

22.06
19/01/2006
VC37

CHEWTON

This policy applies to the township of Chewton as defined in the Township Structure Plan.

Policy Basis

The township of Chewton is located about four kilometres east of the centre of Castlemaine on the Pyrenees Highway.

Chewton largely developed as a goldmining town during the 1850s and has a number of significant heritage features including buildings and gold mining sites. The highway streetscape is also defined by narrow frontage lots with undeveloped sites which forms an integral part of the streetscape. Chewton is a low density residential development with integrated commercial premises, most of which are located fronting the Pyrenees Highway or in the immediate adjacent streets to the south.

The estimated 1996 resident population of Chewton is 700. Coliban Region Water Authority have estimated that sewerage infrastructure will be provided to Chewton in 2000/2001.

Policy

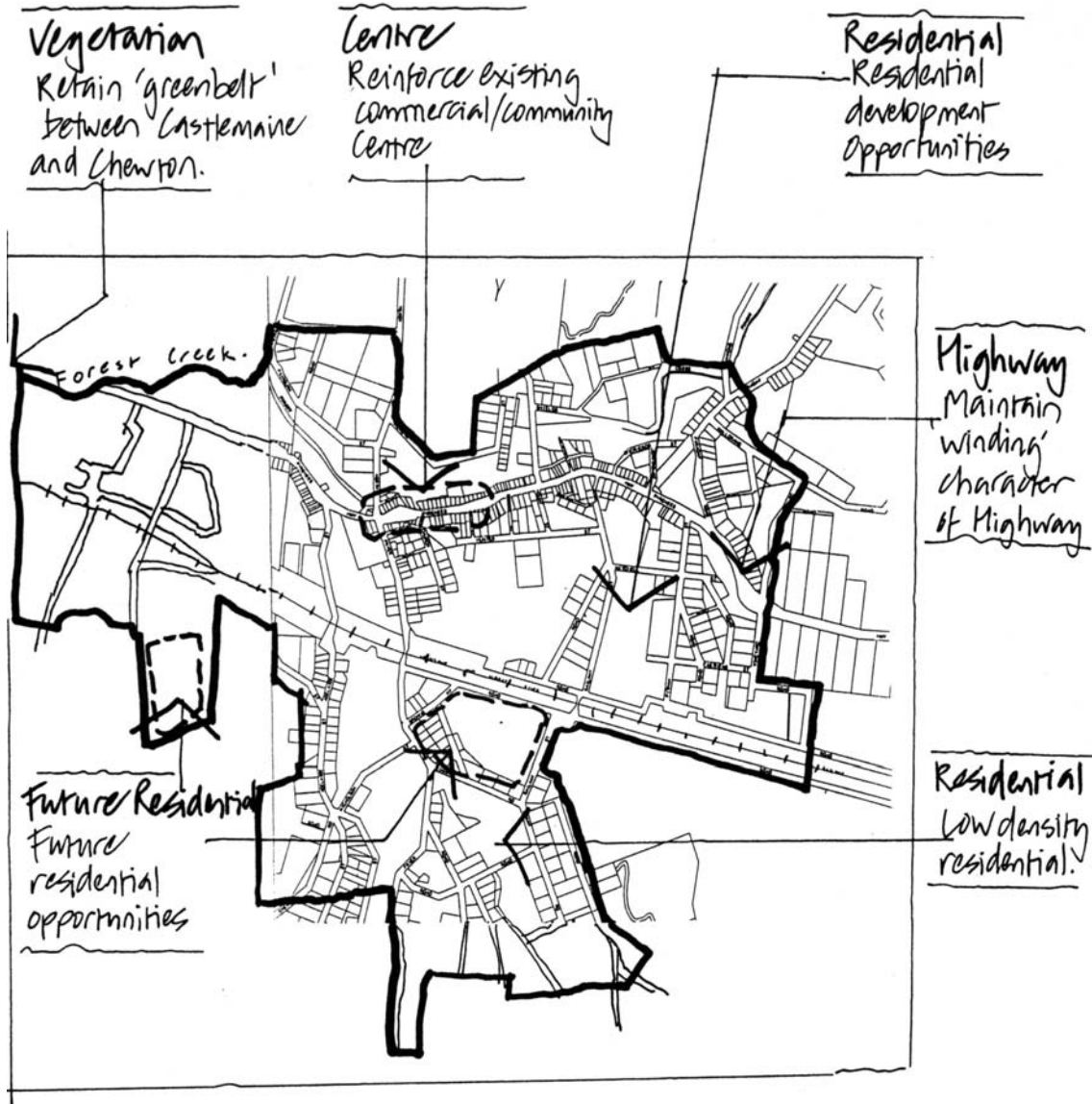
It is policy that:

- Chewton's distinctive historic character, and the many visible remnants of the goldmining era including the historic buildings and undeveloped creek flats be preserved.
- Heritage items and features within the township be identified and protected.
- Residential development densities take into account effluent disposal limitations and the ultimate provision of sewerage services.
- Chewton's proximity to Castlemaine and the potential for population growth be recognised.
- The boundary of Chewton urban area has been determined with regard to:
 - existing small lots,
 - the need to contain development to enable easier and economical connection to sewerage, and
 - maintaining the green belt between Chewton and Castlemaine to preserve Chewton's village atmosphere.
- The potential for future residential development to occur along the Faraday Road/Golden Point area be investigated. While rural living development can still occur, it could easily be sewered once sewerage is extended to Chewton. It is therefore policy that there should not be further subdivision of this area at this stage.
- The existing commercial centre be contained.
- The historic and winding nature of the Pyrenees Highway, especially through the built up area of Chewton be preserved and opportunities be examined to divert heavy traffic from the highway.
- The heritage buildings and development fronting the highway be protected.

Reference documents

Chewton Conservation Study, 1977 Loder and Bayly

Chewton Township Structure Plan



Mount Alexander Shire
Town Structure Plan

Chewton

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.