as the Reference Group. Their role was to highlight issues to the consultant preparing the Chewton Urban Design Framework report and to provide feedback on ideas and project direction. The Reference Group was responsible for guidance only and not decision making. The Reference Group members were:

John Ellis

Marie Jones

Marion Landy

Lindsay Milton

Edna Preece

Christina Lukazewski

Wendy O'Halloran

Ian O'Halloran

Kerry Bourke

3 METHODOLOGY

The following study process was undertaken to address the project objectives:

3.01 TOWNSHIP INSPECTION BY THE CONSULTANT TEAM AND BRIEFING BY THE REFERENCE GROUP

The Consultant Team visited Chewton on the 13th and 14th April 2005 to be briefed by Council's Project Team and the Reference Group. The meeting was chaired by Brett Martini Director of Technical Services, Mount Alexander Shire Council. Fiona McMahon represented the Department of Sustainability and Environment. Councillor Jim Norris represented Mount Alexander Shire Council.

The following day was spent undertaking site analysis and further meetings with Community Members to inspect various sites.

3.02 ANALYSIS AND OPPORTUNITIES

- The Study Team recorded the physical and non-physical analysis on plans
- Questionnaires were prepared and issued by the Shire to residents and visitors to complete
- Analysis of 70 resident questionnaires and 7 visitor surveys were returned.
- A public meeting held on the 15th June was attended by approximately 25 residents at which the Analysis and Opportunities plans were presented.
- The Analysis and Opportunities plans were displayed in Chewton and Castlemaine and community comment invited.

3.03 PREPARATION OF THE DRAFT FRAMEWORK DOCUMENT

Following the return of the questionnaires on July 2005 the study team prepared the draft Urban Design Framework. This included preparation of strategies and the review of the draft report by Council Officers.

4 CONSULTATION PROCESS

In response to Council's brief for the consultation process to provide ownership of the study outcomes by the community, the Study Team conducted the following process:

Briefing by Council's Project Team, DSE representative and Community Members on the 13th of April 2005 to the Consultant Team attended by:

Brett Martini (MAS)

Fiona McMahon (DSE Bendigo)

Cr Jim Norris (MAS)

Christine Halstead (MAS)

Chewton residents present:

John Ellis, Marie Jones, Marion Landy, Lindsay Milton, Edna Preece, Christina Lukazewski, Wendy O'Halloran, Ian O'Halloran and Kerry Bourke.

Questionnaires Two Questionnaires were circulated in June and July 2005 to assist the study team in establishing residents' and visitors' perceptions of the township. A total of 70 responses highlighted the strong community support for the township. A total of 7 visitor questionnaires were returned. Refer to Appendices 2 and 3 for questionnaires and results.

First community consultation meeting on 15th June 2005 held at the Chewton Town Hall and attended by approximately 25 residents. Michael Smith, Peter McNabb and Donald Walker presented the analysis of opportunities to those present.

Refer to Appendix 4 for meeting minutes.

Plans were then displayed in Chewton and Castlemaine where community comment was invited.

The launch of the Draft Urban Design Framework Plan was undertaken on 6 June 2006. Comments on the draft document were invited, resulting in a total of 65 submissions.

Revision of the Draft Urban Design Framework Plan was undertaken in the light of the feedback received.

Reference Group meetings were held on 24 August 2007 and 5 May 2008.

A Chewton Community Open House was held on 7 July 2008. Residents were invited to drop in over a four hour in the afternoon/evening. Council staff were available to answer questions and further submissions invited. 6 additional submissions were received.

5 HISTORY AND SETTLEMENT PATTERN

The Castlemaine Diggings National Heritage Park contains significant sites and relics that tell stories about the realities of life on the diggings. The park is on the Victorian Heritage Register, and in January 2005 the park was placed on the Commonwealth National Heritage List. Places on the National Heritage list comprise exceptional natural and cultural places, which help give Australia its national identity. They are a living, accessible record of the nation's evolving landscapes and experiences.

The park layout is configured as a spine with various segments and extends from the Expedition Pass Reservoir 3.5kms north of Chewton south to Green Gully Road, approximately 7 kilometres south of Vaughan. The park is the largest non-indigenous protected cultural landscape in Australia.

The area is part of the Jaara country. The Dja Dja Wurrung people are the traditional owners and one of the five language groups making up the Kulin Nation in what is now known as Central Victoria. Examples of Aboriginal life are visible at Eureka Reef.

Major Mitchell led an expedition that explored the Mt Alexander and Mt Macedon region. He camped in the Golden Point area, where he named Expedition Pass on September 1836. A cairn commemorating Major Mitchell's journey is at Expedition Pass Reservoir. Following Major Mitchell's Australia Felix Expedition, squatters moved into the area and established large stations. Dr Barker established a large run covering the Harcourt, Barker's Creek, and Faraday areas, including Specimen Gully where gold discoveries were made in 1851.

The discovery of gold in 1851, by a shepherd named John Worley (while panning in Forest Creek), led to the world's greatest mass migration of people in the 19th century. The Goldfield was originally known as the Mount Alexander Diggings. Mount Alexander is just north east of Chewton and Castlemaine and has its own Indigenous heritage being sacred to the Jarra Jarra people who occupied the region.

Heron's Reef, operated by Parks Victoria, on the famous Fryers Creek Goldfield, is on the State Heritage Register, and has National Trust Classification. It is now included as part of the Castlemaine Diggings National Heritage Park. Mount Alexander Road in Essendon takes its name from miners who arrived in Melbourne from all parts of the world to try their luck at the diggings in the Midlands region of Victoria. Within fifteen months of the gold discovery, it was estimated there were 40,000 - 60,000 people on the Castlemaine Diggings.

On 15th December in 1851 a "Monster" meeting of diggers attracted more than 12,000 miners protesting over the increasing cost of a miner's license. The rally predated the Red Ribbon Rebellion in Bendigo in 1853 and Eureka in Ballarat in 1854. The Monster rally was seen as a key step towards the birth of democracy in Victoria.

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Chewton was formerly known as Forest Creek and became the world's richest shallow alluvial gold field. The township evolved as claims were staked and land sold. The winding road is testament to the route not only of Forest Creek but also to the mining sites claimed, requiring bullock wagons to circumnavigate mine claims. The government sent surveyors in 1854 to layout a town, however land sales had already taken place and this also dictated the town's early settlement pattern. The surveyors ensured that public buildings such as churches, hospital, town hall and banks were located on higher ground. The alluvial mining resulted in complete removal of the Box-Ironbark forest cover, leaving much of the land exposed and muddy.

The Chewton community has fought on a number of occasions to save key buildings. As a result, the Town Hall and Post Office are both on the Victorian Heritage Register. In the past, plans to demolish and sell off these assets met strong opposition from the community. This sentiment has been galvanised by building and streetscape preservation issues, and as a consequence, the formation of the Chewton Domain Society to which most residents subscribed to in 1996-97, and adopted the "Chewton Township Domain".

6 ECONOMIC AND SOCIAL CONTEXT

It is important to have an understanding of the economic and social aspects of Chewton as these factors underpin the Urban Design Framework.

Chewton is a small township that has grown randomly on the outskirts of Castlemaine in the Shire of Mount Alexander. The population for the township is approximately 400, although it is difficult to establish the exact number because the boundaries of the township are unclear. There are large areas of comparatively sparse development whose inhabitants consider themselves to belong to the Chewton community. The population is small enough for most people to know each other by sight, and a great many by name.

In *Towns in Time*, produced by the Department of Sustainability and Environment, socio-demographic information for Chewton is included within the wider Castlemaine area. The current population of that area (representing 34.1 sq km) is approximately 8,300. There has been almost a 10% increase in the population of the area since 1981 when the Census population was 7,583. This is illustrated in Table 1

Table 1 Population Change in Wider Castlemaine Area 1981-2001

Indicator	1981	1986	1991	1996	2001
Total Population at Census	7,583	7,656	7,955	7,999	8,267
Population living at same address five years ago	4,322	4,250	4,065	4,181	4,253
Proportion of Mount Alexander Shire population	59.3	54.8	51.1	49.7	51.2
Rank by population size among Victorian towns with population greater than 500	26	26	26	27	29

Source: DSE, *Towns in Time*, 2001

Although the Castlemaine area has a declining proportion of Mount Alexander's overall population, it retained its rank as the 26th largest town in Victoria until recent years. The town is reasonably stable with about as many residents living long term in the town as was the case in the past. This is evidenced by only the slight decline in the number of residents living five years or more at the same address from 4,322 in 1981 to 4,253 in 2001.

The age distribution of the population has changed considerably in the 20 year period. This is illustrated in Table 2.

Table 2 Age Distribution of the Wider Castlemaine Population 1981-2001

Age Group	1981 %	1986 %	1991 %	1996 %	2001 %
0-17	26.2	23.9	25.2	24.8	23.1
18-34	22.5	23.1	22.0	19.9	17.4
35-59	26.7	26.8	27.3	30.4	33.7
60+	24.7	26.2	25.4	24.8	25.8
Total	100	100.0	100.0	100.0	100.0

Source: DSE, *Towns in Time*, 2001

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT.ALEXANDER SHIRE COUNCIL

In the 20 year period, there has been:

- A gradual ageing of the population
- A significant increase in the number of residents in 35-59 age group
- A decline in the proportion of children and adolescents
- A general decline to a low point of about 17% in 2001 in the proportion of people who are young workers and in the main child-bearing years
- A general maintenance in the proportion of older people at about 24-26%

These trends highlight the popularity of the district for older workers and retired people seeking the lifestyle benefits that Castlemaine area has to offer. This is illustrated by the household numbers in Table 3. The number of households in Castlemaine and Chewton has increased by about 28% from the Census in 1981 to the Census in 2001.

Table 3 Changes in Household Numbers in the Castlemaine Area 1981-2001

	1981	1986	1991	1996	2001
Households	2,653	2,879	3,047	3,121	3,385

Source: DSE, *Towns in Time, 2001*

In the 20 years between 1981 and 2001, Castlemaine's total labour force has increased by 9% from 2,806 to 3,061, and the resident participation rate in the labour force has increased marginally. The unemployment rate increased in the early years, but has stabilised at about 11% over the last 10 years. These changes are indicated in Table 4:

Table 4 Changes in Labour Force Participation Rate and Unemployment Rate in the Castlemaine Area 1981-2001

	1981 %	1986 %	1991 %	1996 %	2001 %
Labour Force Participation Rate	49.7	49.3	52.3	50.3	51.0
Unemployment Rate	5.6	8.8	11.5	11.6	11.2

Source: DSE, *Towns in Time, 2001*

Household income generally has been in the low to middle range throughout the last 20 years. Over that period, 66 to 70% of household income has constantly remained in the bottom two quartiles. In recent years, there has been a decreasing proportion of household income in the highest quartile, and an increasing proportion in the second lowest quartile. These trends are illustrated in Table 5.

Table 5 Changes in Household Income in the Castlemaine Area 1981- 2001

Income Quartile	1981	1986	1991	1996	2001
1 st (lowest)	42.3%	40.6%	40.0%	40.6%	40.1%
2 nd	23.6%	27.8%	28.9%	30.8%	30.4%
3 rd	20.6%	19.1%	20.7%	19.0%	19.4%
4 th (highest)	13.5%	12.6%	10.4%	9.6%	10.1%

Source: DSE, *Towns in Time, 2001*

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Preliminary data is now available from the 2006 Census that focuses only on the Chewton township. This information is summarised below.

Table 6 Summary Data 1981- 2006

Summary Data	1981	1986	1991	1996	2000	2006
Total population (enumerated)*	409	391	421	408	381	382
Male: Female ratio*	99.5	93.1	98.2	96.2	102.9	92.0
Visitors on Census night*	13	4	4	3	16	13
Population in non-private dwellings*	4	0	0	0	0	0
Population living same address 5 years ago	216	216	245	218	237	234

*Includes local, interstate and overseas visitors.

Source: DPCD, *Towns in Time, 2008*

Table 7 Age Structure 1981- 2006

Age Structure	1981	1986	1991	1996	2000	2006
0-17	108	95	103	111	80	91
18-24	29	26	44	27	21	27
25-44	105	113	132	111	85	66
45-64	103	90	76	93	123	132
65-74	44	43	45	48	48	42
75+	20	24	21	18	24	21
TOTAL	409	391	421	408	381	378

Source: DPCD, *Towns in Time, 2008*

Table 8 Dwellings 1981- 2006

Dwellings	1981	1986	1991	1996	2000	2006
Occupied private dwellings	160	161	175	182	181	188
Unoccupied private dwellings	29	36	46	33	24	38
Separate house	183	183	215	209	196	220
Other or not-stated dwelling type	6	15	6	6	9	6

Source: DPCD, *Towns in Time, 2008*

In terms of its current economic structure, Chewton has more than 60 businesses listed in its recently launched "Welcome to Chewton" Kit although several of these businesses operate from a wider base.

In the township centre, there is a handful of businesses consisting of the Chewton Post Office, Ranters, DJ's of Chewton, Red Hill Hotel, Chewton General Store, The Old Store Antiques and Collectives, Craftworks, Carlo's Garage, and Rhone's Mechanical Repairs. Chewton Pet Supplies and Castlemaine Taxis operate a little further down the road. Of this group, the Chewton Post Office, Chewton General Store and the two automotive services are the main businesses that offer a regular convenience role. As such, the Chewton township centre provides a very limited range of day-to-day goods and services for local residents. The local community uses

the centre only for minor "top up" convenience shopping and does most of its major grocery and other household goods shopping in Castlemaine or Bendigo.

The other small businesses in Chewton are specialist destination operations. Many in the main road operate only on a part-time basis during the week. All of the businesses - not only in the main street but in its immediate hinterland - are interesting and somewhat alternative that take advantage of the distinctive rural lifestyle of the area. These include Mike Grinter's Wind Instruments, Castlemaine Rod Shop, Alexander Resources, Early Settlers Stonework, Milton Property Services, Badgers Keep Apple Tree Specialists, Little Bear Yarns at Whitehorse Cottage, and Surtierra Alpacas.

Short and long term population increases and residential development resulting from the provision of sewerage, can improve the sustainability of retailing and other small business activities in the township centre. It may also encourage further investment in existing and new specialist businesses in the hinterland, thereby improving the business mix.

For local people, there seems to be a good sense of community in Chewton. The township has a diverse mix of unpretentious, hard working and sometimes eccentric residents who are prepared to put effort back into the community.

To a large extent, Chewton relies on Castlemaine for its economic well-being, but there is a strong desire for the Chewton community to remain separate and different. The relationship between the two centres needs to be developed in a positive way that provides direct benefits for Chewton.

These economic and social factors provide a very important context for developing the Chewton Urban Design Framework. They are key inputs into the shape of the framework. In addition, the strategy development process provides a further catalyst to improve the economic and social fabric of Chewton by stimulating the conditions for business growth and by facilitating further community building.

7 PLANNING POLICIES AND PROVISIONS

Planning and sustainability-related actions that are pertinent to the Chewton Urban Design Framework (UDF) are documented below.

The Chewton UDF will develop a series of actions and initiatives that, in terms of planning and sustainability will contribute towards the:

- Review of the Local Planning Policy for Chewton at Clause 22.06 and the Township Structure Plan.
- Define township boundaries on the Township Structure Plan to provide certainty about future land use at the edges of the township.
- Identify opportunities for in-fill housing having regard to the protection of heritage and townscape character.
- Enhance the function, use, activity and visual amenity of the town centre.
- Identify land use outcomes for important sites.

The planning context is provided by the Mount Alexander Planning Scheme. The Chewton UDF addresses a range of planning and sustainability-related matters and some of these require that amendments be carried out to the Mount Alexander Planning Scheme. The following sections highlight the most relevant (existing) planning scheme provisions to which changes are required because of the UDF proposals.

The approval of Amendment C24 to the Mount Alexander Planning Scheme in 2007 incorporates the findings of the recent MSS review. This amendment included updated provisions to the Local Planning Policy Framework (LPPF) of the Planning Scheme and correctly reflects the fact that the township is now sewered. The strategic directions outlined for Chewton are generally consistent with the UDF objectives. Some changes are required which are outlined in the following section.

7.01 MUNICIPAL STRATEGIC STATEMENT

The planning context is provided by the Mount Alexander Planning Scheme. Specific, relevant elements are described below:

Clause 21.02 Key Issues Affecting the Shires Future Land Use Planning and Development

This clause lists a range of key issues that are important for the Shire's future land use and development. Those particularly relevant to Chewton include:

- Ageing community and the need for suitable housing;
- The road and rail improvements to the Calder Corridor resulting in reduced travel times to Melbourne and Bendigo, encouraging further population growth and an increase in tourism;
- The extent and diversity of a unique collection of built and natural heritage;
- Introduction of reticulated sewerage services; and
- The need to improve the condition of the Loddon-Campaspe catchment.

Recommendation

Under the section **Cultural and Natural Heritage** include the following sentence

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

- *"The design of new development located in areas of heritage or environmental significance should respect the particular characteristics of the sensitive setting"*

Clause 21.04 Objectives and Strategy

This clause lists the following key objectives and strategies for the municipality. Relevant sections of the clause are summarised below.

Objectives: What do we want to achieve?

One of the environmental objectives listed is to *"Protect Chewton's historic urban form and maintain existing streetscape character"*.

Strategies: How do we achieve it?

To achieve this, the clause states, *"Ensure landscape and townscape character is protected from inappropriate development within the visual corridors of highways between towns"*.

Recommendation

There is no action that relates to the above objective and strategy. Under the section **Implementation** add

- Apply the Design and Development Overlay to all land within Chewton that is included within the Township Zone."

Further Strategic Work identifies the need for Urban Design Frameworks for Harcourt, Newstead, Taradale and Chewton.

Recommendation

Delete reference to Chewton.

7.02 LOCAL POLICIES

The relevant local policy contained within the Mount Alexander Planning Scheme contained at Clause 22.06 – Chewton, is summarised below:

Local Policy	Policy Subject Matter
Chewton	<ul style="list-style-type: none">• Preserve distinctive historic character.• Identify and protect heritage items and features.• Residential development density to take into account effluent disposal limitations and ultimate provision of sewerage services.• Recognise proximity to Castlemaine and potential for population growth.• Determine boundary with regard to existing small lots, enabling easier and economical connection to sewerage, maintaining green belt between Chewton and Castlemaine and preserving Chewton's village atmosphere.• Potential for future residential development in Faraday Road/Golden Point area to be investigated.• Existing commercial centre to be contained.• Historic and winding nature of the Pyrenees Highway, especially through the built up

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Local Policy	Policy Subject Matter
	area of Chewton be preserved and opportunities be examined to divert heavy traffic from the highway.

The policy for Chewton also includes the Chewton Township Structure Plan. This identifies the following:

- Areas available for future residential development;
- Retention of the greenbelt between Castlemaine and Chewton;*
- Reinforcement of the existing commercial/community centre;
- Maintaining the winding character of the highway; and
- Areas of low-density residential development.

*The greenbelt between Castlemaine and Chewton has been compromised by clearing of a large key site at the interface between the towns. Rather than referring to a greenbelt, it is considered that providing a distinctive theme to provide the separation may be more appropriate.

Other local policies within the Planning Scheme which apply to Chewton are:

Clause 22.11 Streetscape:

Objectives are:

- To ensure that all development has regard to design, siting and landscaping issues.
- To ensure that development enhances the presentation of main road entrances into townships and enhances the immediate environment.

Clause 22.12 Urban Growth Boundaries:

Objectives are:

- To ensure that incompatible urban and rural uses are clearly separated.
- To ensure that all urban areas are provided with reticulated water, sewerage, power, stormwater and all-weather roads.
- To establish a clear process and set of criteria which are to be met to guide the process of the future conversion of rural land, particularly where it is productive agricultural land, to urban uses.

Clause 22.17 Pest Plant and Animal Management

Objectives are:

- To contain and limit the spread of pest plants, animals and feral orchards.

Clause 22.19 Roadside Conservation

Objectives are:

- To protect and restore indigenous vegetation.
- To protect rare, vulnerable and significant species of flora and fauna on roadsides.
- To protect the service function of the road and service assets located within the roadside reserve.
- To maintain and enhance the habitat, visual, landscape and cultural qualities of roads and roadsides.
- To retain vegetation for streetscape, landscape and cultural heritage values.

Clause 22.20 Natural and Cultural Heritage

Objectives are:

- To ensure that the Shire's local heritage is preserved and maintained.
- To ensure that new uses and developments are of a type which is in harmony with and complements the historic and architectural integrity, character and appearance of the surrounding buildings, works, site or landscape.
- To recognise the buildings, works, sites and landscapes which are of local historical and architectural significance and the role they play and the need to ensure their preservation and maintenance.
- To identify and protect places, items and sites of Aboriginal cultural heritage.

Clause 22.23 Industrial Development

Objectives are:

- To encourage well planned industrial development throughout the Shire, setting out clear requirements for industrial development and dealing efficiently with proposals that meet with these requirements.

Clause 22.26 Residential Infrastructure

Objectives are:

- To ensure that all existing and future forms of residential development, including rural residential development, is serviced with reticulated sewerage when available and practical, water, electricity and other services.
- To ensure that all roads that service a residential development are fully constructed and sealed.
- To ensure that environment and water quality downstream of urban development is not affected.
- To ensure that development is located within or abutting the existing urban areas and does not prejudice the further development of the town.
- To establish a clear process and set of criteria to guide the process for the future conversion of rural land to residential uses.

Clause 22.28 Highway DevelopmentObjectives are: (**Pyrenees & Midland Highway**)

- To ensure that the use and development of land does not lessen the service, safety and role amenity of listed roads.
- To provide for controls on the scale, intensity, design, appearance and presentation of land uses and developments along highways.
- To limit the number of access points to the highway and to ensure that new access points do not interfere with the safety of the road.
- To avoid linear or ribbon development of highways.
- To protect existing areas of vegetation along and adjacent to roadside.
- To ensure that new uses and developments do not lessen the value of existing landscapes.

Clause 22.30 Building lines and height

Objectives are:

- To ensure that new uses and development of land at or near highways and main roads is not prejudicial to the use, safety or amenity of such transport routes
- To ensure that development is appropriately located and sited having regard to streetscape and environmental attributes of residential areas.
- To ensure development is appropriately located in relation to watercourses.

The Chewton UDF introduces a number of initiatives and issues that are not presently included in the Chewton policy. These include:

- Promote opportunities to establish a café, coffee shop, milk bar, bakery and meeting place in Chewton;
- Encourage improved pedestrian links and paths through-out Chewton;
- Control gorse and black-berries on the land, in conjunction with new development;
- Encourage planting of indigenous vegetation;
- Promote home-based business opportunities in Chewton;
- Unlock Crown Land in Chewton for residential development;
- Discourage large buildings that are not compatible with the scale of existing development in Chewton;
- Encourage concentrated infill residential development within the core area (Fryers Road to Angus Street), rather than new, dispersed residential development beyond the core area;
- Identify land in the Golden Point/Faraday Road as a future residential investigation area (subject to any potential unacceptable impacts on the Castlemaine Diggings National Heritage Park being properly controlled.); and
- Specify design controls for new development in Chewton.

Recommendations

It is recommended that:

- The final paragraph of the "policy basis" be updated with respect to population and sewerage infrastructure.
- The third dot point of the "policy", with respect to effluent disposal limitations and ultimate provision of sewerage services be deleted;
- The sixth dot point of the "policy" be deleted and replaced with a requirement which makes it clear that the Faraday Road/Golden Point area requires further detailed investigation before it could be considered for residential development, and that consolidation of residential development within the existing township is the primary focus;

The Chewton Policy be extended to address:

- Support the establishment of a café, coffee shop, milk bar, bakery and meeting place in the core area of Chewton between Fryers Road and Angus Street on the Pyrenees Highway;
- Encouragement of improved pedestrian links and paths through-out Chewton;
- Control of gorse, black-berries;
- Planting of indigenous vegetation;
- Home-based business opportunities;
- Potential release of some Crown Land for residential development;
- Discouragement of large buildings that are not compatible with the scale of existing development;
- Specific design considerations for new development in Chewton (refer to Section 2.4 Overlays).

Zones

The Study Area for the Chewton UDF includes a number of different planning zones.

These include:

- The Township Zone, concentrated on the core retail/commercial areas of Chewton, and residential development areas;
- The Public Use Zone, applying to scattered sites used for a variety of public uses including educational, cemetery, transport, service/utility, local government uses and other public uses.
- The Public Conservation and Resource Zone, applying to a number of open space and forest areas in Chewton.
- The Farming Zone, applying to various properties generally on the out-skirts of town.
- The Road Zone Category 1, which applies to the Pyrenees Highway.

Chewton UDF initiatives propose changes to the zoning of the existing Township Zone, indicated on the new Chewton Town Structure Plan, Figure 15.

These changes are:

- The core area of the township, indicated by the black hatched line along the Pyrenees Highway, Angus Street to Fryers Road, be rezoned to Business 1, this allows an increased variety of business uses to establish.
- The area indicated by the orange boundary on the Structure Plan, Vineyard Road to Eureka Street, remains as the Township Zone, determined predominantly by the recently provided reticulated sewerage to these areas. The TZ allows residential and smaller home based businesses.
- All areas outside the proposed Township Zone which are currently zoned TZ, be rezoned to LDRZ which allows larger lot sizes.
- All other zones remain as they are in the existing zoning.

Refer to Figure 15 for proposed TZ, LDRZ and BZ1 changes.

7.03 Overlays

The Heritage Overlay, Wildfire Management Overlay and the Environmental Significance Overlay presently affect the study area.

Heritage Overlay

A considerable number of individual sites within Chewton have been included within the Heritage Overlay. This means that a planning permit is required for most buildings and works.

