



Castlemaine Agricultural Pavilion, 1934



Elms Trees and Sports Oval



Poultry Pavilion 1950s.



Cow Shelter Shed and Netball Courts

HERITAGE IMPACT STATEMENT FOR THE CAMP RECREATION RESERVE DRAFT MASTER PLAN (2019)

MOUNT ALEXANDER SHIRE COUNCIL

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EXECUTIVE SUMMARY

1. This report is a *Heritage Impact Statement* which assesses the potential impact of the recommendations presented in the draft *Camp Recreation Reserve Master Plan (2019)* on the cultural heritage significance of the '*Camp Reserve and Environs*' conservation area and the Camp Recreation Reserve, itself. The purpose of the *Master Plan (2019)*, which was prepared by Insight Leisure Planning & Fitzgerald Frisby Landscape Architecture, is to review and update the *Camp Reserve Master Plan (2011)* and plan for a new and upgrade sports pavilion and enlarged sports oval.
2. The proposal for a new sports pavilion is supported. A contemporary building would make an excellent and positive contribution to the ongoing social significance of the historic Football Club and provide facilities for all the public to enjoy. The facility is critical to the future of the Camp Recreation Reserve. A well designed and architecturally responsive building would greatly improve the ambience and amenity of the Reserve and enhance the aesthetic significance of the place. It is recommended that in order to protect and enhance the heritage significance of the conservation area the north west area be considered for the siting of the facility.
3. Camp Recreation Reserve is located within the '*Camp Reserve and Environs*' conservation area which is listed on the heritage overlay of the *Mount Alexander Planning Scheme* at H0 668 at local level. The extent of registration includes the whole site. Its cultural heritage significance is embedded in the history of the site, the aesthetic values of its natural and cultural landscapes and the strong social values held by the local community and users for the place. The 'Camp' was established by Captain William Henry Wright in 1851 and disbanded in the 1860s. The government Gold Commissioner's Camp included military barracks, police quarters, courthouse, post office, Gold Commissioner's residence, surgeons, government surveyors and police quarters, a hospital and stables. All remaining 1850s and 1860s buildings located within the '*Camp Reserve and Environs*' conservation area (HO668), are listed on the Victorian Heritage Register at state level of heritage significance. The conservation area is listed as local significance within the heritage overlay schedules of the Planning Scheme. The statement of significance which is set out in the *City of Castlemaine Architectural Heritage Study* (Perrott Lyons Mathieson Pty Ltd 1979) states that the conservation area has local and state significance.
4. The Camp Recreation Reserve is identified within the conservation area (HO668) statement of significance as being an element of significance. Captain John Edward Bull, the Gold Commissioner in charge of the Mt Alexander goldfields since 1852, established a military parade ground for his regiment, the 99th and 50th militia, on the current sports oval. In the early 1860s when the Castlemaine Volunteer Rifle Corps replaced the militia, Captain John Bull, continued as captain in charge. In 1860, he applied for the military parade ground identified as *Section 117 & Section 117B* within the government camp to be gazetted as a Reserve for public use. He then applied for the Volunteer Rifle Corps to use the oval as an official parade ground.
5. Captain Bull was twice elected president of the Castlemaine and Muckleford Agricultural Society which was established in 1854. He commissioned the construction of the Castlemaine Market Buildings, which housed the Agricultural

Show exhibitions and encouraged the Autumn Show Parade to be held at the Camp Recreation Reserve.

6. The Camp Recreation Reserve area has also been used since the early years of the gold rush for community sporting events. The inaugural match on the oval was played in 1855 when the militia held the first annual football match against local gold diggers. Since that time the area was developed as a football oval. In the late 1880s and 1890s the timber framed tiered seating grand stand was used for sporting events, the Castlemaine Agricultural Society and Volunteer Rifle Corps' military parades. By the 1890s a new cycle track was constructed around the outer perimeter of the oval which was fenced with picket fencing. The Castlemaine Football team has had over a hundred and fifty years association with the sports oval. During the 20th century further recreational sports such as netball, table tennis and cricket practice also shared the facilities. Two public toilet blocks were built in 1950s, with another in 2005, while the sporting facilities were constructed during the 1970s and 2000s.
7. Beautification programmes and tree planting took place on the Reserve in the 1860s. The Reserve was extended to the north in 1919, further extensions included three parcels of land previously the site of miners' cottages under the 1856 Miner's Rights Act. In the early 1930s a timber frame and metal Agricultural Show pavilion exhibition hall was erected on the Camp Reserve on the site of the first post office. Further animal structures, sports and changing rooms were built in the mid to late 20th century. In 1930s street beautification activities included replacing the senescent trees in Gingell Street with a row of Cypress pines. This planting and choice of trees was influenced by Hugh Linaker, State Superintendent of Parks and Gardens.
8. The previous *Heritage Impact Statement (2018)* of the *Camp Reserve Master Plan (2011)* assessed the cultural heritage significance of the Castlemaine and District Agricultural Society, its association with Camp Reserve as well as the numerous structures, buildings and spaces that are used by the Castlemaine and District Agricultural Show and its many other events within the Camp Reserve.
9. The Report confirmed heritage significance of the Camp relating to its historic and aesthetic values as a cultural landscape. Features of importance extend to the natural viewing platform created by the rocky slope at the southwest corner of the Reserve (Section 117B) and the associated very early timber stallion stables with granite set flooring, the row of *Cypressus macrocarpa*, Cypress pines along Gingell Street, the treed landscape created by two rows of mature Elm trees, *Ulmus procera*, now 160 years old as well as the sporting oval and other mature trees.
10. The social values of the Camp Recreation Reserve and the conservation area itself, extend to the use of the site by the Castlemaine Agricultural society as well as sporting clubs and historic Football Club. It is linked to the historic struggles of local gold miners in their efforts to transit from mining to farming. The many regional agricultural and horticultural societies are emblematic of this aspiration. On the website of the Department of Agriculture, Water and Environment in June 2020, the importance of 'Ag shows' is reiterated '*Agricultural shows bring regional communities together. These shows are part of our culture. They showcase local strengths and hospitality as well as innovative farming techniques. These shows are particularly important during times of drought and other hardships.*'

11. The Camp Recreation Reserve Master Plan (2019) recognises that the Camp Recreation Reserve has complex ongoing and future management and planning issues. These include but are not restricted to the size of the area, the high intensity of use, the nineteenth century planning layout, staged incremental construction, changing environmental health regulations, expectations of the sporting clubs, particularly football and netball clubs for improved facilities, new legal standards and regulations regarding transport, access and animal quarantine regulations. Most notable are issues arising from ongoing climate change and recent measures introduced by Mount Alexander Shire to manage the increased risk and severity of flooding.
12. It is well known that extremely variable flooding is part of the climate of Castlemaine. The majority of the Camp Recreation Reserve has been mapped as being within the Barker's Creek designated floodway path and is included on the inundation planning overlay. New research covering flood risk, extreme precipitation, flood mitigation strategies such as construction of levees, design for flooding and flood safety informs the *Castlemaine, Campbells Creek and Chewton Flood Management Plan* (2019). Concerns have resulted in the establishment of floodplain management authorities, now listed as referral authorities (2019) and the introduction of the recent Department of Development, Environment, Land, Water and Planning's *Guidelines for Development in Flood Affected Areas* (February 2019). The Mount Alexander Planning Scheme has incorporated these recommendations in Planning Scheme Amendment C82, 2019.
13. Heritage issues outlined in this Report are discussed according to the different levels of significance. The degree to which a proposed intervention or new works may impact on these values is assessed. Areas of primary significance have less potential to accommodate high levels of intervention, while those of low significance can be altered and adapted without adverse impact on the heritage values of the place.
14. A key question that is examined in the Camp Recreation Reserve Master Plan (2019) is *'to what degree Camp Recreation Reserve must transform its landscape, appearance and the lifestyle it offers in order to survive flash flooding?'* Climate change poses severe risk to our cultural heritage places. Planning for risk management and preparing for flooding is a major component of design considerations.
15. The major recommendation of the Master Plan is for an upgrade and expansion of current sporting facilities with the design of a new sporting pavilion. The sporting pavilion would accommodate both football and netball clubs changing rooms as well as improved facilities to cater for community events. Improved social, amenity and equity requirements are critical to meeting club expectations and legal regulations.
16. The proposed location of the new facility is in the south west corner of the Camp Recreation Reserve. This is the only section of the Reserve, which is not covered by a floodway overlay. The area is the former Section 117B parcel of land on the corner of Forest Street and Gingell Street, (Section 117B). The area is elevated. It is the site of the historic timber stable. It has been mapped on early 1855-1863 plans as part of the military barracks, potentially a site of archaeological significance. It is currently used for casual carparking and as a natural viewing platform overlooking the sports oval on the river flats of Barkers Creek.

17. Other brief requirements are met in the Master Plan (2019) such as increasing the size of the sports oval and provision of upgraded netball courts. It includes for the creation of new vehicular entrance and car parking along Gingell Street, a residential street. The treed historic landscape is retained along Barkers Creek, the potential site of future high flood levees.
18. The elevated area to the south west will be excavated to accommodate the new pavilion and adjacent slopes levelled for the netball courts with accompanying carparking areas. Gravel areas will remain for the Agricultural Show activities requirements and parking. A detailed landscape plan showing the extent and design of these areas is not included in the Master Plan.
19. The issue of stormwater and sewerage system from the many low lying toilet facilities and sludge during flooding is resolved by recommending demolition of the three public toilets blocks sited within the Reserve. There is proposal to use temporary toilet hire facilities for public events.
20. The potential impact arising from these recommendations on the '*Camp Reserve and Environs*' conservation area, the heritage overlay precinct (HO668), is the relocation of the present sports pavilion and two netball courts to the south west boundary corner. There is no doubt that a new and upgraded sports pavilion is urgently required. The present horse stabling facilities would be relocated to the north. The timber historic stables would remain insitu.
21. The Camp Recreation Reserve is a scenic recreational park of high social value. It has aesthetic and historic values as a public reserve dating to 1850s and 1860. Siting of a relatively large new community sports pavilion, whether of single or two storey design, on elevated ground near the boundary fence, will maximise its visual prominence when viewed from the surrounding streets. This area has heritage significance relating to the former military barracks and has archaeological potential. It also contains an historic timber stallion stable structure possibly dating to 1850/60s.
22. A number of options for two storey building with or without major excavation were explored. I believe that the visual dominance of the proposal in this area remains. It will adversely impact on the aesthetic significance of the natural and cultural landscape, the high level of integrity and authenticity of the '*Camp Reserve and Environs*' conservation area (HO668) and the Camp Recreation Reserve, itself.
23. Building development of any type will obscure views both from the Reserve and to the Reserve at this junction. The 19th century streetscape of Gingell Street is significant as it contains the former Police Magistrates residence and leads to the Castlemaine Gaol. The rolling undulating low hills to the west of the former government camp are iconic. Views both to and from these make up the cultural landscape of the area. As the area is elevated at this point it affords views across the Reserve to Agitation Hill and the Castlemaine historic churches beyond. Agitation Hill has historic significance as it is the location where the diggers during the 1850s and 1860s would gather to protest about the presence of the militia and government camp. It is highly visible and that was the intention of the protesters to

taunt the militia. A new infill development in this area will adversely impact on the historic interpretation of the conservation area.

24. The necessary removal of mature trees in this area will increase visibility of the new pavilion, especially as the rear elevation of the pavilion presents to two historic streetscapes. In accordance with the heritage overlay decision guidelines, trees may be removed for a number of reasons. Without replacing the trees, exposure and visibility of the new building will doubtlessly increase. A mitigating strategy would be to site the refurbished sports pavilion in the northern western section of the Reserve, on lower ground, the site of the former grandstand.
25. Recommendations of the Master Plan (2019) include the demolition of redundant structures and services around the reserve. It is accepted that while there will be some impact to significant fabric and minor loss of fabric, these works are necessary.
26. The recommendation of the Master Plan (2019) to upgrade the Agricultural Show Pavilion is deferred to the future. It would be more beneficial if recommendations included for the immediate refurbishment of the Agricultural Pavilion. This is not only appropriate but would support the Castlemaine's Agricultural Society seeking Commonwealth Government funding in the near future.
27. Outstanding issues such as the replacement of the office and ticket box, as well as provision for universal access public toilets are not clarified by the Master Plan. Reliance on toilet hire for events leaves the public without access to toilets around the Reserve. Public toilets have been available in the Reserve for the general public for nearly a hundred years.

Recommendations

- Recommended location of the sports pavilion and netball courts in the northern area, preferably on the western side or in their present location. A modern contemporary design here is recommended of single or two storeys, little restrictions on design and materials.
- The horse event area and facilities are retained in their current location with additional new facilities planned to the north as recommended by the Master Plan (2019).
- If, however, there is insufficient area in the north to combine both horse activity and the netball courts, then the netball courts can be relocated to Forest Street area. It is unclear whether this action would require new changing rooms and toilets at the front entrance.
- If the latter and facilities are required, then consideration could be given to extending the Agricultural Show Pavilion with combined toilets changing room, new office and ticket office.
- It is recommended that a circulation path layout plan be prepared specifically to show the space and movement around the Reserve required for the Agricultural Show events and essential services.
- Reinstate the cycle path around the oval or alternatively ensure the pathways is retained.
- Reconsider the elimination of all public toilet blocks around the Reserve, rather upgrade and refurbish.
- It is recommended that a Tree Management Plan be prepared prior to removal of mature and historic trees. This is a standard planning requirement. Removed trees should be replaced with similar species. Mixed indigenous and exotic trees make up the cultural landscape. The row of Cypress Pine trees should be replanted along the boundary fence with Gingell Street.
- A proposed package of conservation and restoration works for the Agricultural Show Pavilion is recommended.

1.0 Introduction

This Heritage Impact Statement (HIS) has been prepared for the draft Camp Recreation Reserve Master Plan (2019) for Mount Alexander Shire Council. The Master Plan (2019) was prepared by Insight Leisure Planning & Fitzgerald Frisby Landscape Architecture, to review and update the *Camp Reserve Master Plan* (2011). Camp Reserve is located on the river flats at the corner of Forest and Gingell Streets in Castlemaine, central Victoria. (Figure 1, Figure 2).



Figure 1 Location Plan

The Camp Recreation Reserve is included as a significant item in the '*Camp Reserve and Environs*' conservation area in the *Mount Alexander Planning Scheme*, heritage overlay (H0 668). The registration includes the whole site, bound by Forest and Gingell Streets and Forest Creek and the Railway Line embankment. Paint and Tree Controls apply under Clause 43.01 Heritage Overlay Schedule, *Mount Alexander Planning Scheme*.

The Camp Recreation Reserve has a number of buildings, including two sports pavilions, which were built since the 1970s, a timber frame and metal, Agricultural Show Pavilion or Hall, a couple of timber stallion stables, mounting area, and various agricultural show sheds, toilets and structures. The landscape and sporting features include the sports oval, netball courts, cricket practice nets, informal car parking areas, a natural elevated rocky outcrop on the south west corner, an avenue of Elm trees along Barker's Creek, a memorial, benches, boundary fences and boundary fence rows of trees and entrance gate.

The '*Camp Reserve and Environs*' conservation area, Castlemaine, is of historical, social, and aesthetic significance to the Mount Alexander Shire at local level.

The Mount Alexander Shire Council recognize that the Camp Recreation Reserve has complex ongoing and future management and planning issues; due to its location in a floodway and land subject to inundation planning overlay, its aging nineteenth century treed landscape and layout, the changing needs and regulations of the Agricultural Show and requirements for increased size of the oval for senior AFL football, in addition to providing for the requirements of its community groups and tenants and new sports pavilion.



Figure 2 Site Plan

Amanda Jean prepared the *Heritage Impact Statement Castlemaine & District Agricultural Society Structures and Spaces at Camp Reserve, Castlemaine, Victoria* for Mount Alexander Shire Council in 2018. The Report was commissioned specifically to assess the heritage significance of the Castlemaine and District Agricultural Show buildings for potential demolition. The Report includes proposed conservation management strategies referencing the building regulations and Disability Discrimination Act (DDA). It was prepared in consultation with the President of the Castlemaine & District Agricultural Show Society, particularly with reference to issues concerning occupancy of many of the show building.

On the basis of this, the Report found that certain structures such as the former Poultry Show Shed could be demolished but others such as the Agricultural Show Pavilion should be made structurally sound and water-tight.

It recommended that conservation of original fabric and integration of disability compliant access as being of urgent priority. The proposed works included conservation works, update and refurbishment of services and amenities of the Agricultural Show Pavilion, conservation of the former timber 19th century stables and lightweight metal animal shed structures as well as introduction of new infrastructure and other facilities as recommended in the Master Plan (2011), namely improvements and refurbishment of the pavilion, toilets and sports ground, pavilion, netball courts among others. The focus of these works is on active conservation of the Agricultural Show and its requirements for the changing nature of its events as well as the important sporting requirements of the Reserve.

2.0. Statutory Heritage Controls

The Camp Recreation Reserve is identified as a significant item in the *'Camp Reserve and Environs'* conservation area in the *Mount Alexander Planning Scheme* heritage overlay (H0 668). The heritage listing, HO668, covers the former Government Camp Reserve, which was established for the offices and accommodation of the Gold Commissioner and his staff which were scattered over a larger area. Although many of the early timber structures,

stables and tents were removed in 1862-1863, several original buildings remain. These include the former Courthouse, the Gold Commissioners House and Sheriff's residence, the former Commandant of Troops residence, later Magistrates Police residence for officers, the former Chinese Interpreter's residence, the Police Inspectors and former Hospital in Gingell Street and the military parade ground, the Camp Recreation Reserve. The Agricultural Show Pavilion is located on the site of the first post and telegraph office. These building structures are scattered through the precinct and are individually identified heritage places, with their own HO numbers (shown above in Figure 3), many are of state heritage significance.

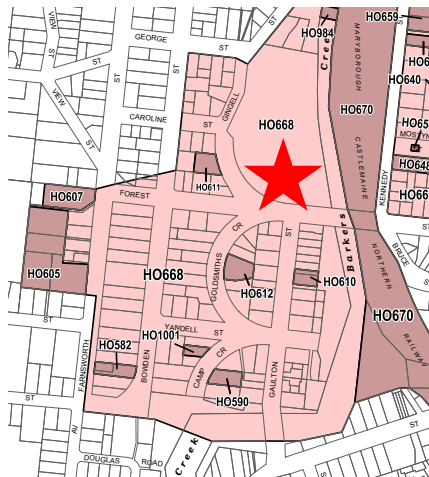


Figure 3 Map showing Camp Reserve and Environs heritage precinct. The red star is the location of the Camp Reserve. (Mount Alexander Planning Scheme Map Heritage Overlay)

The current recreation ground and showground known also as Camp Recreation Reserve is not an individually identified heritage place within the Schedule to the Heritage Overlay at Clause 43.01s of the *Mount Alexander Planning Scheme*. It is however, identified as a key feature of significance within the 'Camp Reserve and Environs' conservation area (HO668) at both local and state level of significance.

The statement of significance set out in the *City of Castlemaine Architectural Heritage Study* (1979) identifies the Recreation Reserve and associated landscape. It does not mention the sports clubs or Castlemaine and District Agricultural Society. The heritage overlay listing of the 'Camp Reserve and Environs' conservation area specifically relates to the 1850s and 1860s elements of the former gold commissioner's camp. Recommendations of the Heritage Study states that the mature trees should be protected, and the existing environmental and residential amenity of the area be maintained and enhanced.

Subsequent historic research now associates both the sports activities and Castlemaine and District Agricultural Society with continued use of the Reserve from the period of 1855 and 1854, respectively. A review of the heritage listing of the Camp Recreation Reserve includes the following features, the site itself, circular pathways, landscape features and trees, the Agricultural Show buildings, sheds and structures, Sports Oval and circular pathway, the avenue of Elm trees, boundary fences and entrance gate. The sports pavilion is recent and has no heritage significance.

