

22 LOCAL PLANNING POLICIES

22.01 CASTLEMAINE

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

Policy Basis

Castlemaine is the largest urban centre within the Shire. With a population of approximately 7,600, Castlemaine serves both a local and regional role. This role is supported by the range of services available including essential medical services, a public hospital, state and commonwealth government offices, police and emergency services, gas and fuel, reticulated water and sewerage services and electricity.

Castlemaine is acknowledged as an important cultural centre, especially in the arts and heritage areas.

Castlemaine contains a unique collection of heritage buildings and significant streetscapes which contribute to the unique character of the town.

Policy

1. Residential Development

It is policy that:

- Opportunities for urban infill within the Castlemaine urban area are provided. Specifically these include the town centre, Wesley Hill, Winters Flat and Norwood Hill. Special attention is to be paid to the maintenance of the town character and historic attributes.
- Medium density housing is to be encouraged in centrally located areas.
- Outline Development Plans are to be prepared for future residential areas, including the following:
 - Milkmaids Flat Future residential development is to ensure the maintenance of the character of the area.
 - Wattle Flat Some areas are suitable for residential development, care is to be taken to retain the rural character and recognise the need for a buffer to the rifle range and the bacon factory.
 - McKenzies Hill This area, together with Ranters Gully and Diamond Gully, are to be further developed for rural residential development. Consideration is to be given to the preservation of the rural character of the area and the need for a buffer to the landfill site.
 - North Castlemaine This area is suitable for low-density residential development. A local structure plan is to be prepared so future urban residential development can be accommodated. Special consideration is to be given to the environmental and historic nature of the area.

2. Commercial Development

Objectives

- The primacy of the Castlemaine Central Business District will be protected by reinforcing the role of the centre and accommodating commercial development within the existing commercial precinct.
- The rezoning of land for Business purposes involving substantial retail activities outside the existing commercial business area will not be considered.
- The redevelopment of land within the existing retail area will be encouraged.

Policy

It is policy that:

- When considering applications for use and development in the Castlemaine Central Business District the following should be considered:
 - the surrounding environment
 - its location along roads, both major and minor
 - the streetscape landscape features
 - height, scale, mass and colour to reflect building forms and types that are typical to the area
 - any comments from Council's heritage adviser
- Future commercial development is located in Castlemaine's retail and commercial activity centre so as to strengthen the role of the town as a regional service centre.
- The restoration of shopfronts and sympathetic streetscape design be supported.

Further redevelopment of the central business district will need to reflect the existing character of the centre, especially aspects of car parking, street furniture, pavements, lighting, tree planting and streetscape aesthetics.

3. Industrial Development

It is policy that:

- Existing industrial areas be consolidated and protected from inappropriate development.
- Future industrial development is supported in the industrial estates of:
 - Winters Hill Estate - 8.4 hectares of light/general industry, all services available, and
 - Hitchcock Street Estate - 12 industrial lots developed with potential for another 38 lots.
- Landscaping and amenity improvement works for new industrial developments are encouraged.

4. Gateway and Entrances

It is policy that:

- Recognition is given to the importance of the main entrances to Castlemaine from:
 - Bendigo via the Midland Highway,
 - Melbourne via the Pyrenees Highway,
 - Maldon via the Pyrenees Highway, and
 - Ballarat via the Midland Highway.
- These approaches are visually enhanced to create a sense of arrival. Design treatments at these locations are to include appropriate landscaping and signage. The avenue of tree planting along the Midland Highway approach from Ballarat is protected. The entrance alongside the Botanical Gardens is protected.

- The Castlemaine turn-offs from the Calder Highway are improved, especially at Harcourt.
- Improvements such as landscaping, attractive signage and lighting are supported.

5. Traffic and Transport Network

It is policy that a comprehensive traffic and transport network strategy is undertaken to address links to the Calder Highway, removing heavy through traffic and protecting heritage and residential amenity.