Environmental Significance Overlay – Schedule 6 Highway Environs

The existing Environmental Significance Overlay affects properties along both sides of the Pyrenees Highway within Chewton. Specific objectives relate to road safety and amenity, preserving and enhancing the tree lined character of roadsides, discouraging intensification of development in undesirable locations, conservation of trees, and requiring new development to harmonize with the visual character of their surrounds.

Wildfire Management Overlay

The Wildfire Management Overlays currently affects land (scattered sites) around the periphery of Chewton. The extent of this overlay is currently being reviewed and extended.

Design and Development

A significant element of the UDF deals with design considerations for new development in Chewton. These considerations include:

- Preferred building materials;
- Visual prominence of new development viewed from the highway corridor;
- Form and detailing of new development;
- The importance of facades built to the edge of footpaths;
- Provision of screening landscaping;
- Preferred building colours;
- Preservation of key vistas and view corridors;

It is noted that the above considerations would apply to the entire township, including land along the highway corridor.

Recommendation

It is recommended that a Design and Development Overlay be applied to Chewton, that addresses the above considerations, and the design details and actions contained in the Chewton UDF.

8 PHYSICAL CONDITIONS, ANALYSIS AND OPPORTUNITIES

The analysis process was important in the resolution and prioritisation of action areas, key sites and recommendations. The process of analysis has been carried out in consultation with the community and Council's project Team through site inspections, questionnaires, presentations and discussions at public meetings. For Township Analysis Refer to Figure 3.

For Township Key Opportunities Plan, refer to Figure 4. The Opportunities Plan was prepared based on our township analysis process and consultation with the Project Team and community meetings held in June and October 2005.

The Key Opportunities Plan has been reviewed following consideration of all submissions received during the consultation phases.

For the Views, Ridgelines and Pyrenees Highway Analysis refer to Figure 5.

KEY FINDINGS OF COMMUNITY CONSULTATION PROCESS

A. Key findings of the residents survey are as follows:

- Residents are attracted to live in Chewton by the rural atmosphere, the randomness and informality of the settlement pattern, the spaciousness and country lifestyle,
- Residents feel there is a strong sense of community spirit and friendliness experienced in a village atmosphere,
- The goldmining history and natural environment are key elements in attracting people to live in Chewton,
- Residents hold concerns about large scale development occurring in Chewton,
- The presentation of the township, particularly the core area along the Pyrenees Highway is important,
- The separation from Castlemaine and special identity of Chewton is important; although the close proximity of services and facilities in Castlemaine is also important to residents.

B. Key findings of the visitor surveys are as follows:

Seven complete or partially completed visitor surveys were received by Council.

The time people intended to stay in Chewton varied from a few hours to over one week. All seven respondents had visited Chewton previously and all knew of Chewton's history. All responded that the approach to Chewton on the Pyrenees Highway is memorable. The winding road enclosed by native forest and the Soldiers' Memorial Park were key elements in providing a sense of memory of the township. Most respondents advised participating in sport was their reason for visiting Chewton.

Respondents provided a range of ideas in further promoting the town through the internet, activities and events, brochures, additional signage and maintaining historic sites.

A coffee shop and food shop were key businesses required and improvement to signage, provision of visible public toilets and picnic facilities were given as physical improvements to be considered.

9 VISION AND STRATEGIES

9.01 VISION

Chewton is located within the northern area of the Castlemaine Diggings National Heritage Park. The township is approximately 4 kilometres from the centre of Castlemaine, which provides the opportunity for a wide range of services and facilities. The community is keen to ensure that growth is managed and sustainable. The connection to sewer has provided the opportunity for the township to consolidate urban development within the core area. The community has identified Chewton's strengths in the random and spacious township layout surrounded by Box-Ironbark forest. The unpretentious, hard working community and community spirit are core attributes that the community really values and this make Chewton a desirable township in which to live.

The vision for Chewton is that:

- The village character of Chewton, based largely upon its important heritage and landscape values, will be retained and enhanced.
- Chewton is a "gateway" town to both Castlemaine and the wider central Victoria gold region.
- The distinctive meandering route of the Pyrenees Highway through the township is to be retained and the road promoted as a tourist route.
- The establishment of businesses focussing on tourism and lifestyle within the town centre will be encouraged.
- The town's setting close to the Box-Ironbark forest and the historic mine sites within the "Castlemaine Diggings National Heritage Park" will be promoted.
- The separate identity of Chewton from adjoining Wesley Hill and Castlemaine will be emphasised through urban design initiatives and streetscape works.
- Chewton has potential to be marketed as a township which encourages exploration; providing visitors with opportunities to radiate out from the township on various tours and walking trails.
- Add to the vibrancy of Chewton through the opportunities presented for in-fill development and consolidation of the core township area by the recent installation of reticulated sewerage.

9.02 STRATEGIES

The strategies are set out in tabulated form in terms of proposed actions arising from the issues/attributes and opportunities identified in the previous analysis.

Each issue/attribute is given a priority rating represented as a time frame based on assessment of the relative importance, extent of works and budget available. These timeframes are indicative only and are subject to availability of funding.

The strategies also provide budget estimates and indicate on whom the responsibility falls for seeking funding grants and over-seeing the implementation of each strategy, subject to future budget process.

As many strategies involve a number of agencies and community groups, the responsibility columns have been divided into two parts, the first column containing the bold font (e.g. **Council**) denotes the Lead Responsibility for the review and implementation of each strategy as well as the responsibility to source funding, while the partner groups and or agencies with supporting roles are listed in the second column.

Following these tables there is a budget summary of capital works and non-physical strategies for Chewton.

From this vision, the following key strategies of the Urban Design Framework have been prepared under these topic headings:

- Heritage and Culture
- Community Facilities and Services
- Tourism and Visitor Amenities
- Surrounding Landscape
- Identity and Image
- Built Form
- Streetscape
- Business Economy
- Infrastructure
- Planning and Landuse
- Gateways and Entrances
- Transport and Traffic

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Table of Relevant Figures:

Figure 1	<i>Regional Context Plan</i>
Figure 2	<i>Study Area Plan</i>
Figure 3	<i>Analysis Plan</i>
Figure 4	<i>Key Opportunities Plan</i>
Figure 5	<i>Views, Ridgelines and Pyrenees Highway Analysis</i>
Figure 6	<i>Key Directions Plan</i>
Figure 7	<i>Key Directions Plan (continued)</i>
Figure 8	<i>Key Area Action Plan</i>
Figure 9	<i>Built Form Guidelines</i>
Figure 10	<i>Built Form Guidelines (continued)</i>
Figure 11	<i>Built Form Guidelines (continued)</i>
Figure 12	<i>Pyrenees Highway – Chewton Township Streetscape ST1</i>
Figure 13	<i>Pyrenees Highway – Chewton Township Streetscape ST2</i>
Figure 14	<i>Potential Release of Crown Land Plan</i>
Figure 15	<i>Chewton Town Structure Plan</i>

9.03 HERITAGE AND CULTURE

The following section sets the context, vision and themes, then recommended actions for maintenance of heritage and cultural values.

Context

- Chewton was settled as a gold mining township.
- Chewton has a number of significant historic sites.
- The historic Castlemaine Diggings National Heritage Park is the key historic site and encompasses the natural environment of surrounding Box-Ironbark forest.
- There is cultural and social diversity within the township. This is represented by a diverse mix of unpretentious, hard working and sometimes eccentric residents who are generally prepared to put personal effort back into their community, this contributes to the high community spirit and morale in the township.
- The community values the rural lifestyle, social connectivity and community spirit and support for one and other.

Vision and themes

- Build upon the heritage and culture in the township and surrounding area.
- Promote the heritage features of Chewton through the community based web site, information and interpretive boards and conducting further events and festivals.
- Maintain Chewton's informality and random layout of presentation of Main Street (Pyrenees Highway) with its meandering route, a result of the gold mining past.
- The community based, Chewton web site and the Chewton Domain Society are important in fostering community well-being and activity.

The broad objectives of the recommended actions are:

- To maintain the strong sense of community spirit.
- To promote the heritage features through brochures and interpretive information.
- To define budgets and funding to ensure that key buildings and sites within the town are maintained for the benefit of future generations.

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL



Historic brick railway bridge



The old police lockup in Ellery park



History display inside the Town Hall,
with the Chewton flag hanging from
ceiling



The Garfield Water Wheel



Chewton Cemetery



Historic granite retaining wall along
Forest Creek

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.03 HERITAGE AND CULTURE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>The Castlemaine Diggings National Heritage Park. The park is on the Victorian Heritage Register and the Commonwealth's National Heritage Register. It is the largest non-Indigenous, protected cultural landscape in Australia.</p> <p>Parks Victoria manages the Park which is Crown land.</p>	<ul style="list-style-type: none"> World Heritage listing. Promote the status of the Park. Significant archaeological relics and mining sites. Indigenous peoples lore and long association with the area. Park protects threatened species of flora and fauna. Provides a range of recreational opportunities. 	<ul style="list-style-type: none"> Promote the Diggings to be included in the World Heritage listing. Provide further interpretive information about the significance of the Park at the information board and key sites in the township. 	1 – 2 years	Signage and brochure \$15,000	Parks Victoria	Council C.D.S
<p>Chewton is a small township with its history on display. Literally just "look out the backdoor where you see mullock heaps, old goldmines and cemeteries of the fossickers and their children." This includes sites such as Aboriginal wells Eureka Reef Pennyweight Cemetery (outside of study area)</p>	<ul style="list-style-type: none"> Promote nearby attractions. Attract additional visitors to stay a while. Bring further revenue to the township. Vital historic links and themes. 	<ul style="list-style-type: none"> Further information brochures, co-ordinated signage to key areas. (Brochures and signage need to be co-ordinated as part of a trail to avoid a plethora of signs detracting from sites). 	2 – 5 years (subject to funding)	\$25,000 signage at specific sites	Council – Design and Operations Unit?	C.D.S
		<ul style="list-style-type: none"> Consult with Elders of the Dja Dja Wurrung People about cultural heritage significance and access. Promote key sites through displays at the Castlemaine Tourist Information Centre. Prepare walking and interpretive Trail brochures. Prepare tourist information brochure covering the town and the Heritage Park. 			Council – Design and Operations Unit	C.D.S
					Parks Victoria	

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.03 HERITAGE AND CULTURE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>The Garfield Water Wheel was the largest timber wheel in the Southern Hemisphere, being 20 metres in diameter. People don't appreciate the scale of the wheel. Concern any reinstatement would be subject to vandalism, also high maintenance.</p>	<ul style="list-style-type: none"> The use of local stone as the key building material is significant The use of stone and it's sheer size To convey its enormous size (20 metres in diameter) and its location 2 kilometres north of the town. Originally it would have been noisy with clanking, groaning, water rushing and miners working underground. There is potential for an amazing interpretive activity including audio, loud speakers of the noises, i.e. push button for 30 seconds. This could also be done with the use of audiotapes. 	<ul style="list-style-type: none"> Support interpretation initiatives consistent with the CDNHP Management Plan. 		\$8000 per annum maintenance	<p>Parks Victoria</p>	<p>Council</p> <p>Private initiatives</p> <p>C.D.S</p>
<p>Chewton Chat is a monthly newsletter. Produced by the Chewton Domain Society and circulated to residents. It provides a range of up to date activities, services, and articles of community interest.</p>	<ul style="list-style-type: none"> Important community capacity building exercise. 	<ul style="list-style-type: none"> The network should expand through regional tourism networks. Continue to supply the Chewton Chat to the Visitor Information Centre in Castlemaine. 	1 – 2 years	Already established.	C.D.S	

9.03 HERITAGE AND CULTURE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
The historic display in the Town Hall is organised and managed by the Chewton Domain Society. Council through its tourism services encourages visitors to experience Chewton through signage, calendar of events and radio segments.	<ul style="list-style-type: none"> Continue to promote the cultural experiences. 	<ul style="list-style-type: none"> Maintain promotional activities 	Ongoing		Council Tourism Services	C.D.S
The historical display in the Town Hall. Existing fixed displays and interpretive boards outside the Post Office and the Town Hall are excellent.	<ul style="list-style-type: none"> Link with new interpretive approaches where colour, interaction and movement are used. Pictures of what several key buildings in town used to look like. 	<ul style="list-style-type: none"> Consider possible brass numbers to depict sites, as they are less likely to be vandalised. Link the numbers to a coloured brochure documenting information on each street. 	1 – 2 years (subject to funding)	Plaques \$5,000 Brochure documented elsewhere.	C.D.S	Council
Monster Meeting Site Network of walking trails. Protect the site of the Monster Meeting.	<ul style="list-style-type: none"> Significant interpretive values. The Monster Meeting was the precursor to the even larger Eureka rebellion in Ballarat. Undertake interpretive display(s) in accordance with the CDNHP Management Plan. 	<ul style="list-style-type: none"> Improve the community / tourism notice board on the corner of the Pyrenees Highway and Pitman Street and develop a more prominent designed element/space for the Monster Rally plaque as the site has good access via the existing pathway 	1 – 2 years (subject to funding)	\$5,000 Paved area and stone plinth	Council – Operations and Design Unit Tourism Services (Diggings Committee) Parks Victoria	

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.03 HERITAGE AND CULTURE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Build upon the heritage and cultural elements in Chewton with interpretive displays.	<ul style="list-style-type: none"> Develop gateway treatments that build upon the identity of Chewton to create a sense of the Township's heritage (refer Gateways and entrances). Provide interpretive information about Chewton's heritage and cultural elements. Provide heritage walking trails with interpretive signage along the trail. Build upon what is currently in Chewton for residents and visitors alike. 	<ul style="list-style-type: none"> Undertake subtle interpretation measures consistent with the CDNHP Management Plan. 	2 - 5 years (subject to funding)	\$60,000	Council – Operations and Design Unit Tourism Services	Parks Victoria C.D.S Historical Society Arts Group
Historic mine sites are on Crown Land and are managed by Parks Victoria.	<ul style="list-style-type: none"> Interpretive information. 	<ul style="list-style-type: none"> Undertake interpretation measures consistent with the CDNHP Management Plan. 	1 -2 years (subject to funding)	\$10,000	Parks Victoria	C.D.S

9.03 HERITAGE AND CULTURE CONTINUED

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>The natural setting, the feeling of spaciousness, the peacefulness, the community spirit and friendliness are attributes that residents value about Chewton.</p> <p>The community values the social cohesion and community spirit and dynamics of the township.</p> <p>There is social and cultural diversity in the town. It is seen as a positive attribute by the community.</p> <p>Chewton hosts the event "Australia's Biggest Morning Tea"</p>	<ul style="list-style-type: none"> Whilst not quite a village in terms of the physical layout, the town exhibits fine qualities that contribute to make Chewton a desirable place to reside. The community groups and networks are important in fostering a sense of collective togetherness. The social and cultural diversity provides a certain eccentricity and appeal to the town. Marketing and promotion of Chewton 	<ul style="list-style-type: none"> Retain the community cohesion and a township where people know one another. Maintain the strong sense of community spirit, friendliness and well-being. Maintain this annual event as an important cultural event. Further promote the event. 	Ongoing	-	All residents	Council
			Ongoing	-	All residents	Council
			Ongoing	-	C.D.S	All residents

9.04 COMMUNITY FACILITIES AND SERVICES

The following section sets the context, vision and themes, then recommended actions for enhancement of the existing community facilities and services.

Context

- The proximity to Castlemaine for support services is considered important by the community.
- The Chewton Soldiers' Memorial Park is centrally located within the township and has a strong setting and benefits by the visual exposure emphasized by its corner location on a bend on the Main Street (Pyrenees Highway).
- The Chewton Domain Society produces a "Welcome Kit" for residents which provides information in respect to various businesses, organizations and network activities.
- There is a community-based website and this fosters the sense of community spirit.
- The Primary School and the Community Centre are important facilities.

Vision and Themes

- Improve the social and services support link to Castlemaine without diminishing the township's visual and physical separation and identity.
- Provide additional recreation facilities to the Chewton Soldiers' Memorial Park.
- Maintain the strong sense of community spirit and support through the community-based website and the Chewton Domain Society.
- Chewton has the potential to become an educational centre.

The broad objectives of the recommended actions are:

- To provide more regular weekday and weekend bus services to Castlemaine including the Castlemaine Railway Station, to provide access to services, weekend events, including evening events, sporting events, churches, clubs and shops.
- To promote the proximity of Castlemaine yet maintain a distinct physical and visual separation between Chewton and Castlemaine.
- For the Chewton Soldiers' Memorial Park, review and undertake a feasibility study for an additional large playing field, two tennis courts, basketball practice quarter court and new children's playground.
- To maintain the strong sense of community spirit and support through the community-based website and the Chewton Domain Society.



Chewton swimming pool



Chewton Soldier's Memorial Reserve



Seating and barbecue area in Ellery Park



Primary School



Community Hall

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.04 COMMUNITY FACILITIES AND SERVICES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
A visible and well designed toilet block is required in the core area of town. There is a lack of a readily identifiable public toilet.	<ul style="list-style-type: none"> Community and visitors amenity. Consider a toilet that is easily accessible for wheelchair and pram access. Consider as part of the potential swimming pool and soccer clubs development. 	<ul style="list-style-type: none"> Review possible locations for a public toilet. Install a new public toilet considering the location, landscape treatment and overall design. Council to review shared facilities. Directional signage from the main road to the toilets would be required. 	1 – 2 years (subject to funding)	\$3,000 Exeloo toilet \$110,000	Council – Operations and Design Unit	C.D.S CSMR Soccer Club
Chewton Soldiers' Memorial Park includes the recreation reserve and swimming pool. The Reserve is under utilised. There is also an extension of the Reserve as the treed area East of Adelaide Road. The Reserve and the community pool are managed by two committees of Mount Alexander Shire Council. The Reserve is home to the Castlemaine Soccer Club, a popular venue for hire for different events. The Reserve's Committee of Management have identified proposed sites along Adelaide Street for tennis courts and a second playing field.	<ul style="list-style-type: none"> The Park has an important presence in town due to its location on a fulcrum – on a bend on Main Street (Pyrenees Highway) and enhanced by the extent of street trees (Elm trees) of the Pyrenees Highway in Fryers Road and return along the highway. Sport is an important social networking activity in a town. Potential tennis and basketball courts. 	<ul style="list-style-type: none"> Continue the avenue of Elms along Fryer's Road. Continue the annual inspection of Elms and undertake pest control and maintenance works. Maintain the reserve as a venue for hire. Review the possibility of using part of the reserve as a camping ground (area to the West), toilet, shower and booking arrangements would require clarification. Undertake a feasibility study to review proposals for a second playing field and tennis courts. Link to Wesley Hill redevelopment proposal regarding soccer fields. Provide an additional playing field and tennis courts. Develop a strategic masterplan for the Adelaide Street site 	2 – 5 years (subject to funding)	\$5,000/ Annum Recurrent funding Elm tree maintenance Feasibility study for playing field and courts \$10,000 Site Works \$300,000	Council – Operations and Design Unit, Parks Dept Council - Recreation Services Council – Operations and Design Unit	Sporting clubs Sporting clubs

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.04 COMMUNITY FACILITIES AND SERVICES CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
The Chewton Community Centre used by the Senior Citizens Club is also used for wedding receptions, meetings, parties etc. The kitchen facilities are excellent.	<ul style="list-style-type: none"> The Chewton Senior Citizens is the main user of the community hall. Important community function to foster community well-being. 	<ul style="list-style-type: none"> Maintain the services and functions available. 	Ongoing	-	Committee of Management	Council C.D.S
The Chewton Post Office has operated continuously in the current building for 126 years. The modern telephone box in front of the Post Office detracts from the historic building's heritage.	<ul style="list-style-type: none"> The Post Office is an important services and information hub for the community and visitors. 	<ul style="list-style-type: none"> Consult the community, Post Office owner / operator and the C.D.S regarding relocation and design of the public telephone facility to an alternative accessible location. 	Ongoing	\$10,000	Post Office owner / operator C.D.S Residents	Council
The community based web site www.chewton.net contributes to community togetherness and access to services.	<ul style="list-style-type: none"> Promote Chewton's history and setting. Strengthens networking and the opportunity for residents to learn new skills. 	<ul style="list-style-type: none"> Support and retain the website and develop further information. 	Ongoing	-	C.D.S.	All residents
Residents rely on Castlemaine for most services including aged care services, as a result, more regular bus services have been requested by a number of residents.	<ul style="list-style-type: none"> Capitalise on the proximity to Castlemaine to access the services the town offers. More regular bus service. 	<ul style="list-style-type: none"> To meet the demand, review the need to increase bus services between Chewton and Castlemaine and encourage residents to take the bus rather than private transport. 	Ongoing	-	Council	Bus service providers

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.04 COMMUNITY FACILITIES AND SERVICES CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>Chewton Fire Brigade comprises 20 fire fighters. Community Fireguard Groups also operate in Chewton.</p>	<ul style="list-style-type: none"> • Fire safety and prevention of fires. • Protection of property and livestock. • The CFA is available for specific property consultation. • Link to households in more isolated areas through Community Fireguard Groups. 	<ul style="list-style-type: none"> • Maintain the services provided by the CFA. • Maintain an ongoing program of demonstrations particularly to schools and community groups. 	Ongoing	-	CFA	Residents Council
<p>Older persons relocate to Castlemaine closer to services. There is not the demand for aged care facilities in Chewton.</p>	<ul style="list-style-type: none"> • Proximity to Castlemaine allows for the relocation of older persons to Castlemaine while still maintaining their social connections. 	<ul style="list-style-type: none"> • Continue to encourage older persons to live at home in Chewton by providing the support services needed. • Maintain the Senior Citizens Group. 	Ongoing	-	Council – Home & Community Support Unit	Health Services in Castlemaine Senior Citizens

9.05 TOURISM AND VISITOR AMENITIES

Context

The following section sets the context, vision and themes, then recommended actions for guiding the development and enhancement of visitor amenities to attract and provide for visitors within and around Chewton.

There are many significant heritage sites in the township and the surrounding region that deserve further promotion.

- Chewton is located on the route to Castlemaine and Maldon and various visitor trails in Central Victoria.
- The Castlemaine Diggings Heritage Park is on the Victorian Heritage Register and the Commonwealth's National Heritage List.
- The meandering and gently undulating Pyrenees Highway is a key feature of Chewton and provides high visual exposure to key buildings along the journey through the township.
- Chewton's gold mining past and the box-ironbark forest are also good key features of Chewton.

Vision and themes

- Promote the heritage elements through co-ordinated signage information boards and coloured information brochures.
- Further promote the heritage and natural environment through involving Parks Victoria.
- Capitalise on the distinctive meandering main road and the opportunities it presents.

The broad objectives of the recommended actions are to:

- Improve the promotion and recognition of Chewton through information provided at the Castlemaine Visitor Information Centre.
- Provide a town map at several sites in the township and link to the significant historic sites through co-ordinated graphics.
- Improve the presentation of some of the buildings on Main Street (Pyrenees Highway).