The 'Camp Reserve and Environs' conservation area, HO668, occupies the river flats north of Campbell's Creek and its junction with Forest Creek and Barker Creek. On the east it

follows the line of the Castlemaine Railway Precinct, which is state heritage listed at H1664, and northwards to the Railway Station and former Castlemaine Gaol. On the west it covers the rising slopes of Barkers Creek to Farnsworth Road. It is a large cultural landscape which is reinforced by the Significant Landscape Overlay which covers the Campbell's Creek and its junction with Forest Creek and Barker Creek areas.

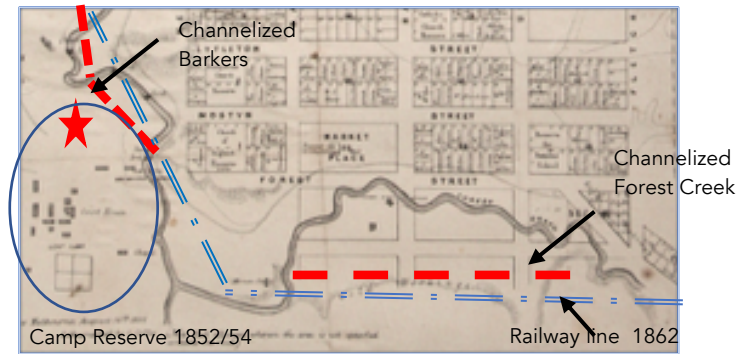


Figure 4 'Castlemaine, 14th August 1856' showing the early channelization of Forest and Barkers Creek and construction of the 1862 (Castlemaine Art Gallery & Historical Museum). The red star shows the location of Camp Recreation Reserve. Major infrastructure works on the waterways together with the impact of mining increased the incidence and severity of flooding.

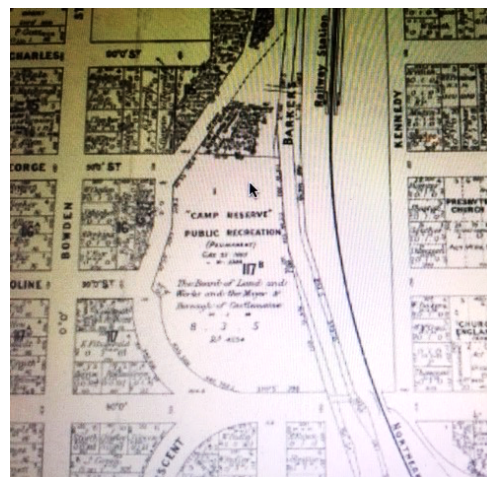


Figure 5 Office of Lands and Survey W Collis (31.8.1863) Figure 6 Department of Lands and Survey (1942)

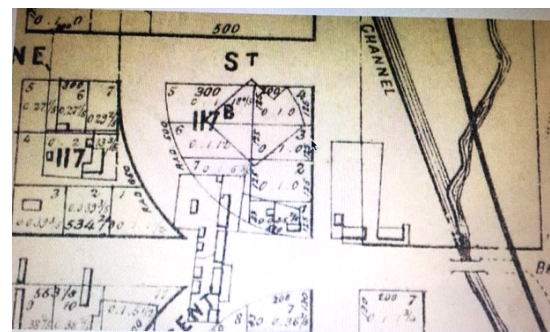
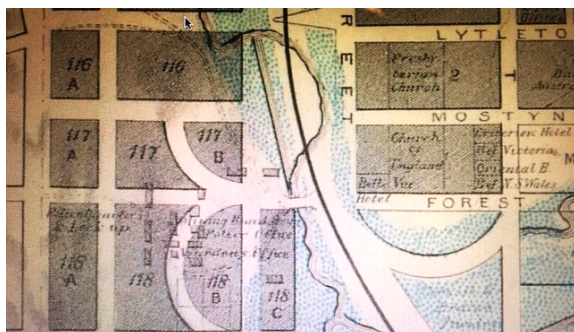


Figure 7 Victoria Mines Department 1861 Figure 8 Office of Lands and Survey W Collis (31.8.1863)

The government maps above show the development of Camp Recreation Reserve. The high ground in the south west corner, Sect 117B, was formerly the location of the military barracks and stables. It is extremely likely that the existing timber stables dates from the 1850s. Evidence provided by the primitive methods of timber construction and blue stone paving suggests it is

an example of a very early construction type. This area has high heritage significance and has potential to yield archaeological evidence of the former government camp.

The statement of significance given below is an extract from *City of Castlemaine Architectural & Historical Study* (1979):

7. Camp Reserve and Environs

This area is defined as extending from Forest Creek in the south to approximately George Street in the north and from Barker's Creek in the east to Bowden Street in the west, i.e. the originally surveyed area of the Camp Reserve. Topographically, it occupies the river flats and rising slopes to the west of Barker's Creek and is relatively sheltered by the ridge centered on and along Farnsworth Street.

Elements:

- * This was the original area occupied in 1851 as the Camp Reserve for the Goldfields Commissioner and his Staff
- * A number of remaining Camp Reserve buildings from 1850's era - the first Court House, Sheriff's Cottage and the Sergeant's Quarters
- * Other houses (built late 1850s - 1860s) of architectural and historical interest - for example, 31 Gingell Street and 24 Gaulton Street
- * Curvilinear road layout
- * Recreation reserve and associated landscape elements
- * The naturalistic environs of Barkers and Forest Creeks

Significance:

This area is historically significant both in local and Statewide terms because of its links with the first official settlement on the Mount Alexander/Forest Creek goldfields. The remaining Camp Reserve buildings do not give much of an indication of the original layout of the Camp Reserve as most of the original buildings are now gone and the intervening street pattern has changed the orientation of this area. The curved street pattern in this area is a departure from the overall grid pattern of the rest of Castlemaine.

Methods of Protection:

- Include the following buildings in the Planning Scheme pursuant to Clause 8 of the Third Schedule
 - Former Court House, 5 Goldsmith Crescent
 - 24 Gaulton Street
 - 4 Camp Crescent
 - 31 Gingell Street
 - Sheriff's Cottage, Camp Crescent
 - Remains of former Church of England Chapel and Sunday School at rear of 18 Gaulton Street

- The recreation reserve would probably be included as an open space reservation within a Planning Scheme. Care should be taken to protect the mature trees in its environs

The Statement Of Significance for the Camp Recreation Reserve, Castlemaine & District Agricultural Society Structures.

(The following is an extract from the Report '*Heritage Impact Statement Castlemaine & District Agricultural Society Structures and Spaces at Camp Reserve, Castlemaine*' (2018).

What is significance?

The Camp Recreation Reserve was established as the military parade ground for the former Government Camp, in 1851 to administer the Mt Alexander goldfields by issuing and collecting gold license taxes across the biggest alluvial goldfields in Australia. It is the site where Military Troopers, initially Native Troopers, were stationed in tents with adjacent stables. It is the site where the first Gold Escort on the goldfields was assembled by Police Commissioner, Alexander Tolmer, to carry pure gold to Adelaide in 1852 as a measure to save the failing economy of South Australia.

It is the grounds of the first Castlemaine football match played in 1855 between the Military Troopers and the local community. It has been used as a football ground ever since, including a number of other sporting activities such as cricket and cycling.

The Camp Recreation Reserve is the official home of the Castlemaine and District Agricultural Society (established in 1854), where the autumn events have been held in the Show Pavilion since 1934 and the spring events since the early 1890s or before. It was given Grand Regional status in 1950. The man-made park and trees are associated with the beautification of Castlemaine during the 1865-1900.

Key Attributes:

- The central arena sports ground circa 1852 and circulatory path around the grounds.
- The Agricultural Show Pavilion circa 1934.
- The Timber Stallion Stables, circa 19th century, the site and remnant fabric could be associated with early Government camp activities in the 1850s-1890s. The nearby row of open horse stalls marked by metal dividers that replaced timber open boxes associated with the Agricultural Show.
- The Cattle Pavilion (1978) and two Sheep Pavilions (1930s) associated with Show events.
- The Poultry Shed built in circa 1960-1980.
- The spatial layout of the Pavilions site around the perimeter of Camp Reserve provides space for side entertainment shows that are an essential historic part of the Agricultural Show. The interspersed location of the Pavilions allows movement and exhibition of animals and their handlers through the area.
- The topographical features, located on the flats alongside Barkers Creek, surrounded by the rising slopes of Barkers Creek valley and encircled by man-made landscape of two rows of Elms planted along the creek in 1865, Ash, Pines and Canary Island Date Palm at the entrance and along the outer western boundary. The front entrance gates.

Why is it significant?

The Camp Recreation Reserve has historic, social and aesthetic significance to the local area of Mount Alexander Shire (Criteria A, E and G)

How is it significant?

Criterion A: Importance to the course, or pattern, of Victoria's cultural history.

The Camp Recreation Reserve, the former military parade ground and football ground has historic and social significance for its connections with the former Military Troopers and the inaugural football match played between Troopers and local community in 1855 as well as being the venue for sporting activities such as cricket and cycling for over 120 years.

Criterion E: importance in exhibiting aesthetic characteristics and/or in exhibiting richness, diversity or unusual integration of features.

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.¹

The Camp Recreation Reserve has historic, social and aesthetic significance as the home of the Castlemaine and District Agricultural Association, formerly the Mt Alexander Agricultural and Horticultural Society, one of the oldest agricultural organisations in Victoria, being established in 1855.

The layout, structures and spaces of the Agricultural Pavilions that date to the mid 20th century and 19th century including the Stallion Stables and central arena have both tangible and intangible social and aesthetic significance as an exemplary example of a rural Agricultural show ground, where exhibition, display, exchange and parades have performed an important part of community life for over a century. Architecturally there is a mix of 20th century pavilion style structures. Their visual transparency establishes a relationship with nature and surrounding park that is typical of the rural vernacular and pavilion architecture.

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.

The Agricultural Pavilion has social significance for the opportunity it has provided in demonstrating the domestic skills of rural women through cooking, crafts and arts competitions as well as riding and other animal husbandry activities. It is the main Hall.



Figure 5 Camp Reserve Castlemaine Rifle Corp and the 1890s flood. (State Library of Victoria)

¹ The statement of significance was prepared and commissioned only for the Castlemaine and District Agricultural Society in order to determine whether all the buildings could be demolished. The heritage significance of the sporting activities on the Recreational Reserve is well established. The Recreation Reserve was gazetted for public use in 1860.

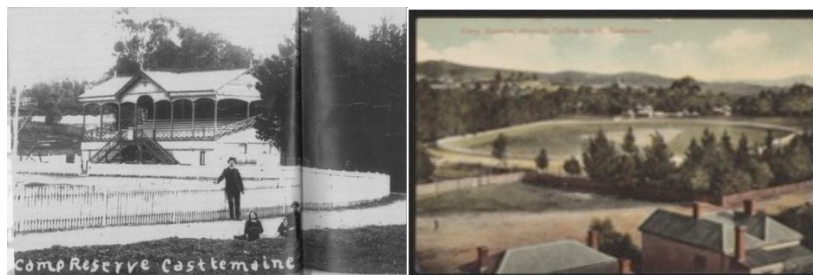


Figure 6 The Camp Reserve in 1890 showing the timber Grandstand located in the north west area of the Reserve near the oval picket fencing and cycle track.

Historic Summary

- 1851 Chief Commissioner of the Goldfields, Captain Wright, selected Castlemaine as the site of the new central Victorian Gold Commissioners Camp. It was located at the junction of Forest, Barkers Creeks and Campbells Creek, tributaries of the Loddon River.² When Wright retired in 1853, Captain John Bull (1806-1901), member of the 99th regiment, colonial militia, magistrate, commissioner of Crown Lands in 1852 and was given charge of the Mt Alexander goldfields as well as the Bendigo goldfields.
- 1852 The government surveyors, WS Urquhart and W Templeton, surveyed the township of Castlemaine, the site of extensive alluvial gold mining.
- 1853 The township of Castlemaine was gazetted in January 1853.
- 1854 The long association of the militia and the Agricultural Society with Camp Reserve is due to Captain John Bull, who was an outstanding gold commissioner. He was also elected as president of the Castlemaine and Muckleford Agricultural Association twice, among other local organisations. In 1869 he became the first commanding officer of the Castlemaine Volunteer Rifles and lieutenant-colonel in charge of the corps in the north western district of Victoria.
- 1854 The Captain John Bull, Gold Commissioner, ordered all temporary informal tent structures to be removed from the Market Square in 1854 to allow for the construction of two Market Buildings. The Castlemaine and District Agricultural Society, known early as the Mt Alexander Agricultural and Horticultural Society was formed in 1854 and held exhibitions annually in the newly constructed East and West Market Buildings in Market Square in Castlemaine.
- 1855/58 The removal of the informal gold diggers camp by the troopers was unpopular. The first inaugural football match was held between the troopers and a contingent of local gold miners on the military parade as a reconciliation gesture. It is said to have been in 1855.
- 1862 By 1860/62 lobbying by the local community successfully forced the closure of the gold commissioner's government camp. Fresh produce was sold in the main Castlemaine Market building, designed by the town surveyor, William Beynon Downe. The building consisted of 22 specialist fresh foods and product shops. The Agricultural Show parade shared Market Square with the Castlemaine Volunteer Rifle Corps. Over the next hundred years the two organisations worked closely together. The Rifle Corps always provided an escort for invited guests from the railway station to the Market Buildings to open the annual Agricultural Show.³ Beautification plans were introduced by Council including the

² Ibid.

³ *The Australasian*, Melbourne Victoria, 1878 and again *The Age*, 1878 'His Excellency the Governor arrived by special train shortly after noon. He was accompanied by the Minister of Public Works, Sir Wm. Manning, of

planting of two rows of *Ulmus procera*, English Elms along Barkers Creek extending north to the Castlemaine Botanic Gardens. Avenues of Elms, Ash and Poplars were planted along Forest Creek, Bruce Street and Forest Street among other streets in Castlemaine.

- 1870s The Mt Alexander Agricultural and Horticultural Society became one of the major Spring and Autumn Agricultural Shows in Victoria attracting over 3,000 visitors by the 1870s.
- 1880sto
1890s The Agricultural Show was either held in Market Square, the Market Buildings, or the Camp Reserve. For example, in 1894 The Bendigo Independent reported that, 'the Castlemaine Spring Show, the Mount Alexander Agricultural Society's spring show was held in the Camp Reserve Castlemaine, yesterday.'⁴ During this time a timber two storey grand stand was erected on Camp Recreation Reserve., which was used for sporting events as well. A circular cycle track was built around the oval and trees planted.
- 1890s The annual Agricultural Show became as popular a feature on the social calendar as the races by 1890 when agricultural shows were popular throughout Australia.⁵
- 1914-
1918 The First World War had a major impact on the Agricultural Show for the next twenty years. The Agricultural and Horticultural Show exhibition shifted location to the Drill Hall and Orderly Room in Mostyn Street beside the Town Hall at the time of the First World War (1914-1918 while local recruits and army troops camped on the Camp Reserve.
- 1934 There was a public call to establish a permanent home for the Castlemaine and District Agricultural Society. Public funds sponsored the erection of a new Agricultural Hall in Camp Reserve. In 1930s street beautification activities included replacing the senescent trees in Gingell Street with a row of *Cyprinus macrocarpa*, Cypress pines. This planting and choice of trees was influenced by Hugh Linaker, State Superintendent of Parks and Gardens, who worked in the central goldfields area. Hugh Linaker is one of the most respected horticulturalist and gardeners of the 20th century in Victoria.
- 1950 The Victorian state government conferred the status of Grand Regional to the Castlemaine and District Agricultural Show.



Figure 7 Castlemaine Rifle Corps, Captain John Edward Newell Bull is on horseback on the right hand side. Camp Reserve with the Castlemaine in the background, photo by Richard Daintree in 1861. The Police Magistrate's house, Captain Burke's cottage in Gingell Street may be the house on the right hand side. The view seems to have been taken at the entrance of the Recreation Reserve beside the two extant River Red Gum trees. Early photographs show the areas many Eucalyptus trees in the 'Camp', a number of which have survived.

Sydney, Professor Pearson, the Mayor of Melbourne, and was attended by Major Pitt. The vice-regal party were cordially received by a large number of the towns people at the railway station, where a guard of honour, consisting of men of the Castlemaine Rifles.

⁴ *The Bendigo Independent, 1894, TROVE.*

⁵ Waterhouse, R., *The Vision Splendid. A Social and Cultural History of Rural Australia.*, 2005, Curtin University Books, pp158-159.

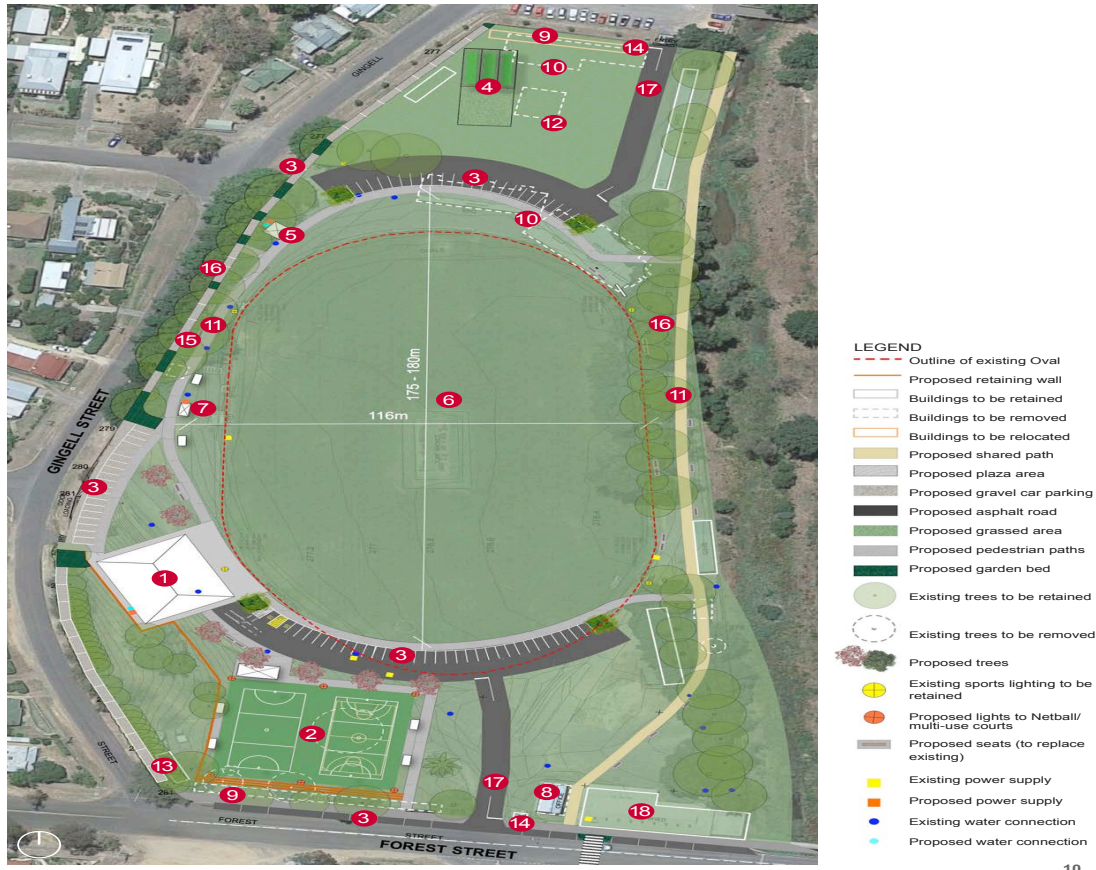


Figure 8 The map identification number codes are set out below.

3.0 Draft Camp Recreation Reserve Master Plan (2019) Summary of Proposed Recommendations

Type	Location Description
NEW WORKS INSERTIONS INTERVENTIONS	
1 Pavilion	Develop a new community pavilion outside of the flood plain to service existing sporting clubs. Design of the pavilion will be subject to a separate future planning process. Two storey design to be considered.
5 Toilets	Additional public toilets to be provided in new community pavilion in the southern end of the reserve. Any additional toilets required to support community events to be provided on a temporary basis. Demolish three existing toilets.
8 Show Office	Castlemaine & District Agricultural Show office prefab replace with new building.
3 Car Parking	Construct new car park near pavilion and a loading zone for the pavilion New carpark north end of the oval to be asphalt, Gingell Street parking to be gravel.

