

22.0612/07/2012
C53**CHEWTON**

This policy applies to the township of Chewton as defined in the Study Area Plan.

Policy Basis

This policy builds on the objective in Clause 21.04-1 of the Municipal Strategic Statement to “Protect Chewton’s historic urban form and maintain existing streetscape character”, and the strategy to “Encourage planned and sustainable growth in recently sewered towns and areas (Harcourt, Maldon, Newstead, Chewton and Campbells Creek).”

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

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 has the character of a village located along a winding section of highway with a pattern of 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.

Mount Alexander Shire’s population is expected to increase at a rate on average of 1.3% a year to 2026. Chewton is expected to absorb a modest proportion of potential growth to increase the population to approximately 700 in 2026.

The town was connected to sewerage in 2002.

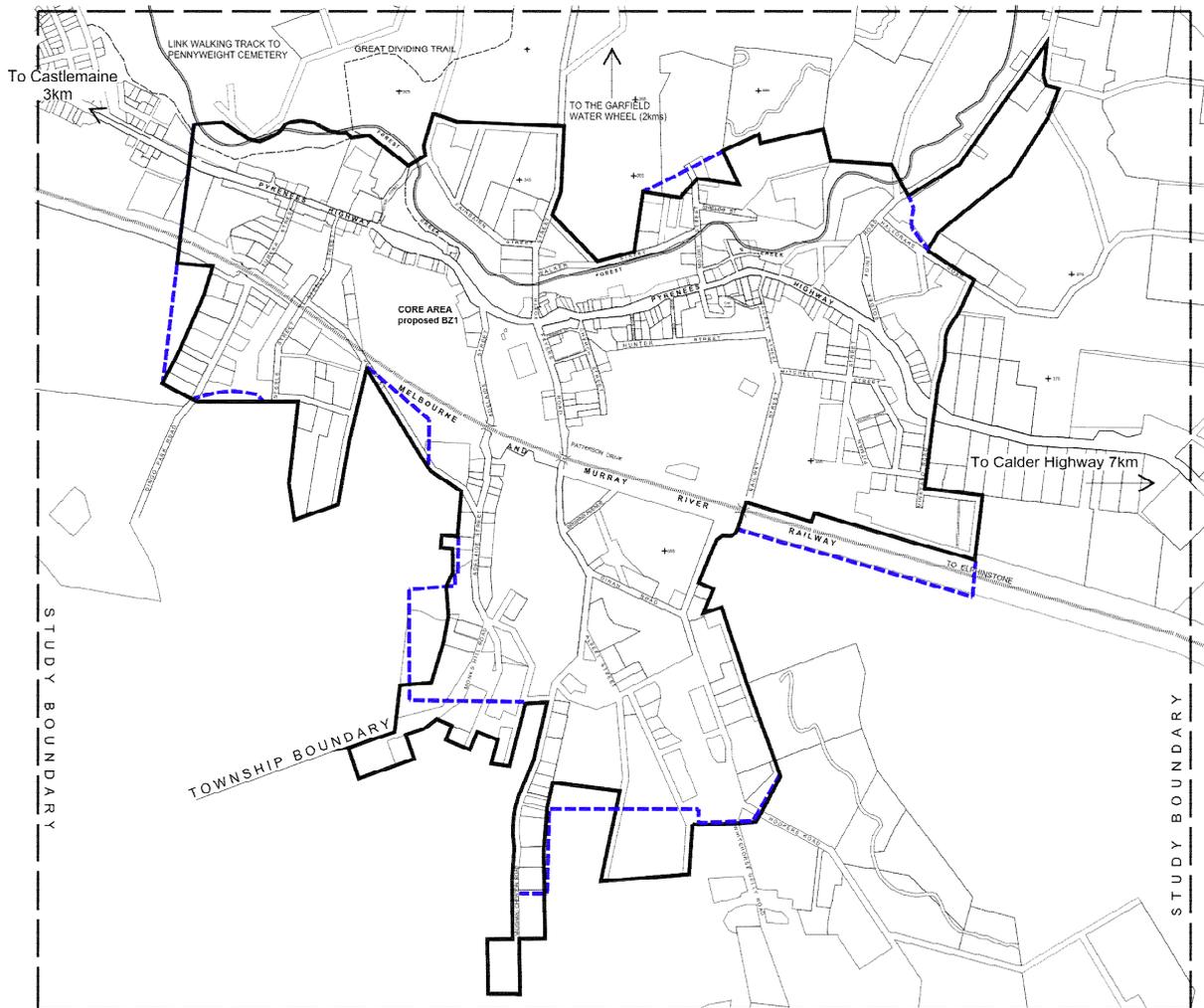
Policy

It is policy to:

- Preserve Chewton’s distinctive historic character, and the many visible remnants of the goldmining era including the historic buildings and undeveloped creek flats.
- Identify and protect heritage items and features within the township.
- Evaluate effluent disposal limitations and the ultimate provision of sewerage services when considering densities of residential development.
- Recognise Chewton’s proximity to Castlemaine and the potential for population growth.
- Encourage Township development within the existing Township Zone.
- Discourage development in the Faraday Road/Golden Point area until strategic investigation has been undertaken.
- Contain the existing commercial centre in the core area of Chewton between Fryers Road and Angus Street on the Pyrenees Highway.
- Preserve the historic and winding nature of the Pyrenees Highway, especially through the built up area of Chewton and investigate opportunities to divert heavy traffic from the highway.
- Protect the heritage buildings and development fronting the highway.
- Encourage pedestrian links and paths throughout Chewton.
- Minimise the removal of native vegetation, and encourage the planting of native vegetation.

- Ensure that the location, bulk, form, and appearance of any proposed buildings are in keeping with the character and appearance of the neighbourhood.

Chewton Study Area Plan



Reference documents

Chewton Conservation Study, 1977 Loder and Bayly

Chewton Urban Design Framework, Michael Smith & Associates, 2008

Chewton Urban Design Framework Addendum Report, Philip DeAraugo Integrated Strategic Planning, June 2010