Historic brick railway bridge



Red Hill Hotel



Garfield Water Wheel



Town Hall historical display



Castlemaine Diggings Heritage Park

9.05 TOURISM AND VISITOR AMENITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	RESPONSIBILITY		
				BUDGET	LEAD	SUPPORT
<p>The Castlemaine Diggings National Heritage Park (Parks Victoria) is on both the Victorian Heritage Register and the National Heritage List. It is the largest non-indigenous protected cultural landscape in Australia. The Visitor Information Centre in Castlemaine is the main interpretive centre for the Diggings. Information should also be made available in Chewton.</p>	<ul style="list-style-type: none"> Capitalize on the extensive Diggings area in the heart of Chewton. The Great Dividing Trail is to become the main access point and loop return. Links Bendigo, Chewton, Castlemaine and Daylesford. The Chewton Town Hall has considerable information on walks and trails. Parks Victoria brochures should be available in Chewton. Capitalise on the high visual exposure of buildings and sites through the spaciousness of the town and the meandering Pyrenees Highway's route through the town. 	<ul style="list-style-type: none"> Build on the link to the surrounding history and natural environment. Provide more storyboards, trails and signage. Approach Parks Victoria to supply information on the CDNHP and make it available at several venues in Chewton. 	<p>2 – 5 years (subject to funding)</p>	<p>Refer Heritage and Culture section</p>	<p>Parks Victoria Council</p>	<p>C.D.S</p>
<p>Residents would prefer a tourist route rather than a freight transport route through town.</p>	<ul style="list-style-type: none"> Less heavy vehicle traffic. Opening of the Calder Freeway and bypass. Enhance the village atmosphere. 	<ul style="list-style-type: none"> Streetscape development to minimise the impact of vehicles passing through the town. Maintain view corridors. 	<p>5 – 10 years</p>		<p>Council Vic Roads</p>	<p>C.D.S</p>
<p>An easily identifiable street map is required. The existing map at the visitors pull over point is difficult to read and makes it hard to orientate oneself.</p>	<ul style="list-style-type: none"> Easier interpretation and navigation. 	<ul style="list-style-type: none"> Provide at least two display-board maps of the town along the highway (see fig 12). Coordinate graphics and information with other interpretive signage. 	<p>1 – 2 years (subject to funding)</p>	<p>\$15,000 graphics and signage</p>	<p>Council – Tourism Services, Operations and Design</p>	<p>C.D.S.</p>

9.05 TOURISM AND VISITOR AMENITIES CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Chewton is promoted at the Castlemaine Visitor Information Centre.	<ul style="list-style-type: none"> There is plenty of information prepared by the Chewton Domain Society that can be incorporated into various publications on Chewton. Visitor services and a resource library can provide direction and information. Continue to market and promote the various attractions Chewton has to offer at the Castlemaine Visitor Information Centre. Promotion of local businesses in Chewton 	<ul style="list-style-type: none"> Ensure that brochures promoting the town are regularly updated and available from the Castlemaine Visitor Information Centre. Develop a display at the Castlemaine Visitor Information Centre as part of the updated visitor information summarising the heritage of Chewton. 	-	-	Parks Victoria, C.D.S	C.D.S
		<ul style="list-style-type: none"> Ensure businesses are members of the Castlemaine Business Association, the Victorian Business Association or a coordinated community group. 	1 - 2 years (subject to funding)	\$5,000 display panel at the C.V.I.C	Council - Tourism Services	C.D.S
The Aboriginal wells and Eureka Reef are visitor attractions to the south of Chewton.	<ul style="list-style-type: none"> Allow opportunity for trail and heritage interpretation. Promote the interesting heritage and cultural importance of sites. 	<ul style="list-style-type: none"> Consult with Elders of the Dja Dja Wurrung People about cultural heritage significance and access. Provide signage and more information about these interesting heritage elements. 	-	-	Parks Victoria	C.D.S Council

9.05 TOURISM AND VISITOR AMENITIES CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
New mining sites are still being uncovered /discovered.	<ul style="list-style-type: none"> Provide a more detailed history. 	<ul style="list-style-type: none"> Parks Victoria to conduct further surveys of mine sites. Identify new sites of significance and incorporate on updated brochures and signage 	2 – 5 years (subject to funding)	-	Parks Victoria	C.D.S
The Red Hill Hotel has the potential to become a key attraction in the town. It is strategically located on a slight crest with a commanding presence on Main Street. A conservation plan has been prepared. Requires significant investment.	<ul style="list-style-type: none"> It could become a pleasant venue for people to stop and rest. Improve the hotel. Potential to hold further events and festivals. 	<ul style="list-style-type: none"> Undertake consultation with owners and operators to review the presentation of the Hotel, including internal areas, car park and recently excavated beer garden. 	2 – 5 years (subject to owners)	To be determined.	Council	
		<ul style="list-style-type: none"> Apply for building conservation grants. 			Hotel Owner/ Proprietors	

9.05 TOURISM AND VISITOR AMENITIES CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>Ellery Park has recently been landscaped and contains the historic portable lock-up and public toilets (the public toilet is not readily identifiable). There is also interpretative signage, a barbeque and sculpture park. Maintenance and presentation of the park as it is a focal point of the town centre.</p>	<ul style="list-style-type: none"> Further opportunity to link various sites. Centrally located in town next to the history display and public toilets. A starting point for the township walk. Potential for food vending next to the historical display in the Town Hall. 	<ul style="list-style-type: none"> Seek additional funding and volunteers to maintain Ellery Park Provide signage. Provide a shade structure and shade trees. Review provision of a public toilet facility within Ellery Park or C.M.S.P. 	<p>1 – 2 years (subject to funding)</p>	<p>Toilet budget elsewhere \$15,000 Shade structure, Trees.</p>	<p>Council</p>	<p>C.D.S</p>
<p>There are a number of walking trails close to Chewton, however trail notes or brochures don't exist for most.</p>	<ul style="list-style-type: none"> Walking Trails promote the heritage and environment Chewton can become the centre for exploration of the surrounding area 	<ul style="list-style-type: none"> Ensure trails are well sign posted and shown in brochures. Involve Council's Walks and Trails Advisory Board and Parks Victoria in promotion of the trails. 	<p>1 – 2 years (subject to funding)</p>	<p>Elsewhere</p>	<p>Council – Recreation Services</p>	<p>Parks Victoria</p>
<p>The Great Dividing Trail has two trails, which don't quite lead into Chewton. Dry Creek Diggings Track (Daylesford) and Leanganook Track (Bendigo Track.)</p>	<ul style="list-style-type: none"> Bring additional visitors into Chewton. 	<ul style="list-style-type: none"> Recently agreed June 2005 by G.D.T.A to bring the track to Main Street and Fryer's Road. Provide signage, coordinate with other signage proposals. Future management Leanganook Track between Collers Rd and Happy Valley Rd needs to be resolved. 	<p>.</p>	<p>Signage and graphics, \$10,000 specific to G.D.T.A.</p>	<p>G.D.T.A Committee</p>	<p>Council Parks Victoria</p>

9.05 TOURISM AND VISITOR AMENITIES CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>There is only limited Bed and Breakfast accommodation in the township. Some new cabins are under construction and will be available as accommodation for visitors.</p>	<ul style="list-style-type: none"> Promote visitation and visitors to stop and linger longer in the town. Capitalise on the efforts of the C.D.S. and separately operated Chewton website in providing information on the town. 	<ul style="list-style-type: none"> Link with brochures and the Castlemaine Tourist Information Centre. Encourage the establishment of additional accommodation options. 	2 – 5 years	-	Council – Economic Development	Council Tourism Victoria Chewton website, C.D.S
<p>There is no café or coffee shop in Chewton. There is a restaurant at The Red Hill Hotel.</p>	<ul style="list-style-type: none"> A café would create more opportunity for visitors to stop and explore the town. Provides a venue for locals to meet and socialise. Opportunity to use an existing building in the core area of the township. 	<ul style="list-style-type: none"> Encourage the establishment of a café. 	Ongoing	-	Council – Economic Development	

9.06 SURROUNDING NATURAL ENVIRONMENT AND LANDSCAPE

The following section sets the context, vision and themes, then recommended actions for guiding the development and enhancement of the surrounding natural environment and landscape.

Context

- Chewton is set within the valley of Forest Creek surrounded by low hills of revegetated Box-Ironbark forest. This provides a powerful setting for the township.
- The Castlemaine Diggings National Heritage Park comprises a large area of land spanning 3 kilometres to the north and 7 kilometres to the south.
- The community value the bushland setting and the extent of spaciousness within the township and contribute to its care and revegetation.
- Gorse and blackberries are significant environmental weeds, which are found in large infestations in the township and immediate surrounding area.
- Landcare Groups are active and undertake regular clean up and revegetation works.

Vision and themes

- Market Chewton as a gateway to the Castlemaine Diggings National Heritage Park
- Enhance the amenity of Forest Creek and its historic elements.
- Ensure the visual permeability and spaciousness of the township and Forest Creek are maintained.
- Maintain the forest area at the western end as a buffer zone separating Chewton from Wesley Hill and Castlemaine.

The broad objectives of the recommended actions are:

- To continue to promote the setting and heritage of Chewton, and market Chewton as the gateway to the Castlemaine Diggings National Heritage Park.
- Provide additional indigenous trees of local seed provenance to the western end of the town to re-establish and enhance the buffer zone separating Chewton from Castlemaine.
- In consultation with Parks Victoria, reinstate indigenous vegetation along Forest Creek taking into account existing views.
- In conjunction with Parks Victoria conduct wildflower walks particularly in springtime.
- Prepare a maintenance program to assist in the control of gorse and blackberries supported by revegetation with predominantly indigenous species. Apply for funding and encourage property owners to undertake weed control.



Degraded gorse infested land



Expedition Pass Reservoir



Low lying area along Forest Creek with pine forest in background



Forest Creek meanders close to the township's core area



Eroded creek bank along Fryers Road
With regrowth of Box- Ironbark forest



Low lying hills of regrowth consisting of a
Box- Ironbark forest surrounding
Chewton

9.06 SURROUNDING NATURAL ENVIRONMENT AND LANDSCAPE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>The surrounding Box-Ironbark forest combined with the undulating terrain is a powerful setting for the township. Some planting has recently been established on private property.</p>	<ul style="list-style-type: none"> Capitalise on this setting and point of difference to Castlemaine. 	<ul style="list-style-type: none"> Encourage property owners adjacent to the Pistol Club to plant additional indigenous trees of local provenance seed source. Ongoing weed control and replanting is required. 	<p>2 – 5 years (subject to funding)</p>	-	<p>Private initiatives</p>	<p>Council Landcare Groups</p>
<p>The mining operations created considerable modification to the natural landscape. Considerable amounts of weed growth, blackberry and particularly gorse have colonized mine sites.</p>	<ul style="list-style-type: none"> Increase Chewton's visual qualities by more effectively controlling and managing pest plants. Some of the weeds hide mining heritage, clearance will display other historic assets. Clearance of weeds and appropriate revegetation will enhance the visual permeability and feeling of spaciousness that is valued by the community. 	<ul style="list-style-type: none"> Control weeds in key areas as a first priority and expose certain mining heritage elements recently uncovered through the removal of weeds. Continue to encourage property owners to undertake weed control. Provide incentives for the community to undertake weed control in the urban areas Eg. street tree plantings, rate benefits etc 	<p>Ongoing</p>	<p>\$30,000 initial weed control</p>	<p>Parks Victoria DSE</p>	

9.06 SURROUNDING NATURAL ENVIRONMENT AND LANDSCAPE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Chewton Landcare, Golden Point Landcare and other groups are working to restore the natural landscape of Chewton.	<ul style="list-style-type: none"> Reduce the amount of weed growth over time. 	<ul style="list-style-type: none"> Establish benchmarks thru flora and fauna surveys Continue to support long term land management strategies to restore fauna and flora habitats. Link with educational institutions such as BRIT and Latrobe Uni to support. Weed control and promotion of revegetation. 	2 – 5 years (subject to funding)	Refer above	Landcare Groups	Council Landowners DSE Parks Victoria
The pine forest behind the CFA is considered a fire risk.	<ul style="list-style-type: none"> Reduce the fire risk. Potential display of fire tolerant species, to show local species to select. 	<ul style="list-style-type: none"> Remove pine trees and revegetate with appropriate species. Label plants as a fire tolerant demonstration planting. 	1 – 2 years (subject to funding)	\$20,000 to be reviewed when extent is known.	Parks Victoria	Council C.F.A
Forest Creek is highly degraded. A mix of woody and annual weed species dominate the creek, which is located on the north side of the Pyrenees Highway.	<ul style="list-style-type: none"> Restore the environmental qualities and potential of Forest Creek and link with the township walk and the Great Dividing Range Trail. High degree of visual and interpretive exposure. Now the township is sewer a wetland could be considered to treat stormwater run-off. 	<ul style="list-style-type: none"> Undertake a feasibility study to develop a defined walking trail along the creek to link the Pennyweight Cemetery to the Great Dividing Range Trail (see fig 14). Investigate the feasibility of over-time revegetating Forest Creek over 4 to 5 kilometres in length whilst retaining significant views. Undertake a feasibility study for the establishment of a wetland as a filtering system. 	1 – 2 years (subject to funding)	-	Council – Operations and Design	Council CFA DSE
			2 – 5 years (subject to funding)	Feasibility study and discussions with the CFA and DSE \$15,000	Council NCCMA Parks Victoria	Council DSE

9.07 IDENTITY AND IMAGE

Context

- Chewton is set within the valley of Forest Creek and surrounded by significant regeneration of Box-Ironbark forest.
- The township is spread out and dispersed and there is a high degree of visual spaciousness, which is valued by the community.
- The curved, meandering road is a key feature, which creates a series of strong view cones to buildings and streetscape elements along the journey to the township.
- Recent clearance of bush land to the western edge of Chewton has diminished the visual and physical separation to Wesley Hill and Castlemaine. Chewton now merges with the outskirts of Castlemaine.
- There is strong community spirit and a sense of well being, locals value the social contact and friendliness of others.

Vision and themes

- Provide a greater sense of identity through clearer separation from Castlemaine.
- Improve the entrances to the town at the existing welcome signs.
- Capitalise on the meandering main road, Main Street (Pyrenees Highway) within the entire township zone, which emphasizes the significant number of view cones, and focus on key buildings, streetscape elements and surrounding natural bushland.
- Create more of a "village-like" setting, in a physical, built form sense.
- Retain the random layout of Main Street, and enhance through undergrounding power wires and provision of paved footpaths and provision of some street trees.

The broad objectives of the recommended actions are:

- Create stronger identifiable gateway entrances to the highway entrances to the township.
- Provide street trees and footpaths.
- Consolidate low key development and facilities in the town centre to create a more village-like setting.
- Provide a greater physical separation between the west side of Chewton and Wesley Hill through re-establishment of native vegetation species, distinctive signage and street trees.



Stone buildings



The Chewton Flag inside the Town Hall



Main Street (Pyrenees Highway)



Brick Railway Bridges



Main Street (Pyrenees Highway) gently menders and undulates through the township establishing prominent view cones and termination vistas to key sites along the winding main road



The Garfield Water Wheel

9.07 IDENTITY AND IMAGE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>"Chewtonians" are concerned about the loss of their identity and history through gradual encroachment and integration with Castlemaine. Factors contributing to this include: Indistinct signage (to the east of Chewton), loss of the wedge of forest vegetation to the west. Similar scattered built form to the adjacent Wesley Hill and lack of distinctive features from the eastern edge of Castlemaine.</p>	<ul style="list-style-type: none"> Provide gateway and defining key elements to contrast with the adjacent Wesley Hill, which has become a suburb of Castlemaine. Provide stronger physical separation through revegetation at the western end of the township. 	<ul style="list-style-type: none"> Develop a gateway theme (refer to Gateways and Entrances). 	<p>1 – 2 years (subject to funding)</p>	<p>Refer Gateways and Entrances. Budget elsewhere.</p>	<p>Council – Operations and Design</p>	
		<ul style="list-style-type: none"> Encourage the replanting of indigenous vegetation lost in recent clearing to the west edge of the township. 	<p>5 – 10 years (subject to funding)</p>		<p>Council – Parks and Gardens</p>	<p>Property and Business owners</p>
<p>Chewton is considered a village by locals, however it lacks the compact settlement of a village. There is no real "centre" in Chewton. It is quite dispersed. Chewton is more a low key rural town with lifestyle choices.</p>	<ul style="list-style-type: none"> Attempt to consolidate some business and activity in the core area of the town i.e. Hotel to Ellery Park Precinct. 	<ul style="list-style-type: none"> Review changes to the zoning of the township core area to facilitate new small business and residential possibilities and community/group facility uses while preventing any industrial or large business development in the core area of the township. Market Chewton as "The Centre for Exploration" so visitors then radiate out from the town on the exploration tour/visit using various walking/ cycling and driving trails. 	<p>2 – 5 years (subject to funding)</p>		<p>Council</p>	<p>Business proprietors and owners</p>

9.07 IDENTITY AND IMAGE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
There is a strong sense of community spirit and well-being in the township of Chewton. New residents receive a "Welcome to Chewton Kit" which outlines community contacts, events and the significant number of business operations in the surrounding town.	<ul style="list-style-type: none"> • People know one another. • Assistance for people in times of need. 	<ul style="list-style-type: none"> • Continue to develop strategies to enhance the strong sense of community spirit, such as promotion of the CDNHP, community events – well being programs, pride of place working bees and commissioning works of local artists and craftspeople. This will need the ongoing support of Council, The Chewton Domain Society, The Chewton Website and local residents. 	Ongoing	-	Council – Community Planning Unit	All residents Businesses C.D.S
The Box – Ironbark forests surrounding the town and the gravel roads beyond the Pyrenee Highway and immediate residential grid reinforce the undeveloped rural character of Chewton.	<ul style="list-style-type: none"> • Enhance the character of a rural town. • Create a rural atmosphere. 	<ul style="list-style-type: none"> • Retain the unmade roads but ensure roads are safe and maintained to Council's requirements. 	-	-	Council – Operations and Design Unit	
		<ul style="list-style-type: none"> • Protect the Box and Ironbark forests and minimise the impact at the forest edges from development and use through tighter guidelines. 	Immediate & Ongoing	-	Council - Sustainable Development Unit	

9.07 IDENTITY AND IMAGE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>The winding and in parts undulating Main Street (Pyrenees Highway) allows greater visual exposure for the road users and pedestrians passing through the township in both directions, than if it were a flat straight road. The winding main road is fundamentally a point of difference to many other rural townships, it reflects/reminds and explains the need for the original bullock tracks to dodge the gold mine shafts with a track that became a road, then a highway.</p>	<ul style="list-style-type: none"> A point of difference to many towns. Greater visual exposure, consequently maintenance and development of built form are important. 	<ul style="list-style-type: none"> Maintain key view cones on both sides of the highway and in both directions of travel. Provide interpretive information on why Main Street is winding. 	<p>Immediate & Ongoing</p>	<p>Refer to other sections for signage and interpretive information.</p>	<p>Council</p> <p>Council – Sustainable Development Unit.</p> <p>Council – Operations and design Unit.</p>	<p>C.D.S</p> <p>Private initiatives</p> <p>Historical Group</p>
<p>The local stone (sandstone) is evident as outcrops amongst the former mine tailings. The stone is a reference colour of the landscape. The ambience of the township is important to local residents.</p>	<ul style="list-style-type: none"> Local stone was a commonly used building material Pick up on the colour of the stone. Use as a building material for new buildings including infill buildings garden walling and monuments. Use on footpaths and kerbs. Enhance the many landscape and heritage elements that contribute to the character of the town. 	<ul style="list-style-type: none"> Encourage new buildings, through design guidelines, to incorporate stonework in some key facades, wallings and garden elements. Incorporate as a streetscape element to footpaths, cairns and markers. Highlight pioneering families by way of cairns and markers. 	<p>1 - 2 years & ongoing (subject to funding)</p>	<p>\$5,000</p> <p>Guidelines by Council</p>	<p>Council – Sustainable Development Unit</p> <p>Council – Operations and design Unit.</p> <p>C.D.S</p>	<p>Private initiatives</p>

9.08 BUILT FORM

Context

- The winding meandering Main Street (Pyrenees Highway) is very much part of Chewton's goldfields heritage and establishes view corridors to buildings and sites in both directions of the journey through the township.
- There are a number of historic buildings in the township and these are identified in the current township walk brochure.
- Part of Chewton's endearing character is related to its randomness of the building set backs, forms and textures.

Vision and themes

- Retain and maintain historic buildings.
- The style and appearance of new buildings must contribute to the streetscape.
- The use of local stone and appropriate brick types and weatherboard in new development.

The broad objectives of the recommended actions are:

- Prepare development guidelines focusing on façade massing, style and setback, including building to the street footpath.
- Develop a colour scheme that builds upon the organic and local vernacular.
- Improve the appearance of several buildings, including the Red Hill Hotel and beer garden, and restoration of the former bank building.
- Restore old buildings where possible to ensure buildings are used and importantly brought back to life and to show Chewton has a future, which relates to a fascinating past.

The built form of Chewton.





9.08 BUILT FORM

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Retention of key buildings. Parapets are critical.	<ul style="list-style-type: none"> Parapet front walls are a theme that can be applied to all new infill buildings. 	<ul style="list-style-type: none"> Design guidelines to emphasise the importance of facades on the footpaths' edge. 	1 - 2 years (subject to funding)	-	Council - Sustainable Development Unit	D.S.E
The township is spread out over 3.5 kilometres. There is a variety of built form dispersed/ scattered along the Pyrenees Highway.	<ul style="list-style-type: none"> With controlled development, consolidation of quality built form, drawing on the local vernacular and use of sandstone, brick and render, single and maximum two storey. 	<ul style="list-style-type: none"> Implementation and control of design guidelines for new built form. 	1 - 2 years (subject to funding)	\$10,000, Council time	Council - Sustainable Development Unit	D.S.E
The winding road contributes to a greater visual exposure of buildings.	<ul style="list-style-type: none"> High visual exposure. A point of reference and memory. 	<ul style="list-style-type: none"> Ensure that new built form is developed in accordance with the guidelines. 	Ongoing	See above	Council - Sustainable Development Unit	D.S.E
The majority of Chewton buildings have a sympathetic relationship in scale with each other and have a sense of mature simplicity.	<ul style="list-style-type: none"> To shield or soften poorly designed, high profile buildings, which lend a discordant note. Some on very prominent sites. 	<ul style="list-style-type: none"> Simple guidelines on built form to maintain the desired character of Chewton. 	1- 2 years (subject to funding)	See above	Council - Sustainable Development Unit	D.S.E
Gardens and fencings do not always relate to the properties they are adjacent to.	<ul style="list-style-type: none"> Encourage faithful, sympathetic details, which reinforce the charm that Chewton has - particularly for the pedestrian. 	<ul style="list-style-type: none"> Issue guideline notes on various fencing/ garden designs. Encourage the use of the Council's Heritage Advisory service. 	1- 2 years (subject to funding)	See above	Council - Sustainable Development Unit	D.S.E

9.08 BUILT FORM CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Discourage the use of "happy colours" (e.g. fluorescent paint etc) that are more suited to towns elsewhere in Australia. It confuses and strongly diminishes the genuine history and pedigree of Chewton.	<ul style="list-style-type: none"> Enhance the integrity of built form and in turn the character of Chewton, through use of vibrant, traditional paint colours. 	<ul style="list-style-type: none"> Prepare building design, siting and paint colour scheme guidelines. 	1 - 2 years (subject to funding)	See above	Council – Sustainable Development Unit	D.S.E
Local stone once used in the construction of several structures, ie Garfield Waterwheel and several houses in Chewton.	<ul style="list-style-type: none"> Consolidate the township character. 	<ul style="list-style-type: none"> Develop a palette of materials that can be used for new development, ie stone (local stone) render, brickwork, weatherboard, etc 	1 - 2 years (subject to funding)	See above	Council – Sustainable Development Unit	D.S.E
Verandah's, windows and wall heights add a sub-text to Chewton's built form.	<ul style="list-style-type: none"> Reinforce these elements (windows, etc) so that their proportion relates to the buildings that they are a part of. 	<ul style="list-style-type: none"> Issue guidelines on basic design of windows, doorways and verandahs, for various phases of building design. 	1 - 2 years (subject to funding)	See above	Council – Sustainable Development Unit	D.S.E
Chewton's endearing character is related to the randomness of the building setbacks, forms and textures.	<ul style="list-style-type: none"> Maintain and enhance the quality of the "unpredictable" in Chewton. Sympathetic contemporary design approach is an asset to Chewton. Faux heritage devalues Chewton's past by embracing the idea that charm and picturesque are always appropriate. 	<ul style="list-style-type: none"> Avoid new buildings which attempt to copy existing buildings in Chewton. New buildings need to present a narrow rather than high or wide elevation or face to main street (Pyrenees Highway). Visual complexity should be encouraged. 	1 - 2 years (subject to funding)		Council – Sustainable Development Unit	D.S.E

9.08 BUILT FORM CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Stained weatherboards and W.R. Cedar are totally inappropriate for use on prominent buildings, particularly along the main highway corridor.	<ul style="list-style-type: none"> Buildings should portray as authentic, rather than derived cabin concepts. 	<ul style="list-style-type: none"> Discourage the construction of weatherboard, W.R Cedar, which do not portray the right roof pitches, posts, verandah detailing and window proportions 	1 - 2 years (subject to funding)		Council – Sustainable Development Unit	
A preponderance of pitched corrugated iron roofs lends character and visual continuity.	<ul style="list-style-type: none"> Additions to existing buildings should have roof pitches which accord with the existing. Roof spans (therefore ridge heights) should be matched to the existing or less. 	<ul style="list-style-type: none"> Council to issue simple guidelines on appropriate built form for extensions. 	1 - 2 years (subject to funding)	See above	Council – Sustainable Development Unit	
With the provision of reticulated sewage, the township will be subject to greater development pressure, which will require careful and sensitive management.	<ul style="list-style-type: none"> Consolidate the township character. Careful development of the core area. 	<ul style="list-style-type: none"> Prepare development guidelines focusing on façade, massing, style, and setback including building to the boundary/ street footpath. 	1 – 2 years (subject to funding)	See above	Council – Sustainable Development Unit	

9.08 BUILT FORM CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Chewton has some old buildings that appear to be candidates for demolition.	<ul style="list-style-type: none"> Give a new use to old buildings and show that Chewton has a future that relates to a fascinating past. 	<ul style="list-style-type: none"> Encourage sympathetic conversion or adaptation of existing buildings, backed as the preferred option over demolition. Assess demolition with regard to the Heritage Overlay. 	5 - 10 years (subject to funding)	-	Council	
The former Bank building is within the core area of the town, diagonally opposite to the Post Office, requires restoration.	<ul style="list-style-type: none"> Restoration of the building would help to consolidate interest in the centre of town. Rejuvenate life to a key building. 	<ul style="list-style-type: none"> Issue information on sources of low interest loans for building conservation. Promote the restoration of critical old buildings. 	1 - 2 years	-	Council	
The two-storey Red Hill Hotel occupies a prominent knoll in the township and is therefore visually prominent. The Hotel's appearance, including the beer garden, could be further improved.	<ul style="list-style-type: none"> A key building in the town for its social scene and its visual prominence. The presentation is important. 	<ul style="list-style-type: none"> Apply for funding to restore the former bank. Look for appropriate uses for the building, which is in the core of town i.e. gallery, café and display of arts and crafts. 	2 - 5 years (subject to funding)	\$30,000 restoration \$10,000 set up for re-use	Private initiatives	C.D.S Historical Groups
		<ul style="list-style-type: none"> The condition of the Hotel's west wall is a concern. Possible funding assistance to encourage further action. The beer gardens presentation should be discussed with the Council and the owner to ensure a quality space is provided. 	2 - 5 years (subject to funding)	\$15,000 for wall repair. Nominal amount to be further investigated with property owners	Property owner	Council

9.09 STREETScape

The following section sets the context, vision and themes, and recommended actions for guiding the development and enhancement of the streetscape within Chewton.

Context

- The winding and meandering Main Street (Pyrenees Highway) is lined with old buildings, which are significant elements in providing high visual exposure and points of memory and reference, particularly for visitors to the area.
- The highway is a major tourist route and links to various tourist routes in Central Victoria.
- The boundary between Chewton and Castlemaine is becoming diminished.
- Significant Box-Ironbark forest surrounds the town.