17 Roads	Formalise existing vehicular access in the north of the reserve. Modify vehicular access from Forest Street in the south of the reserve to cater to two way traffic, ensuring heritage gates are retained.
6 Oval	Upgrade and re-size the oval to provide a compliant size playing surface for senior football. Extent of re-sizing to be within limits imposed by existing light towers (i.e. 175-180m long x 116m wide subject to detailed design). Oval upgrade to include new boundary fence, perimeter seating (relocate existing recently installed seating and complement with new seating as required), new coaches' boxes and relocated score board.
7 Time Keeper	Construct a new time keepers shelter with storage for turf maintenance.
2 Netball	Construct a new fully compliant netball court in the south west corner of the reserve, adjacent to a multi-use community court with appropriate training lights, players benches, coaches' boxes and spectator viewing shelter. Undertake tree removal, earthworks and construct retaining walls as required.
4 Cricket	Replace existing cricket practice nets with new training facilities.
12 Events Lawn	Provide an open grassed area in the northern section of the reserve to support Agricultural Show and general community use.
9 Horse Rails	Relocate horse railing to northern end of the reserve.
11 Pathways	Formalise pedestrian paths throughout the reserve to connect surrounding streets, the train station and proposed recreation facilities. Paths in southern part of the site should be trafficable by vehicles.
14 Signs	Incorporate interpretive signage within the reserve recognising the cultural heritage significance of the site, including long association with the Agricultural Show.

INFRASTRUCTURE SERVICES

15 Flood and Drainage	Consider implementation of the proposed actions items outlined in the Mount Alexander Shire Council Investigation and Design of Flood Mitigation Treatments (June 2017) to improve use of the reserve and to protect proposed infrastructure and facilities.
19 Services	Establish new connection points for power and water to support event use of the reserve.

CONSERVATION WORKS

18 Agricultural Hall/ Pavilion	Retain the existing Agricultural Pavilion in recognition of its heritage significance. Support ongoing use for the annual agricultural show and
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	local table tennis club. Structural integrity of the existing facility to be maintained, however facility upgrade or improvements are not proposed in the life of this Master Plan.
13 Stables	The existing stables in the south west corner of the reserve are to be retained in recognition of their heritage significance. Upgrade/maintain assets as required to support continued use by the Show.
16 Trees	Existing Trees: Retain existing Poplar and Elm trees to the eastern and western boundaries of the site and develop a tree succession plan to allow for staged replacement as they reach the end of their useful life. Complement existing vegetation with additional tree planting where identified.

DEMOLITION

10	Existing poultry pavilion, change rooms and club rooms, the former CWA Building (netball 'office') remove and relocated to an alternative location within the Shire; Remove reserve fencing where no longer required.
5	Demolish the three existing public toilets (due to age, accessibility and compliance) and replace with new public toilets.

5.0 Assessment of Heritage Impacts

In assessing the heritage impacts on the cultural heritage significance of the place it is considered relevant to consider the following;

- The statement of significance.
- Mount Alexander Planning Scheme Municipal Strategic statement and Heritage policy
- The previous assessment of significance and recommended conservation policies.

Table 1 Levels of Significance

Area	Levels of Significance
Oval, fence and use of the ground as a football oval	Primary
Circular path way, the former cycle track, circuit walking tracks	Primary
Agricultural Pavilion and use of the grounds for the show	Primary
Row of Elm trees along the Barker creek and to the north west	Primary
Entrance gates	Primary
Timber stables and use of the elevated grounds for horse events	Primary
Agricultural show structures	Contributory
Landscape topographic features	Primary
Rows of <i>Cypressus macrocarpa</i> , Cypress pines, outside the boundary fence	Primary
Netball and cricket and table tennis facilities	Contributory

Table 2 Assessment of Impact of the Proposed Works on the Heritage Significance of the Place

Area	Proposed Works	Level Of Significance	Impact On The Heritage Significance	Mitigating Strategies
<p>SPACES AND FABRIC OF PRIMARY SIGNIFICANCE: Where spaces of primary significance are proposed for adaptation/intervention, the works should involve minimal physical alteration to significant topography, vegetation, landscape views, fabric and should not adversely affect the exteriors of the spaces, significant vegetation, or the spatial quality including a sense of the planning and layout and the dimension of the affected spaces.</p> <p>The Master Plan map identification number codes are referenced below</p>				
6 & 7	Oval upgrade and refit time keepers boxes	Primary	Low	Consistent with the policy objectives proposed changes to the oval are planned to minimize the level of impact on the heritage values of the place.
1	Sports Pavilion relocate to south west corner to out of the floodway overlay.	Primary	<p>High visual and physical impact both from within and outside the Reserve; and on the fabric and presentation of the Camp Reserve.</p> <p>The natural elevated area has long been used for horses and outdoor viewing for over a 150 years.</p> <p>The timber stables date to the 19C and possibly 1850s.</p> <p>Extensive excavation will result in the area, the site of the 1850s barracks and horse stables.</p>	<p>The proposed works will provide modern facilities, new amenities for continued use of the sporting ground.</p> <p>Development of the sports pavilion in a preferred location of low significance will provide greater freedom in the design of the sports pavilion with regard to size, style, form, massing, scale, materials and outdoor viewing platforms and such like.</p> <p>The site of the former grandstand in the north west area near the oval is preferred.</p> <p>Reference should be made to the Significant Landscape Overlay requirements and guidelines for building in a floodway.</p>
8 & 18	Agricultural Show Pavilion retain and demolish prefab office	Primary the office building has low value but is essential to the function of the Agricultural Society.	<p>Adaptation of spaces and fabric within the pavilion should support the ongoing operational and functional requirements of the Agricultural Society.</p> <p>The existing Ag. Pavilion has capacity to be extended and upgraded. Designs should be sympathetic both to the overall heritage values of the place and the significance and contribution of the affected spaces and fabric.</p>	<p>The Pavilion has high primary heritage significance. The use of the building by the Agricultural Society and community groups should continue.</p> <p>The historic values of the Agricultural Show pavilion should be reinforced through continued use and occupation.</p> <p>Proposed works should provide modern facilities and improved access through introduction of new amenities (heating/cooling, toilets and kitchenette) for continued and ongoing occupation of the building for its intended purpose.</p> <p>Capacity to extend is high.</p>

Area	Proposed Works	Level Of Significance	Impact On The Heritage Significance	Mitigating Strategies
			Essential improvements should support the ongoing use of Agriculture pavilion, both in its continuing, and significant use and occupation by Agricultural Society and community groups.	At present, the building is not compliant from a DDA perspective, meaning that equitable access is restricted. Prepare a design proposal for the upgrade and conservation of the 1930s Pavilion, including facilities for
9 & 13	Remove horse rails and all horse associated facilities to north area. Retain timber stables as vacant structure.	High	Adverse impact could be high if the conservation of the historic timber stables are compromised. Horse events are one of the most popular activities of the Agricultural Show. Horse trailer parking is required, as well as capacity to hold sheep dog trials with sheep delivery and holding pens. Relocation to the north area maybe an option. Safety of animal handling and the public is high factor of concern.	Horses have been kept in the south west corner since 1854. The area is especially designed and suitable for the Agricultural show horse events which occur throughout the year. These facilities would need to be developed in the north area. Care as incompatible activities may result. Handling animals, where owners arrive with horse floats and need to safely hold horses prior to activities in the oval. Recycling the cow shelter is an option.
16	Trees retain and develop a tree replacement programme.		There are tree planning controls over the Reserve associated with their high level heritage significance. There is no indication of the extent of tree removal proposed and whether the new facilities would prevent reinstatement of the historic treed landscape design. Retain the 19 th and 20 th treed landscape design within the Reserve and around its perimeter.	The treed landscape forms a major historic feature of the Camp Recreation Reserve and the Camp Reserve Conservation Area. The trees are associated with the 1850s development of the place as a government camp. There are a mixture of 1860s mature Elm trees, original Eucalyptus trees, River Red Gums, and 1920s and 1930s plantings of Cypressus Pines. With some Poplar tree from the 1900s. It recommended that a tree management plan be prepared that assesses the trees and makes recommendations for their future management.
3 & 17	Create new car parking, inside and outside the Reserve, new loading zone, new entrances, formalise roads within.	Entrance gates have high value Circulation routes around the oval have high significance.	Retain entrance gates, care about a the re-design of the entrance area with basketball courts may impact on values. Carparking will impact on external rows of trees around the Reserve, require removal of trees, improve provision for shade throughout the Reserve.	The Reserve is a treed landscape, and is considered to be of primary significance, this is primarily based on the continued use of the space for significant Agricultural show events, sporting and community use. The carparking and road should be designed in conjunction with a regenerative landscape tree design. The natural landscape has heritage high significance for the precinct.

Area	Proposed Works	Level Of Significance	Impact On The Heritage Significance	Mitigating Strategies
11	Pathways should be formalized and accessible to vehicular traffic in the south near the front entrance.	High	<p>Potentially high impact. The 1880/1890s cycle circuit around the oval is retained.</p> <p>The circuit associated with the Agricultural Show is not explored.</p> <p>The siting of new upgraded toilets around the Reserve is an essential requirement for continued significant activities around the Reserve.:</p>	<p>Although the pathway system is considered to be of primary significance, this is primarily based on the continued use of the space for significant and different events.</p> <p>The pathways system around the Reserve and oval should be planned with regard to the Agricultural events as well as other activities. reinstating the treed landscape, shade shelters and Agricultural Show activities.</p>
<p>SPACES AND FABRIC OF CONTRIBUTORY SIGNIFICANCE: There is greater scope for adaptation and alteration to spaces and elements of contributory significance. These places offer opportunities for locating activities where the tolerance for change may be greater, and impact on the heritage place is less. Preference is always for the retention of original plan form and fabric.</p>				
12	North area events lawn	Contributory	The proposed upgrade is beneficial.	The Agricultural Show has specific requirements for events to function properly and safely. A layout plan showing the Show events would be beneficial.
2	Relocate netball courts from the north to the south west adjacent the front entrance and car park. Level the ground, remove trees.	Primary area of significance.	<p>There is likely to be a high visual impact both from within and outside the Reserve due to the relocation of the two netball courts and new sports pavilion in this area.</p> <p>Extensive remodelling and recontouring of the elevated rocky ground will result. Both works will result in extensive changes to the significant landscape.</p>	<p>It is recommended that new interventions should avoid areas of high significance. It is the contributory spaces that provide opportunities for the introduction of new uses, upgrades and intervention.</p> <p>It is recommended that the netball courts are upgraded in their existing location in the north area, which has little or no significance- or maybe relocated to the southern area if there are no other options.</p> <p>While the significant rock shelf in the southwest near the entrance should be preserved. The 150 year old significant association with horse events here should be retained.</p>
4	Cricket practice nets	Low	Retention and upgrade are good.	Retain with new netball courts in north area if possible.
<p>SPACES AND FABRIC OF LITTLE OR NO SIGNIFICANCE COULD BE ALTERED OR ADAPTED AS REQUIRED</p>				
5	Demolish three toilets, locate toilets in new pavilion and provide	Siting Primary Toilets low	Toilets on boundaries are poorly designed and visually intrusive and locked unavailable for public use for most of the time.	Consistent with good practice, greater change is proposed to fabric of little/no significance. A number of intrusive elements will be removed which will have be a positive outcome

Area	Proposed Works	Level Of Significance	Impact On The Heritage Significance	Mitigating Strategies
	temporary toilets for specific events.		It is recommended that a rest room public toilet strategy that allows disable access, child safety toilets around the Reserve	in terms of the presentation of the building. The present three toilets have low significance but are essential for users of the Camp Reserve due to the distances between facilities.
14	Signs proposed interpretive signs	Low	A sign strategy would be good.	Way finding, a map of the Reserve, showing routes is a positive measure.
15	Investigate flood mitigation strategies	High	Retention of the avenue of Elm trees is recommended. Reference to the Significant Landscape Overlay objectives are required.	There are three flood mitigation proposals each should be investigated in relation to the Reserve. Land based solutions are recommended, eg vegetate earth mounds, tow paths etc.
19	Upgrade services	Low	Upgrade of services is good for sports and all users. Stormwater drainage should be included.	Services that benefit use of the Reserve at night and activities of the Agricultural Show are recommended.
REPAIR, CONSERVATION AND REFURBISHMENT WORKS				
Undertake essential repair and conservation works to the Agricultural show series of buildings building as funding allows. Undertake services upgrade and modernisation works to support the ongoing use of the Camp Recreation Reserve including code compliance.				
10	Demolition of the redundant structures.	High to Low	The issues are with the juxtaposition of facilities such as toilets and changing rooms and the particular sports activity. This remains unresolved. Removal of toilets around the perimeter only to rely on hiring temporary toilets for specific events is not feasible as the events occur each month or more frequently and there are the everyday users of the Reserve. The former Government Camp Reserve is exemplary in terms of its historic, aesthetic and social values. Its location on the flats between the junction of three famous alluvial gold mining creeks is a setting of natural and topographical beauty.	Specific sports activities as well as Agricultural show activities are linked to nearby facilities. Relocating an activities without relocating the associated facilities will impact adversely on the significance of that function. It is strongly recommended that all aspects of the activities and requirements of the Agricultural Show are considered within the Master Plan as an important heritage feature of the Reserve. The proposed reconstruction/conservation of the Show pavilion should be undertaken, contributing to the place's architectural significance. Refurbishment works and introduction of new services support the ongoing use consistent with this conservation policy.
INSPECTION & BUILDING MAINTENANCE preventative maintenance and repair.				

6.0 Relevant Policies

Specifics response to the proposed works are provided with reference to relevant planning and heritage policies.

Significance	Mount Alexander Planning Policy	Comment
Significance should form the basis of future work.	Mount Alexander Planning Scheme 21.07-3 Heritage Policy (13/10/2016 C60) see Appendix.	The former Government Camp Reserve is exemplary in terms of its historic, aesthetic and social values. Its location on the flats between the junction of three famous alluvial gold mining creeks is a setting of natural and topographical beauty.
Retention of attributes, associations and physical fabric and activities should be a key objective in management of future works.	Mount Alexander Planning Scheme Heritage Overlay Clause 43.01 item HO668	The topographical forms and features and treed landscape should be retained as a cultural landscape of significance.
	Policy Objective 1 Strategy 1.1 Ensure that all new developments within the Heritage Overlay harmoniously integrate with the heritage character of towns and areas. Strategy 1.2 Ensure that all heritage places are conserved in a sympathetic manner and in ways that reveal the heritage value of the place.	Forest Street and Gingell Street south west corner of the Reserve is an area of high significance. It has been free of permanent built form along the perimeter of Camp Reserve throughout its history, that is apart from the former Post Office (now the location of the Agricultural Pavilion) and the insitu Stallion Stables.
Significance	Mount Alexander Planning Policy	Comment
	SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY Shown on the planning scheme map as SLO2. 28/04/2016 C61	The volumes, spaces, vistas and routes through and around Camp Recreation Reserve are important. The historic function and requirements of the Agricultural Show and its associated events are dependent on there being enough space, left as open space.
	To provide for the protection of existing vegetation and land forms in areas which are visually or environmentally sensitive or which are considered by the responsible authority to possess natural features which have a high degree of landscape character and importance.	The siting of proposed sports pavilions within Camp Reserve should ensure the significant structures retain their visual prominence on the site and that the new structure do not visually dominate the Reserve or views to the place from surrounding streets.
	To require that new buildings be located so as to avoid the necessity for major alterations of the topography of the immediate surrounding lands, and to avoid significant intrusion into the established landscape.	The Agricultural Show has historically employed shed/pavilion architecture to promote an open air show experience. Any proposed pavilion should continue this tradition in a contemporary manner utilising modern materials, including steel and ventilation designs. These materials complement the existing character of the Camp Reserve. Retention of the maximum amount of original fabric and structural form is encouraged.

7.0 Recommendations and Conclusion

The Camp Recreation Reserve has historic, social and aesthetic significance at local level, for its association with the 1852/5 government Gold Commissioner's camp, being the former military parade ground. It is associated with the growth and history of the Castlemaine football club and also associated with the Castlemaine and Muckleford Agricultural Society (Castlemaine and District Agricultural Society) that established in 1854 and which have used the site since then.

The Heritage Impact Statement has been developed with due regard for the identified historical, aesthetic and social significance of the place, its statement of significance, the conservation policies and planning policies set out in the Mount Alexander Planning Scheme.

The proposed layout and works set out in the draft *Camp Recreation Reserve Master Plan (2019)* are intended to ensure that the significant ongoing future use of the sports grounds and sports pavilion is maintained. Improvements and enlargement of the football oval and renewal of the time keepers' boxes are essential and supported.

Four aspects of the Master Plan (2019) have potential to result in detrimental impact on the heritage values of the place, the Camp Recreation Reserve, the '*Camp Reserve and Environs*' conservation area and its significance. These are described below:

- 1.0 **The Relocation and Upgrade of the Sports Pavilion:** The biggest impact on the heritage values of the Camp Recreation Reserve are recommendations that would see the relocation of the present sports pavilion and two new netball courts to the elevated south west boundary corner and Forest Street front entrance of the Recreation Reserve.

There are many factors to consider when upgrading and relocating the current sports pavilion and changing room. The site at present is within the floodway and land subject to inundation overlay which covers the area. It is preferable that a site of low significance be selected for the construction and upgrade of the sports pavilion.

The proposed construction of a new pavilion building and two netball courts in this area of high significance would necessitate extensive excavation of the rocky outcrop, levelling of land, removal of trees and increased car parking around the perimeter. This will have an adverse impact on the visual and aesthetic significance of the cultural landscape.

- 2.0 **Horse Handling Areas:** The south west area is presently used for the Agricultural Show horse events, which occur several times a year. They are one of the most popular events on the show calendar. The four stallion stables in this area date to the 19th century, possibly to the government camp use of the 1850s, the earlier timber horse day rails have recently been changed to metal rails. They originally catered for approximately a hundred horses. The surrounding elevated grassed area is currently used for horse competitors, their horse floats and vehicles, casual carparking and public viewing in the shaded area.

Relocation of the horse rails and activities to the north and isolating the stallion stables, will mean the historic stables will become redundant and unused with high potential for demolition. Relocation of the horse holding area away from the event arena and its physical proximity with the Agricultural Show office, pavilion and judging area has merit if there is improved access for the horses to enter the oval from this direction. The northern area is flat

and provides easier access and more space for entry of large transport horse floats to the Reserve. The existing Cow Shelter could be reused and recycled for the horse bays.

Recommendation

- *It is recommended that the sports pavilion upgrade be located to the north west area of the Reserve. The netball courts may be retained in their present location or relocated to the southern area if the changing rooms could be incorporated in an upgraded and extended Agricultural Pavilion. The horse event areas and facilities may be retained in their current location or relocated to the northern area.*
- *The historic timber stallion stables should be conserved and retained and interpreted.*

3.0 Pathways and Public toilets: Two other areas of potential adverse heritage impact relate firstly to the design of the circulation space for pedestrians as well as car parking and secondly the provision of public toilets. The draft *Camp Recreation Reserve Master Plan (2019)* recommends the demolition of three public toilets and the use of temporary toilets for events.

The heritage impact of these recommendations is associated with the ability of the Agricultural Show to continue staging annual and monthly events in an orderly way around the oval, without universal access public toilets, located around the recreation reserve. The toilets within the Agricultural Pavilion are noncompliant. Improved and compliant access and service provisions to public and large spaces are required.

