

**22.05 NEWSTEAD**

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

**Policy Basis**

Newstead is located about 17 kilometres west of Castlemaine and 14 kilometres from Maldon on the Pyrenees Highway. The town's population in 1996 is estimated to be 550 persons.

Newstead has developed into a dormitory town for Castlemaine and to a lesser extent Bendigo and Ballarat. The Loddon River flows north-south through the township, and recent developments have mostly been to the west of the river.

Newstead has natural and built resources which are assets to the township. The banks of the Loddon River provide some scenic and tranquil spots for recreation. The township has avenues of mature elm trees throughout the town, including the main road which not only give the township unique character and amenity, but also function to modify the microclimate in the township.

Coliban Region Water Authority have estimated that sewerage will be provided to Newstead by 200/2001.

**Policy**

It is policy that:

- Infill opportunities for low density residential be provided to the eastern and western edges of the township to consolidate future growth.
- Heritage items and features within the township be identified and protected.
- The levee banks are protected and obstruction of the flood flows prevented by discouraging development to the areas west of the bridge and the levee bank.
- The retail and business facilities be contained in the existing Lyons Street location.
- The following town entrances be defined and improved to give a sense of arrival:
  - Creswick - Newstead Road
  - Hepburn - Newstead Road
  - Pyrenees Highway (at the Loddon River and at Clyde Street)
  - Maldon Road via Hiller Street
- The Newstead Park and the existing trees on site which provide a visual focus for the entrance into the town from the west be retained. The Park could also serve as a rest area for passing motorists.
- Support is given to a pedestrian/cycle path to link built facilities (football grounds and tennis courts) and natural facilities (the Loddon River), recreational facilities, schools shops and residential areas. A footbridge constructed as part of the pedestrian/cycle path across the Loddon River on Canrobert Road would serve to link the eastern and western parts of the township divided by the river. The infill planting of elm trees along the pedestrian/ cycle path could improve the amenity of the route. A walkway along the river banks could be incorporated as part of the route.
- Residential densities take into account effluent disposal limitations and ultimate provision of sewerage services.

**Reference documents**

Newstead Forum - Township Plan

Newstead Township Structure Plan