Vision and Themes

- Capitalize on the streetscape setting.
- Retain the random layout and spaciousness, which contribute to the rural character.
- Provide definition of Chewton and separation from adjacent Wesley Hill and Castlemaine.
- Provide consistent streetscape elements such as trees, footpaths and signs.

The broad objectives of the recommended actions are:

- Retain key vistas particularly to historic buildings and sites.
- Develop consistent directional and interpretive signage.
- Consolidate the core area of town and maintain the spaciousness in the layout and key view cones.
- Provide street trees and footpaths to give identity and point of distinction of Chewton from Wesley Hill and Castlemaine.
- Undergrounding of overhead power wires and elimination of power poles will enhance the streetscape setting and allow street trees to develop.



The gently winding and undulating nature of the Pyrenees Highway (Main street) passing through Chewton, produces key view cones to buildings and importantly, points of reference and memory for the visitor.



Avenue of Elms along Fryers Road



Unsealed side street

9.09 STREETSCAPE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
<p>The winding and undulating road (Pyrenee Highway) contributes to considerable visual exposure of buildings and open space within the town. This is as a consequence of the early gold mining operations, with the early bullock tracks oriented to avoid mining operations and shafts.</p> <p>Signage within the town is varied and eclectic.</p>	<ul style="list-style-type: none"> A key asset for the township as a point of difference to more conventional towns with a simple straight main road. Key vistas and view corridors are more exposed than on a straight road. 	<ul style="list-style-type: none"> Ensure that key vistas to buildings and sites are maintained. Undertake works in the Urban Design Framework. 	Ongoing	-	Council	C.D.S
<p>Signage within the town is varied and eclectic.</p>	<ul style="list-style-type: none"> Interesting signs Co-ordinated signage will provide a greater cohesion and identity. 	<ul style="list-style-type: none"> Develop a Shire wide policy for signage for heritage areas of which Chewton should be included. Develop consistent interpretive and trail signage graphics and content through consultation with graphic designers. 	1 - 2 years (subject to funding)	<p>\$8,000 Pro-rata policy for Chewton.</p> <p>\$30,000 signage</p>	Council – Sustainable Development Unit	C.D.S Historical Society
<p>Inconsistent use of materials i.e. granite, bluestone and sandstone. There isn't a consistent theme.</p>	<ul style="list-style-type: none"> Enhance and strengthen the streetscape elements through consistent use of materials. The local stone is a yellow-brown colour, which has a soft earthy tone. 	<ul style="list-style-type: none"> Investigate the availability of local sandstone, which is brown in colour or suitable alternative sources of similar stone, incorporate within the built form guidelines. 	1 - 2 years (subject to funding)	\$5,000 Staff time	Council – Sustainable Development Unit	
		<ul style="list-style-type: none"> Develop a palette of colours consistent with the colour of the local stone. Local stone should be used as an exposed aggregate finish to concrete and asphalt surfaces. 	1 - 2 years (subject to funding)	-	Council – Operations and Design Unit	

9.09 STREETSCAPE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
The Pyrenees Highway and Fryers Road are key links and the intersection of the Great Dividing Trail linking Ballarat to Bendigo.	<ul style="list-style-type: none"> Chewton is centrally located on the trail. 	<ul style="list-style-type: none"> Support the development of the Great Dividing Trail 	1 - 2 years (subject to funding)	-	Council – Tourism Services, Recreation, G.D.T.A	C.D.S
Maintenance and presentation of streets.	<ul style="list-style-type: none"> Improved maintenance improves the amenity of the street. 	<ul style="list-style-type: none"> Further promote the trail through brochures, interpretive signage and information. The Council to review infrastructure and landscape elements that require regular maintenance. Allocate funds annually to meet the standard. 	Immediate -Ongoing	-	Castlemaine Visitor Information Centre	C.D.S
The Pyrenees Highway lacks a distinct streetscape theme which could include elements such as street trees, consistent materials and pathway treatments,	<ul style="list-style-type: none"> Develop a streetscape theme for the Pyrenees Highway which contributes to the qualities of Chewton and which provides safe accessibility for all users. Footpath to at least one side of the road would make walking safer and more enjoyable. Continual street tree plantings along the Pyrenees Highway to create a winding green avenue through the township. 	<ul style="list-style-type: none"> Provide street trees of a consistent species. Eg. Tilia europaea. Aerial bundle or underground existing power lines. Provide a shared use pathway along the highway through the Chewton Township. Use special footpath treatments including crushed local sandstone. Further develop the existing pathways to be consistent with the proposed pathway treatments. Provide safety barriers to areas of pathway which are in close proximity to the road zone. Continue using the existing granite kerb treatments. 	Ongoing	\$150,000 Site works, footpaths, tree planting, safety barriers. \$200,000 aerial bunding power lines.	Council – Parks and Gardens, Council - Operations and Design Unit	

9.10 THE BUSINESS ECONOMY

The following section sets the context, vision and themes, then recommended actions for guiding economic development within Chewton.

Context

- Many home-based businesses are located in the township and surrounding area.
- A number of businesses focus on art and crafts and they also build upon the distinctive rural life style of the area.
- The Welcome to Chewton Kit and the Chewton website are very important in providing residents and businesses of the range of services and skills available in the immediate area.

Vision and themes

- Take advantage of the Highway location in promoting local businesses and services.
- The relationship between Chewton and Castlemaine needs to be developed in a positive way that provides direct benefits to Chewton.
- There is a need for a café, bakery, and coffee shop as a place for locals and visitors to enjoy. There is potential to link to a Parks Victoria display.

The broad objectives of the recommended actions are:

- Take a pro-active approach to attract new businesses to the Main Street (Pyrenees Highway) of the township. This could include a café, bakery, or coffee shop, possibly linked to a Parks Victoria display.
- Build upon the successful businesses specific to the Chewton area.



Chewton Post Office



General Store and Auto Workshop



Auto Electrician and exhaust services



Auto Workshop



Red Hill Hotel

9.10 THE BUSINESS ECONOMY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
There are a significant number of home-based businesses that operate from residential properties outside of the town centre.	<ul style="list-style-type: none"> Chewton is the ideal town to conduct home based businesses with links to Castlemaine, Bendigo and Melbourne. 	<ul style="list-style-type: none"> Continue to promote local business on Chewton's web site and in the Welcome to Chewton kit. 	Ongoing		C.D.S.	Private initiatives
There is a need for a bakery and café as a place to entice people travelling through the town to stop and as a meeting place for locals. There are few commercial businesses on main street to give visitors reasons to stop in town.	<ul style="list-style-type: none"> Requires main street prominence Assist to consolidate the core area of town. 	<ul style="list-style-type: none"> Identify key buildings in the township that would offer potential to establish a bakery and café to be driven by private enterprise. 	2 – 5 years (subject to funding)	Refer to Tourism and visitor Amenity section	Private initiatives	Council C.D.S
The Post Office is a key business in the town. Additional post boxes are required to service the demand from the community.	<ul style="list-style-type: none"> Additional post boxes will provide economic and social benefits to the community. 	<ul style="list-style-type: none"> Discuss with Parks Victoria the potential for a Parks Victoria display in the core area of the township. Support the Post Office proprietors to expand the business and in particular provide additional post boxes. 	1 – 2 years (subject to funding)		Council	Parks Victoria
					Post Office owner / operator	C.D.S Australian Post

9.11 INFRASTRUCTURE

Context

- Chewton had reticulated sewage installed in 2003.
- There is a lack of formalized car parking spaces immediately off the Pyrenees Highway (Main Street) and on Main Street itself.
- Several intersections from side lanes, access tracks and streets joining the Pyrenees Highway are dangerous for pedestrians and motorists.

Vision and themes

- Reticulated sewage could facilitate development on smaller allotments.
- Provide legible and defined parking areas particularly at key sites along Main Street.
- The provision of sewerage treatment enables in-fill development to occur.

The broad objectives of the recommended actions are:

- Review the out-dated structure plan.
- Improve the legibility and connection of access tracks.



9.11 INFRASTRUCTURE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Stormwater drainage	<ul style="list-style-type: none"> Develop a wetland, as part of purifying stormwater drainage. Location would have to be away from the National Heritage Park. 	<ul style="list-style-type: none"> Undertake a feasibility study for the development of a wetland as part of purifying stormwater drainage. Location would have to be away from the National Heritage Park. 	2 – 5 years (subject to funding)	\$15,000 Feasibility Study	Council – Sustainable Development Unit.	
Reticulated sewerage for the township was installed in 2003.	<ul style="list-style-type: none"> Facilitates development of smaller allotments. 	<ul style="list-style-type: none"> Undertake a planning scheme amendment to introduce the new Chewton Town Structure Plan. Refer to Figure 15. 	1 – 2 years (subject to funding)	-	Council – Sustainable Development Unit.	
		<ul style="list-style-type: none"> Explore the long-term potential for release of some Crown Land for residential development with guidelines for appropriate lot sizes, set backs, retention of indigenous vegetation and rural character. 	5 – 10 Years (subject to funding)	-	DSE	Council – Sustainable Development Unit
The lack of constructed roads to some allotments has led to dangerous junctions to the highway and ad-hoc tracks. Some residents have made their own access tracks.	<ul style="list-style-type: none"> Provide legible and safe access to all allotments using road easements. Improve vehicular interface and pedestrian safety to the busy highway. 	<ul style="list-style-type: none"> Review unauthorised access with the view of formalising residential access roads. Tracks can still remain unmade to reinforce the rural character. 	2 – 5 years (subject to funding)	\$5,000 Council staff time	Council Vic Roads	

9.12 PLANNING AND LANDUSE

Context

- The recent introduction of reticulated sewage allows for development to occur on fully serviced, smaller than traditional sized allotments.
- Chewton has a special heritage and landscape setting.
- Recent commercial development to the west end of Chewton has compromised the bushland separation of Chewton to Wesley Hill and Castlemaine.
- There are a significant number of home based businesses in Chewton.
- Significant areas of Crown Land and private land are infested with gorse and blackberries.
- There is an increasing number of people locating to the area in retirement and seeking weekend retreats.

Vision and themes

- The historic character, the landscape setting and village atmosphere that is important to the community must be preserved.
- Recognize the proximity to Castlemaine yet maintain the physical separation between the two. This includes retention of the bushland area to the western edges.
- Consolidate residential development within the existing township.

The broad objectives of the recommended actions are

- New development must be in scale and character of existing development in Chewton.
- Retain the green belt of bushland and reinstate lost bushland at the western edge of town.
- Investigate the potential release of some Crown Land in Chewton for residential development in the longer term.
- Continue to provide areas of low-density residential development.
- Retain the rural character and meandering route of the highway.
- Encourage the establishment of a café, coffee shop and bakery on the main street.
- Seek funding and private initiatives to continue the control of gorse and blackberries and reinstate with indigenous vegetation.
- Promote home-based businesses in Chewton.



Numerous opportunities for infill development exist in Chewton



The rural character and spaciousness have been identified by the community, as being important to Chewton's character and image.



There are opportunities to consolidate development in the town through controlled and managed infill development while still retaining the rural character.



Some recent new infill development.

9.12 PLANNING AND LANDUSE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Dispersed township layout model at present.	<ul style="list-style-type: none"> Extensive infill development on small blocks produces small houses. Memory of Chewton with small buildings and view corridors. 	<ul style="list-style-type: none"> Discourage large envelope / footprint buildings, through Design and Development Overlay provisions. Undertake planning scheme amendment. 	1 – 2 years (subject to funding)	Council Staff time \$5,000	Council – Sustainable Development Unit	
Potential for large inappropriate development and use in the township.	<ul style="list-style-type: none"> Better built form. Retention of the character of the township. 	<ul style="list-style-type: none"> Council to include the following guidelines as minimum parameters that require a planning permit: <ul style="list-style-type: none"> Building height in excess of 5.5m Building area greater than 50m² Volume of earthworks exceeding 100m³ cut/fill 	1 – 2 years (subject to funding)	Council staff time \$5,000	Council – Sustainable Development Unit	

9.12 PLANNING AND LANDUSE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Poor quality In-fill development is a concern to local residents.	<ul style="list-style-type: none"> Considered design and siting of buildings. New development must be in scale and character of existing development in the Chewton and surrounding area. 	<ul style="list-style-type: none"> Establish controls and provisions over new development along the Pyrenee Highway and immediate edges. 	1 - 2 years (subject to funding)	Council Staff time Refer to Guidelines pages 59-61	Council – Sustainable Development Unit	
The existing pattern of development does not match the current Structure Plan.	<ul style="list-style-type: none"> Update the Structure Plan. 	<ul style="list-style-type: none"> Undertake a planning scheme amendment to introduce the new Chewton Town Structure Plan. Refer to Figure 15 	-	-	Council	
The town's dispersed nature and high degree of visual permeability has arisen because of the need to provide sufficient space within properties to treat and dispose of septic wastes.	<ul style="list-style-type: none"> The installation of the reticulated sewage system offers key residential development opportunities. Side boundary setbacks of a generous dimension are particularly important in establishing a sense of spaciousness and creating rural atmosphere. 	<ul style="list-style-type: none"> This report has developed design and siting guidelines to be introduced as amendments to the planning scheme refer to figures 9, 10 and 11 (Built Form Guidelines). Amend the Mount Alexander Planning Scheme to reflect the provision of sewerage to Chewton. 	1 - 2 years (subject to funding)	-	Council	
Chewton Local Policy.	<ul style="list-style-type: none"> To update policy to reflect current land use and development issues. 	<ul style="list-style-type: none"> Give priority to residential and small business development within the township zone through development guidelines. 	1 - 2 years (subject to funding)	-	Council – Sustainable Development Unit	

9.12 PLANNING AND LANDUSE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Castlemaine is expanding to both the east and west.	<ul style="list-style-type: none"> Important that Chewton is visually / physically distinguished to maintain the distinction from Castlemaine. 	<ul style="list-style-type: none"> Build on distinguishing the visual and physical separation between Chewton and Castlemaine. Refer to Identity and Image section 	-	-	Council	
There has been recent demand for commercial/business development in Chewton.	<ul style="list-style-type: none"> The diversity of the population is a key strength. Expansion is focussed on providing a relaxed lifestyle to locate to Chewton. Commercial businesses must be appropriately sited and designed with buffer planting established. 	<ul style="list-style-type: none"> Establish planning controls for the siting and design of commercial buildings which cover: <ul style="list-style-type: none"> Minimum side, front and rear setbacks. Materials and colours palette. Facades and articulation of built form. Height and scale of buildings. Signage. Proportion of glazed surfaces to solid walls. 	1 – 2 years (subject to funding)	\$10,000 Council staff time to prepare guidelines	Council	
There are significant areas of Crown land surrounding the town.	<ul style="list-style-type: none"> For the long term development of the town in a controlled manner, some Crown Land may become available for potential release, use and development. The release of Crown Land is a lengthy process in which the State Government must assess the sale and release of the Crown Land. 	<ul style="list-style-type: none"> Investigate the future potential use of some Crown Land parcels between the highway and railway line. Any future use for residential or other development requires extensive consultation with the community considering land values, current community use and value, identification of potential best future use and native title requirements. Refer to Figure 14. 	2 – 5 years (subject to funding) years	-	Council	

9.12 PLANNING AND LANDUSE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY						
					<table border="1"> <tr> <th data-bbox="304 136 320 309">LEAD</th> <th data-bbox="304 309 320 461">SUPPORT</th> </tr> <tr> <td data-bbox="320 136 368 309">Property owners</td> <td data-bbox="320 309 368 461">Council- Sustainable Development Unit</td> </tr> <tr> <td></td> <td data-bbox="368 309 416 461">Landcare Groups</td> </tr> </table>	LEAD	SUPPORT	Property owners	Council- Sustainable Development Unit		Landcare Groups
LEAD	SUPPORT										
Property owners	Council- Sustainable Development Unit										
	Landcare Groups										
<p>There is community concern about possible future development to the area between Wesley Hill and Chewton. The entire development cleared a substantial amount of native vegetation, which formed a distinctive separation buffer between Wesley Hill and Chewton.</p>	<ul style="list-style-type: none"> Vegetation in this vicinity should be restored wherever space permits. Use indigenous species. 	<ul style="list-style-type: none"> Ensure that new development at the western end of the town is properly landscaped and the planting maintained to provide a significant green wedge, between Castlemaine and Chewton. 	2 - 5 years								
<p>New Development</p>	<ul style="list-style-type: none"> To assess new development against heritage, topography, landform and character elements minimizing density of development. 	<ul style="list-style-type: none"> In Clause 22.06 (Chewton Local Policy), replace Chewton Township Structure Plan with reference to Chewton UDF. Tighten planning and heritage controls along the highway so that new development meets design and siting guideline provisions. Amend Schedule 6 to the Environmental Significance Overlay to ensure that the responsible authority must consider design and siting guidelines. Amend Clause 22.06, Chewton policy to include primary elements of design and siting guidelines. 	1 - 2 years (subject to funding)	\$10,000 Council staff time	<table border="1"> <tr> <td data-bbox="547 136 595 309">Council – Sustainable Development Unit</td> <td></td> </tr> </table>	Council – Sustainable Development Unit					
Council – Sustainable Development Unit											

9.12 PLANNING AND LANDUSE CONTINUED

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Current zoning of land in Golden Point Road does not reflect the existing rural residential development.	<ul style="list-style-type: none"> Potential for additional residential living on larger allotments if sensitively managed. Larger allotments have the potential to create a greater sense of spaciousness. 	<ul style="list-style-type: none"> Retain relevant local policy provisions of clause 22.06 until a full investigation of potential for residential development in the Faraday Road / Golden Point Road area has been completed. Consider re zoning the area to reflect current development. 	2 - 5 years (subject to funding)	Council Staff time \$5,000	Council – Sustainable Development Unit	
Environmental impact of new development.	<ul style="list-style-type: none"> Consider sustainable building and site design principles relating to energy and water efficiency and use of materials. 	<ul style="list-style-type: none"> Sustainable building design, principles and practices need to be reinforced in guidelines, (incorporated with design and siting guidelines). 	1 – 2 years	Council Staff time.	Council – Sustainable Development Unit	

9.13 GATEWAYS AND ENTRANCES

Context

- Apart from small welcome signs to the Pyrenees Highway and Fryers Road at the outskirts of town, there is little to distinguish Chewton to Castlemaine. The bushland setting is strong, the undulating surrounding topography and regenerated Box-Ironbark forest established a strong backdrop to the township.

Vision and themes

- Promote the identity of Chewton by distinguishing it from surrounding areas including Castlemaine.
- Clearly define the town of Chewton by the use of visual statements.
- Enhance the main tourist route entry points into Chewton by incorporating aspects of the areas unique character.
- Promote Chewton as a precursor of Castlemaine.
- Promote Chewton as a centre to radiate out from to explore surrounding areas.

The broad objectives of the recommended actions are:

- Encourage visitors passing through to stop in Chewton.
- Establish points of distinction to the township through visitor information, interpretive displays, street trees and co-ordinated signage.

Chewton's gateway entrances



CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

9.13 GATEWAYS AND ENTRANCES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
The scale, significance and design of the existing 'Welcome to Chewton' signage at the east and west boundaries of the township, is lost in the scale of the Pyrenees Highway.	<ul style="list-style-type: none"> Gateway treatments which incorporate distinctive Chewton characteristics particularly cultural, historical and natural elements. 	<ul style="list-style-type: none"> Through public consultation determine the most desired elements to be incorporated into the gateway themes. Involve local artists and community groups in developing the material form of the gateway treatments. 	1 – 2 years (subject to funding)	\$20,000 gateway treatment.	Council – Operations and Design Unit	Local community
References to Castlemaine (Hot Rods) are positioned to the east of Chewton's welcome sign. This confuses visitors as to where Chewton actually commences.	<ul style="list-style-type: none"> Develop the eastern gateway to be the visitors' first impression of Chewton. 	<ul style="list-style-type: none"> Consider relocating the Hot Rod sign east of Castlemaine. Discussions with proprietor. 	0 – 1 year	-	Proprietor of business	Council
Entrance signage at Fryers Road is insignificant and easily missed.	<ul style="list-style-type: none"> Enhance the secondary entrances which offer a different experience to the east and west gateways. 	<ul style="list-style-type: none"> Incorporate materials consistent with elements used in the main gateways to develop a more local entrance signage/treatment at Fryers Road. 	1 - 2 years (subject to funding)	\$2,000 Signage/entrance treatment	Council – Operations and Design Unit	
Extensive views of the ridgelines and valleys from the area of the western gateway entrance.	<ul style="list-style-type: none"> Incorporate the views in the design of the gateway entrance. 	<ul style="list-style-type: none"> At the point of the western gateway construct a lookout to the northern side of the Pyrenees Highway overlooking the valleys and ridgelines of the CDNHP, provide interpretive maps. Include the lookout as part of the Great Dividing Trail. Construct using local stone, gravel and reinforced glass. Refer figure 11. 	2 – 5 years (subject to funding)	\$40,000 Construction of lookout and connections to the Great Dividing Trail	Council – Operations and Design Unit, Tourism Services	
	<ul style="list-style-type: none"> Council to discuss with VicRoads the possibility of car parking, slip lane and speed reduction close to the gateway lookout. 		2 – 5 years (subject to funding)	-	Council, Vic Roads	

9.14 TRANSPORT AND TRAFFIC

Context

Chewton is located approximately 7 kilometres west of the Calder Highway. The meandering route from the highway to Castlemaine passes through the undulating terrain of Box-Ironbark forest. Traffic flows at peak periods, i.e. weekends, public holidays and school holidays are significant. Heavy transport usage is also significant.

Vision and themes

- Provide improved parking within and around the township.
- Enhance the visual aesthetics of the parking areas in the town centre.
- Protect trees previously subject to root compaction from the encroaching parking areas.
- With the development of the Calder Freeway, it is anticipated that the volume of traffic will be reduced.

The broad objectives of the recommended actions are:

- To maintain and improve the traffic infrastructure of Chewton.
- Provide specifically designed and safe parking areas in the township.
- Minimise the adverse effects of traffic.



CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

9.14 TRANSPORT AND TRAFFIC

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	
					LEAD	SUPPORT
Specific car parking to some key areas in town. Car parking has been allowed to encroach across root zones of trees and to high visible sections of the main road.	<ul style="list-style-type: none"> Requires a formalized approach to define areas suitable for parking through use of : <ul style="list-style-type: none"> Wheel barriers Vertical bollards Planting Surface materials ie. Local gravel 	<ul style="list-style-type: none"> Identify car parking locations that are clearly visible and away from existing tree canopy zones. Construct directional signage. 	1 – 2 years	\$8,000 Car parking including barriers	Council – Operations and Design Unit	Residents C.D.S
The Pyrenee Highway is a very busy route through the town. Traffic levels may decrease as a consequence of the next stages of the Calder Freeway project.	<ul style="list-style-type: none"> Increase the town's attractiveness for residents. Establish a quieter township 	<ul style="list-style-type: none"> Capitalise on the quieter road through various streetscape and amenity improvements outlined in figures 12 and 13. 	5 – 10 years	-	Council – Operations and Design Unit	

10 IMPLEMENTATION, FUNDING AND BUDGET

10.01 IMPLEMENTATION

The implementation of the Chewton Urban Design Framework requires the coordinated and committed involvement of both the public and private sectors. The strategies in the Framework present a variety of physical and non-physical improvements and capital works initiatives that need to be followed up. There also are important strategic planning and funding sources that need to be explored and developed through close liaison and partnership between Council, Federal and State Governments, and the community of Chewton.

The implementation for the Chewton Urban Design Framework (CUDF) should be considered in terms of the project's key directions and integrated into the strategic and statutory structure of State and local government planning. The process is as follows:

- Council's endorsement of the CUDF directions.
- Inclusion of the Chewton UDF as a reference document in the Mount Alexander Shire Planning Scheme.
- Use of the CUDF in consideration of development proposals and the enhancement of the non-physical and the social realm.
- Use of the CUDF by the Shire and the local community to initiate funding applications to Federal and State and Governments for both physical and non-physical improvements.
- Amendment of the Mount Alexander Planning scheme.

10.02 FUNDING

The organisation of additional Government funding is critical to the implementation of the CUDF. The rate base at Mount Alexander Shire is limited, and Council does not have extensive funds to undertake new works or maintain existing assets. There is a need for as many Federal and State Government grants as possible to supplement rate income.

State and Federal Grant Programs

The Federal and State Governments have many grants and other funding programs that are available to Councils, organisations and communities for both physical and non-physical improvements. Several of these are:

- Regional Partnerships
- Community Support Fund
- Heritage Victoria. Grant funding is available for the conservation and ongoing maintenance of significant landscapes and buildings. There is also a register of the National Estate.
- National Trust of Australia (Victoria). The National Trust has a register of significant buildings, streetscapes and landscapes. Items on either the Heritage Victoria or the National Trust registers have a greater chance of receiving grant funding.
- Rural Community Development Scheme. Funding for projects with community building initiatives.

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

- Creating Better Places. Funding for heritage and strategic work.
- Tourism Victoria. Funding for projects with direct links to increasing tourism in regional and rural areas and the stimulation of their economies.
- Australian Tourist Development Program.
- Arts Victoria has a number of categories for festivals, events and the development of art, music and television programs. The Regional Art Development Grant provides development opportunities for arts organisations in regional and rural Victoria.
- Sport and Recreation Victoria. Grants for leisure and recreational projects with identified benefits to a broad section of the community.

To maximise the grant opportunities, it is critical for Council to have a comprehensive understanding of all the available Federal and State grants. This can be obtained by reference to <http://www.grantslink.gov.au> and <http://www.grants.dvc.vic.gov.au>. Furthermore, Council could register with the www.ourcommunity.com.au service to receive a regular update of possible grants for Chewton.