Recommendation

- *Lack of planning for the annual Agricultural Show and its numerous other events, provision of an office/ ticket box and public toilets around the Reserve will impact on the ability of Agricultural Society to function efficiently. This will impact on associated social and intangible heritage values of the place and more broadly Camp Reserve heritage precinct.*
- *It is recommended that a circulation pathway plan be prepared specifically to show the required space and movement around the Reserve for the Agricultural Show events and essential services. Reconsider the elimination all public toilets around the Reserve and upgrade for universal access.*
- *It is recommended that a Tree Management Plan be prepared prior to removal of mature and historic trees. Trees scheduled for removal should be identified on a layout plan accompanied by an arborist report about why they need to be removed, what options there are for retention and proposals for replanting. The Tree Management Plan should have due regard to the heritage significance of the trees within the Camp Reserve Conservation Area, HO668, all of which have planning protection under the Mount Alexander Planning Scheme. The report should include a master plan layout for regeneration and protection of the rows of trees with replacement of similar species.*

4.0 Agricultural Show Buildings and Shelters: The draft *Camp Recreation Reserve Master Plan (2019)* recommends the demolition of redundant structures and services around the reserve. It is accepted that while there will be some impact to significant fabric and minor loss of fabric, these works are necessary. The Agricultural Pavilion has high primary heritage significance. The use of the building by the Agricultural Society and community groups should continue. The historic values of the Agricultural Show pavilion should be reinforced through continued use and occupation

Recommendation

- Provide for the replacement of the Agricultural Show office and ticket box if it is demolished.
- A proposed package of works for the Agricultural Show Pavilion is recommended. This should include weatherproofing the building envelope, improved and compliant access, service provision to public within the building, building regulation compliance, car parking, and longstanding conservation and restoration works.
- Proposed works should provide modern facilities and improved access through introduction of new amenities (heating/cooling, toilets and kitchenette) for continued and ongoing occupation of the building for its intended purpose. Capacity to extend is high.

3. Conclusions

The proposal set out in the draft *Camp Recreation Reserve Master Plan (2019)* are generally based on the Master Plan (2011). Changes include clarification about the heritage significance of the Castlemaine Agricultural Societies show structures and potential for demolition. Demolition of the former Poultry Shed and former Goats' Sheds and relocation of prefabricated netball club changing room in the northern section of the Reserve will increase the usable space in this area. It will allow for the use of the former Cow Shelter Structures to the east to be re-used as horse bays. There is potential space for two netball courts and or cricket practice nets. Generally, the activities and public use of the Reserve have been carefully considered in relation to the heritage significance of the place.

The introduction of varied carparking spaces will benefit the local and wider community and increase usage of Reserve. However, without a more detailed landscape plan, the layout provided is too broad to properly assess the heritage impact.

The Camp Recreation Reserve is a scenic recreational park of high social value. It has aesthetic and historic values as a public reserve dating to 1850s and 1860. Siting of a relatively large new community sports pavilion, whether of single or two storey design, on elevated ground near the boundary fence, will maximise its visual prominence when viewed from the surrounding streets. This area has heritage significance relating to the former military barracks and has archaeological potential. It also contains an historic timber stallion stable structure possibly dating to 1850/60s.

I support the construction of a new sports pavilion. It would make an excellent and positive contribution to the ongoing social significance of the historic Football Club and provide facilities for all the public to enjoy. It is the largest single critical community facility that is urgently required. A well designed and architecturally responsive contemporary designed building would greatly improve the ambience and amenity of the Reserve and enhance the aesthetic significance of the place. It is recommended that consideration is given to relocating the sports pavilion to the north western area of the Reserve.

Siting in the north western location, an area of low significance would allow much greater freedom in the design of the sports pavilion with respect to shape, size, form, height, materials and colours.

In my opinion, conditional on the recommendations contained in this Report, the proposal as set out in the draft *Camp Recreation Reserve Master Plan (2019)* will result in a positive heritage outcome for the Camp Recreation Reserve and low impact on the '*Camp Reserve and Environs*' conservation area.

8.0 Appendix
MOUNT ALEXANDER PLANNING SCHEME
21.07-3 HERITAGE POLICY (13/10/2016 C60)

The cultural heritage of the Shire is outstanding. Its built environment is inextricably linked to the discovery of alluvial gold in 1851. The Mount Alexander goldfield was one of the world’s richest, attracting international attention. The Central Victorian goldfields transformed the colony demographically, socially, politically and economically. Today the remnant gold diggings are of major cultural heritage significance locally, and at state, national and world levels. This significance was recognised with the creation in 2002 of the Castlemaine Diggings National Heritage Park, now on the state and national heritage lists, and being considered for nomination to the World Heritage List. The pre-eminent historic theme and significance of the Shire lies in the concentrated evidence in the landscape of successive phases of gold mining and associated patterns of settlement, particularly the clear evolution from transient gold mining sites to permanent townships. The spatial relationships, condition and integrity of remnant structures, types of structures and their distribution contribute to the unique character of the Shire. During the peak of alluvial mining between the 1850s and early 1870s the goldfields became a microcosm of international cultures. The interaction between the natural environment, topography and geology and social groups that occupied it, has resulted in distinctive ‘cultural spaces.’

Castlemaine, the largest town in the Shire, was the centre of government administration on the goldfields and became a hub for commerce, transport, education, health services, religious observance and the whole range of social activity. It boasts a high degree of intact and authentic 19th century buildings which reflect those functions. Maldon is one of the most intact 19th century towns in Australia. There are also outstanding collections of historic buildings in many of the smaller towns in the Shire. Today, this distinctive heritage is a source of pride for the Shire and its communities. It also sustains economic growth as it attracts visitors and residents, supporting the tourist and building industries, and provides a stimulating context for arts, hospitality, professional and knowledge based businesses.

Key Issues: Properly identifying and describing the extensive heritage assets in the Shire and evaluating their significance. Arresting the loss of heritage places and the deterioration of their condition or integrity. Managing the impacts of new subdivision and development on heritage places. Adapting heritage buildings to new uses to ensure their long-term survival. Raising awareness of the importance of lesser known heritage places, including miners’ cottages, mining infrastructure and industrial heritage.

Objective 1

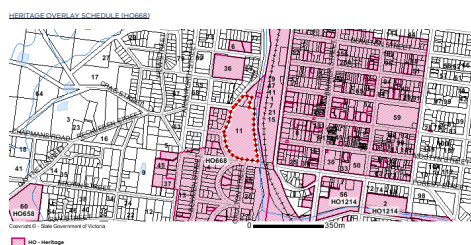
To protect and conserve the significance of all Aboriginal and non-Aboriginal heritage places.

Strategy 1.1 Ensure that all new developments within the Heritage Overlay harmoniously integrate with the heritage character of towns and areas.

Strategy 1.2 Ensure that all heritage places are conserved in a sympathetic manner and in ways that reveal the heritage value of the place.

Strategy 1.3 Strengthen and extend heritage provisions to protect identified heritage places.

Strategy 1.4 Review existing heritage studies and prepare new heritage studies in accordance with the recommendations of a Thematic History for the Shire.

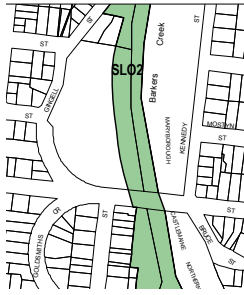


Heritage Overlay Map 22

HERITAGE OVERLAY Clause 43.01

Shown on the planning scheme map as HO668,Camp Reserve Conservation Area.

HO668	Camp Reserve and Environs	Yes	No	Yes	Yes	No	No	No
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Significant landscape Overlay 2

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2. 28/04/2016 C61

CASTLEMAINE LANDSCAPE SIGNIFICANCE AREA 1.0 19/01/2006 VC37

Statement of nature and key elements of landscape Castlemaine’s key elements are a collection of heritage buildings, dispersed across a varied terrain, abutting significant trees. This combination provides a unique environment that forms part of the numerous visual corridors that dissect the township. Landscape character objective to be achieved:

- To provide for the protection of existing vegetation and land forms in areas which are visually or environmentally sensitive or which are considered by the responsible authority to possess natural features which have a high degree of landscape character and importance.
- To require that new buildings be located so as to avoid the necessity for major alterations of the topography of the immediate surrounding lands, and to avoid significant intrusion into the established landscape.
- To ensure that all existing trees and natural features which are within the area are conserved within the limits of practicality and are not willingly damaged, destroyed or removed.
- To require that new buildings and their associated works, gardens landscaped areas to be designated and thereafter maintained in such a manner as to harmonise with the visual character of their surroundings.
- To ensure that all natural watercourses within the area are conserved and enhanced, preventing water pollution and regulating development that may increase surface water run off or concentration of surface water run off leading to erosion.
- To ensure that existing wildlife habitats within the policy area are preserved and maintained.

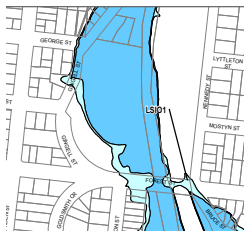


Figure 6 Floodway Overlay/ Land Subject to Inundation Overlay.

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY, 24/01/2019 C82

Shown on the planning scheme map as FO1.

FLOODING FROM WATERWAYS 1.0 24/01/2019 C82

Floodway objectives to be achieved None specified. Statement of risk None specified

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as FO1.

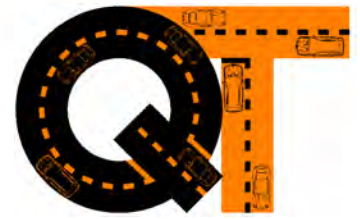
Floodway objectives to be achieved None specified. Statement of risk. None specified.

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO1.

Land subject to inundation objectives to be achieved None specified.

Statement of risk None specified.



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Traffic Impact Assessment Report

Camp Reserve, Castlemaine

Master Plan

7/07/2020



Traffic Impact Assessment Report

Camp Reserve, Castlemaine

Master Plan

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Executive Summary

Having visited the site and a detailed traffic engineering assessment the following conclusions are reached in relation to the draft Master Plan Camp Reserve, Castlemaine:

Car Parking

Given that winter sporting activity has not occurred at Camp Reserve in 2020 due to COVID-19, the parking demands for Camp Reserve have been estimated based on a first principles assessment and our experience with other reserves of a similar nature. Camp Reserve is expected to generate a peak parking demand of 225 spaces, including 185 spaces associated with Australian Rules Football and 40 spaces associated with Netball activity.

The draft Master Plan shows 109 spaces associated with the reserve (56 spaces on the reserve and 53 spaces along the Gingell Street / Forest Street frontages). Therefore, additional parking is required to cater for the expected parking demands.

A review of the reserve indicates that approximately 95-110 additional carparking spaces could be provided on the reserve or on the adjacent road frontages as follows:

- 60 spaces through the usage of the existing gravel carpark at the northern end of the reserve
- 15-30 spaces through the provision of parking on both sides of the access aisles within the internal reserve carparking areas.
- 20 spaces through the conversion of the proposed parallel parking on Gingell Street to 90 degrees.

If the additional parking opportunities are adopted, a total of 204-219 parking spaces could be utilised for Camp Reserve as follows:

- 71-86 formal spaces on the reserve (proposed)
- 60 spaces within the gravel carpark to the north (existing)
- 41 spaces 90 degree along Gingell Street (proposed)
- 17 spaces within the Gingell Street carpark (proposed)
- 15 spaces parallel along Forest Street (existing)
- **TOTAL – 204-219 spaces**

It is noted that reserves have unique parking demands profiles, whereby peak parking demands occur on weekends and to a lesser degree during training on weeknights. Outside of these times, parking demands are very low. Furthermore, the peak weekend events only occur every second weekend due to the home and away nature of football/netball competition, resulting in only 10 days per year where the peak parking demands are likely to occur.

To balance construction costs and user convenience/amenity, it is recommended that a basic provision of 200 spaces is provided in the areas identified above. This provision would cater for the majority of parking demands (apart from absolute peak demands at 225 spaces). The overflow demands during these peak parking events (principally associated with spectators) could be catered for via an informal overflow area on the reserve (20-30 spaces) to the north of the agricultural pavilion or Council could accept that these demands would occur in the broader on-street parking resources adjacent to residential properties.

It is considered acceptable for reserve car parking to be provided in an unconstructed manner (i.e. gravel), with the exception of the any disabled parking provision which need to conform with the surface/grade requirements of AS2890.6:2009. Ultimately the construction of the



car parking areas is financial decision for Council, considering the higher initial cost of hard pavement (concrete / asphalt) versus the lower installation cost but higher on-going maintenance of an unconstructed (gravel) surface. If gravel surface parking is selected by Council, it is important that the general configuration of parking is clearly defined through the usage of landscaping / delineation to encourage efficient parking of vehicles.

The proposed carparking arrangements should be provided in accordance with the recommended dimensions, which can be comfortably achieved in large site such as Camp Reserve.

Traffic Impacts

The northern and southern Camp Reserve access points are proposed to continue to provide access to the reserve, however, both access points are proposed to be widened to accommodate two-way flow.

The proposed carparking on Gingell Street is appropriate given the low traffic volumes and sight lines available along the frontage to the reserve.

The reserve can be expected to generate peak traffic volumes during weekend competition during the 'change over' between the 'reserves' and 'seniors' matches.

SIDRA capacity modelling indicates that the expected traffic volumes can comfortably be catered for in the surrounding road network, with all intersections operating at LOS A.

Active Travel

A range of pedestrian paths / shared paths are proposed throughout the reserves, which will provide connections to all key facilities on the site.

It is recommended that 2-4 bicycle parking rails (4-8 spaces) are provided in the vicinity of the proposed pavilion to support cycling as an alternative mode.

Service Vehicles

Waste collection is expected to occur by vehicles up to an 8.8m MRV, which can be accommodated via the proposed on-site parking outside of the peak times.

The proposed vehicle access arrangements will generally cater for emergency service vehicles, however, it is recommended that an ambulance bay is provided in the vicinity of the pavilion with gate access to the oval.

Summary

Having undertaken all tasks necessary to adequately assess the traffic engineering impacts of the Proposed Redevelopment at Camp Reserve, Castlemaine Master Plan, we are satisfied that the draft Master Plan adequately responds to traffic engineering matters, subject to the recommendations noted in this report.



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1 Introduction

The following Traffic Impact Assessment Report reviews the critical matters pertaining to traffic engineering associated with the draft Master Plan for Camp Reserve, Castlemaine.

This report provides an assessment of the traffic engineering considerations for the design and development of the proposed facilities with a focus on car parking and vehicle access arrangements.

In particular the review looks at the various traffic engineering matters associated with the draft Master Plan.

2 Draft Master Plan

The proposal is for the redevelopment of Camp Reserve, including the following key components:

- New Community Pavilion for the existing sporting clubs (football/netball & cricket). This will also include an upgrade to the cricket nets and public toilets.
- Two (2) x new netball courts
- New carpark around the Community Pavilion to formalise a number of car parking spaces (shown at approximately 23 spaces in a northern carpark and 33 spaces within a southern carpark).
- Upgrade and re-size the oval to provide a compliant size playing surface for senior Australian Rules football.

The proposal includes formalise pedestrian paths throughout the reserve to connect surrounding streets, the train station and proposed recreation facilities.

The key traffic engineering considerations relate to vehicle access locations and circulation through the reserve as well as car parking provision opportunities and improvements.

A summary of the proposed Schematic Design is shown in Figure 1 below.

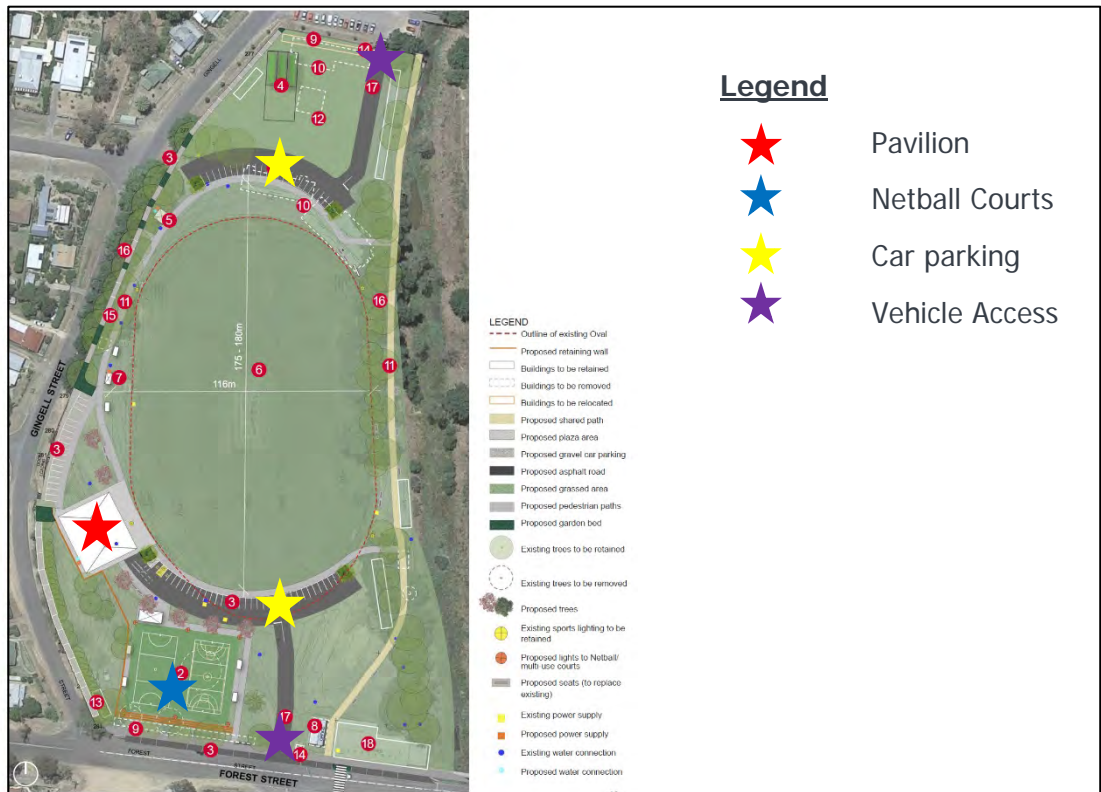


Figure 1: Proposed Schematic Design

A copy of the draft Master Plan is provided at Appendix A.

3 Existing Conditions

3.1 Camp Reserve & Surrounds

The existing reserve is located to the west of the Castlemaine Town Centre on the north-east corner of Forest Road and Gingell Street. The site is adjacent to the Castlemaine Railway Station to the east.

An informal carpark that services the Castlemaine Railway Station and surrounding precinct located to the north of the site. In addition, there is on-street and off-street parking on the east side of the railway station on Kennedy Street.

The reserve includes a number of organisations/groups that use the reserve, including:

- Castlemaine Football & Netball Club
- Castlemaine Table Tennis Association
- Castlemaine United Cricket Club
- Maryborough Castlemaine Umpires Association
- Pink Pumas Netball Club
- West End Rovers Junior Football Club
- Castlemaine & District Agricultural Society
- Castlemaine Lions Club.

Currently the reserve configuration includes the following key buildings:

- **Northern End**
 - Football Club Pavilion/change rooms toilet
 - Netball Club Rooms
 - Poultry Shed
- **Southern End**
 - Table Tennis Building
 - Agricultural Society & Show Office

Car parking is generally informally provided across the reserve in large 'gravel' areas. During sporting events, these areas are expected to be highly utilised for car parking. This includes the embankment area in the south-west corner of the site.

Two formal disabled spaces are provided along the western edge of the oval.

Vehicle access is provided as follows:

- **Forest Street** – single lane access between historical 'gates' facilitating entry and exit movements to the majority of car parking across the reserve.
- **Gingell Street/Station Car Park (north)** - single lane access facilitating entry and exit movements to the majority of car parking across the reserve

An aerial photograph and location map are provided at Figure 2 to Figure 3, respectively.