It is policy that in considering an application for use and development in Castlemaine, consideration is given to:

- Castlemaine Townscape Improvement Plan, Building Guidelines for the Central Business Area (1990), T Westmore

6. Castlemaine Central Conservation Area

(Identified as HO667)

It is policy that:

- The remaining evidence of buildings and works of the Victorian and Edwardian era are preserved;
- All new development is compatible and in harmony with the character of the area;
- Any maintenance and refurbishment of building facades will enhance the character of the area.
- Those properties that abut either Barker Street or Forest Street shall also be subject to the objectives and provisions of ESO8 (Highway Protection Area).
- The height of the major horizontal and vertical elements of any near building shall be in alignment with those of its neighbouring buildings, except with the permission of the responsible authority.
- The building line for any new building should be that of the existing buildings in the street. Where this line is not uniform, it should be the line of the adjoining neighbouring building whose setback is the greater.
- The design of new buildings should be in harmony (rather than in contrast) with other buildings in the vicinity in terms of size, proportion and distribution of openings and other elements.
- The choice of materials for new buildings should harmonise with the materials that create the character of Castlemaine and should also aim to harmonise with the materials of neighbouring buildings.
- Particularly bright or synthetic colours designed to create extreme contrast and hence to draw particular attention to the premise concerned shall not be permitted.

Within this special area the following significant elements have been identified:

- Barker Street Streetscape
- Lyttleton Street Streetscape
- Barker Street
- Campbell Street Residential Area
- Market Square

In addition to the above policies the following policies apply that are specific to these significant elements;

6.1 Barker Street Streetscape

The Barker Street streetscape refers to that part of the east side of Barker Street that lies between Templeton and Lyttleton Streets.

It is policy that;

- The area's character, which is associated with the important group of Castlemaine's public buildings, is preserved and maintained ;
- All new buildings, development, works and landscaping conform with the architectural style, bulk, spacing and form of the public buildings that represent this streetscape; and
- The strong visual and physical relationships between the public buildings are maintained. The important elements of this streetscape are the Post Office, Old Telegraph Office, Faulder Watson Hall and the State Bank.

6.2 Lyttleton Street Streetscape

The Lyttleton Street streetscape consists of that part of the north side of Lyttleton Street that lies between Barker and Hargraves Streets.

It is policy that;

- The area's character, which is associated with the important group of Castlemaine's public buildings, is preserved and maintained;
- The strong visual and physical relationships between these public buildings is maintained;
- All new buildings, development, works and landscaping conform with the architectural styles, bulk, spacing and form of the buildings that represent this streetscape. The important elements of this streetscape are the: Post Office, Drill Hall, Town Hall, School of Mines and Court House.

6.3 Barker Street

Barker Street between Mostyn and Templeton Streets represents a significant historic and heritage area.

It is policy that;

- The physical and visual character of this section of Barker Street, which consists of historic shops of varying age, architectural style and intactness, is preserved and enhanced ;
- All new buildings, development, works and landscaping maintains the appropriate scale, bulk and building lines that characterises this area; and
- The function of this area as an important retailing area is continued.

6.4 Campbell Street

Campbell Street, between Kennedy and Urquhart Streets, retains significant historic residential architectural styles.

It is policy that;

- The rich variety of housing styles represented along this part of Campbell Street, ranging from traditional miners' cottages through to large pre-1890 houses and Victorian and Regency houses is preserved and promoted; and
- The residential character of the area is to be maintained, ensuring that new buildings, development, works and landscaping enhance the rich variety of housing types .

6.5 Market Square

The original Market Square consisted of the block of land bounded by Forest, Barker, Mostyn and Hargraves Streets, and included the surrounding frontages of Barker, Mostyn and Hargraves Streets that fronted onto this block.

It is policy that;

- The scale of buildings along those sections of Mostyn, Barker and Hargraves Streets that surround Market Square are maintained so as to preserve the commercial character of the uses surrounding the square.

- Replacement buildings in this encircling commercial area are built up to the building line so that the pedestrian/building interface is maintained; and
- The encircling commercial character of the area be preserved by discouraging large scale car-oriented buildings set back from the building line.