Strong networks with Government agencies also are important in securing grants. The development of strong links, if not already developed, with bodies such as the Central Victoria Area Consultative Committee in Bendigo is essential to keep abreast of and secure grant funding.

From our experience, there are several tips for procuring Government funds:

- Allocate a person within Council on a part-time or full-time basis to find potential grant sources, make the necessary contacts, and write the grant applications.
- Regularly lobby Government ministers and senior staff, and highlight and leverage off good things the Shire has done for Federal and State Governments.
- Link with various community and sporting groups and clubs within town to expand the resource and exposure network.

With respect to the grant applications themselves, the following suggestions are put forward:

- Think about projects that are innovative and that align with agency/Ministerial policies of the grant authority rather than projects that might normally be funded from conventional Council budgets.
- Take a strategic overview of the proposed project and link the grants application with broader Government programs.
- Stay wherever possible within the guidelines set by the agency providing the grant.
- Be as clear as possible in each application on what is proposed to be achieved.
- Write good applications with high quality presentation.
- Ring up the people who are managing the program and talk with them - they can very informative and it leaves an impression with them if you show you are keen.
- Be honest where you don't know something on an application form – find out more about the issue.
- Need to work with the community and community groups / sporting groups (C.D.S, Castlemaine Goldfields Football Club. etc) which all have status and significance within the township and community.

Other Sources of Funding

Development Contributions

As a condition of a planning permit for a development, the Shire can receive funds from the developer to contribute to infrastructure improvements such as open space, infrastructure and lighting improvements. Need and accountability are key elements in linking the specific funding with the project. Development contributions (subject to required planning scheme amendments) could be important in the redevelopment of the town centre and facilitation of new infrastructure in and linking to the proposed new civic and railway station precinct

Special Rate Schemes

A special rate scheme under the Local Government Act recoups funds from existing beneficiary landowners, as well as new development. Special rate schemes are usually oriented to car parking and physical improvements here there is an identified special benefit to a particular group of landowners.

Service Clubs

Local clubs and organisations may wish to contribute in kind, to funding a project or part of a project.

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

10.03 BUDGET

Below is a list of probable/indicative costs for components of the strategies. There is no funding commitment by Council or external bodies at this stage; however this document will provide an important basis for supporting any funding applications.

Action	Budget \$ COUNCIL	Budget \$ OTHER
CDNHP signage and brochure		15,000
Signage to key historical sites and trails		25,000
Brass plaques to depict various sites		5,000
New public toilet, possible Exeloo toilet (including review of best location)	113,000	
Continuation of the Elm trees along Fryers Road	5,000	
Feasibility study for new playing field and courts	10,000	
Development of an additional playing field and tennis courts	300,000	
Two display board maps of the town along the Pyrenees Hwy	15,000	
Develop a display at the Castlemaine Visitor Centre summarising the heritage of Chewton		5,000
Undertake subtle interpretive measures to key heritage and cultural elements consistent with the CDNHP Management Plan	60,000	
Provide additional shade structure and trees to Ellery Park	15,000	
Additional signage for the Great Dividing Trail		10,000
Control of weeds in key areas such as historic sites and the core areas of the township		30,000
Removal of pine trees behind the CFA building and replacement with indigenous fire tolerant species.		20,000
Investigate the feasibility of revegetation of Forest Creek through the township	15,000	
Develop guidelines for streetscape elements, footpaths, cairns and markers	5,000	
Relocation and replacement of the existing telephone box		10,000
Restore the former bank building and set up for re-use		40,000
Possible funding assistance to the Red Hill Hotel for the western end and beer garden area		15,000
Develop a shire wide policy for signage in heritage areas Pro Rata for Chewton	8,000	
Develop consistent directional and location signage graphics and content through consultation with graphic designers	30,000	
Develop a palette of colours for streetscape treatments which are influenced by the areas geology	5,000	
Chewton township streetscape – provide consistent street trees along sections of the highway through Chewton, develop a shared use pathway through the township along the highway with heritage style safety barriers and granite kerb treatments	150,000	

- continued over -

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Action continued	Budget \$ COUNCIL	Budget \$ OTHER
Aerial bundle existing power lines along the Pyrenees Hwy through Chewton	200,000	
Feasibility study for the development of a wetland	15,000	
Implement guidelines which outline the trigger for DDO planning permit	5,000	
Review zoning of Faraday Road/Golden Point Road to accommodate smaller subdividable lots	5,000	
Tighten planning and heritage controls along the Pyrenees Highway, make amendments to ESO to ensure adherence to design and siting guidelines, in clause 22.06 replace Chewton Township Structure Plan with reference to Chewton UDF	10,000	
Develop and implement design guidelines for new development	10,000	
Provide car parking to key areas	8,000	
Develop gateway treatments for the Pyrenees Hwy entrances to Chewton	20,000	
Replace the welcome signage on Fryers Road to reflect characteristics of Chewton and the primary gateway treatments	2,000	
Construction of a podium/lookout with seating and directional and interpretive signage at the site of the western gateway entrance on the northern side of the Hwy, link to the Great Dividing Trail	40,000	
Construct a paved setting and stone plinth for the existing Monster Rally plaque on the corner of Pitman St and the Pyrenees Hwy	5,000	
Undertake Planning Scheme amendments and introduce the recommendations of this document	15,000	
TOTAL (excl. GST)*	\$1,066,000	\$ 175,000

* This is an indicative amount intended to be spread out over time and not as a short term lump sum figure.

APPENDIX 1.

Notes from Project Team briefing to the Study Team.

7pm 13th April,
Assembly Hall.

- **Project Team**

Mount Alexander Shire established a Project Team to oversee and assist the Study Team in the preparation of the Urban Design Framework.

Brett Martini – Director of Technical Services, Mount Alexander Shire Council

Cr. Jim Norris – Mount Alexander Shire Council

Fiona McMahon – Regional Planner, Department of Sustainability and Environment (Bendigo Region)

Christine Halstead – Senior Town Planner, Mount Alexander Shire Council

- **Reference Group:**

John Ellis

Marie Jones

Marion Landy

Lindsay Milton

Edna Preece

Christina Lukazewski

Wendy O'Halloran

Ian O'Halloran

Kerry Bourke

Brett Martini chaired the meeting and outlined the key objectives of the Urban Design Framework in being:

- Identifying the issues, open space and built form.
- Providing recommendations on sensitive infill development.
- There is also demand for building and development of smaller allotments, now that the township has sewerage reticulation.
- The Calder Freeway will provide challenges, how to get people to stop and how will the traffic flow change.

Community Members reported the following:

- The Castlemaine Diggings National Park – a management plan is currently being prepared.
- Further mine sites currently being uncovered as gorse is removed. Some sites warrant inclusion of significance within a tourist brochure.
- The ambience of Chewton, the village atmosphere and the winding road are important elements.
- Close knit community. Established residents would not like to see the township get too large.

- The Chewton Chat, a monthly publication and website are important means of communication for townfolk.
- The website is one of the best in the world.
- Push for World Heritage listing of the Diggings National Park.
- Sustainability of the township is an issue.
- The eclectic mix of the buildings.

- The ravaged bush through mining operations. 30,000 miners moving up creeks and over forest converted to a "Lunar Landscape"
- First Township in Victoria to have 50kph zone – this was through community action.

What are the threats?

- Opposition of Council's development of further soccer fields and the development of the swimming pool.
- Lack of car parking spots, which leads people to park anywhere and causes stress to trees.
- Motorist's sight lines need to be considered.

Chewton has suffered from things being thrust on it i.e. granite and bluestone, which are not Chewton. Chewton is more Sandstone (which is in reference to gutterings and footpath finishes.)

- Living on edge of Castlemaine.
- There is need to support local businesses.
- 125-year-old Post Office building, with a new mailbox to the front, (its out of context.)

There is a need for more storyboards telling people about various sites and where they are.

The stonewall near the CFA is a key element in the National Park. Councillor Jim Norris advised of the following:

- A major limiting factor in Chewton is the lack of Bed and Breakfast accommodation. There is a real need to provide services for people using the trails and for visitors in general.
- A vision is to retain the essence of what there is balanced with development. Look at specific overlays and guidelines, planning scheme amendments, avoiding inappropriate development.

APPENDIX 2

QUESTIONNAIRE DATA LOCAL RESIDENTS FEEDBACK – CHEWTON URBAN DESIGN FRAMEWORK

Seventy complete or partially completed surveys received.
Many respondents completed multiple issues/attributes to each of the seven questions.

1. WHAT ARE THE ATTRIBUTES YOU MOST LIKE OR VALUE ABOUT CHEWTON?

Old building and sense of history and historic aspects	16
Sense of community spirit, community awareness, small population	15
The friendly people	12
Peaceful and country lifestyle	12
Village atmosphere	11
Rural character and spaciousness	10
Natural/bushland/hills	8
Rural character and small size	5
Small community/population	5
Cultural and social diversity	4
The deciduous trees and character	4
Proximity to Castlemaine as a service centre	4
Hill Hotel as a venue	3
Gold mining ruins and history	3
Good humored, acceptance of harmless eccentrics	3
Old world character	3
Strong Historical link to the past	3
Town Hall and functions/displays	2
Picturesque setting along Forest Creek	2
Strong and Active Chewton Domain Society	2
The winding road	2
Laid back, naturally decaying town	2
Historical significance	2
Unpretentious and no yuppies	2
Reservoir at Golden Point.	2
An hours drive to Melbourne	1
No answer	1
Regenerating creek corridor	1
Separation from Castlemaine	1
Human scale and views to surrounding areas	1
Strong artist movement	1
Soccer association ovals	1
The festivals	1
Country/winding roads	1

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Connections to long standing residents	1
Not a tourist town	1
Objection to the Urban Design Framework study	1
Wonderful elderly population	1
The school	1
No traffic lights	1
Wildlife	1
Minimal urban development	1
Living heritage landscape	1
No commercial or industrial entrepreneurs	1
Should be a blend of old and new (not a museum)	1
Dynamic and progressive focus	1
Lifestyle	1
Town has changed for the worse (too much control by CDS)	1

2. What aspects of the town attracted you to Chewton?

Proximity to Castlemaine and services	11
Bush setting	7
History and Gold mining heritage	7
Village atmosphere	6
Friendly people	6
Charm and old buildings and streetscape	5
Lower cost land and houses than Castlemaine	5
Peacefulness	4
Scenery and rural views	4
Proximity to Melbourne	4
Quiet village feel	4
Bush setting and private living, yet close to shops, schools	3
Diverse community and lifestyles	3
Small town personalised services	3
Surrounded by bushland	3
The history/heritage of the area	3
Move to a quieter environment, away from the city hustle and bustle	3
Character and spaciousness	4
No answer	2
Historic buildings	2
Family connections over a number of generations	2
Large residential area as opposed to small blocks	2
Unpretentious and rough and ready working class people	2
Wildlife	2
Grazing land	2
Minimal rural development	2
Close to friends	2
Peaceful and friendly town	2
The community spirit	2
Rural feel/charm	2

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Swimming pool	2
Walking trails/nature	2
Access to Calder Highway	1
Reservoir and swimming	1
Its urban form and European history	1
The number of artisans and unusual mix of bush dwellers	1
Social life at the football club	1
Low density, quiet and rural but with connections to Calder Highway	1
Objection to the UDF study	1
Grew up in the area	1
The strong bond between the different groups in the community	1
No traffic lights	1
The Soldiers Memorial Park	1
The lack of people	1
The deep bluestone gutters (now gone)	1
Connections to other small towns	1
Future traffic diversion	1
The deciduous trees	1
The miners cottages	1
The eccentricity	1
Ideally located for a weekender	1
Informal layout of the town	1
The post office as a business (licensees)	1
Close to work	1

3. HOW WOULD YOU RATE COMMUNITY MORALE IN CHEWTON? HIGH MEDIUM OR LOW? ANY FURTHER COMMENTS?

High	35
Medium	20
Low	1
Unable to comment	4
Unanswered	2

Some people are not open to new ideas	2
Close knit community and strong sense of community.	3
Hard working volunteer groups	2
A pity there are divisions in the town	2
Its an interesting town in which to live	2
The Chewton Domain Society does not represent the entire community and try to control things	2
Good balance of work and retired opportunities	2
Old brigade of people are good	1
Haven't noticed	1
Most people are proud of its existing form	1
Businesses have difficulty in establishing due to narrow-minded attitudes and residents resistant to changes.	1

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Stop development such as to the west end of town	1
Division in community, particularly Melbourne residents who don't participate in the community.	1
Concern about change, land sales, new houses	1
Development with no aesthetic quality or sympathy to the area	1
Chewton Domain Society and website good for community spirit	1
Peacefulness	1
Chewton chat and Post Office are important	1
Object to the Urban Design Framework study	1
Could loose its rural charm though	1
The Calder Highway should not run through the town	1
Low morale due to the Shire, resulting in poor road maintenance and trying to close the swimming pool	1
Some people are not open to new ideas	1
Hopefully some good will come from the Urban Design Framework process as people come to terms with inevitable change	1
The fact that the school, shop, pool and hotel are operating is something	1
The Greenies have their say	1
Ellery Park is not in character with the remainder of the town. It's a fire hazard and unsightly	1
Rebellious streak ensures its set apart from Castlemaine	1
Too many factions	1
All the community needs to be consulted not just the CDS clique	1
Rampant Greenies	1
People are very accepting	1
All categories are in town	1

4. WHAT ARE THE HERITAGE OR CULTURAL VALUES OF CHEWTON AND SURROUNDS, WHICH YOU CONSIDER TO BE IMPORTANT?

Goldfields	26
Civic and domestic architecture	11
Soldiers' Memorial Park	11
The Diggings Heritage National Park has been very important	10
Natural history and bush setting	8
Aboriginal culture and the Box Ironbark forest	4
Post office is a core symbol, Council to encourage other small businesses to main road	4
Garfield water wheel	4
The streetscape of old buildings/cottages	3
Retention of existing buildings	2
Renovating old buildings to keep original appearance	2
The streetscape	2
Exceptional community spirit, volunteering	2
Red Hill Hotel	2
Nil	1
Post office, town hall, Ellery park, Garfield wheel	1
Spaciousness	1

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Old cemetery	1
Sandstone culverts	1
Cottage industries	1
Wattle Gully road mine	1
Settlement history	1
No answer	1
The C.D.S	1
The swimming pool	1
The gold fields could become a living museum with areas for outdoor activities/markets	1
The railway bridges	1
Stone ruins	1
Conversion of buildings	1
Not a lot more other than the community culture	1
The diggings have assisted in the separation from Castlemaine	1
The hotel is a disgrace	1
Object to the Urban Design Framework study	1
European trees and gardens	1
Environmentally aware townsfolk	1
Support of art and music	1
Wesley Hill market	1
Retention of the main part of town	1
The mix of people	1
Undating and dissected land establishes a pattern for the road	1
Avenue of elms beside the Soldiers Park	1
The past sporting clubs – i.e. football, cricket, and tennis were important for youth of the town	1
Value of community assets such as the pool, oval and post office	1
History and tourism potential	1
Proximity to bushland	1
Chewton Folk Festival	1
Nothing in particular	1
Landscape and conflicting solutions A) the unattractive and former battleground B) the protection of nature, flora and fauna C) the recreational pursuits, walking	1
Charm of the dipping and winding road	1

5. IS THERE ONE PARTICULAR THEME THAT CHEWTON SHOULD BUILD UPON?

Mining history	14
Leave as is	6
Maintain the village-like atmosphere (quaint)	6
Historical significance	5
Historical character should be retained i.e. buildings and views (scenery of forests)	4
No answer	4
No	3

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Community minded and collective spirit	2
The Diggings Park and opportunity to inform locals and visitors about the attributes of the area	2
Tourism potential	2
New architecture should be sympathetic to old or contrast completely	2
Signage and slower speeds to inform the traveler of facilities and attractions	2
Protection of wildlife	2
Village and community atmosphere should be considered and encouraged in new development	2
Land adjoining the Diggings National Park should be rural living of rural conservation	2
Develop the park so that locals need not go to Castlemaine	1
Maintain the bush tracks and improve/provide signage, brochures and maps	1
No units	1
Keep the informal setting	1
New housing and development must have tighter planning controls	1
Tourism development as a place of heritage significance	1
Extend walking tracks with links to the gold fields in a respectful not over developed way	1
Community and equal partnership with government not Chewton Domain Society interference	1
Additional street trees and proper footpaths and then to be maintained	1
Development should be curtailed and in harmony with the existing character	1
No, its not a theme park, avoid the Maldon aspect	1
An historic heritage town e.g. Burra in South Australia	1
An information booth and signage around the town	1
Houses on the main road should be painted in heritage colours	1
The tree lined streets	1
Objection to the Urban Design Framework study	1
The winding road which emphasises the quaintness of the miners cottages	1
The diversity of the town	1
Environmental sustainability	1
Promote more about the past	1
Keep costs down, what could have been done better with the money for consultants?	1
The theme will change	1
Not isolated but retains its distinctiveness	1
Improve the Chewton museum display	1
No mining theme parks	1
Conservation of the natural environment	1
Allow the Red Hill Hotel to complete works, without being too concerned about heritage. Consider financial encouragements to avoid demise of heritage through dilapidation	1
Making sure Chewton remains viable in terms of meeting families needs	1
No themes, just tidy the town up	1
Maintain the eccentricity, the diversity, don't recommend colours. There	1

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

are tourist towns everywhere	
Facilities for young people	1
At one time was the centre of the universe. Knowing that thousands of miners were here	1
Its individuality as a small town	1
To maintain the sleepy little village	1
Its random earthy feel and spaciousness	1

6. WHAT BUSINESS AND SERVICES IMPROVEMENTS COULD BE ESTABLISHED TO MAKE LIVING IN CHEWTON MORE COMFORTABLE AND ATTRACTIVE TO EXISTING AND NEW RESIDENTS?

A Café/coffee shop/milk bar and meeting place	12
Community bus link to Castlemaine and railway station several times a day	9
Improve the appearance and function of the Hotel and existing general store	6
No answer	5
A clean modern mixed general store linked with a Parks Victoria information centre	4
Restaurant	4
Town gas	3
An art/craft gallery, possibly with a link to tea rooms	3
Improve the Hotel and seek funding to assist presentation	3
Tennis court	3
A shared facility at the Chewton pool	2
Upgrade the North Shore Street Bridge	2
Postal delivery service to residents	2
More post boxes	2
Upgrade the Chewton pool as it is important in family life over summer	2
Safer road	1
A fruiterer	1
A baker	1
A butcher	1
A newsagent	1
A carpark at the reservoir	1
No industrial development, it is sustainable	1
Don't want Chewton to be too commercial, good commercial facilities in Castlemaine.	1
Petrol stations	1
Making sure people are aware of businesses in the area	1
Promote new businesses in the area	1
The basics are already here, more would be less	1
Basketball/Netball courts	1
A Neighborhood house	1
A Cricket club	1
Many services are available in Castlemaine so it is unnecessary to duplicate them in Chewton	1
More bus services on the weekend	1

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

Objection to the Urban Design Framework study	1
A nice spot to stop for a chat with friendly locals	1
A skateboard park for the youth	1
Remove gorse infestation	1
Repair the roads	1
Maintain and encourage what we've got	1
Shire rates are too high	1
Upgrade the public toilets	1
Services to inform new residents about history, landscape, community culture and education	1
Private enterprise to fill businesses	1
More street lighting	1
Encourage more cottage industries, but not with industrial parks	1
Potential coffee place lunches etc under the verandah of the Hotel	1
Enforcement of stray dogs	1
Improve the Assembly Hall	1
Extend the bus service to Mc Kay Reservoir	1
O.D. route for heavy vehicles	1
Repair the hall at the Red Hill Hotel	1
A cycle and walking trail into Castlemaine	1
Planting of street trees	1
Create dams for water retention	1
More sports facilities	1
More daytime community activities for all age brackets	1
Castlemaine is close by and offers the services necessary	1
A brothel	1
A Mc Donalds	1
A Myer Coles	1
A play area for children	1
A café/restaurant as a community centre	1
Wetlands and filter treatment	1
Improvement to bike and walking tracks	1
Local businesses need support of locals. Proximity to Castlemaine means patronage of local businesses is low	1
Remove pine trees in the forest and within the Diggings Heritage Park	1
The Chewton Domain Society are well meaning, but too controlling on business operators	1
The Chewton Domain Society do not run the town, they seem to believe they do	1
A caravan park	1
Important to retain the services that already exist	1
If people want coffees, shops, theatre they can go to Castlemaine or Bendigo (would require bus if no car)	1
Any new business should be compatible with the historic character of the town	1
None	1
Service industry to tourism	1
New and existing businesses must have more involvement in strategies to promote business.	1

7. WHAT PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE WITHIN THE TOWNSHIP?

Proper interconnected foot paths, particularly as many aged people are in town	10
Remove of Gorse, Blackberries and rubbish	6
Improve the appearance of the garage and the general store	5
No answer	5
Restore the former bank and cellars	5
Undergrounding of overhead wires	5
Relocate the phone box to the general store and consider a historic replica	4
Improve the appearance of the Red Hill Hotel and its beer garden	4
Replace the existing postbox and install an old fashioned style letterbox at the Post Office	3
Streets to be maintained	3
Improved tourist directional signage, interpretive signage and maps for tourists	3
Underground drainage on the main road to eradicate the deep gutters	2
Heavy vehicle by-pass	2
More trees and shrubs that flower in winter	2
Clean up of the Red Hill Hotel area	2

APPENDIX 3



**TRAVELLING THROUGH?
TELL US YOUR THOUGHTS ON CHEWTON**

We invite you to participate in this short survey to help us to gain an insight into visitor perceptions of Chewton. The Mount Alexander Shire is undertaking an Urban Design Framework Study for the township, which draws upon the surrounding natural environment, the cultural history, European heritage and settlement patterns to provide a vision and future direction for the development of Chewton.

We hope you enjoy your time in Chewton and have a safe journey!

(Please tick or circle where appropriate)

1. How long do you intend to spend time in Chewton?
- | | | |
|----------|-----------|---------|
| 2-4 days | ½ hour | 4 hours |
| | 1 hour | 8 hours |
| | 1 week | |
| | 2-3 hours | 1 night |
| | Longer | |

2. Is this your first visit to Chewton? **YES / NO**

Purpose: **Business** ¹ or **Pleasure** ¹, Is there a particular local area of interest or attraction - please specify?

3. Was the approach to the town centre from Castlemaine or Elphinstone memorable? **YES / NO**

4. As you approached the town centre what were the distinctive features?

5. What attracted you to visit or stop at Chewton?

6. Are you aware of the history of Chewton and the surrounding area? **YES / NO**
How could they be promoted further?

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

7. What new businesses or services should be encouraged to increase visitation?

8. What physical improvements could be made to the township to make visitors stay more enjoyable and memorable?

Should you wish to give additional comments, please provide on back of this sheet

Please return your questionnaire to the box provided nearby.

The Mount Alexander Shire thanks you for your time in responding to our survey.

Should you wish to find out more about our study please contact

Consultants: Mike Smith or Brendan Rafter on (03) 9830 0414 for further study information and township issues and Brett Martini, Director of Technical Services, Mount Alexander Shire on (03) 5471 1700 for contract issues.



QUESTIONNAIRE DATA

VISITORS FEEDBACK - CHEWTON URBAN DESIGN FRAMEWORK.

Seven complete or partially completed surveys received.

1. HOW LONG DO YOU INTEND TO SPEND TIME IN CHEWTON?

Varied 3 hours to 1. week and longer.

2. IS THIS YOUR FIRST VISIT TO CHEWTON?

No 7.

3. WAS THE APPROACH TO THE TOWN CENTRE FROM CASTLEMAINE OR ELPHINSTONE

MEMORABLE?

Yes 7.

4. AS YOU APPROACHED THE TOWN CENTRE WHAT WERE THE DISTINCTIVE FEATURES?

Winding road	3.	Soldiers' Memorial Park	2.
Old homes	1.	Pool	1.
Stone guttering	1.	Shops	1.
Forest	2.		

5. WHAT ATTRACTED YOU TO VISIT OR STOP AT CHEWTON?

Sport 6.
No answer 1.

6. ARE YOU AWARE OF THE HISTORY OF CHEWTON AND THE SURROUNDING AREA?

Yes 6.
Some 1.

7. WHAT NEW BUSINESSES OR SERVICES SHOULD BE ENCOURAGE TO INCREASE VISITATION?

Public toilet	1.	A picnic shelter	1.
Coffee shop	2.	A centrally picnic located facility	1.
Food shop	1.	No answer	2.

8. WHAT PHYSICAL IMPROVEMENTS COULD BE MADE TO THE TOWNSHIP TO MAKE VISITORS

STAY MORE ENJOYABLE AND MEMORABLE?

Public toilets	2.	No answer	2.
Signage	1.	Food shop	1.
Better picnic facilities along Forest Creek	1.		
Retention of the "Higglepiggledy" layout	1.		

APPENDIX 4

CHEWTON URBAN DESIGN FRAMEWORK FIRST COMMUNITY CONSULTATION MEETING 15th June 2005 - Chewton Town Hall

Michael Smith, Peter McNabb and Donald Walker

Mayor:

- Make your views known.
- There should be a sense of ownership. It is important to get ideas from the ground up.

Brett Martini:

- Harcourt by-pass.
- Sewerage for Township.
- Improve how the Township looks.
- The density of development.
- Urban Design Framework tendering and budget process - \$2,000 in total – D.S.E. \$20,000.

Heritage:

- The ideal place for a water reserve with amenities.
- A lot happened here beyond the railway line – wetlands.
- Does not show Crown Land clearly enough e.g. Forest Creek.
- What about signage?
 - o Parks and facilities.
 - o Public toilets.
- Signage policy being organised by the Heritage Advisory Board of Council.