Figure 2: Aerial Photograph (source: Nearmap)

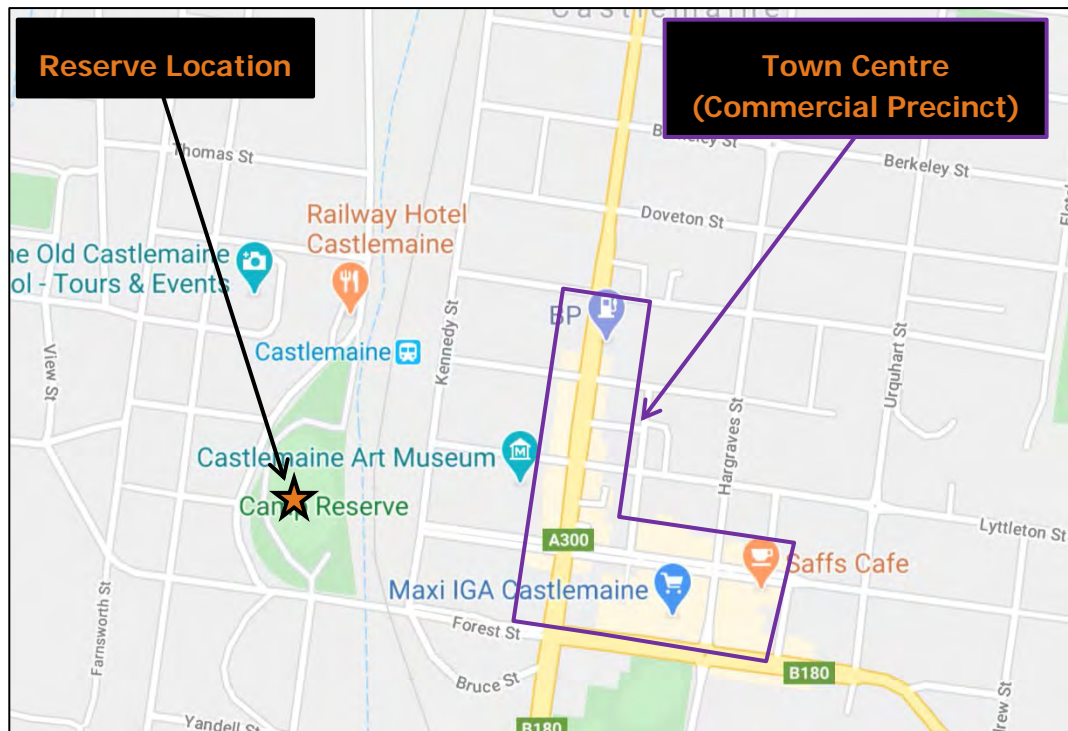


Figure 3: Location Map (Source: Melway)

3.2 Road Network

Forest Street

Forest Street is a Road Zone Category 2, managed by Mount Alexander Shire Council. Forest Street extends in an east-west direction along the southern boundary of Camp Reserve, including an underpass under the Bendigo-Melbourne railway line.

Adjacent to the site, Forest Street includes a carriageway width of approximately 12.8m wide and allows for a traffic lane in each direction, kerbside parallel parking along the reserve frontage and continuous through movements when a car is propped waiting to turn right into Gaulton Street. Forest Street has a road reserve width of approximately 30m.

A pedestrian refuge is provided immediately east of the vehicle access to Camp Reserve, servicing the north-south Campbells Creek Trail.

The rail bridge to the east of Camp Reserve has a 3.6m vehicle height limit.

Kerbside parallel parking is provided on the north side of the road, whereas parking on the south side is typically informal. Parking is unrestricted where available.

The subject length of Forest Street has a posted speed limit of 50km/h.

Gingell Street

Gingell Street is a local road under the control and management of Mount Alexander Shire Council, extending north from Forest Street to Walker Street in the north.

Gingell Street has a carriageway width of approximately 7m, which generally incorporates a single lane of traffic and wide gravel shoulders in each direction. The Gingell Street road reserve width between approximately 20-30m.

Informal car parking is available on both sides, particularly along the reserve frontage where there is an opportunity for 90 degree parking to occur (only likely to happen during busy events at Camp Reserve).

The default urban speed limit of 50km/h applies to Gingell Street.

Photographs of the surrounding road network are provided in Figure 5 to Figure 10, with a map showing the photograph locations provided in Figure 4 below.



Figure 4: *Photograph Location Map*



Figure 5: Forest Street (view east)



Figure 6: Forest Street (view west)



Figure 7: Gingell Street – north end (view north)



Figure 8: Gingell Street – north end (view south)



Figure 9: Gingell Street – from Forest St (view north)



Figure 10: Gingell Street – mid-reserve (view south)



4 Traffic Engineering Assessment

4.1 Assessment of Car Parking Demands

The typical approach to assess the parking demands of an existing sporting reserve is to undertake car parking surveys of the existing activity.

However, at the time of writing, the recent COVID-19 pandemic has resulted in the cancellation of all community sport including the typical activities at Camp Reserve.

On this basis, we have established likely parking demands for the reserve based on a first principles assessment and experience with other sporting reserves of a similar size and nature. This is the typical approach adopted when a new sporting activity is proposed or where assessments are undertaken out of season (i.e. assessment for football activity in the summer months).

The following sections detail the assessment of the car parking demands for Camp Reserve.

4.1.1 Oval (Football / Cricket)

The oval at Camp Reserve accommodates Australian Rules football during the winter months and cricket during the summer months. The parking demands associated with football activity are typically critical for an oval, as football has significant larger player and spectator numbers.

Car parking demands associated with Australian Rules football typically vary depending on the level of competition, with the most variable component being spectators. In general, higher level competition typically draws much larger spectator numbers than lower level competition.

The other key factor in car parking demands is match day scheduling, with back-to-back matches resulting in higher demands due to the overlap between matches.

For the purposes of this assessment, we have developed a likely car parking demand based on the numbers of players, officials, umpires and spectators for each game. A summary of the likely parking demands for each match/game are shown below:

- **Players** – Each team has 22 players, resulting in a total of 44 players per match. Given the regional location and adult age profile of competition, we would expect car parking demands of approximately 0.8 spaces / player (i.e. 20% of players arrive by carpooling with other players/spectators, are dropped off at the reserve or walk/cycle to the reserve).
- **Officials** – Each team would typically include up to 10 officials including coaches, trainers, medical staff and team managers. Therefore, a total of 20 officials are expected per match. A conservative parking rate of 1 space / official has been adopted, resulting in 20 spaces for officials per match.
- **Umpires** – Each game requires 6 umpires, including 2 x field umpires, 2 x boundary umpires and 2 x goal umpires. A conservative rate of 1 space/umpire results in a parking demand of 6 space/match.



- **Spectators** – As discussed previously, spectators are typically the most variable component of football activity. Castlemaine Football Club represent the most premier football team in Castlemaine and therefore an estimate of 100 spectators has been utilised for this assessment (representing a high level match). Spectators are more likely to arrive in groups and therefore a car parking rate of 0.5 spaces / spectator has been adopted.

Based on the above inputs, a summary of the per match car parking demands associated with Australian Rules football are presented in Table 1 below.

Table 1: Car Parking Assessment – Australian Rules Football Per Match

Use	Size	Car Parking Rate	Parking Demand
Players	44 people	0.8 spaces / person	35 spaces
Officials	20 people	1 space / person	20 spaces
Umpires	6 people	1 space / person	6 spaces
Spectators	100 people	0.5 spaces / person	50 spaces
TOTAL			111 spaces/match

The typical approach for football activity is for multiple games/matches to be played consecutively on a game day. This generally includes U18 games at 10:45am, 'Reserves' matches at 12:30pm and 'Seniors' matches at 2:20pm. The time between each match is generally limited (10-15 minutes).

The nature of football activity typically sees players, spectators and coaches arrive well before the scheduled match time for preparation / warm up. After a match, the players, spectators and coaches will also remain for a period of time to warm down and change prior to leaving. From a spectator perspective, the majority are likely to arrive just prior to the match and depart just after the match.

In view of the above, there is a high level of overlap between consecutive matches, which results in the peak period for the football activity. We have estimated the likely peak demands associated with the overlap of two consecutive matches, as shown in Table 2 below.

Table 2: Australian Rules Football – Peak Parking Demands Between Games

Component		Conclusion Game 1	Change Over Btw Game 1 and Game 2	Commencement of Game 2
Game 1	Players	35 (100%)	35 (100%)	26 (75%)
	Officials	20 (100%)	20 (100%)	15 (75%)
	Umpires	6 (100%)	6 (100%)	5 (75%)
	Spectators	50 (100%)	25 (50%)	13 (25%)
Game 2	Players	35 (100%)	35 (100%)	35 (100%)
	Officials	6 (100%)	6 (100%)	6 (100%)
	Umpires	20 (100%)	20 (100%)	20 (100%)
	Spectators	13 (25%)	38 (75%)	50 (100%)
TOTAL		185 spaces	185 spaces	170 spaces



In view of the above, the peak parking demands associated with Australian Rules football is expected to be in the order of 185 spaces.

4.1.2 Netball Courts

The netball courts will be utilised on weekends for competition and weeknights for training. Empirical parking surveys undertaken by various consultants have identified peak car parking rates for netball courts in the order of 20-30 spaces/court, inclusive of player, umpire and spectator demands. These rates account for the critical match day 'change over' time, when two consecutive matches are scheduled on the same court.

Given the small number of courts (2 courts) and combined nature of the activity with the football club, we would expect the parking demands to be at the lower end of the range identified above (i.e. 20 spaces/court). Therefore, the two netball courts at Camp Reserve are expected to generate up to 40 car parking spaces.

4.1.3 Weeknight Sports Training

Both football and netball hold training sessions on weeknight evenings. Training typically generates a much smaller parking demand than weekend games/matches given that umpires and spectators are not presents.

On this basis, weeknight sport training does not govern the design of parking facilities at sporting reserves.

4.1.4 Castlemaine Show

In November each year, Camp Reserve holds the annual Castlemaine Show. During the show, the reserve is occupied by attractions, exhibits and rides and would be likely to attract very high car parking demands.

Car parking is not typically designed to meet the absolute peak parking demand events, such as the Castlemaine Show. Parking for these isolated events is best managed by Council on an event basis.

4.1.5 Car Parking Demand Summary

A summary of the expect peak car parking demands for Camp Reserve are shown in Table 3 below. It is noted that Netball and Australian Rules Football activity has been assumed to occur at the same time to give a conservative estimate of car parking demands.

Table 3: Car Parking Demand Assessment

Use	No.	Peak Car Parking Rate	Parking Demand
Oval (AFL)	1 Oval	185 spaces / oval	185 spaces
Netball Courts	2 Courts	20 spaces / court	40 spaces
TOTAL			225 spaces



4.2 Car Parking Provision

4.2.1 Reserve Pavilion / Parking Supply

The draft Master Plan (June 2019), shows two formal on-site car parks along with parking facilities from Gingell Street and Forest Street as follows:

On-Site

- Southern Car Park – 33 spaces
- Northern Car Park – 23 spaces

Site Frontage

- Gingell Street Car Park – 17 spaces
- Gingell Street parallel bays (east side) – 21 spaces
- Forest Street parallel bays (north side) – 15 spaces

Total Reserve Provision

- **TOTAL – 109 spaces**

4.2.2 Parking Demands vs. Parking Supply

The table below compares the parking supply with the parking demands for a range of potential 'game day' scenarios as follows:

- **During Games/Matches** – The parking demands expected throughout a typical game / match (no overlap between consecutive games).
- **Change Over Between Games / Matches** – Overlap of parking demands between consecutive games / matches as people arrive and depart either side of the match starting times.

Table 4: Reserve Parking Demands vs. Reserve Parking Supply

Scenario		Potential Parking Demand	Reserve Parking Supply	Parking Shortfall
During Games / Matches	1 x football match	111	109	2
	1 x football match & 2 x netball matches	131		22
Change Over Between Games / Matches	1 x football match	185		76
	1 x football match & 2 x netball matches	225		116

In view the above, there is a shortfall of parking ranging from 2 spaces to 116 spaces.

On this basis, additional car parking opportunities have been explored to support the proposed Master Plan uses.



4.2.3 Additional Car Parking Opportunities

Parking for reserve / sporting uses is best catered for on the reserve or along the reserve frontages.

In this scenario, there is an existing gravel carpark located to the north of the reserve, which we understand is currently used for reserve parking demands on game days.

This carpark also serves the Castlemaine Railway Station and Goldfields Historic Railway. Whilst the carpark is informal with a gravel surface, it can indicatively cater for approximately 60 parked cars.

The Goldfields Railway typically operates services on Wednesday and Sundays and therefore does not coincide with the peak reserve activity (Saturdays). In any event, there is significant level of railway station parking on the east side of the station (on Kennedy Street) that could cater for the tourist railway demands if reserve uses did occur on Sundays (when typical commuter demands will be negligible).

On this basis, it would be appropriate for this area to be utilised by reserve users.

There are also significant opportunities for additional car parking on the reserve site. In particular, the current on-site car parking is provided with a single row of 90 degree parking around the periphery of the oval (north and south), with an adjacent access aisle. This configuration requires the construction of a full width aisle to only provide parking on one side.

The efficiency can be significantly improved by providing 90 parking on both sides of the aisle, without the need for any additional aisle space. We understand that this option would potentially involve the loss of some existing trees. If tree removal could not be achieved, parking could be provided in parallel although the yield would be significantly lower.

For the northern carpark, 90 degree parking can be provided along the majority of the proposed access aisle, which would indicatively provide an additional 20 spaces. If parallel parking was adopted this yield would reduce to approximately 10 spaces.

At the southern end, 90 degree parking along the south side of the aisle could only occur to the east of the proposed accessway, yielding an additional 10 spaces. This yield would reduce to approximately 5 spaces if parallel parking was adopted.

A summary of this configuration is shown in Figure 11 below.

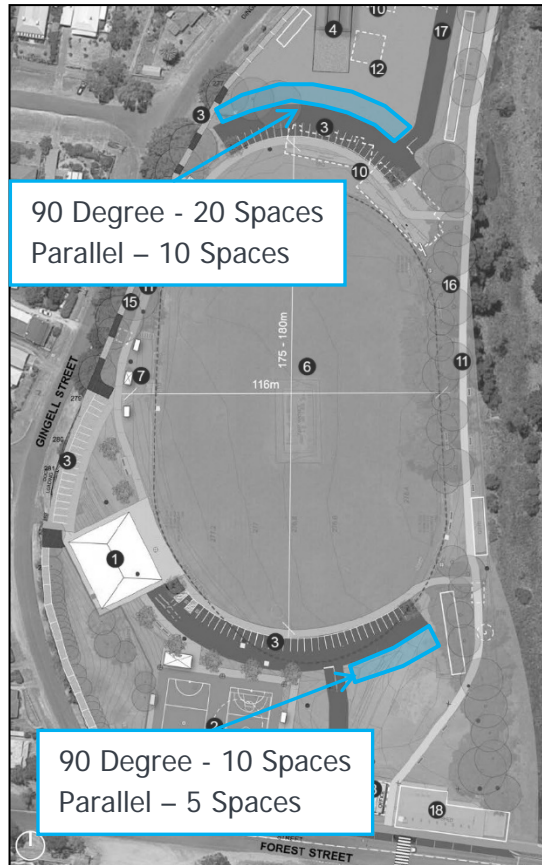


Figure 11: *Additional Car Parking – On-site Carparks*

The final opportunity for additional parking is to consider the conversion of the Gingell Street parallel parking to 90 degrees. Site inspections indicate that vehicles can currently park in a 90 degree arrangement along some sections. However, we note that formalisation of this parking may require tree removal and would need to be carefully considered.

Given the local street / low volume nature of Gingell Street, the provision of 90 parking and access movements on the carriageway is acceptable. As a general principle, the conversion to 90 degrees would achieve 2 spaces to each existing parallel space. Therefore, the conversion to 90 degrees could yield in the order of 20 spaces.

A summary of the additional parking opportunities is provided in Table 5 below.

Table 5: *Additional Parking Opportunities*

Option	Proposal	Additional Yield
Gravel Carpark – Northern Boundary	Utilise existing gravel carpark	60 spaces
On-Reserve Car Parking	Provide parking on both sides of the access aisle	15-30 space
Gingell Street Parallel Parking	Convert parallel parking to 90 degree parking	20 spaces
TOTAL	-	95-110 spaces



These additional parking opportunities (95-110 spaces) combined with the draft Master Plan yield of 109 spaces, could provide for a total 204-219 spaces. This would be sufficient to cater for the majority scenarios present previously in Table 3, except for the absolute peak demand at change over between matches (6-21 space shortfall).

4.2.4 Context of Peak Parking Demands and Parking Provision

The provision of car parking is a balance between the convenience / amenity provided to reserve users and the cost of construction.

For sporting reserves, the parking demands are unique, whereby peak demands only occur on one day of the week (Saturday or Sunday game days). Furthermore, football / netball activity generally occurs on a home/away fixture which sees home matches only played every second week.

Therefore, for a typical 20 match football seasons, only 10 home matches would be played. Therefore, the peak parking demands associated with football activity area limited to the 'change over' period between the 'Reserves' and 'Seniors' matches (1pm-3pm) for 10 days a year.

In view of the above, the cost of full construction to meet peak parking demands is often not economically viable, when the majority of parking at a reserve remains empty for large portions of the week.

4.2.5 Recommended Carpark Provision

Based on the above, it is recommended that the additional parking opportunities are included within the Master Plan to provide for approximately 200 spaces. This represents a 'basic' provision for the reserve which cater for demands throughout games and the majority of demands at the peak change over time.

In the event of football games with larger crowds (up to 100 spectators as described previously) coinciding with netball games, the peak parking demands could reach 225 spaces, approximately 25 spaces above the recommended parking provision.

To cater for this situation, it is recommended that the design contemplates an informal overflow parking area of 20-30 spaces which can be utilised on peak days. Outside of these times, the informal overflow area could be restricted to vehicle access via gates/fencing and potentially be used for other purposes. This overflow area would be best positioned to the north of the agricultural pavilion at the southern end of the reserve.

Alternatively, Council could accept that on peak activity days (expected to be 2-3 days per year) the overflow parking demands of approximately 25 spaces would occur in the broader on-street parking resources adjacent to existing residential properties (i.e. west side of Gingell Street and south side of Forrest Street).



4.2.6 Construction of Parking Facilities

The cost of car parking construction is typically dominated by the civil works (kerbs, drainage, asphalt surface). Given the level of parking recommended to be provided, the cost of fully constructed parking across the site would be costly.

Alternatively, the car parking could continue to be provided in an unconstructed manner (i.e. gravel). Whilst this style of car parking costs less to construct, there are higher on-going maintenance costs associated with grading and top dressing.

From a carparking provision perspective, it is acceptable for a reserve to provide gravel parking. The only exception is the disabled parking provision, which could include a hard surface to achieve the grade/surface requirements of AS2890.6:2009,

Ultimately the usage of hard surfaces (concrete / asphalt) or an unconstructed surface (gravel) is a financial decision for Council. If an unconstructed approach is pursued, the configuration / orientation of the parking spaces / modules should be clearly defined through landscaping (i.e. timber sleepers or garden beds) or 'dot' style markers.

4.3 Design of Car Parking

The Master Plan shows indicative car parking areas which generally follow the curvature of the oval. This approach is commonplace around the periphery of ovals, as it allows for a portion of spectators to view games from their vehicle. On this basis, this approach is supported and is considered appropriate for the oval setting.

The following should generally be adopted when detailed documents are prepared for the overall layout:

- 90 degree car parking provided at 2.6m wide x 5.4m long with a 6.4m aisle. These are in excess of Planning Scheme and Australian Standards requirements, which is beneficial for a public carpark used by infrequent visitors (more comfortable manoeuvres).
- Parallel car parking to be provided at 6.7m long x 2.3m wide with a minimum adjacent aisle width of 3.6m
- Disabled car parking provided at 2.4m wide x 5.4m long with a central shared area. Provision of disabled spaces to be provided in accordance with NCC.
- Adequate turn around bays provided at the end of each dead-end aisle longer than 6 car parking bays in order to facilitate a vehicle (B99 design car) to turn around when all car parking areas are full.
 - Near the pavilion it is expected some level of turning provision to be made for commercial (loading/waste collection/emergency service vehicles, which is discussed further in Section 7).

