

22.03 CAMPBELLS CREEK

This policy applies to the township of Campbells Creek as defined on the Township Structure Plan.

Policy Basis

Campbells Creek is located to the immediate south of Castlemaine on the Midland Highway. Campbells Creek is a tributary of the Loddon River and flows through the centre of the area parallel to the highway.

Settlement patterns in the township reflect its involvement in gold mining activities. Development has occurred in a relatively continuous ribbon along the highway and scattered throughout the surrounding gentle slopes to the east and west of the valley.

The Campbells Creek area is well supplied by a range of services including water, gas, electricity and telephone. Coliban Region Water Authority does not envisage that the area will be sewered until 2000/2001, resulting in the need to ensure that development does not occur on lots which cannot effectively dispose of effluent waste on site.

The 1996 population of Campbells Creek is approximately 1,000. Demand for residential lots in the area is likely to continue as people are able to live in a village like environment on larger blocks and still be close to the urban services in Castlemaine.

Policy

It is policy that

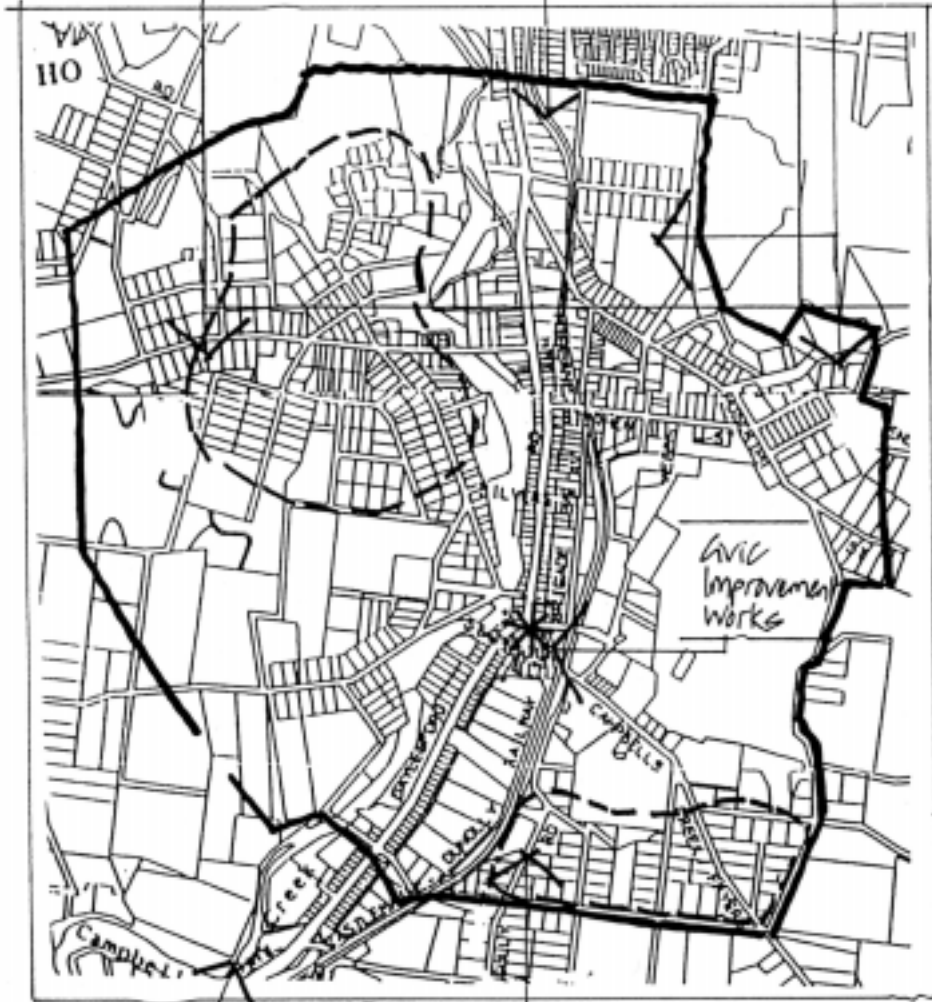
- Residential development densities take into account effluent disposal limitations and the ultimate provision of sewerage services.
- The attractive tree lined entrance into Campbells Creek from Castlemaine is maintained, and the entrance from the south be improved to create a sense of arrival.
- Beautification works to improve the area around the general store and hotel are supported.
- Opportunities for infill residential development are encouraged only where there is adequate space for on site disposal of effluent.
- Future residential development be accommodated in the recently subdivided area to the south west of Campbells Creek.
- Continuous ribbon development be discouraged from occurring along the highway.
- The amenity of the rural environs surrounding Campbells Creek are not lessened through inappropriate development.
- Landscaped open space walking and cycling paths be provided along the creek.
- Commercial development be consolidated in and around existing commercial uses.
- A buffer area be maintained by the landfill and residential area.

Campbells Creek Township Structure Plan

Residential
Residential
development
opportunities

Avenue
Maintain tree
lined avenue
along Midland
Highway.

Infill
Identify areas
for residential
infill.



Recreation
Develop walking/
cycle path along
Creek.

Residential
Residential
development
opportunities.

Mount Alexander Shire
Town Structure Plan

Campbell's Creek

The Draft Town Structure Plan is indicative only of desirable growth patterns. The lines show broadly the areas required for different uses. Planning Scheme maps show precise boundary zones.