Community Facilities:

- Removal of play equipment. To be replaced as soon as possible – further up the schedule.
- Public toilet on the corner – shared facilities.
- Demand for additional facilities.
 - o Tennis courts are not well maintained (Castlemaine has better tennis facilities). Proposal to establish tennis courts at the railway line.
 - o Basketball.
 - o Further playing fields.
 - o Needs research into current and latent demand for a growing community.
- Bridges are poor and in need of repair. There needs to be better access to infrastructure. The tourist bus is not able to go over it.

Tourism and Visitor Amenities:

- Street directory.
- Tourists are not looking for detail – just a few highlights such as the Garfield Wheel, the Dingo Farm and mining.
- Maximum number of people through the town is 10/day.
- People are stopping here for toilets and a map.
- Can't turn Chewton into something that it isn't.
- Quaint hamlet.

Surrounding Landscape:

- Forest Creek area revegetation – hide the mullock heaps.
 - o What is being revegetated?
 - o Retain the historic mullock heaps.
- The area was ravaged by the gold diggings.

Built Form:

- Large scale advertising on the side of buildings – not allowed today.
- Small buildings in Chewton, therefore small signs.

Planning:

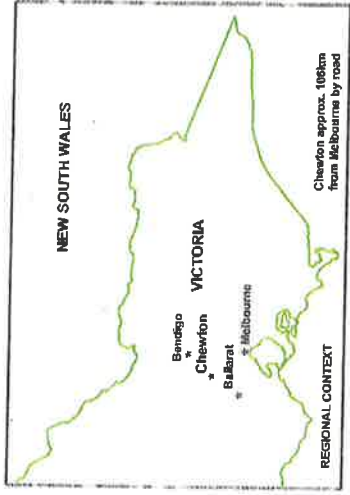
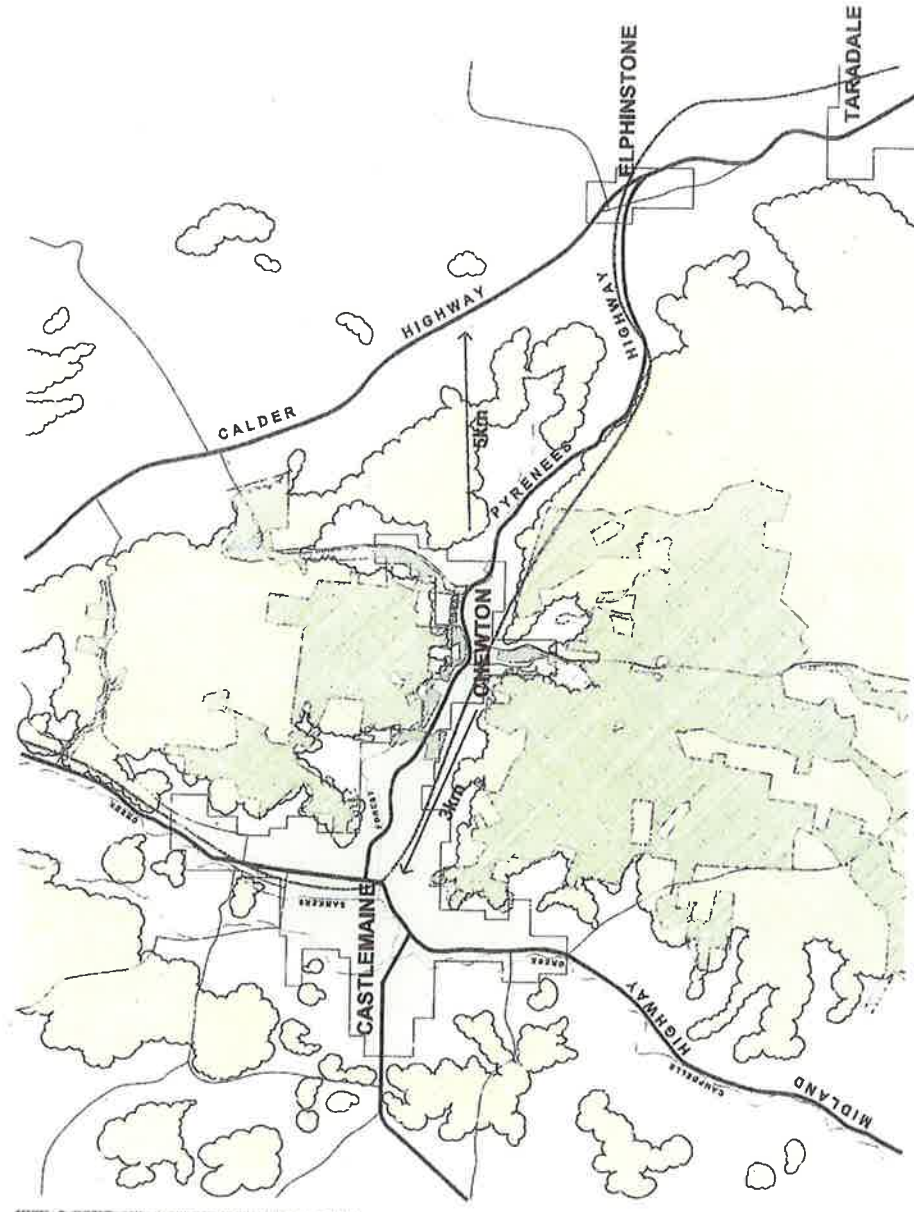
- Zoning - closer settlement to the forest.
- Broad Township zone.
- Neighbourhood Character.

Gateway and Entrances:

- Tree planting is interfering with the new sewerage system.
- Possible undergrounding of power lines.

Max Lesser:

- Businesses are a hobby for many people.
- Not talking to the right people.
- Too many conflicting groups.
- Not relying on business or tourism.



REGIONAL CONTEXT PLAN

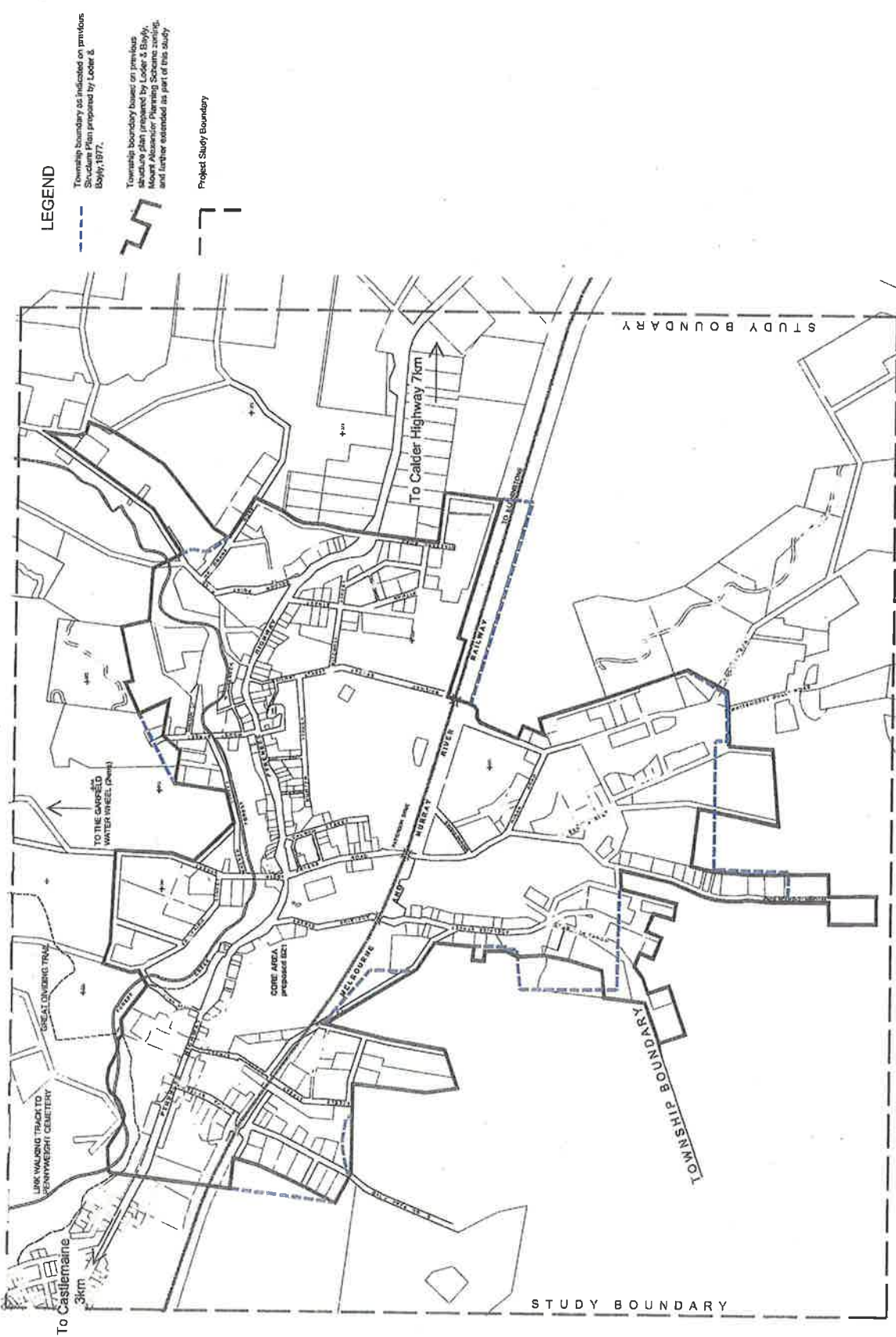
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

PROJECT INFO:
 Project Name: Cheewton Urban Design Framework
 Project No: 218
 Date: 27th May 2010
 Scale: 1:5000 @ B1

PROJECT INFO:
 Project Name: Cheewton Urban Design Framework
 Project No: 218
 Date: 27th May 2010
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Scale: 1:5000 @ B1

Figure 1.



LEGEND

- Township boundary as indicated on previous Structure Plan prepared by Loder & Bayly, 1977.
- Township boundary based on previous structure plan prepared by Loder & Bayly, Mount Alexander Planning Scheme zoning, and further extended as part of this study.
- - - Project Study Boundary

STUDY AREA PLAN

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

DRAFT PLAN
 11th January 2006 - DRAFT 2.1
 17th Dec 07 Final E. Addendum
 18th June 08 Final J. Update

Date: 11/1/2006
 Date: 09/12/2006
 REVISED: REV A - Amendments 15-06-08

0 100 200 300
 Scale 1:5000 @ A1

Richard J. Loder & Associates
 Landscape Architects and Urban Design
 3 Jervis Street, Cammerlang, 3214
 VIC 3004 (A1) Tel: 03 9329 2555
 Fax: 03 9329 2551
 www.rjl.com.au

Figure 2.

COMMUNITY SERVICES AND FACILITIES

- A walkway, abseil, and wheelchair and pram accessible loop is required in the open area of town.
- The Cheviot Soldiers Memorial Park is to be a multi-use area with a variety of sports facilities, including a netball court and a playground.
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TOURISM AND VISITOR AMENITIES

- The Cheviot Soldiers Memorial Park is to be a multi-use area with a variety of sports facilities, including a netball court and a playground.
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LEGEND

- Existing indigenous Box Eucalypt forest
- Existing exotic/reintroduced indigenous vegetation
- Existing predominantly pine forest
- Existing buildings
- Railway and historic brick bridge
- Forest Creek
- Contour line
- Caustamine Diggings Heritage Park Trail
- Peak of Hill (m)

STREETS AND ENTRANCES

- The forest buffer that separates Cheviot and Caustamine's Waddy Hill has been identified as a key landscape feature. The forest has a high level of biodiversity and is a significant natural asset. It is proposed to retain and enhance this landscape feature.
- The town boundaries are unclear. Cheviot has no dramatic street frontages and is largely defined by the location of the railway and the highway.
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TRANSPORT AND TRAFFIC

- The Pyramex Highway and Evans Road is a key link and a major gateway into Cheviot. It is proposed to improve the road and create a more attractive and safer environment for both pedestrians and cyclists.
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THE BUSINESS ECONOMY

- There are numerous small businesses that operate from the town. These businesses are largely family-run and provide a range of services to the community. It is proposed to support and encourage these businesses to thrive and grow.
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STREETScape

- The existing and surrounding road (Pyramex Highway) is a key link and a major gateway into Cheviot. It is proposed to improve the road and create a more attractive and safer environment for both pedestrians and cyclists.
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HERITAGE AND CULTURE

- The Caustamine Diggings is a key heritage site and is a significant natural asset. It is proposed to retain and enhance this site and create a more attractive and safer environment for both pedestrians and cyclists.
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PLANNING AND LAND USE

- There are significant areas of land that are currently undeveloped or underutilized. It is proposed to plan and manage these areas to ensure they are used in a way that is consistent with the town's character and values.
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SUB-TOWN

- The town is spread out over 3.5 kilometers. There is a variety of land uses and activities throughout the town. It is proposed to manage these land uses and activities to ensure they are used in a way that is consistent with the town's character and values.
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INFRASTRUCTURE

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IDENTITY AND IMAGE

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ANALYSIS PLAN

CHEWTON URBAN DESIGN FRAMEWORK

MOUNT ALEXANDER SHIRE COUNCIL

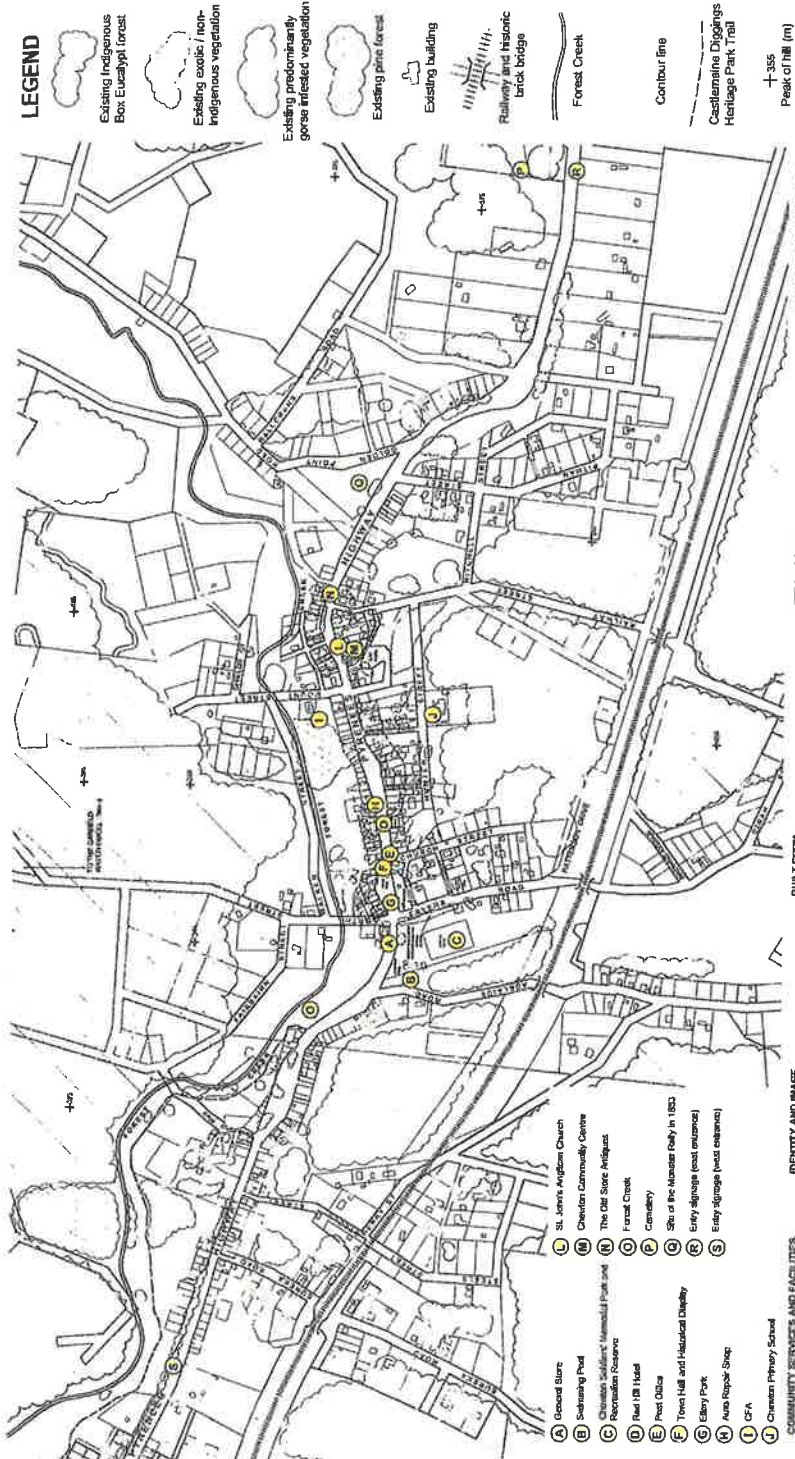
Project Number: 15/01/2014
 Date: 27th July 2015
 Prepared by: Mount Alexander Shire Council
 For: Mount Alexander Shire Council
 Contact: 053 920 3333
 Fax: 053 920 3333
 Email: info@masc.vic.gov.au
 Website: www.masc.vic.gov.au

TOURISM AND VISITOR AMENITIES

- Build on the link to the surrounding history and natural environment by providing a range of visitor amenities along the highway.
- Provide at least two display board racks of the town along the highway. Consider graphics and information regularly updated and available from the Castlemaine Visitor Centre.
- Provide a range of information about the town as part of the visitor information information surrounding the heritage of Cheviot.
- Provide signage and maps information about the town.
- Consult with Elders of the Old Warrig People about cultural heritage significance and access to the historic Aboriginal sites.
- Provide information about the town to the benefit of the town.
- Provide event information about the Eremyngdyk Cemetery on a long-term basis.
- Provide information about the town and its connection to the town.
- Provide information about the town and its connection to the town.
- Provide information about the town and its connection to the town.

PLANNING AND LAND USE

- These corridors including detailed provisions over new development along the Promenade Highway and the town centre.
- Provide a range of information about the town and its connection to the town.
- Provide information about the town and its connection to the town.
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LEGEND

- Existing Indigenous Box Eucalypt forest
- Existing exotic / non-indigenous vegetation
- Existing predominantly grasses infested vegetation
- Existing pine forest
- Existing building
- Railway and historic brick bridge
- Forest Creek
- Contour line
- Peak of Hill (m)

COMMUNITY SERVICES AND FACILITIES

- Review possible locations for a public hall.
- Maintain the services of extra along Fyres Road.
- Maintain the Cheviot Soldiers' Memorial Reserve as a venue for the town.
- Determine the location of the Cheviot Soldiers' Memorial Park and its connection to the town.
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HERITAGE AND CULTURE

- Frontage the Diggings to be included in the World Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.
- Heritage listing.

IDENTITY AND IMAGE

- Provide street trees of a consistent species.
- Upgrade the streets of extra along Fyres Road.
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BUILT FORM

- Ensure that new built form is distinguished by its use of materials.
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STREETSCAPE

- Develop consistent signage graphics and content.
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SUBURBANE LANDSCAPE

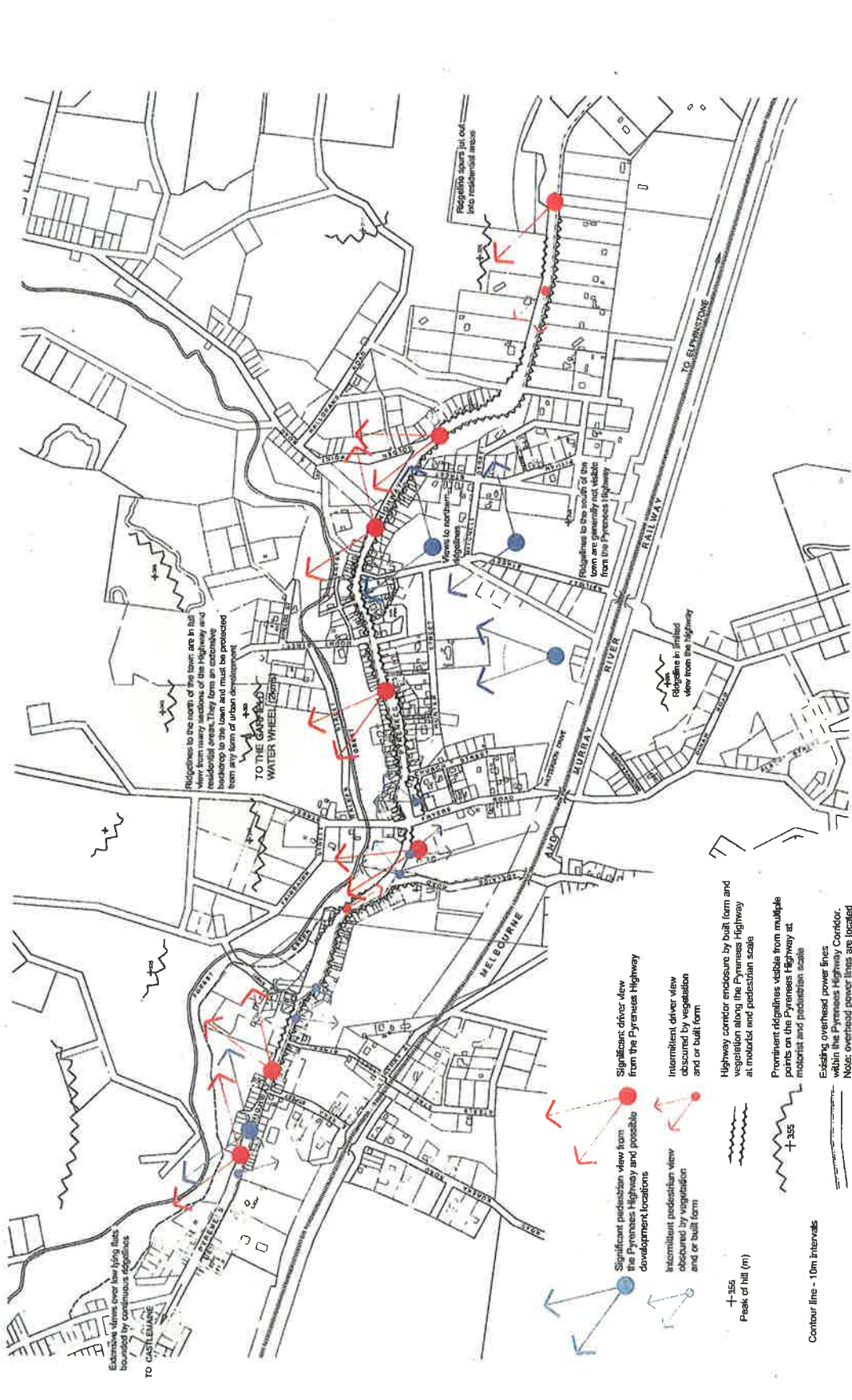
- Investigate the indigenous forest buffer to the west of the town.
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KEY OPPORTUNITIES PLAN
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL



Project & Title
Date: 27th May 2020
Project No: 110
Project Name: Mount Alexander Shire Council
Project Location: Cheviot
Project Contact: 08 9222 2222
Project Email: info@masc.vic.gov.au
Project Phone: 08 9222 2222
Project Fax: 08 9222 2222
Project Website: www.masc.vic.gov.au

FIGURE 4.



VIEWS, RIDGELINES AND PYRENEES HIGHWAY ANALYSIS
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

Figure 5.
 Prepared for: Mount Alexander Shire Council
 Project: Chewton Urban Design Framework
 Date: 2011

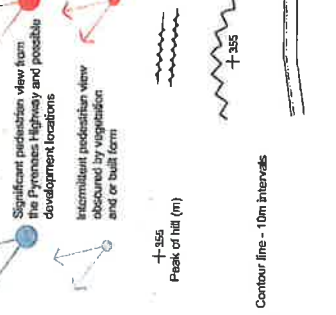
Prepared by:
 S. ANDERSON
 S. ANDERSON & ASSOCIATES
 170 DICKSON STREET, CHEWTON VIC 3343
 TEL: (03) 5322 1111 FAX: (03) 5322 1100

Drawn by:
 S. ANDERSON
 Date: 2011 Dec 2011

Scale: 1:5000 @ B1



- Significant driver view from the Pyrenees Highway
- Intermittent driver view obscured by vegetation and/or built form
- Highway corridor enclosure by built form and vegetation along the Pyrenees Highway at motorist and pedestrian scale
- Prominent ridgelines visible from multiple points on the Pyrenees Highway at motorist and pedestrian scale
- Existing overhead power lines within the Pyrenees Highway Corridor. Note: overhead power lines are located on either side of the Pyrenees Highway



TOURISM AND VISITOR AMENITIES

- Build on the link to the surrounding history and cultural environment. Provide more viewpoints, trails and signage.
- Encourage the use of the town's existing interpretive and educational resources.
- Capitalize on the high visual exposure buildings and sites through the accessibility of the town and the surrounding Pyrenees Highway's route through the town.
- Provide at least two display-board maps of the town along the highway. Coordinate graphics and information with other interpretive signage.
- Approach Parks Victoria to set up an amenity for an information centre close to Fryers Road.
- Ensure that the town's information centre is regularly updated and available from the Castlemaine Visitor Information Centre.
- Develop a display at the Castlemaine Visitor Centre as part of the visitor-visitor information summarizing the town's history.
- Provide signage that provides information about these interesting heritage elements.
- Parks Victoria to conduct further surveys of these sites.
- Identify new sites of significance and incorporate an interpretive program.
- Undertake a consultation process and cooperation to review the presentation of the Post Hill forest, including interpretive, car park, and recently excavated bow garden.
- Encourage the building of multi-use grants.
- Enhance Elbow Park.
- Consider a public trail in a more prominent location.
- Provide signage to points of visitor interest along the journey.
- Provide a shade structure and picnic tables.
- Investigate potential link to a commercial operator (i.e. local visitor centre) to provide interpretive services. Potential to link with Parks Victoria multi-use facility.
- Enhance trails and well sign postcard and show in brochure.
- Involve Council's Parks and Trails Advisory Board in the development of the trail.
- Review the town's signage and signage along the trail to Main Street and Fryers Road. Provide signage.
- Encourage the establishment of additional accommodation options.
- Link with brochures and the Castlemaine Tourist Information Centre.