Overall, there is no reason why these requirements cannot be met on a site of this size.



4.4 Traffic Impacts

4.4.1 Reserve Access Points

Vehicles access to the on-site reserve parking is proposed to be facilitated via the existing access points to the north and south as follows:

- **North** – Through the existing gravel carpark to Gingell Street.
- **South** – An existing access to Forest Street generally opposite Gaulton Street.

The general configuration of both the northern and southern access points is proposed to be widened to facilitate two-way traffic flow.

4.4.2 Suitability of Reserve Access Points

The access at the northern end of the reserve is to be widened to accommodate two-way flow and will service approximately 50 car spaces. Given that the pavilion is currently located at the northern end of the reserve, it is likely that traffic movements may be higher under the existing conditions when compared to the draft Master Plan. On this basis, we are satisfied that the proposed northern access caters for the expected traffic movements.

The access from Gingell Street to the reserve access is through the adjacent gravel carpark, which is not readily obvious for a first time visitor. It would be desirable for formalise the access to Gingell Street (through the carpark) with improved signage guiding drivers to the reserve access. However, ownership of the adjacent carpark may limit the opportunities for this improvement.

The southern access also services a large catchment under the existing conditions, with approximately 70 spaces being serviced by the draft Master Plan parking arrangement. The location of the access along the Forest Street frontage is dictated by the retention of the agricultural pavilion and the position of the new netball courts.

The reserve access generally forms a cross intersection with Forest Street (east-west) and Gaulton Street. Whilst a cross intersection is typically not the most desirable outcome, the site constraints force this arrangement.

We note that the existing cross intersection arrangement has operated for a long period of time and a review of the VicRoads crash records indicating that no casualty crashes have occurred at the intersection in the previous 5 year period. Furthermore, we note that good sight lines are provided in all directions (straight road alignments and flat grades).

4.4.3 Carparking Access to Gingell Street

Gingell Street is subject to a 50km/h speed environment and therefore, the sight distance requirements are in the order of 97m (Safe Intersection Sight Distance outlined in the Austroads Guide to Road Design Part 4A).

Site inspection along Gingell Street indicate that this sight distance can comfortably be achieved along the length and there are no specific constraints to the provision of carparking or vehicle access points.



4.4.4 Reserve Traffic Generation

Traffic generation for the reserve has been assessed based on the first principles assessment of car parking presented previously in Section 4.1.

The peak traffic generation is likely to occur in the 'change over' period between the 'Reserves' and 'Seniors' matches in the afternoon. For the purposes of a conservative assessment, a complete changeover of the two games has been assumed to occur during a 1 hour period (i.e. all vehicles associated with the first game leave and all vehicles associated with the second game arrive), whereas it is likely to be longer in actual conditions.

Table 6 below summarises the likely peak hour traffic volumes in vehicle per hour (vph).

Table 6: Reserve Traffic Generation

Component		'In' Trips (Vehicles Per Hour – vph)	'Out' Trips (Vehicles Per Hour – vph)	Total Trips (Vehicles Per Hour – vph)
Football Game 1	Players	0	35vph	35vph
	Officials	0	20vph	20vph
	Umpires	0	6vph	6vph
	Spectators	0	50vph	50vph
Football Game 2	Players	35vph	0	35vph
	Officials	6vph	0	20vph
	Umpires	20vph	0	6vph
	Spectators	50vph	0	50vph
Netball Game 1 & 2		0	20vph	20vph
Netball Game 3 & 4		20vph	0	20vph
TOTAL		131vph	131vph	262vph

4.4.5 Reserve Traffic Distribution

Vehicle movements associated with the reserve will be distributed based on the location of car parking. Based on the recommended parking provision presented previously, traffic volumes are likely to be distributed as follows.



Table 7: Reserve Traffic Distribution

Component	Percentage	'In' Trips (Vehicles Per Hour – vph)	'Out' Trips (Vehicles Per Hour – vph)	Total Trips (Vehicles Per Hour – vph)
Northern Access / Gravel Carpark	48%	63vph	63vph	126vph
Gingell Street	26%	34vph	34vph	68vph
Southern Access / Forest Street	26%	34vph	34vph	68vph
TOTAL	100%	131vph	131vph	262vph

For the purposes of this assessment traffic volumes have been distributed in throughout the road network as follows:

- **North (via Gingell Street)** – 20%
- **West (via Forest Street)** – 10%
- **East (via Forest Street)** – 70%

A summary of the resultant peak hour traffic movements for the reserve is presented in Figure 12 below.

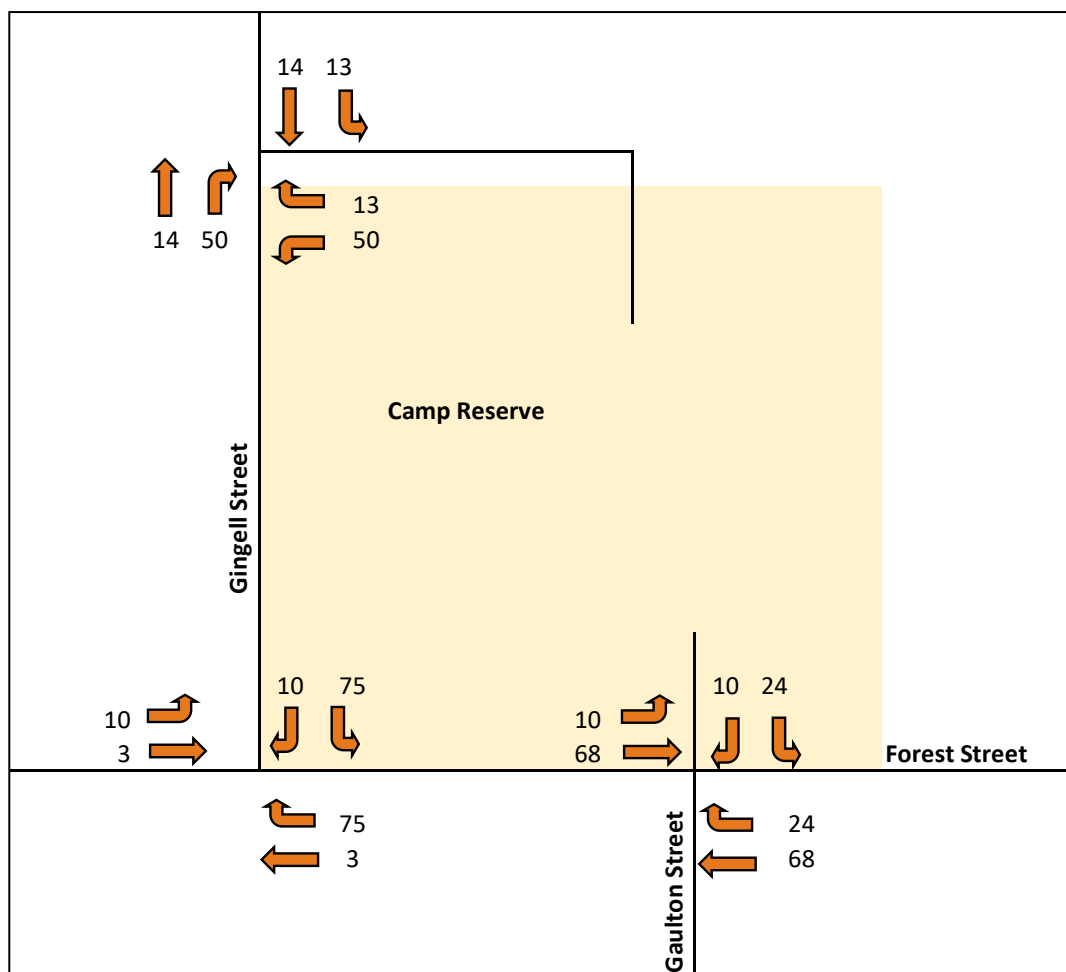


Figure 12: Reserve Traffic Generation – Peak Hour Volumes (Weekend)



4.4.6 Existing Traffic Volumes

Given the recent COVID-19 pandemic, traffic volumes have not been able to be collected on the surrounding road network. To facilitate capacity analysis, we have estimated the traffic volumes based on the classification of each road and its position/connectivity in the road network, as follows:

- Forest Street – 5,000 vehicles/day, with a peak of 500 vehicles/hour
- Gingell Street – 3,000 vehicles/day, with a peak of 300 vehicles/hour
- Gaulton Street – 3,000 vehicles/day, with a peak of 300 vehicles/hour.

For the peak hour volumes, these have been split evenly in all directions at the key intersections.

4.4.7 Capacity Assessment

To assess the capacity of the reserve access points, we have developed SIDRA capacity models. SIDRA is a micro analysis tool that allows lane-by-lane traffic models for intersections.

SIDRA presents output results based on the following key metrics:

- **Degree of Saturation** – A ratio of demand (volume) on capacity.
- **Average Delay** – The average delay of all vehicles for a particular movement or lane.
- **95th Percentile Queue Length** – The length the 95% of queues are at or below for a particular movement or lane.
- **Level of Service (LOS)** – Measured LOS A through LOS E a 'rating' of the operation based on average delay.

For unsignalised intersections, the threshold for acceptable operation is typically a DOS of less than 0.8 and LOS C or better.

Given the proximity of the Forest Street / Gingell Street and Forest Street / Gaulton Street / Camp Reserve southern access intersection, the SIDRA model has been prepared with the network function. This allows for the model to assess the impact of the adjacent intersections including any queueing or interaction.

A summary of the SIDRA model outputs is provided in the table below, with the full SIDRA outputs provided in Appendix B.

Table 8: SIDRA Capacity Modelling – Output Summary

Intersection	DOS	Average Delay	95 th Percentile Queue Length	LOS
Forest St / Gaulton St / Camp Reserve South Access	0.22	3s	6m	LOS A
Forest St / Gingell St	0.31	5s	12m	LOS A
Gingell St / Camp Reserve North Access	0.13	2s	3m	LOS A



All of the intersections surrounding the subject site operate well within capacity, with excellent operating conditions. On this basis, there are no specific capacity issues associated with the draft Camp Reserve Master Plan.

5 Pedestrian Connectivity

External pedestrian connectivity to/from Camp Reserve will be upgraded as per the draft Master Plan with improvements across the site.

A new shared path will be provided along the eastern edge of the reserve connecting the shared path along Forest Street, north to Castlemaine Railway Station.

The shared path should be provided at a minimum of 2.5m wide, desirably at a width of 3m.

A new footpath will be provided around the oval and netball courts, with connections to the pavilion, Forest Street, Gingell Street and to the shared path in 2 locations providing a full footpath network to all facilities within the reserve.

The footpath should be provided at a minimum of 1.5m in all locations, however typically wider (2m) where adjacent to the oval.

It is noted that the draft Master Plan document shows a zebra crossing across Forest Street. This is not considered necessary or good practice and accordingly, the pedestrian refuge that is provided in this location (installed within the last 6 months) is considered sufficient.

Overall, the pedestrian connectivity is appropriate subject to the above comments.

6 Bicycle Parking

While the level of detail in the Master Plan does not include bicycle provision, given the site's location it is expected that 2-4 rails (4-8 bicycle spaces) would be sufficient in catering for any demands.

Additionally, it is noted that bicycle parking can be informally catered for across Camp Reserve.

If rails are to be provided, they should generally be located near the pavilion with a separate rail in the northern area of the reserve.

Overall, bicycle parking can be accommodated on-site formally (rails) and informally as required.

7 Service Vehicles

7.1 Waste Collection & Loading

Waste collection is expected to continue to occur on-site outside of peak activity periods (weekends).

The final design of the pavilion/netball courts/car parking and associated areas should cater for an 8.8m medium rigid vehicle. The waste collection vehicle would



be expected to use car parking spaces to manoeuvre given waste collection will occur outside of peak (football) periods.

Similarly, loading will occur outside of peak periods and can utilise the full width of the access aisle and car parking spaces to manoeuvre.

Overall, we are satisfied that all waste collection and loading activities can be facilitated on-site.

7.2 Emergency Services

The proposed improvements in terms of formalised car parking and access aisles will facilitate all emergency service vehicles as required.

A formal car space for ambulances could be shown in the vicinity of the pavilion and near a gate onto the oval.

CFA appliance vehicles can be adequately accommodated on-site. Fire hydrants would be expected to be located in and around the pavilion area, accessible via the carpark area.

Overall, we are satisfied that the emergency service vehicles can be accommodated across Camp Reserve.



8 Conclusions

Having visited the site and undertaken a detailed traffic engineering assessment the following conclusions are reached in relation to the draft Master Plan for Camp Reserve, Castlemaine:

- Given that winter sporting activity has not occurred at Camp Reserve in 2020 due to COVID-19, the parking demands for Camp Reserve have been estimated based on a first principles assessment and our experience with other reserves of a similar nature. Camp Reserve is expected to generate a peak parking demand of 225 spaces, including 185 spaces associated with Australian Rules Football and 40 spaces associated with Netball activity.
- The draft Master Plan shows 109 spaces associated with the reserve and therefore additional parking is required to cater for the expected parking demands.
- A review of reserve indicates that approximately 95-110 additional carparking spaces could be provided as follows:
 - 60 spaces through the usage of the existing gravel carpark at the northern end of the reserve
 - 15-30 spaces through the provision of parking on both sides of the access aisles within the internal carparking areas
 - 20 spaces through the conversion of the proposed parallel parking on Gingell Street to 90 degrees.
- If the additional parking opportunities are adopted, a total of 204-219 parking spaces could be utilised for the reserve.
- It is noted that reserves have unique parking demands profiles, whereby peak parking demands occur on weekends and to a lesser degree during training on weeknights. Outside of these times, parking demands are very low. Furthermore, the peak weekend events only occur every second weekend due to the home and away nature of football/netball competition, resulting in only 10 days per year where the peak parking demands are likely to occur.
- To balance construction costs and user convenience/amenity, it is recommended that a basic provision of 200 spaces is provided in the areas identified above. This provision would cater for the majority of parking demands (apart from absolute peak demands at 225 spaces). The overflow demands during these peak parking events (principally associated with spectators) could be catered for via an informal overflow area on the reserve (20-30 spaces) to the north of the agricultural pavilion or Council could accept that these demands would occur in the broader on-street parking resources adjacent to residential properties.
- It is considered acceptable for reserve car parking to be provided in an unconstructed manner (i.e. gravel), with the exception of the any disabled parking provision which need to conform with the surface/grade requirements of AS2890.6:2009. Ultimately the construction of the car parking areas is financial decision for Council, considering the higher initial cost of hard pavement (concrete / asphalt) versus the lower installation cost but higher on-going maintenance of an unconstructed (gravel) surface. If gravel surface



parking is selected by Council, it is important that the general configuration of parking is clearly defined through the usage of landscaping / delineation to encourage efficient parking of vehicles.

- The proposed carparking arrangements should be provided in accordance with the recommended dimensions, which can be comfortably achieved in large site such as Camp Reserve.
- The northern and southern reserve access points are proposed to continue to provide access to the reserve, however, both access points are proposed to be widened to accommodate two-way flow.
- The proposed carparking on Gingell Street is appropriate given the low traffic volumes and sight lines available along the frontage to the reserve.
- The reserve is expected to generate peak traffic volumes during weekend competition during the 'change over' between the 'reserves' and 'seniors' matches.
- SIDRA capacity modelling indicates that the expected traffic volumes can comfortably be cater for in the surrounding road network, with all intersections operating at LOS A.
- A range of pedestrian paths / shared paths are proposed throughout the reserves, which will provide connections to all key facilities on the site.
- It is recommended that 2-4 bicycle parking rails (4-8 spaces) are provided in the vicinity of the proposed pavilion to support cycling as an alternative mode.
- Waste collection is expected to occur by vehicles up to an 8.8m MRV, which can be accommodated via the proposed on-site parking outside of the peak times.
- The proposed vehicle access arrangements will generally cater for emergency service vehicles, however it is recommended that an ambulance bay is provided in the vicinity of the pavilion with gate access to the oval.

Having undertaken all tasks necessary to adequately assess the traffic engineering impacts of the Proposed Redevelopment at Camp Reserve, Castlemaine, we are satisfied that the proposed Master Plan adequately responds to traffic engineering matters, subject to the recommendations noted in this report.



Appendix A

Master Plan

7. Draft Master Plan

NEW FACILITIES:

- 1 **Community Pavilion:** Develop a new community pavilion outside of the flood plain to service existing sporting clubs (i.e. Cricket, Netball and Football) and broader community uses. The new pavilion is to incorporate adequate change rooms, social areas, meeting space, storage and kitchen facilities. Design of the pavilion will be subject to a separate future planning process. Two storey design to be considered.
- 2 **Netball Courts:** Construct a new fully compliant netball court in the south west corner of the reserve, adjacent to a multi-use community court with appropriate training lights, players benches, coaches boxes and spectator viewing shelter. Undertake tree removal, earthworks and construct retaining walls as required.
- 3 **Car Parking:** Construct new car park near pavilion and the north end of the oval to be asphalt, Gingell Street parking to be gravel. Provision will be made for accessible parking and a loading zone for the pavilion
- 4 **Cricket Nets:** Demolish the existing cricket practice nets and replace with new training facilities.
- 5 **Public Toilets:** Demolish the three existing public toilets (due to age, accessibility and compliance) and replace with new public toilets. Additional public toilets to be provided in new community pavilion in the southern end of the reserve. Any additional toilets required to support community events to be provided on a temporary basis.

RELOCATE, REMOVE AND UPGRADE FACILITIES:

- 6 **Oval playing surface:** Upgrade and re-size the oval to provide a compliant size playing surface for senior football. Extent of re-sizing to be within limits imposed by existing light towers (i.e. 175-180m long x 116m wide subject to detailed design). Oval upgrade to include new boundary fence, perimeter seating (relocate existing recently installed seating and complement with new seating as required), new coaches boxes and relocated score board, Ensure gated access to the oval surface from both the southern and northern ends of the reserve.
- 7 **Time keepers box and storage facility:** Construct a new time keepers shelter with storage for turf maintenance
- 8 **Castlemaine and District Agricultural Society Office:** Remove existing show office and consider replacement in same location.
- 9 **Horse railing:** Relocate horse railing to northern end of the reserve.
- 10 **Demolition:** Surplus and ageing infrastructure should be removed and/or relocated including: existing poultry pavilion, change rooms and club rooms; the former CWA Building (netball 'office') which should be removed and relocated to an alternative location within the Shire; and reserve fencing where no longer required.

OTHER IMPROVEMENTS:

- 11 **Pedestrian Paths:** Formalise pedestrian paths throughout the reserve to connect surrounding streets, the train station and proposed recreation facilities. Paths in southern part of the site should be trafficable by vehicles.
- 12 **Event Lawn:** Provide an open grassed area in the northern section of the reserve to support Agricultural Show and general community use.
- 13 **Stables:** The existing stables in the south west corner of the reserve are to be retained in recognition of their heritage significance. Upgrade/maintain assets as required to support continued use by the Show.
- 14 **Interpretive Signage:** Incorporate interpretive signage within the reserve recognising the cultural heritage significance of the site, including long association with the Agricultural Show.
- 15 **Flooding and Drainage:** Consider implementation of the proposed actions items outlined in the Mount Alexander Shire Council Investigation and Design of Flood Mitigation Treatments (June 2017) to improve use of the reserve and to protect proposed infrastructure and facilities.
- 16 **Existing Trees:** Retain existing Poplar and Elm trees to the eastern and western boundaries of the site and develop a tree succession plan to allow for staged replacement as they reach the end of their useful life. Complement existing vegetation with additional tree planting where identified.
- 17 **Vehicle Circulation:** Formalise existing vehicular access in the north of the reserve. Modify vehicular access from Forest Street in the south of the reserve to cater to two way traffic, ensuring heritage gates are retained.
- 18 **Agricultural Pavilion:** Retain the existing Agricultural Pavilion in recognition of its heritage significance. Support ongoing use for the annual agricultural show and local table tennis club. Structural integrity of the existing facility to be maintained, however facility upgrade or improvements are not proposed in the life of this Master Plan.
- 19 **Power & Water:** Establish new connection points for power and water to support event use of the reserve. Location to include the proposed new pavilion; netball spectator shelter; coaches/timekeepers box; and new public toilets.