7. Camp Reserve and Environs

(Identified as HO 668)

It is policy that;

- All development, building, works and landscaping helps to maintain and enhance the existing environmental and residential amenity of the area;
- The area's characteristic road layout and treatment is preserved. The design and treatment of new roads, and improvements and alterations of existing roads shall not have the effect of over "suburbanising" the area, and such works shall be in harmony with the nature, size, proportion and treatment of existing roads in the area.
- All development and works have regard to the important visual and environmental qualities of both the Barker's Creek environs and Camp Reserve.
- Those areas shown on the maps shall also be subject to the objectives and provisions of SLO2 (Castlemaine Landscape Protection Area).

8. Botanical Gardens

(Identified as HO 669)

It is policy that;

- The gardens be restored, as far as is practicable, to their former elegance and original character.
- Regard is had to the important landscape qualities of the gardens, with the aim of preserving and enhancing the important botanical specimens growing in the area.
- All watercourses within this area are protected and enhanced.
- All future landscaping and garden works are designed and maintained in such a manner as to harmonise with the visual character of the Botanical Gardens.
- The Botanical Gardens shall also be subject to the objectives and provisions of SLO2 (Castlemaine Landscape Protection Area)

9. Railway Station Environs

(Identified as HO 670)

It is policy that;

- The important architectural styles and engineering skills associated with this area are preserved.
- New buildings, development, works and landscaping conform with the architectural style, scale and appearance of the important railway buildings.
- New buildings, development, works and landscaping have regard to the function of Barkers Creek.
- The provisions of SLO2 (Castlemaine Landscape Protection Area) apply to all land so specified on the maps.

10. Burnett Road and Environs

(Identified as HO 671)

It is policy that;

- All new development, building or works help to maintain and enhance the existing historical character, environmental qualities and residential amenity of the area.

- The design and treatment of new roads, and improvements and alterations of existing roads, shall not have the effect of "suburbanising" the area, and such works shall be in harmony with the nature, size and treatment of existing roads in the area.
- The design and location of new buildings and works, including alterations to existing buildings, shall be in harmony with (rather than contrast with) adjacent buildings in terms of size, building form and scale.
- The choice of materials for new buildings shall harmonise with the materials that create the character of Burnett Road Environs.
- Those areas shown on the maps shall also be subject to the objectives and provisions of SLO2 (Castlemaine Landscape Protection Area).

11. 'Buda' Historic Conservation

(Identified as HO 672)

It is policy that;

- All new development is compatible with and in harmony with the character of 'Buda'.
- All new buildings, development, works and landscaping conform with the styles, bulk, spacing and form of the buildings that represent the streetscape - the most important element of this streetscape is 'Buda'.
- New buildings, development, works and landscaping maintain and enhance the residential character and amenity of the area.
- The area's character, which is associated with an important historical building in Castlemaine, is preserved and maintained.
- The design of new buildings and works shall be in harmony with 'Buda' in terms of design, building form, scale and distribution of other elements.
- The choice of materials for new buildings shall harmonise with the materials that create the character of Buda and Castlemaine and should also aim to harmonise with the materials of neighbouring buildings.
- The choice of paint colour and finishes to external surfaces of new buildings and alterations to existing buildings shall be in harmony with the character of the area.
- The design and treatment of new roads, and improvements and alterations of existing roads, shall not have the effect of over suburbanising the area, and such works shall be in harmony with the nature, size, proportion and treatment of existing roads in the area.
- The choice of trees, shrubs and landscaping shall be in harmony with the established garden character of 'Buda'.

Reference documents

Victory Park Study, Alan Lovell

Victory Market Precinct Castlemaine, Urban Consulting Group, March 1997

Andrew O'Brien Car Parking Study, 1997

Historic mining sites in the Castlemaine/Fryers Creek Mining Divisions, David Bannear 1993

City of Castlemaine Architectural & Historical Study, Perrot Lyon Mathieson, June 1979

Castlemaine Township Structure Plan