- (A) Grand Store
- (B) Swimming Pool
- (C) Castlemaine Reserve
- (D) Red Hill Hotel
- (E) Post Office
- (F) Town Hall and Historical Display
- (G) Elbow Park
- (H) Auto Repair Shop
- (I) CFA
- (J) Castlemaine Primary School
- (K) St. John's Anglican Church
- (L) Owen's Community Centre
- (M) The Old Store
- (N) Forest Coven
- (O) Cemetery
- (P) Site of the Moorabool Railway in 1853
- (Q) Entry signage (west entrance)
- (R) Entry signage (east entrance)

BUILT FORM CONTINUED

- Issue guidelines on basic design of windows, materials, etc. for various phases of building design.
- Issue guidelines on various forms of garden design.
- Encourage sympathetic conversion or adaptation of existing buildings, based on the preferred condition in sources of low interest for building maintenance. Promote the restoration of critical old buildings. Council needs to monitor the condition of identified buildings, particularly roofs.
- Avoid new buildings, which attempt to copy existing buildings in Chevon. New buildings need to present a narrow rather than high or wide elevation or face to main street (Pyrenees Highway). Visual complexity should be reduced.
- Program development guidelines focusing on signage, messaging, style, and artwork including building to the boundary street setback.
- Development to be controlled and managed.

BUILT FORM

- Ensure that new built form is developed in accordance with the guidelines.
- Remove the telephone box and locate to another less prominent building site.
- Apply for funding to reconstruct the former bank building, which is in the rear of the gallery, display of arts and crafts.
- Guidelines to emphasize the importance of facades on the footpaths' edge.
- Prepare building design, setting and paint colour scheme.
- Develop a palette of materials that can be used for new development, in some focal zones) (roads, footpaths, wheelchair, etc.
- Further creation of this character of Chevon with "sustainable" forms and textures derived from a palette of materials that can be used for new development on built form. New buildings should be discouraged from being imposed forms and facade embellished "decorative" or "faux design approach". The attention has shifted and counter measures are required.

BUILT FORM CONTINUED

- Discourage the construction of weatherboard, WFR (which is not part of the town's heritage) and other styles.
 - The condition of the Red Hill Hotel's wall is a concern. Possible funding assistance required.
 - Encourage action already undertaken to rectify the wall.
 - Review the existing presentation of the building with the Town Council and Chevon and the owner to ensure a quality space is provided.
 - Council to issue simple guidelines notes on appropriate built form for restoration.
- THE BUSINESS ECONOMY**
- Continue to promote local business on Chevon's web site and in the Welcome to Chevon kit.
 - Identify key buildings in the township that would offer potential to establish a bakery and cafe.
 - Support the Post Office proprietors to expand the business and in particular provide additional post services. They also wish to provide additional post boxes.

COMMUNITY SERVICES AND FACILITIES

- Review possible locations for a public toilet.
- Maintain the avenue of trees along Fryer's Road.
- Ensure that measures to control off-leash dogs are undertaken and the trees professionally assessed every year.
- Maintain the reserve as a venue for hire.
- Review the possibility of using part of the reserve as a catching ground (area to the West).
- Determine demand for a second playing field and tennis courts.
- Provide an additional playing field and tennis courts.
- Develop a masterplan for the Adelaide Street site.
- Maintain the services as functions available.
- Institute to assist in the transition of the educational institutions to assist in the transition of the educational institutions.
- Enhance the website and develop further information.
- Retain and improve the visual and physical separation between Chevon and Castlemaine.
- Maintain services provided by the CFA.
- Encourage the owners to remove existing vegetation to the highway response to this view from the Highway.
- Local businesses to be encouraged to investigate for Chevon to gain prominence in education.

IDENTITY AND IMAGE

- Elimination of power poles and overhead wires to facilitate planting of large species of trees.
- Replanting of a green belt or wedge of forest lost in the town.
- Marked Chevon visitors from outside town on the town on the town.
- Promote the use of the local stone, a sustainable, which is broken in colour.
- Incorporate within the built form guidelines.
- Develop a palette of colours consistent with the town's identity.
- Local stone should be used as an exposed aggregate finish to concrete and asphalt.
- Further promote the trail through brochures, maps, signage and information.
- Promote the town's identity through signage and landscape elements that require regular maintenance. Allocate funds annually to meet the standard.

STREETSCAPE

- Ensure that low, white buildings and signs are maintained.
- Undertake works in the UOJF Study.
- Develop a consistent signage graphics and content. Signs to provide information to way.
- Promote the use of the local stone, a sustainable, which is broken in colour.
- Incorporate within the built form guidelines.
- Develop a palette of colours consistent with the town's identity.
- Local stone should be used as an exposed aggregate finish to concrete and asphalt.
- Further promote the trail through brochures, maps, signage and information.
- Promote the town's identity through signage and landscape elements that require regular maintenance. Allocate funds annually to meet the standard.



LEGEND

- Existing Indigenous Box Eucalypt forest
- Existing exotic / non-indigenous vegetation
- Existing predominantly grasses interspersed vegetation
- Existing pine forest
- Existing building
- Railway and historic brick bridge
- Forest Creek
- Contour line
- Castlemaine Diggings Heritage Park Trail
- Peak of Hill (m)

KEY DIRECTIONS PLAN
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

Figure 6:
Plan of Chevon, Victoria
Scale: 1:1000
Date: 27th May 2008

Prepared by:
Urban Design
170-172 St Pauls St, Hillston
NSW 2811
Tel: 0820 814 114 Fax: 0820 2553
851/14 Hill Street, 05/1-1/47

Project No: 05/1-1/47
Project Name: Chevon Urban Design Framework
Project Location: Chevon, Victoria
Project Date: 27th May 2008
Project Status: Final
Project Author: Urban Design
Project Contact: Urban Design
Project Phone: 0820 814 114
Project Fax: 0820 2553
Project Email: info@urban-design.com.au

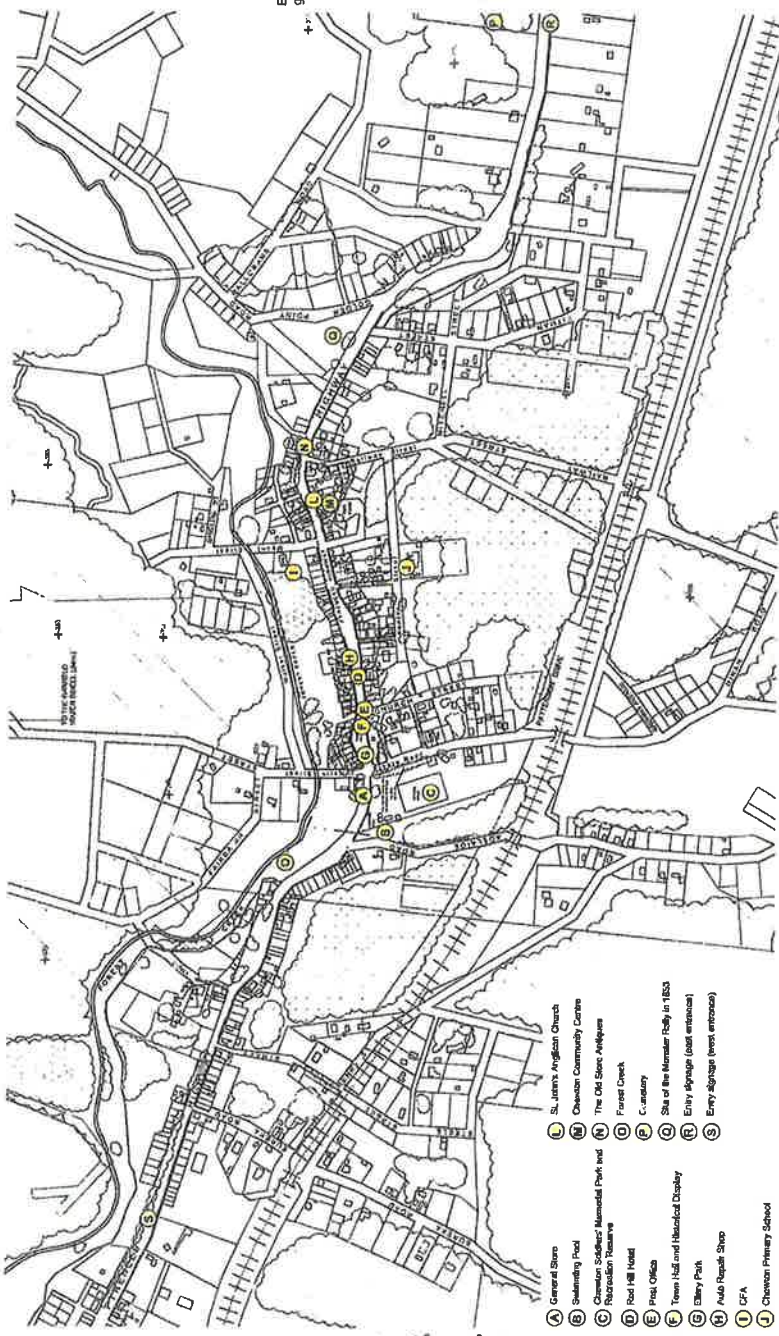
Project No: 05/1-1/47
Project Name: Chevon Urban Design Framework
Project Location: Chevon, Victoria
Project Date: 27th May 2008
Project Status: Final
Project Author: Urban Design
Project Contact: Urban Design
Project Phone: 0820 814 114
Project Fax: 0820 2553
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Project Name: Chevon Urban Design Framework
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Project Location: Chevon, Victoria
Project Date: 27th May 2008
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Project Author: Urban Design
Project Contact: Urban Design
Project Phone: 0820 814 114
Project Fax: 0820 2553
Project Email: info@urban-design.com.au

LEGEND

- Existing Indigenous Box Eucalypt forest
- Existing exotic / non-indigenous vegetation
- Existing predominantly grass infested vegetation
- Existing pine forest
- Existing building
- Railway and historic brick bridge
- Forest Creek
- Contour line
- Coastguard Diggings Heritage Park Trail
- +355 Peak of Hill (m)



- (L) St. John's Anglican Church
- (M) Chewon Community Centre
- (N) The Old Stone Mill
- (O) Forest Creek
- (P) Post Office
- (Q) Site of the Memorial Park in 1853
- (R) Entry signage (east entrance)
- (S) Entry signage (west entrance)
- (A) General Store
- (B) Swimming Pool
- (C) Chevon Soldiers Memorial Park and Recreation Reserve
- (D) Post Hill Hotel
- (E) Post Office
- (F) Town Hall and Historical Display
- (G) Entry Park
- (H) M&B Retail Shop
- (I) CPA
- (J) Chevon Primary School

HERITAGE AND CULTURE

- Promote the Diggings to be included in the World Heritage listing.
- Further information brochures, co-ordinated signage to key areas.
- Develop a Heritage Trail, similar to the Castlemaine Tourist Information Centre.
- Integrate Trail and propose walking trail brochure.
- Develop a master plan for other building form. Provide proposals to be collected from other the town.
- The network should expand through regional tourism networks.
- Retain the lifestyle choices of a small rural township.
- Consider public bus routes to connect sites, as well as the existing bus routes.
- Provide a colour brochure for each street, with information on each street.
- Provide a static display at one of the key sites close to the town.
- Enhance the community togetherness and a township where people have a strong sense of community spirit, biodiversity and well-being.

GATEWAYS AND ENTRANCES

- Consider relocating the Hot Road sign east of Castlemaine. Discussions with proprietor.
- Establish public distinctive events, township character and activities that are specific, i.e. Celebrated at heritage themes, townships, icons and street trees.
- Undergrounding powerlines.
- Themes, events related to the Memorial Park, history and Art Groups.

INFRASTRUCTURE

- Review the out-dated Structure Plan and revise land use allocations.
- Undertake a study for the development of a wetland, as part of a gateway experience.
- Use special forgoth treatments including crushed drainage. Localities would have to be away from the National Heritage Park.
- Consider to review unauthorised access with the town council.
- Review formalising residential access roads. Trade and retail services to reinforce the rural character.
- Investigate provision of accessible (wheelchair and pram) footpaths in the town area.
- Upgrade the public buses.
- Investigate options for improved town street lighting.

IDENTITY AND IMAGE

- Provide street trees of a consistent species.
- Use special forgoth treatments including crushed local sandstone or similar.
- Develop a gateway theme.
- Signage and heritage elements along the main street.

PLANNING AND LAND USE CONTINUED

- Amend Clause 22.06, Chewon policy to include advisory elements of design and siting guidelines provisions.
- Establish light planning controls for the siting and design of industrial buildings.
- Investigate the potential uses of some of the Crown land parcels.
- Review the highway and railway line and whether new might be suitable for long term residential development.
- Create an increasingly sought-after residential environment with convenient proximity to services and employment.
- Amend Clause 22.06, Chewon policy to include advisory elements of design and siting guidelines provisions.
- Establish light planning controls for the siting and design of industrial buildings.
- Investigate the potential uses of some of the Crown land parcels.
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- Review the highway and railway line and whether new might be suitable for long term residential development.
- Create an increasingly sought-after residential environment with convenient proximity to services and employment.

PLANNING AND LAND USE CONTINUED

- Amend the Mount Alexander Planning Scheme to reflect the provision of signage to Chewon.
- Investigate land zoning in the vicinity of Ramsay Road Golden Plains with respect to its suitability for residential purposes.
- Investigate the potential uses of some of the Crown land parcels, particularly on lots that have already been subdivided and serviced with reticulated sewerage.
- Review relevant local policy provisions of plans 22.06, Chewon Planning Scheme.
- Amend Clause 22.06, Chewon Planning Scheme to reflect the provision of signage to Chewon.
- Investigate land zoning in the vicinity of Ramsay Road Golden Plains with respect to its suitability for residential purposes.
- Investigate the potential uses of some of the Crown land parcels, particularly on lots that have already been subdivided and serviced with reticulated sewerage.
- Review relevant local policy provisions of plans 22.06, Chewon Planning Scheme.
- Amend Clause 22.06, Chewon Planning Scheme to reflect the provision of signage to Chewon.

PLANNING AND LAND USE

- Investigate the potential release of some Crown Land for controlled development with guidelines for appropriate lot sizes, set backs, retention of indigenous vegetation and rural character.
- Investigate the potential uses of some of the Crown land parcels, particularly on lots that have already been subdivided and serviced with reticulated sewerage.
- Review relevant local policy provisions of plans 22.06, Chewon Planning Scheme.
- Amend Clause 22.06, Chewon Planning Scheme to reflect the provision of signage to Chewon.
- Investigate land zoning in the vicinity of Ramsay Road Golden Plains with respect to its suitability for residential purposes.
- Investigate the potential uses of some of the Crown land parcels, particularly on lots that have already been subdivided and serviced with reticulated sewerage.
- Review relevant local policy provisions of plans 22.06, Chewon Planning Scheme.
- Amend Clause 22.06, Chewon Planning Scheme to reflect the provision of signage to Chewon.

KEY DIRECTIONS PLAN (CONTINUED)

**CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL**

Figure 7.

Prepared by:
Mick Smith and Associates
100-102 Main Street, Castlemaine, VIC 3561
Tel: 03 5431 1111 Fax: 03 5431 1112

Drawn by:
David B. Dyer
Date: 17th May 2006

Scale: 1:1000
Sheet 7 of 8

Approved by:
Mick Smith and Associates
100-102 Main Street, Castlemaine, VIC 3561
Tel: 03 5431 1111 Fax: 03 5431 1112

5 Protect the existing Bow-lobb forest from development. Provide adequate buffer zones between the Castlemaine Diggings National Heritage Park and residential development.



6 Over time revegetate Forest Creek with indigenous species and remove weed growth covering the historic bluestone creek wall. Rehabilitation needs to consider retention of the open cultural landscape. Large open grass areas with some scattered trees will be the desired outcome.



7 There is demand for tennis courts, a second soccer field and a children's playground. The Chewton Soldiers' Memorial Park Committee of Management have identified proposed sites within the reserved section of the Reserve adjacent to Ashdale Street for these facilities.



8 Maintain the avenue of alms along Fryers Road. Ensure that measures to control elm-beetle beetle are undertaken and the trees professionally assessed every three years.



4 Provide sculpture and heritage elements along the main street. Use special footpath treatments including crushed local sandstone.



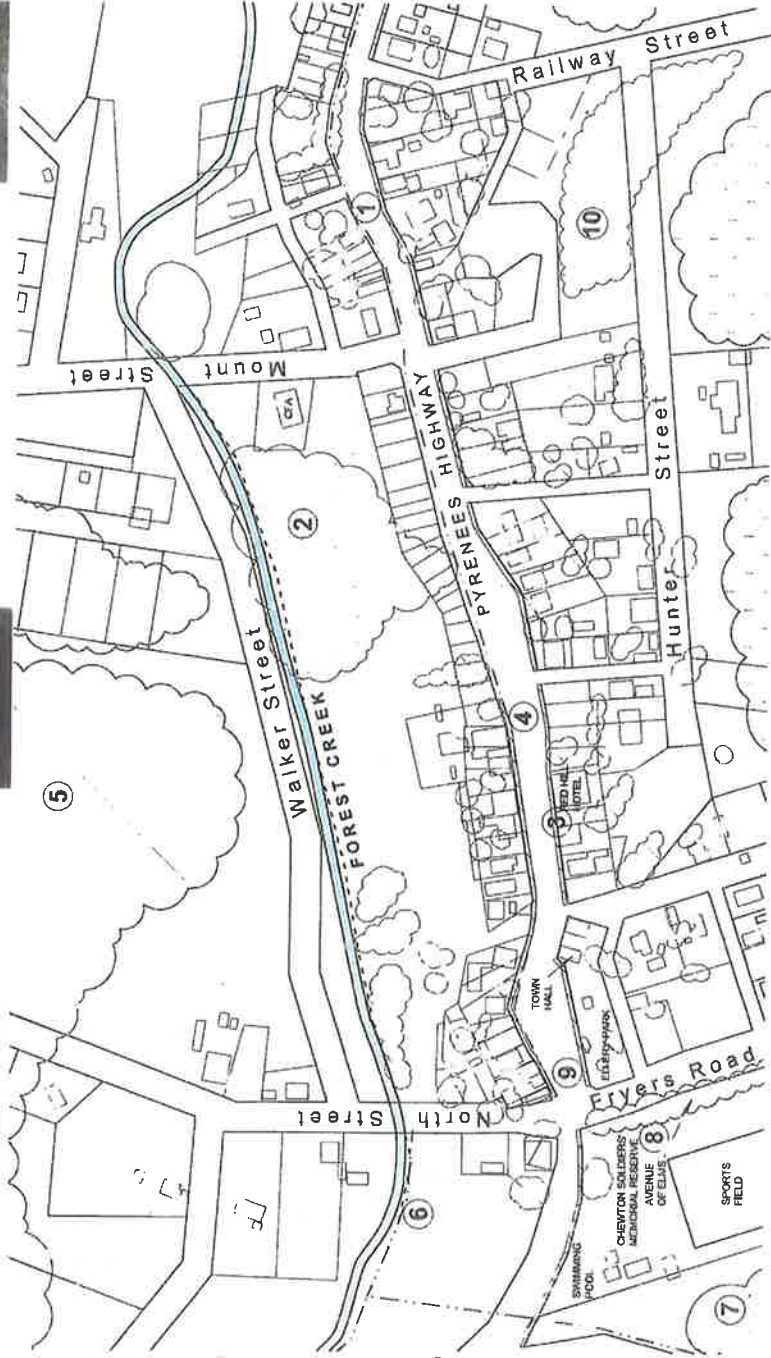
3 Undertake consultation with owners and operators to review the presentation of Ford Hill. Highlight existing historical assets, car park and recently excavated beer garden.



2 Remove the pine trees behind the CFA building as they are a fire hazard so close to the township. Revegetate with appropriate species. Possibility to create a fire tolerant plant demonstration planting with labelled plants.



1 Undergrounding of overhead wires and elimination of power poles on Main Street (Pyrenees Highway) will allow the planting of larger species of street trees. Provide street trees of a consistent species.



- LEGEND**
- Existing indigenous Bow-lobb forest
 - Existing exotic / non-indigenous vegetation
 - Existing predominantly grass infested vegetation
 - Existing pine forest
 - Existing building
 - Forest Creek
 - Contour line
 - Historic bluestone wall along Forest Creek
 - +355 Peak of hill (m)

9 Provide shade sails, shade trees and additional interpretive signage to Elly Park. Consider a more prominent location for the public toilets and investigate potential to link to a commercial operator i.e. food vendor, near the historical display. Consider a facility in partnership with Parks Victoria.



10 Control weeds in key areas as a first priority and expose mining heritage elements still uncovered. Encourage property owners to undertake weed control. Ongoing control, with funding, is required on an annual basis.

KEY AREA ACTION PLAN
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

Figure 8.

PREP BY: Urban & City
 Date: 27th Aug 2015

DESIGNED AND DRAWN BY: Landscape Architecture and Urban Design
 5 Jural St, Cammeray, NSW
 Tel: 002 9411 1111, 9502 2200

REVISIONS:
 REV 1 - values changes 09-11-18

Scale: 1:1250 @ A1
 0 50 100M

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BUILDING TYPES / STYLES AND SCALE

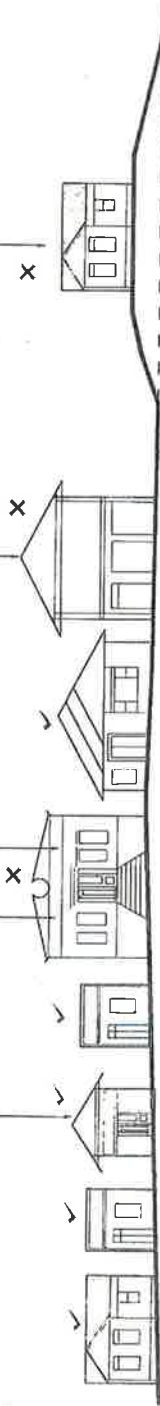
In the 19th century styles such as this were reserved for Public Buildings and Banks rather than residential.

Small scale buildings have complexity and form, they reflect the scale of the miners collage.

Pre Victorian type Mansions do not relate to the significant streetscape or building character of a far more humble design type / genre. They do not respect Chewton's history of architectural styles or building materials.

Smaller sites in Chewton are not suited to larger residential built form, as they tend to dominate the streetscape.

New residences should sit on the natural line of the land and not be artificially raised, resulting in a break in the rhythm of the streetscape.



KEY POINTS

- Residential scale and detailing varies in Chewton. New buildings inserted into the streetscape should respect the scale of adjacent buildings, reinforcing the unobscured profile of porches and walls.
- Maintain original building fabric in appropriate materials e.g. galvanneal roofing sheets. Highly reflective materials should be discouraged.
- Maintain timber verandahs as they manage the scale and composition/variability of a building's facade.
- Verandahs are an important component of many of Chewton's older buildings. Elements such as timber posts and framing reflect the utilitarian approach to building in early Chewton. Renovation or "upgrading" with more easily maintained components such as aluminium or galvanneal styled columns should be avoided. Similarly, retilable timber verandah floors rather than concrete slabs with inappropriate contemporary finishes.

- Extension works should relate in design, detailing and built form to the era of the building concerned. This preserves the story of Chewton town.

- Alteration and extension to public buildings should be in keeping with the built form of the original. In general, public buildings in Victorian country towns were distinguished from other built form by their higher architectural styling and detail.

- Historical churches represent a significant facet of Chewton's history, their high level of design and prominent locations require responsible and sensitive treatment, they should not be hidden from view or altered in their design/appearance.

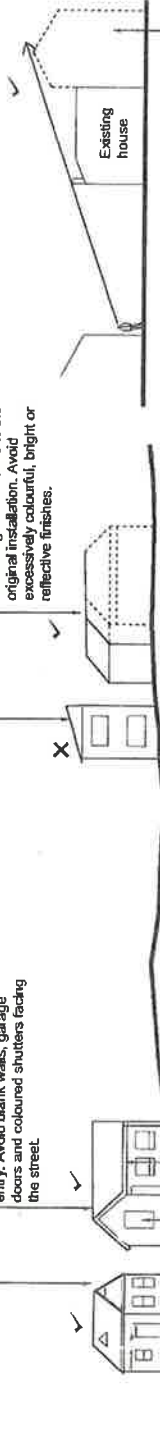
BUILDING FINISHES, EXTENSIONS

Roof elements, gables, dormers are highly visible and evoke the memory of old Chewton.

All buildings that are located in the core area should have a component which addresses the street e.g. verandah or awning at entry. Avoid blank walls, garage doors and coloured shutters facing the street.

Double storey, narrow form with a skillion roof and deep timber bargeboards is not a building form appropriate to Chewton.

Extensions to properties should have "built form" that respects the existing - avoid bulky solutions which can be viewed from the street. Re-roofing should relate to the original installation. Avoid excessively colourful, bright or reflective finishes.



Encourage skillion verandahs and avoid flat verandah substitutes and inappropriate (eg steel pipe) poles. Maintain timber poles - protect with bollards if these are traffic issues. Maintain timber verandah decks rather than comberling as patios.