LEGEND

- - - Outline of existing Oval
- Proposed retaining wall
- ▭ Buildings to be retained
- ▭ Buildings to be removed
- ▭ Buildings to be relocated
- ▭ Proposed shared path
- ▭ Proposed plaza area
- ▭ Proposed gravel car parking
- ▭ Proposed asphalt road
- ▭ Proposed grassed area
- ▭ Proposed pedestrian paths
- ▭ Proposed garden bed
- Existing trees to be retained
- Existing trees to be removed
- ▭ Proposed trees
- ⊕ Existing sports lighting to be retained
- ⊕ Proposed lights to Netball/multi-use courts
- ▭ Proposed seats (to replace existing)
- ⚡ Existing power supply
- ⚡ Proposed power supply
- Existing water connection
- Proposed water connection



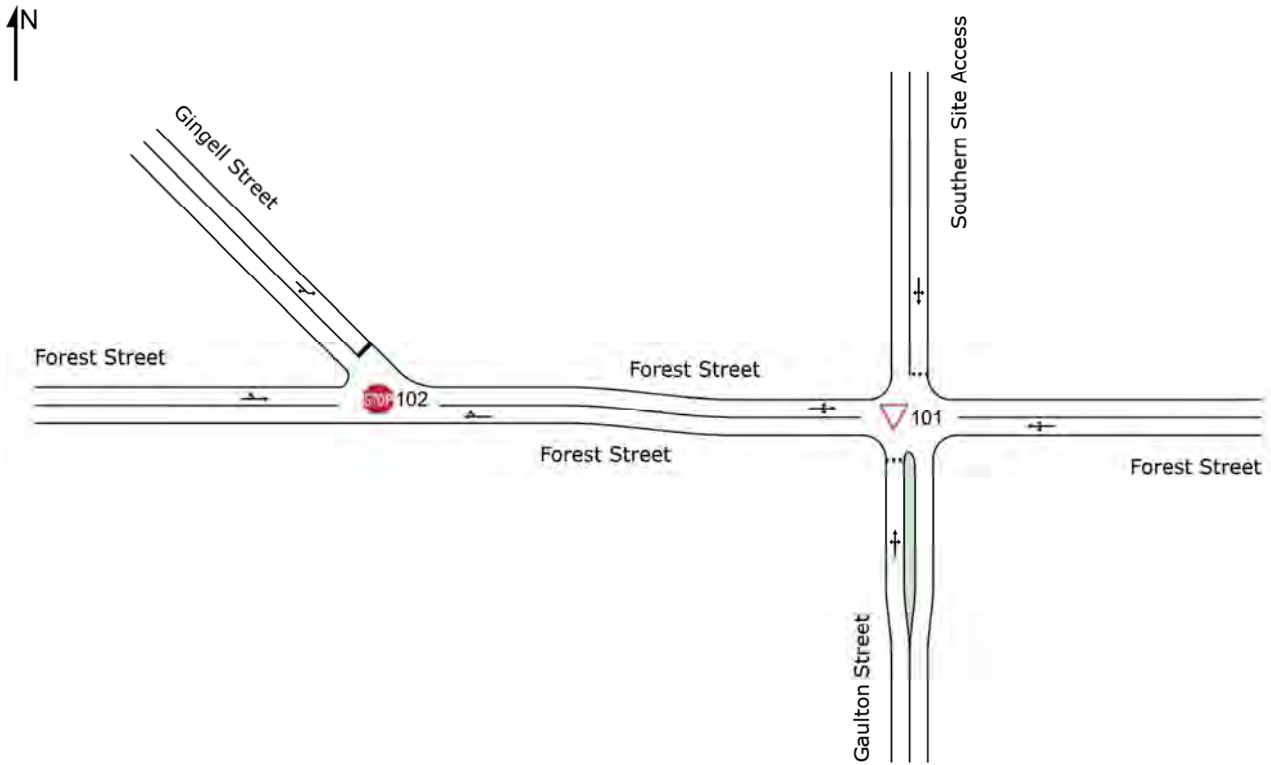
Appendix B

SIDRA Results

NETWORK LAYOUT

Network: N101 [Southern Intersections]

New Network
 Network Category: (None)



SITES IN NETWORK		
Site ID	CCG ID	Site Name
▽101	NA	Forest/Gaulton/Sth Site Access
STOP102	NA	Forest/Gingell

MOVEMENT SUMMARY

 Site: 102 [Forest/Gingell]

 Network: N101 [Southern Intersections]

Site Category: (None)
Stop (Two-Way)

Movement Performance - Vehicles														
Mov ID	Turn	Demand Flows		Arrival Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
		Total veh/h	HV %	Total veh/h	HV %				Vehicles	Distance m				
East: Forest Street														
5	T1	187	2.0	187	2.0	0.290	1.1	LOS A	1.7	11.8	0.42	0.36	0.42	53.7
6a	R1	263	2.0	263	2.0	0.290	5.6	LOS A	1.7	11.8	0.42	0.36	0.42	51.4
Approach		451	2.0	451	2.0	0.290	3.7	NA	1.7	11.8	0.42	0.36	0.42	52.3
NorthWest: Gingell Street														
27a	L1	158	2.0	158	2.0	0.305	8.5	LOS A	1.3	9.3	0.39	0.92	0.41	45.6
29b	R3	89	2.0	89	2.0	0.305	13.8	LOS B	1.3	9.3	0.39	0.92	0.41	49.9
Approach		247	2.0	247	2.0	0.305	10.4	LOS B	1.3	9.3	0.39	0.92	0.41	47.8
West: Forest Street														
10b	L3	89	2.0	89	2.0	0.153	6.5	LOS A	0.0	0.0	0.00	0.22	0.00	56.8
11	T1	187	2.0	187	2.0	0.153	0.0	LOS A	0.0	0.0	0.00	0.22	0.00	56.2
Approach		277	2.0	277	2.0	0.153	2.1	NA	0.0	0.0	0.00	0.22	0.00	56.5
All Vehicles		975	2.0	975	2.0	0.305	5.0	NA	1.7	11.8	0.29	0.46	0.30	52.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 101 [Forest/Gaulton/Sth Site Access]

Network: N101 [Southern Intersections]

Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles														
Mov ID	Turn	Demand	Flows	Arrival	Flows	Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		Total veh/h	HV %	Total veh/h	HV %	v/c	sec		Vehicles	m				km/h
South: Gaulton Street														
1	L2	79	2.0	79	2.0	0.219	6.5	LOS A	0.8	5.8	0.46	0.71	0.46	46.8
2	T1	1	2.0	1	2.0	0.219	8.4	LOS A	0.8	5.8	0.46	0.71	0.46	51.3
3	R2	79	2.0	79	2.0	0.219	11.0	LOS B	0.8	5.8	0.46	0.71	0.46	50.7
Approach		159	2.0	159	2.0	0.219	8.7	LOS A	0.8	5.8	0.46	0.71	0.46	49.3
East: Forest Street														
4	L2	79	2.0	79	2.0	0.195	5.9	LOS A	0.3	2.1	0.09	0.16	0.09	56.5
5	T1	256	2.0	256	2.0	0.195	0.1	LOS A	0.3	2.1	0.09	0.16	0.09	56.3
6	R2	25	2.0	25	2.0	0.195	6.6	LOS A	0.3	2.1	0.09	0.16	0.09	55.9
Approach		360	2.0	360	2.0	0.195	1.8	NA	0.3	2.1	0.09	0.16	0.09	56.3
North: Southern Site Access														
7	L2	25	2.0	25	2.0	0.043	6.4	LOS A	0.2	1.1	0.38	0.62	0.38	52.0
8	T1	1	2.0	1	2.0	0.043	8.1	LOS A	0.2	1.1	0.38	0.62	0.38	52.2
9	R2	11	2.0	11	2.0	0.043	10.4	LOS B	0.2	1.1	0.38	0.62	0.38	48.2
Approach		37	2.0	37	2.0	0.043	7.6	LOS A	0.2	1.1	0.38	0.62	0.38	51.3
West: Forest Street														
10	L2	11	2.0	11	2.0	0.201	6.7	LOS A	0.7	5.1	0.25	0.16	0.25	53.7
11	T1	256	2.0	256	2.0	0.201	0.6	LOS A	0.7	5.1	0.25	0.16	0.25	56.2
12	R2	79	2.0	79	2.0	0.201	6.8	LOS A	0.7	5.1	0.25	0.16	0.25	52.8
Approach		345	2.0	345	2.0	0.201	2.2	NA	0.7	5.1	0.25	0.16	0.25	55.3
All Vehicles		901	2.0	901	2.0	0.219	3.4	NA	0.8	5.8	0.23	0.28	0.23	54.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
 Vehicle movement LOS values are based on average delay per movement.
 Minor Road Approach LOS values are based on average delay for all vehicle movements.
 NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
 SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
 Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
 HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

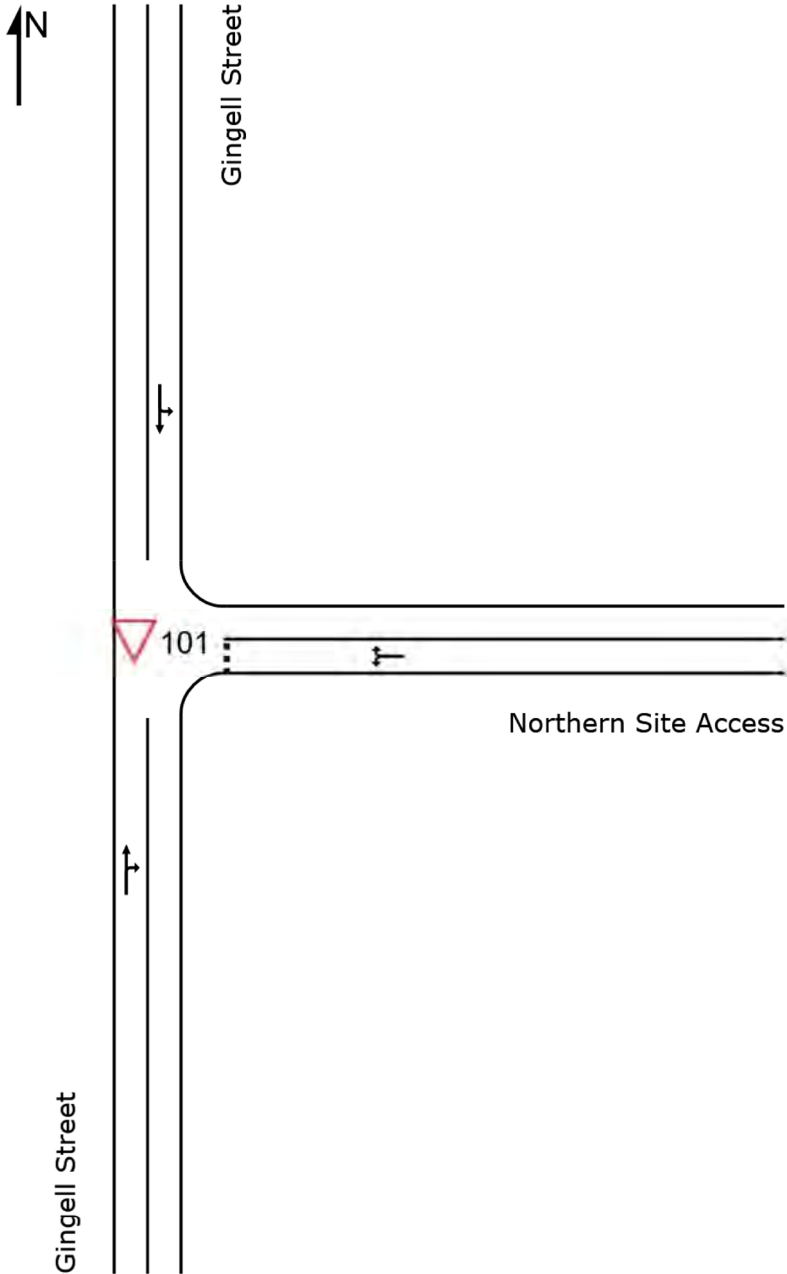
SITE LAYOUT

▽ Site: 101 [Gingell/Northern Access]

Gingell Street / Northern Site Access

Site Category: (None)

Giveway / Yield (Two-Way)



MOVEMENT SUMMARY

Site: 101 [Gingell/Northern Access]

Gingell Street / Northern Site Access
 Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Gingell Street												
2	T1	173	2.0	0.126	0.2	LOS A	0.4	2.6	0.16	0.14	0.16	58.1
3	R2	53	2.0	0.126	6.1	LOS A	0.4	2.6	0.16	0.14	0.16	55.9
Approach		225	2.0	0.126	1.6	NA	0.4	2.6	0.16	0.14	0.16	57.6
East: Northern Site Access												
4	L2	53	2.0	0.053	6.1	LOS A	0.2	1.4	0.27	0.58	0.27	52.7
6	R2	14	2.0	0.053	7.2	LOS A	0.2	1.4	0.27	0.58	0.27	52.2
Approach		66	2.0	0.053	6.3	LOS A	0.2	1.4	0.27	0.58	0.27	52.6
North: Gingell Street												
7	L2	14	2.0	0.097	5.6	LOS A	0.0	0.0	0.00	0.04	0.00	57.9
8	T1	173	2.0	0.097	0.0	LOS A	0.0	0.0	0.00	0.04	0.00	59.6
Approach		186	2.0	0.097	0.4	NA	0.0	0.0	0.00	0.04	0.00	59.5
All Vehicles		478	2.0	0.126	1.8	NA	0.4	2.6	0.11	0.16	0.11	57.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.



**CAMP RESERVE – Master Plan
Review**



The 2019 draft master plan

The draft master plan was the result of extensive consultation with key user groups, it aimed to direct future development, recognise the importance of Camp Reserve to the community as an event space, and reinforce its role as a major venue for senior sport in the Shire, while also acknowledging the need for it to remain an accessible and welcoming space for informal activities and community recreation.

Community consultation on the draft master plan occurred over June and July 2019.

89 submissions were received.

The feedback clearly demonstrates that the Reserve is a highly valued space for non-structured community recreation and activity, as well as sport.

However there are areas of contention including:

1. The proposed location and design of the pavilion and courts
2. Heritage
3. Removal of trees,
4. Traffic and car parking
5. Path location and access

CAMP RESERVE – 2019 Draft Master Plan

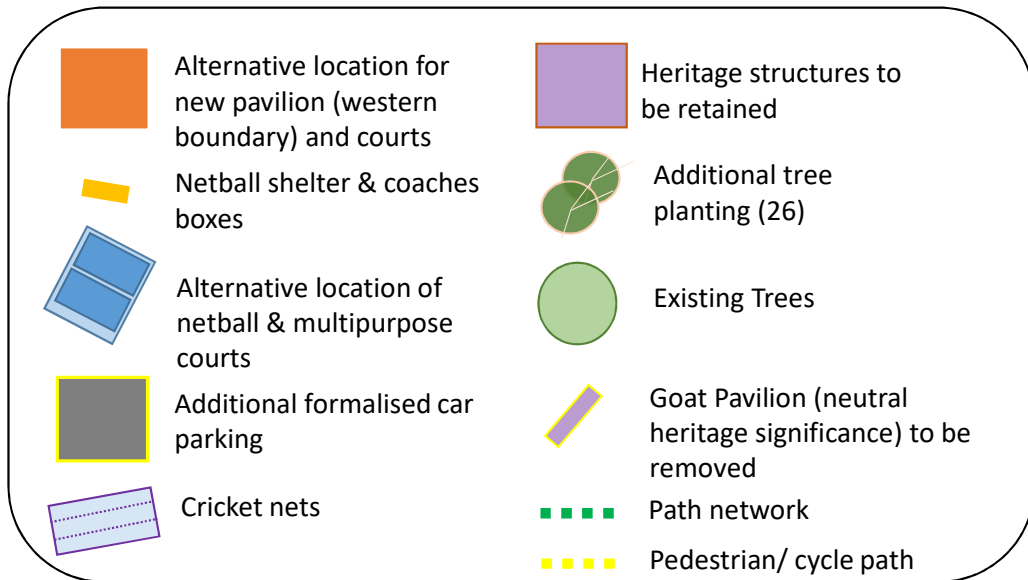
Key concerns raised



In response to feedback from the community, technical information acquired through additional studies and on going conversations with the CRMC, the following major changes where made:

1. Relocating proposed location of pavilion to western boundary
2. Increasing provision of on site car parking
3. Retaining the existing location and shape of the oval
4. Removing impact to the southern ridge
5. Relocating the netball court and multi-purpose courts

This was presented to the CRMC for comment.



CAMP RESERVE – Pavilion (Western Boundary)

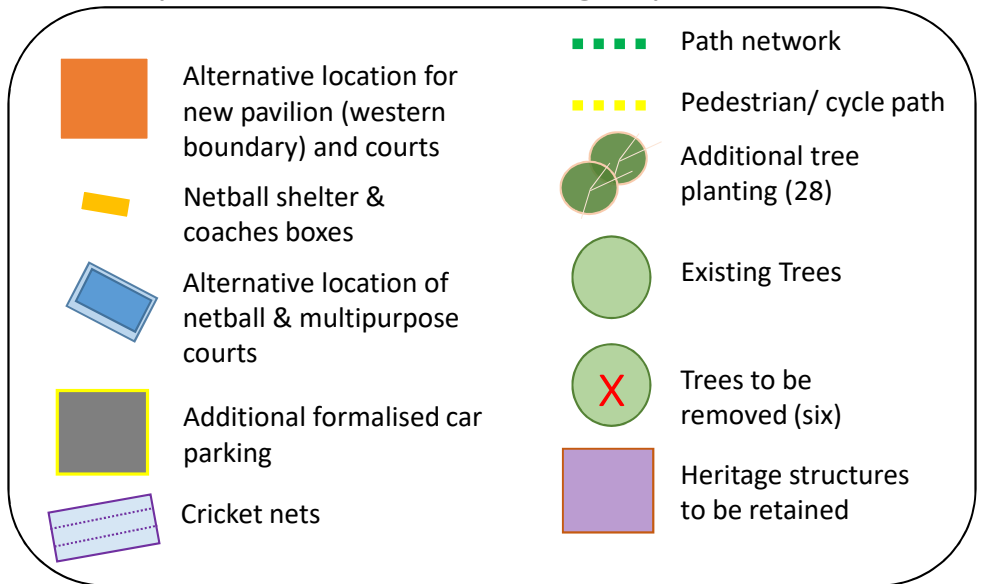
Presented to the CRMC 200825 Master Plan Response



In meeting with the CRCM this layout was also tabled.

- The pavilion is located on the western flank to better integrate it into the reserve and keep it out of the flood overlay.
- On-site parking provision is increased
- The oval is retained in its current configuration.
- The netball courts are relocated slightly (from the 2019 draft) to respond to the additional car parking and changed internal road layout. Whilst keeping them as close to the pavilion as practicable.

This results in the courts sitting awkwardly in the landscape and more trees being impacted.



CAMP RESERVE – Pavilion (Western Boundary)

Possible Master Plan Response











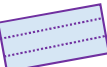

CRCM – PREFERRED OPTION

1. Retaining the netball and multi-purpose courts at the southern end of the reserve as per the 2019 draft master plan.
2. Relocating the proposed location of pavilion to western boundary.
3. Retaining the existing location and shape of the oval.
4. Increasing provision of on site car parking.
5. Simplifying the southern entry to better accommodate the courts at the southern end of the reserve.

Response to CRCM feedback



In response to feedback from the CRCM, officers investigated simplifying the southern entry and relocating the netball courts further away from the pavilion to reduce the need for cut and fill.

	Alternative location for new pavilion (western boundary) and courts		Additional tree planting (28)
	Netball shelter & coaches boxes		Existing Trees
	Alternative location of netball & multipurpose courts		Trees to be removed (four)
	Additional formalised car parking		Palm to be relocated (one)
	Heritage structures to be retained		Path network
	Cricket nets		Pedestrian/ cycle path

CAMP RESERVE – Pavilion (Western Boundary)

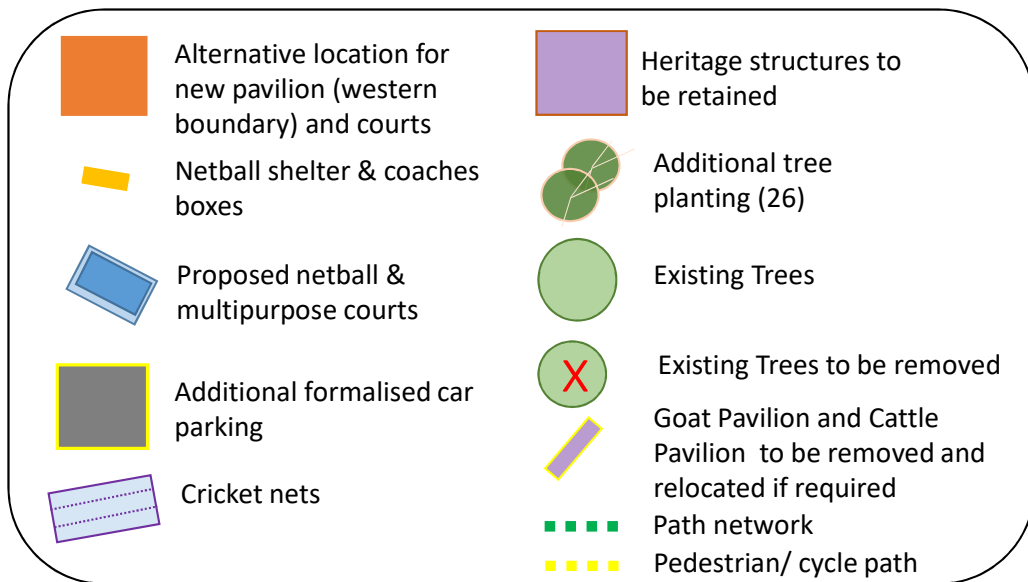
Possible Alternative Master Plan Response



Feedback from the CRCM indicated that the configuration of the cricket nets and shelter for the netball courts would not work.

In response, officers amended to the plan. Changes include:

- Reconfiguring the netball and multi-purpose court area
- Relocating the shelter
- Offsetting the courts from the entry road
- Proposing fully enclosed cricket nets on the eastern boundary of the reserve.
- Simplified the southern entry



CAMP RESERVE – Single Storey Pavilion (Western Boundary)

Officer recommended - Master Plan Response

Proposed amendments to draft master plan














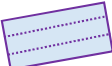
The officer preferred configuration responds to the desire to have a the pavilion located outside of the Flood overlay.

Minimises the impact to the topography and character of the southern end of the Reserve.

Provides for an activated frontage to Gingell Street, and a better vantage point to watch games on the oval.

Rather than concentrating activities and built form in one area of the reserve it disseminates activities, therefore fully activating the reserve.

Seeks a balanced outcome for all users.

- | | | | |
|---|---|---|--|
|  | Alternative location for new pavilion (western boundary) and courts |  | Heritage structures to be retained |
|  | Netball shelter & coaches boxes |  | Additional tree planting (26) |
|  | Proposed netball & multipurpose courts |  | Existing Trees |
|  | Additional formalised car parking |  | Existing Trees to be removed |
|  | Path network |  | Goat Pavilion and Cattle Pavilion to be removed. |
|  | Pedestrian/ cycle path |  | Cricket nets |

CAMP RESERVE – Revised Draft Master Plan

Officer recommended - Master Plan Response



**CAMP RESERVE – Master Plan
Review**



The 2019 draft master plan

The draft master plan was the result of extensive consultation with key user groups, it aimed to direct future development, recognise the importance of Camp Reserve to the community as an event space, and reinforce its role as a major venue for senior sport in the Shire, while also acknowledging the need for it to remain an accessible and welcoming space for informal activities and community recreation.

Community consultation on the draft master plan occurred over June and July 2019.

89 submissions were received.

The feedback clearly demonstrates that the Reserve is a highly valued space for non-structured community recreation and activity, as well as sport.

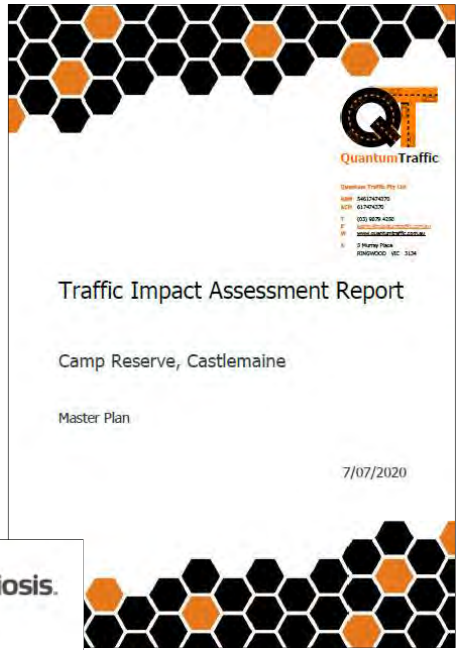
However there are areas of contention including:

1. The proposed location and design of the pavilion and courts
2. Heritage
3. Removal of trees,
4. Traffic and car parking
5. Path location and access

CAMP RESERVE – 2019 Draft Master Plan

Key concerns raised

Officer response



Officer response to feedback

The facilities proposed within and in relation to Camp Reserve, are appropriate to the function and purpose of the space.

Camp Reserve is a constrained site offering limited space to appropriately co-locate a pavilion and courts. In developing the draft master plan, alternate locations were considered and were not deemed appropriate for a variety of reasons including orientation, functionality and matters relating to the Flood Overlay which covers much of the reserve.

In response to the community feedback officers commissioned a number of independent consultancies to provide additional information to further inform the review of the master plan.

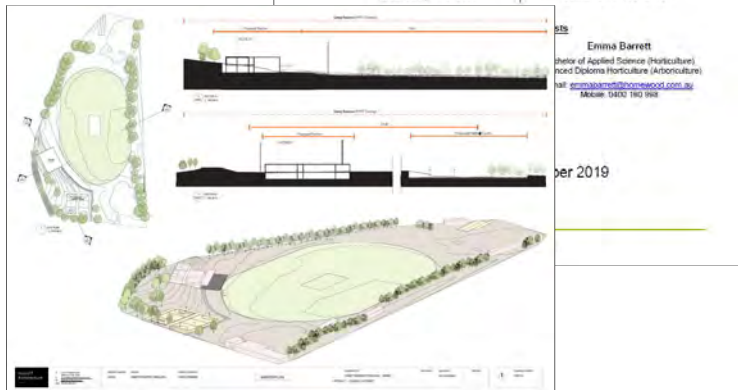
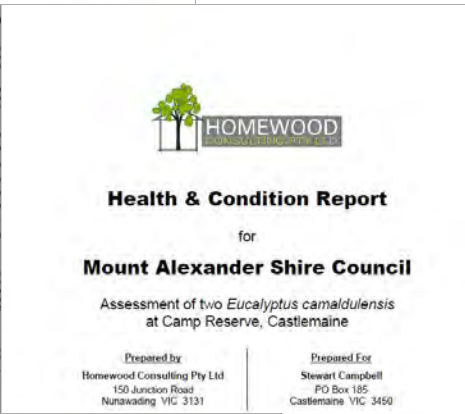
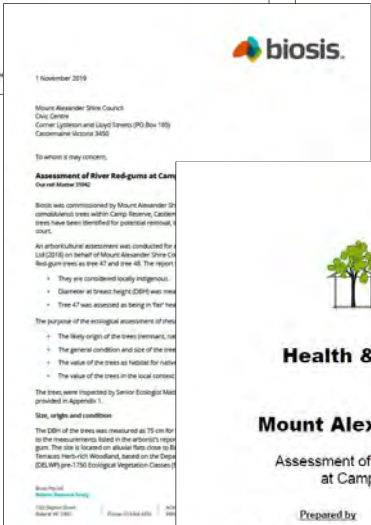
1. Traffic Impact Assessment Report
2. Heritage Impact Statement
3. Massing diagrams
4. Arboricultural Assessment
5. Ecological Assessment

Further advice was sought from the North Central Catchment Management Authority and three additional consultation meetings with the CRCM was also undertaken.

As a result **officers recommend 21 changes to the 2019 draft master plan** to provide a balanced outcome.

CAMP RESERVE – 2019 Draft Master Plan

Response to Feedback



Officer recommendations

1. That the pavilion be relocated to **the western flank** of the reserve.
2. The design of the pavilion should include an **activated street frontage to Gingell Street** and an architectural consultancy with demonstrated **experience working within a heritage context** be engaged to design the pavilion.
3. That the **oval be retained in its current configuration and size**.
4. That the **netball and multi-purpose courts be located at the northern end of the reserve** and that appropriate amenity and shelter is provided i.e. a clearly defined path connection to and from the pavilion, a drinking fountain, bench seats, coaches boxes and a spectator viewing shelter be provided.
5. An instruction be added to the master plan to explore opportunities for a **hit up wall** to be incorporated into the netball court and multi-purpose court area.
6. Officers recommend that **lighting** of the netball and multi-purpose court be **restricted and only permitted until 9:30pm**.
7. Officers recommend that as part of Council's governance processes' hire agreements be developed and administered to **clubs and or groups who use the pavilion requiring them to adhere to noise restrictions**.
8. That a **circulation pathway plan** be prepared specifically to show the required space and movement around the Reserve for the Agricultural Show events and essential services.
9. A **proposed package of works for the Agricultural Show Pavilion** be developed.
10. That a **Tree Management Plan** for the reserve be prepared prior to removal of mature and historic trees.
11. Provision **be made** for the replacement of the Agricultural Show office and ticket box if it is demolished.

CAMP RESERVE – Officer Recommended changes to the draft master plan

12. Remove **the cattle pens** on the eastern boundary to better accommodate the cricket nets and vehicle and pedestrian access into and out of the reserve. Investigate reinstating pens elsewhere.
13. Officers recommend that the **two Eucalyptus camaldulensis trees continue to be monitored, managed and protected for as long as practicable.**
14. The draft master plan be amended to **include the incorporation of additional trees** and an instruction added with regards to ensuring appropriate tree species selection. Consideration of proposed tree varieties will be made in detailed landscape design phase.
15. Officers recommend the **provision of circa 60 additional, 90 degree formalised car parking spaces** be provided within the reserve and in addition, spectator structures at key locations also be included in the revised master plan.
16. The **shared path** along the eastern boundary of the reserve should be provided at a minimum of 2.5 meters wide, desirably at a width of 3 meters.
17. The proposed **footpath network** within the reserve should be a minimum of 1.5 meters wide in all locations, however typically wider (2 meters) where adjacent to the oval.
18. In addition to further encouraging bike riding to and from the reserve, officers **recommend providing bicycle hoops** at the new pavilion, the netball courts and at the agricultural pavilion.
19. An instruction be added to the master plan to include **strategically placed seating**. Final location to be subject to detail design.
20. An instruction be added to the master plan to incorporate Interpretive signage **acknowledging Aboriginal cultural heritage** and stories in consultation with Traditional Owners.
21. An instruction be added to the master plan with regards to ensuring **further consultation** is undertaken at detail design stage for major elements within the reserve i.e. the pavilion design, agricultural pavilion and netball and multi-purpose court design.

CAMP RESERVE – Officer Recommended changes to the draft master plan

Proposed draft master plan














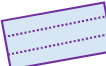
The officer preferred configuration responds to the desire to have a the pavilion located outside of the Flood overlay.

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Seeks a balanced outcome for all users.









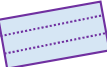

- | | | | |
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|  | Proposed netball & multipurpose courts |  | Existing Trees |
|  | Additional formalised car parking |  | Existing Trees to be removed |
|  | Path network |  | Goat Pavilion and Cattle Pavilion to be removed. |
|  | Pedestrian/ cycle path |  | Cricket nets |

CAMP RESERVE – Revised Draft Master Plan

Officer recommended - Master Plan Response








The dashed red line shows the major changes from the draft 2019 master plan - - - -

	Alternative location for new pavilion (western boundary) and courts		Heritage structures to be retained
	Netball shelter & coaches boxes		Additional tree planting (26)
	Proposed netball & multipurpose courts		Existing Trees
	Additional formalised car parking		Goat Pavilion to be removed. Cattle Pavilion to be relocated
	Cricket nets		Path network

CAMP RESERVE – Revised Draft Master Plan

Officer recommended - Master Plan Response



-  Flood Overlay
-  Land Subject to Inundation Overlay
-  Existing Pavilion
-  Draft Master Plan 2019 proposed location
-  Proposed location for new pavilion (western boundary) in response to further information and feedback

CAMP RESERVE – Flood Overlay

Existing, proposed and alternative pavilion locations

END



CAMP RESERVE – Forest Street

(Source Google maps)



CAMP RESERVE – Forest Street

(Source Google maps)



CAMP RESERVE – Intersection of Caroline and Gingell Streets

(Source Jess Howard)



CAMP RESERVE – Intersection of Caroline and Gingell Streets

(Source Jess Howard)



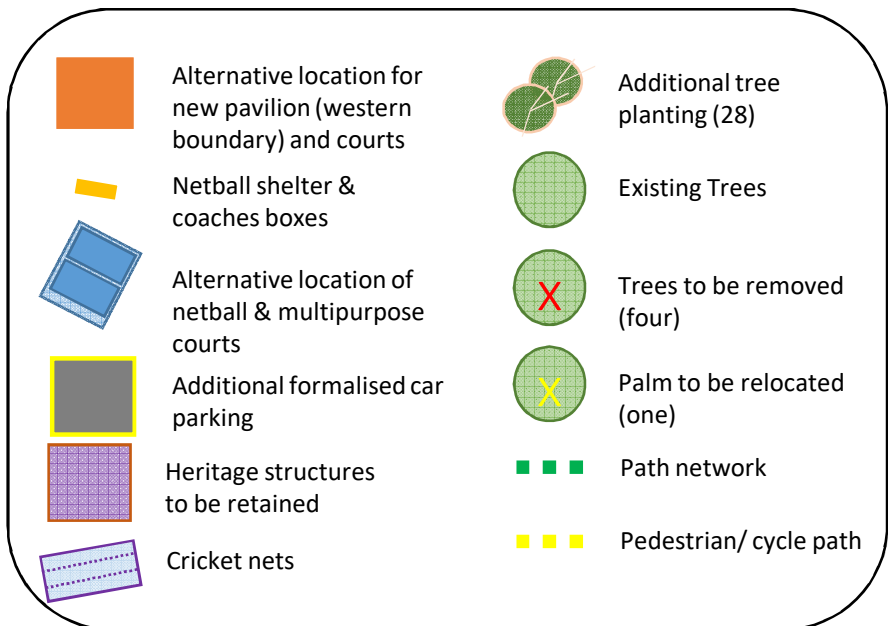
CAMP RESERVE – Gingell Street
(Source Google maps)

	Items	Indicative Construction Costs
High Priority		
1	Community Pavilion: Develop a new community pavilion outside of the flood plain to service existing sporting clubs (i.e. Cricket, Netball and Football) and broader community uses. The new pavilion is to incorporate adequate change rooms, social areas, meeting space, storage and kitchen facilities.	\$3.4M - \$4M
2	Demolition: Removal of existing pavilion and toilet	\$100,000
3	Time keepers box and storage facility: Construct a new time keepers shelter with storage for turf maintenance	\$60,000 - \$80,000
4	Vehicle Circulation: Construct new vehicular entry from the train station car park in the north of the reserve and from Forest Street in the south of the reserve. Reconfigure heritage gates if required	\$60,000 - \$100,000
5	Pedestrian Paths: Formalise pedestrian paths including 2m wide perimeter path to oval. Path network within the reserve to connect surrounding streets, the train station and proposed recreation facilities. Paths should be trafficable by vehicles at key locations.	\$150,000 - \$200,000
6	Car parking: Construct new asphalt car parks to northern and southern end of oval. Provide accessible parking and loading zones as required.	\$400,000 - \$600,000
7	Netball Courts: Construct new fully compliant netball courts with appropriate training lights, players benches, coaches boxes and spectator viewing shelter.	\$350,000
8	Cricket Nets: Demolish the existing cricket practice nets and replace with new training facilities.	\$150,000
9	Cattle Pen: Relocate in the reserve.	\$15,000 - \$20,000
		Subtotal: \$4.685M - \$5.6M
Medium Priority		
10	Public Toilets: Demolish the three existing public toilets and replace with a new public toilets.	\$300,000
11	Shared Paths: Formalise shared path and provide additional links as required throughout the reserve to connect the proposed recreation facilities. Paths should be trafficable by vehicles at key locations.	\$25,000 - 50,000
12	Improve southern landscape and lawn: Provide irrigated open grassed area in the south section of the reserve to support Agricultural Show and general community use.	100,000
		Subtotal: \$425,000 - \$450,000
Low Priority		
13	Car Parking: Provide gravel car parking along Gingell Street and investigate asphalt parallel parking along Forest Street.	\$300,000
14	Castlemaine and District Agricultural Society Office: Remove existing show office and consider replacement in same location. Scope to be defined.	\$50,000 - \$100,000
15	Agricultural Pavilion: Retain and maintain the existing Agricultural Pavilion in recognition of its heritage significance. Support ongoing use for the annual agricultural show and local table tennis club and improve amenity and access. Scope to be defined.	\$100,000 - \$300,000
16	Interpretive Signage: Incorporate interpretive signage within the reserve recognising the cultural heritage significance of the site, including Traditional Owner stories and the long association with the Agricultural Show.	\$40,000 - \$60,000
		Subtotal: \$490,000 - \$760,000
		Total \$5.6M - \$6.81M
Ongoing		
	Stables: The existing stables in the south west corner of the reserve are to be retained in recognition of their heritage significance. Upgrade/maintain assets as required to support continued use by the Show.	
	Agricultural Pavilion: Retain and maintain the existing Agricultural Pavilion in recognition of its heritage significance. Support ongoing use for the annual agricultural show and local table tennis club.	
	Existing Trees: Retain existing Poplar and Elm trees to the eastern and western boundaries of the site and develop a tree succession plan to allow for staged replacement as they reach the end of their useful life.	

Committee – Preferred Option

The Reserve committee has advocated strongly for the courts to be located at the southern end of the reserve on the slope.

In response, officers have developed an option to relocate the courts to the southern end of the reserve, however they have been moved further to the east than what is shown in the 2019 master plan.







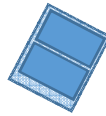





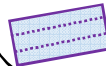

CAMP RESERVE – Pavilion (Western Boundary)

Possible Alternative Master Plan Response

Committee – Preferred Option

The dashed red line shows the major changes from the draft 2019 master plan



	Alternative location for new pavilion (western boundary) and courts		Additional tree planting (28)
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CAMP RESERVE – Pavilion (Western Boundary)

Possible Alternative Master Plan Response

Item	Description
1.	That the pavilion be relocated to the western flank of the reserve.
2.	The design of the pavilion should include an activated street frontage to Gingell Street and an architectural consultancy with demonstrated experience working within a heritage context be engaged to design the pavilion.
3.	That the oval is to be retained in its current configuration and size.
4.	That the netball and multi-purpose courts be located at the northern southern end of the reserve and that appropriate amenity and shelter is provided i.e. a clearly defined path connection to and from the pavilion, a drinking fountain, bench seats, coaches boxes and a spectator viewing shelter be provided.
5.	An instruction be added to the master plan to explore opportunities for a hit up wall to be incorporated into the netball court and multi-purpose court area.
6.	Officers recommend that lighting of the netball and multi-purpose court be restricted and only permitted until 9:30pm.
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14.	The draft master plan be amended to include the incorporation of additional trees and an instruction added with regards to ensuring appropriate tree species selection. Consideration of proposed tree varieties will be made in detailed landscape design phase.
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