Encourage window ratios of 2 to 1 height to width. I.e. 1m high x 0.5m wide.

Extensions above existing roof lines should not be visible from the opposite side of the road.

BUILT FORM GUIDELINES

CHEWTON URBAN DESIGN FRAMEWORK MOUNT ALEXANDER SHIRE COUNCIL

David C. Howard
Date: 13th Sept 2007

REVISIONS:
10th February 05 - Guideline amendments

PRATT ISSUE:
11th January 05 - Draft x 1
10th February 05 - Draft x 1
17th Dec 07 Draft F, Melbourne

Michael Smith and Associates
Landscape Architecture and Urban Design
5 Jarvis Street, Camberwell, 3124
Tel: 9550 0114 Fax: 9830 2555

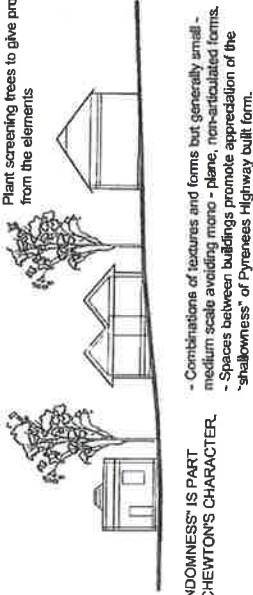


In Association With:
Peter Marzotto & Associates Pty
David W. Coates Pty
52 Cranbourne Rd.
Traralgon, Vic 3844

Figure 9.

BUILDING TYPES AND POSITIONING

Plant screening trees to give protection from the elements



NOT PREFERRED

X

PREFERRED

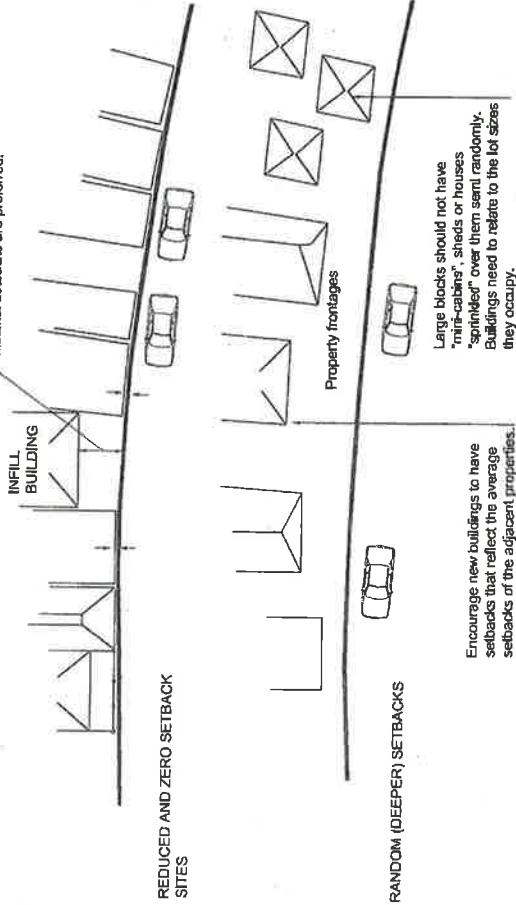
Position buildings to be solar efficient in summer and winter, preferably north facing. Maintain the natural undulation of the land and retain view lines.

For commercial or residential buildings in the core area and township zone, a planning permit should be required when the volume of earthworks exceeds 100m³ cut/fill and or when the building area is greater than 50m² or building height exceeds 5.5m.

LARGE SCALE COMMERCIAL BUILDINGS

Setbacks should respect the average setback of adjacent buildings and not be more than 1.0 to 1.5 metres if neighbouring buildings have no setback. Minimal setbacks are preferred.

BUILDING SETBACKS FROM ROAD FRONTAGE



Retain native and indigenous vegetation particularly the tree canopy. Replace lost trees with a similar species.

Commercial buildings to have articulated facades through rebates and wall returns and appropriate materials and colours. Rooflines should be articulated through the use of gables, hips and dormers.

When this volume of earthworks exceeds 100m³ cut/fill, a planning permit should be mandatory.

Encourage new buildings to have setbacks that reflect the average setbacks of the adjacent properties.

Large blocks should not have "mini-cabins", sheds or houses "sprinkled" over them semi randomly. Buildings need to relate to the lot sizes they occupy.

Car parking storage and loading areas to the rear and sides of the building.

Provide a significant side, front and rear setbacks to allow for open space, establishment of canopy trees, mounding and vegetation and to soften the impact of larger commercial buildings.

BUILT FORM GUIDELINES (CONTINUED)

CHEWTON URBAN DESIGN FRAMEWORK MOUNT ALEXANDER SHIRE COUNCIL

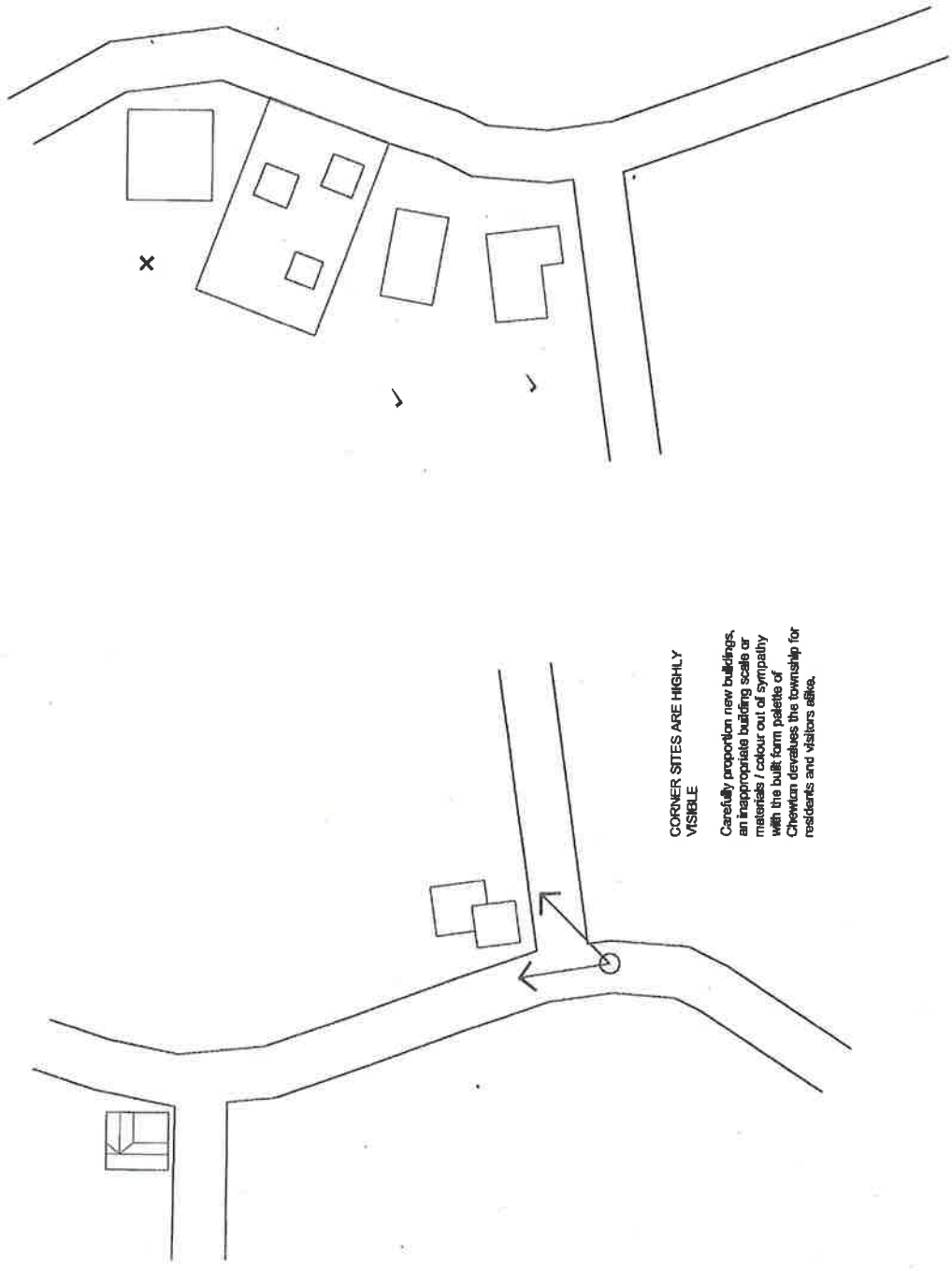
Devin C. Heward
Date 13th Sept 2005
REVISIONS
10th February 05 - Guidebook amendments

PRINT ISSUE
February 05 - Draft 1
10th February 05 - Draft 1
17th Dec 07 Email: F. Miskaway

Michael Smith and Associates
Landscape Architects and Urban Design
5 Jenks Street, Chirnside Park, VIC
Tel: 9830 0414 Fax: 9830 2555

IN ASSOCIATION WITH
Peter Archibald & Associates Pty
Architects Consulting Pty
540 Conyngham Rd
TULLAH, VIC 3091

Figure 10.



CORNER SITES ARE HIGHLY VISIBLE

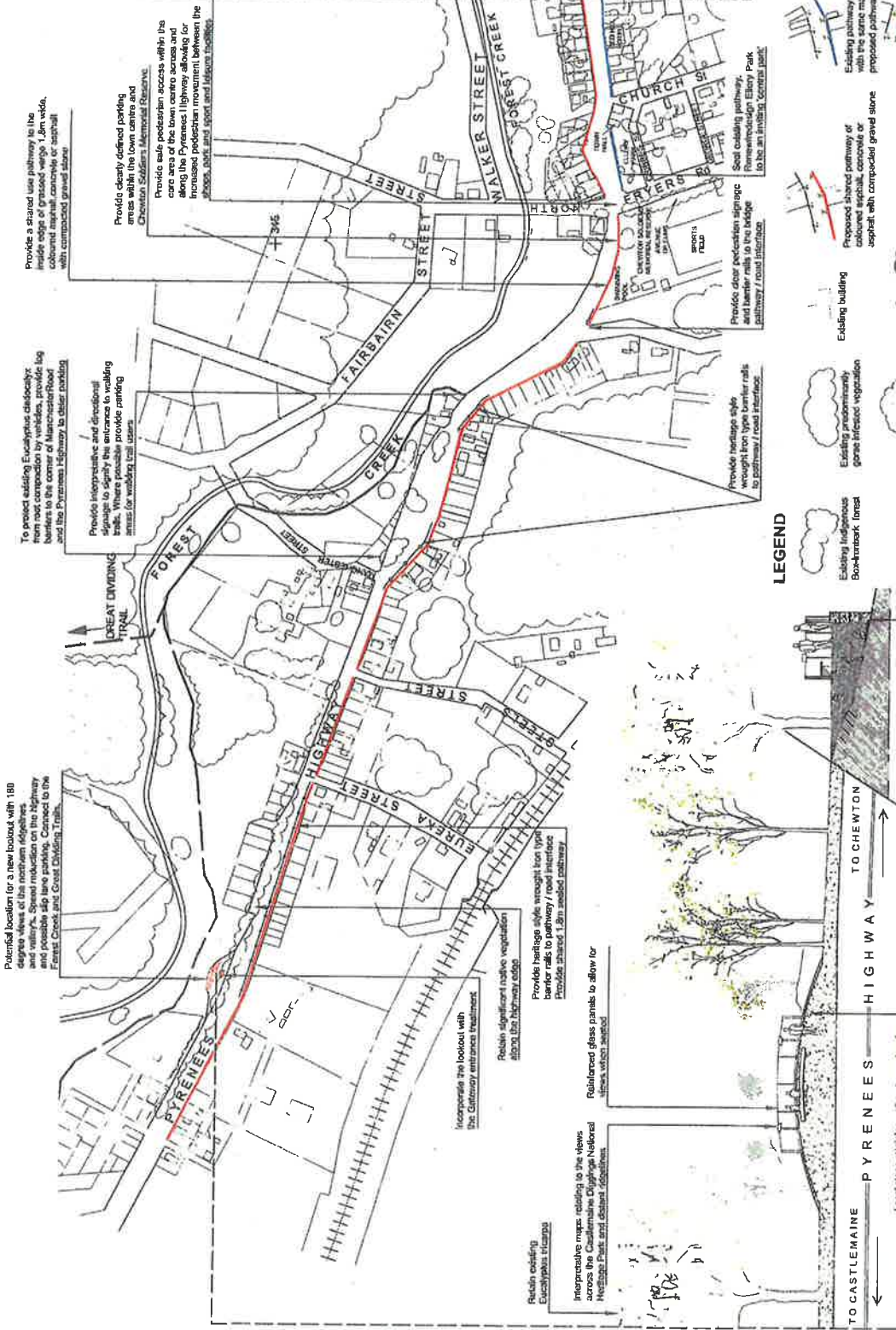
Carefully proportion new buildings, an inappropriate building scale or materials / colour out of sympathy with the built form palette of Chewton denigrates the township for residents and visitors alike.

BUILT FORM GUIDELINES (CONTINUED)
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

Figure 11.

Daniel C. Howard
 Date: 13th Sep 2005
 Michael Smith and Associates
 110 January St - Unit 11
 Lakeside, Adelaide SA 5092
 170 Rue of Email P. Mailbox
 Tel 8833 0414 Fax 8830 2555
 PREVIOUS: Peter Murdoch & Associates
 300 Curramore Rd.
 Adelaide SA 5000
 Tel 820 0000
 Tackle Group Pty

MATCH LINE JOINS SHEET ST2



LEGEND

- Existing Indigenous Box-husk forest
- Existing indigenous vegetation
- Existing grass/ non-indigenous vegetation
- Existing building
- Proposed shared pathway of coloured asphalt, concrete or asphalt with compacted gravel stone
- Soil coating pathway
- Existing pathway to be sealed with asphalt
- Prepared barrier rail to road / pathway interface
- Contour lines 10m intervals
- Existing plan forest

PYRENEES HIGHWAY - CHEWTON TOWNSHIP STREETScape - ST1

CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

Figure 12.

DATE: 08/11/2018
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
SCALE: 1:500 @ 11

PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

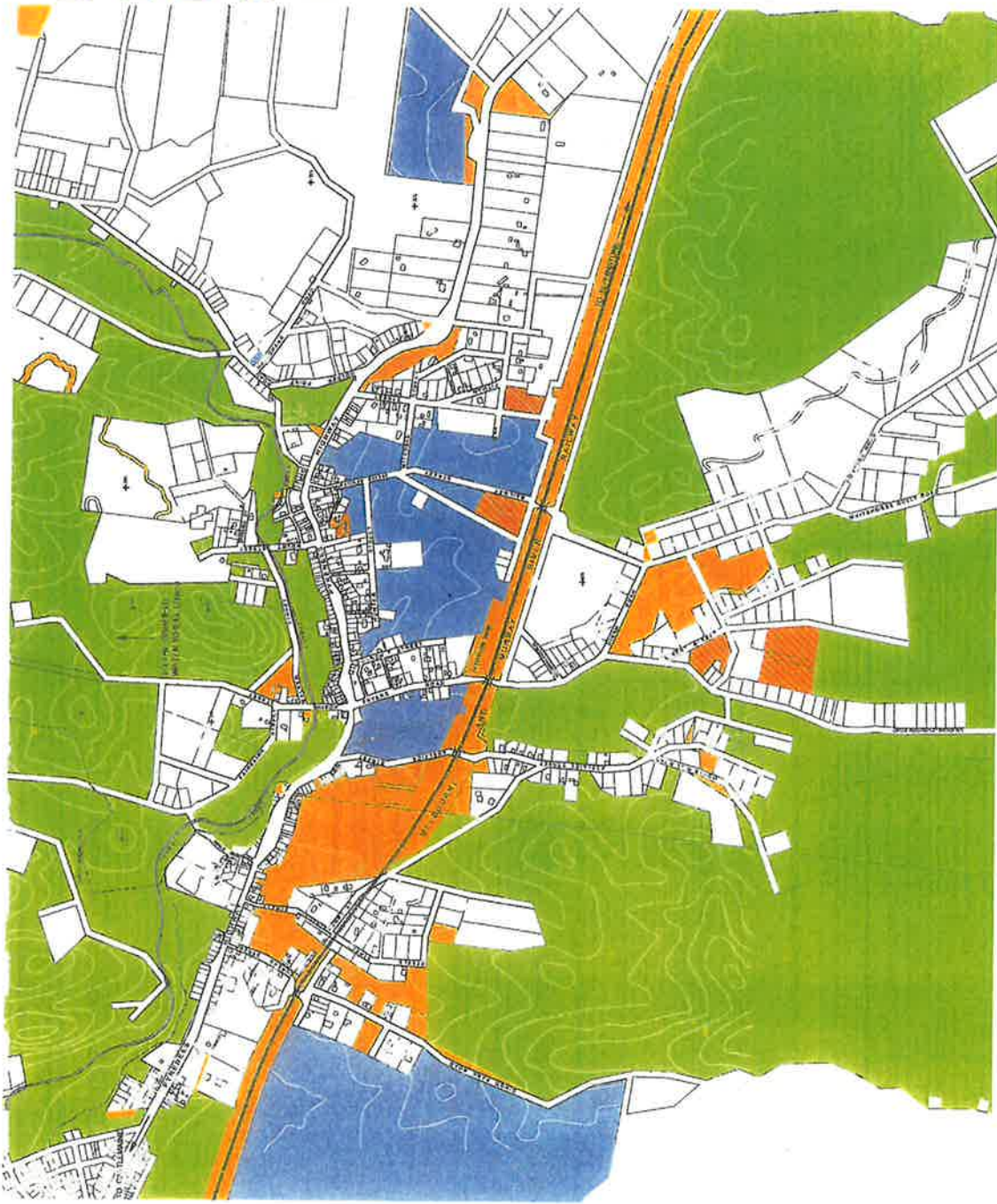
PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

PROJECT NO: 18/01/2018 - DRAFT 1
18/01/2018 - DRAFT 2
18/01/2018 - DRAFT 3
18/01/2018 - DRAFT 4

- EXISTING NATIONAL PARK AND CASTLEBRANNE NATIONAL HERITAGE PARK - UNDER MANAGEMENT
- EXISTING CROWN LAND - RESERVES, MANAGERIE DELEGATED TO VARIOUS COMMITTEES
- EXISTING CROWN LAND OR VESTED LAND
- EXISTING CROWN LAND - POTENTIAL FUTURE USES TO BE INVESTIGATED
- EXISTING ALLOTMENTS, PRIVATE RESIDENTIAL BUSINESS, COMMUNITY FACILITIES AND ROADS



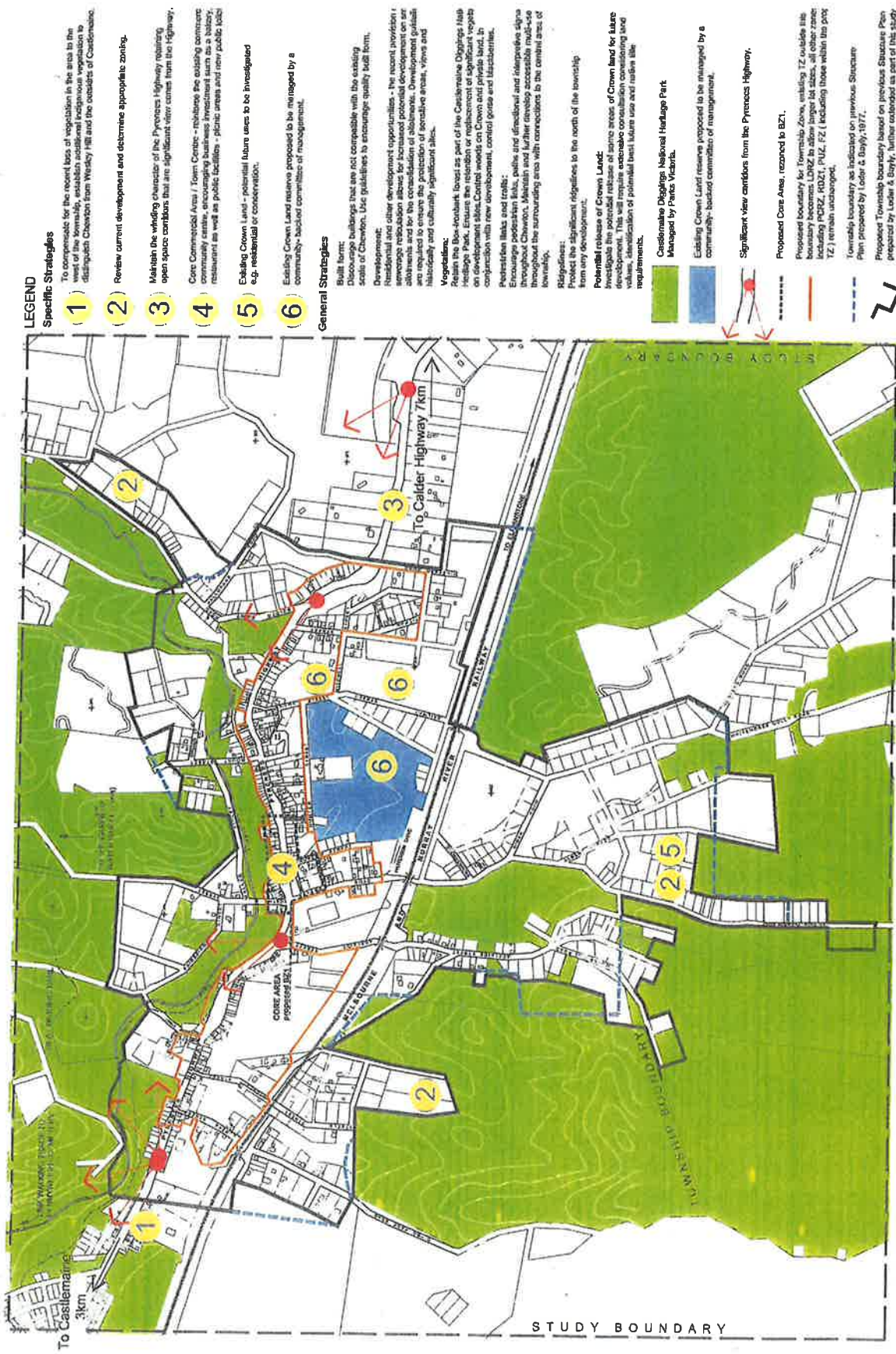
POTENTIAL RELEASE OF CROWN LAND PLAN
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

Project Details:
 10th Aug 05 - DRAFT 1.1
 17th Dec 07 Final 1.1
 23rd Oct 08 Final 1.1
 10th Feb 09 Final 1.1

Prepared by:
 Peter Alexander & Associates Pty Ltd
 5, Park Street, Camberwell, VIC 3174
 Phone: 03 9594 1111 Fax: 03 9594 2222
 www.peteralexander.com.au

Date: 10th Jan 2005
 Revision: 1
 Scale: 1:2500 @ A1

Figure 14.



LEGEND

Specific Strategies

- 1** To compensate for the recent loss of vegetation in this area to the west of the township, establish additional indigenous vegetation to distinguish Chewton from Wreckley Hill and the outskirts of Castlemaine.
- 2** Review current development and determine appropriate zoning.
- 3** Maintain the existing character of the Pyroces Highway retaining open space corridors that are significant views from the highway.
- 4** Core Commercial Area / Town Centre - reconfigure the existing commercial zone to allow for a mix of uses including retail, restaurant as well as public facilities - picnic areas and new public toilet.
- 5** Existing Crown Land - potential future uses to be investigated e.g. residential or conservation.
- 6** Existing Crown Land reserve proposed to be managed by a community-backed committee of management.

General Strategies

- Built form:**
Discourage buildings that are not accessible with the existing street of Chewton. Use guidelines to encourage quality built form.
- Development:**
Residential and other development opportunities - The recent provision of sewerage reticulation allows for increased potential for residential development and for the consolidation of abattoirs. Development guidelines are required to ensure the protection of sensitive areas, views and historically and culturally significant sites.
- Vegetation:**
Retain the low-rank forest as part of the Castlemaine Diggings Hill Heritage Park. Ensure the retention or replacement of significant vegetation on sites. Control weeds on Crown and private land, in conjunction with new development, control goats and feral animals.
- Restriction lines and trails:**
Establish and maintain public paths and firebreak and interpretive signs throughout Chewton. Manage highly accessible multi-use throughout the surrounding area with consideration to the content area of township.
- Recreation:**
Protect the significant ridges to the north of the township from any development.
- Potential release of Crown Land:**
Investigate the potential release of some areas of Crown land for future development. This will require extensive consultation considering the values, identification of potential best future use and future site requirements.
- Castlemaine Diggings National Heritage Park
Managed by Parks Victoria.**
- Existing Crown Land reserves proposed to be managed by a community-backed committee of management.**
- Significant view corridors from the Pyroces Highway.**
- Proposed Core Area, rezoned to BZ1.**
- Proposed boundary for Township Zone, existing TZ outside this boundary is to be rezoned to BZ1, P12, PZ, P12, PZ (including those within the proposed TZ) remain unzoned.**
- Township boundary as indicated on previous Statutory Plan prepared by Loder & Barry, 1977.**
- Proposed Township boundary based on previous Statutory Plan prepared by Loder & Barry, further extended as part of this study to indicate an overall area required for different uses. This area is to be encompassed by the proposed Design and Development Overlay.**

Figure 15.

PROJECT: CHEWTON TOWN STRUCTURE PLAN
 DATE: 2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:5000 @ A1

CHEWTON TOWN STRUCTURE PLAN
CHEWTON URBAN DESIGN FRAMEWORK
MOUNT ALEXANDER SHIRE COUNCIL

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