

**Heritage
Impact
Assessment**

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**PA199/2019 /
HO668
LAND AT:
37, FARNSWORTH STR, CASTLEMAINE
Lot 12 PS502514**

A&CV

ARTS & CULTURE VICTORIA

| Contents: | | HIA |
|------------------|--|------------|
| 1.0 | Introduction | 4 |
| 1.1 | Background and objectives | 4 |
| 1.2 | Study area | 5 |
| 1.3 | Purpose and scope | 5 |
| 1.4 | Method | 6 |
| 1.5 | Limitations | 7 |
| 1.6 | Acknowledgements | 8 |
| 2.0 | Significance of HO668 (Camp Reserve and Environs) | 9 |
| 2.1 | History relevant to the place | 8 |
| 2.2 | Chronology through extant reference buildings and properties | 9 |
| 2.3 | Development sequence | 10 |
| 2.4 | Significance of Place and Landscape | 12 |
| 2.5 | Other significant sites and elements | 11 |
| 2.6 | Re-assessing significance: HO668 | 15 |
| 2.7 | Current uses: HO668 | 17 |
| 2.8 | Constraints and opportunities | 18 |
| 3.0 | Proposal | 20 |
| 3.1 | Proposed works | 20 |
| 3.2 | Options considered | 21 |
| 3.3 | Information to support the assessment | 22 |
| 3.4 | Specific considerations: GRZ parameters | 23 |
| 3.5 | Specific considerations: HO parameters | 23 |
| 3.6 | Considering the impact within the set constraints (Mount Alexander Shire Planning Scheme) | 24 |
| 3.7 | Considering the impact within the set constraints (HO) | 25 |
| 3.8 | Statement on impact “nature and key elements of landscape” | 26 |
| 3.9 | Information to support an assessment against Impact of the proposal on the cultural heritage significance of the HO | 27 |
| 4.0 | Summary of Impacts and Recommendations | 29 |
| 4.1 | Observations | 29 |
| 4.2 | Views of external stakeholders | 29 |
| 4.3 | Recommendations | 30 |
| | References | 31 |
| | Addenda | 32 |

Heritage Impact Assessment for:

Addressing Heritage Overlay HO668 (Camp Reserve and Environs) and the adjacent sites which are included on the Victorian Heritage Register and the National Trust Register.

This Heritage Impact Assessment forms part of a permit application for:

PA199/2019 at: 37 Farnsworth Street, Castlemaine Lot 12 PS502514 with a proposal for the Construction of two (2) double-storey dwellings.

Date: 20 December 2020

Victorian Heritage Register Number: HO668

Victoria Heritage Register [VHR] number for the place: VHR HO591

Address and location description:

The area encompasses HO668 and adjacent areas and specifically the impact on the said area by the development proposed at 37 Farnsworth Street. (Please refer to Description below for full detail).

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For:

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1.0 Introduction

1.1 Background and objectives

This Heritage Impact Assessment (HIA) has been commissioned by Ms Nicola Loder in response to a Request for Information (RFI) sent by Mount Alexander Shire on 15 June 2020 (refer to copy enclosed). This HIA follows a CMP for the extended PA 215/2012 regarding the property at 37, FARNSWORTH STREET CASTLEMAINE and requirements set by Mount Alexander Shire Council.

A&CV consultants were not privy (informed) of the quoted RFI terms of reference. The CMP was compiled in an effort to support the re-proposed designs submitted as part of Ms N. Loder's application. No further terms of reference were included. In developing the brief for an HIA, A&CV recognised that a Conservation Management Plan (CMP) had not been previously compiled for the property. As a result it was deemed necessary that this report be compiled for the registered site in proximity and as part of the curtilage of the new proposal. As indicated in the Guidelines:¹

*"...the HIS must clearly address the relevant issues as completely as possible. An HIS needs to explain how the heritage value of a place or object is to be adversely affected, conserved, or enhanced, by the proposed development. If a Conservation Management Plan (CMP) exists, direct reference should be made to the conservation policies."*²

Furthermore, considering this development is a major proposal i.e. "new development on or around a registered place", it was deemed by A&CV that "...a Conservation Management Plan should" be "undertaken to inform and guide development options and future management".³ Through this process, reference can also be made to additional areas to be changed such as No. 5; "Construction of new buildings, car parking, within the grounds of as heritage registered place and No. 6; "Subdivision of heritage registered place". In both cases a CMP may be required.⁴ In quoting this guidance the officers should be made aware that HIS Guidelines were also used in determining the sections of this assessment (please refer to references below).

¹ Heritage Victoria, Department of Environment, Land, Water and Planning, Heritage Victoria Guidelines for preparing heritage impact statements https://www.heritage.vic.gov.au/__data/assets/pdf_file/0036/459963/Guide-Heritage-Impact-Statement-.pdf and https://www.heritage.vic.gov.au/__data/assets/pdf_file/0031/487606/Guidelines-for-preparing-heritage-impact-statements-September-2020.pdf. Accessed 28 December 2020

² Heritage Victoria, Department of Environment, Land, Water and Planning, Heritage Victoria Guidelines for preparing heritage impact statements, Made and published under s 19(1)(f) of the Heritage Act 2017.) Accessed 28 December 2020

³ Ibid.

⁴ Heritage Victoria, Guidelines for preparing Heritage Impact Statements, pp 4-9 and Table 1. Accessed 28 December 2020 https://www.heritage.vic.gov.au/__data/assets/pdf_file/0036/459963/Guide-Heritage-Impact-Statement-.pdf

This HIA follows Heritage Victoria guidelines and refers International parameters. The statement refers to a second on-site survey (conducted on 19 December 2020) covering the whole HO i.e. HO668 (Camp Reserve and Environs) and the adjacent sites which are included on the Victorian Heritage Register. Related desk-top research, planning documentation and plans were collated. The area in the immediate environs of the site had already been covered in the CMP. The report does not refer to the structural state in subjective terms and does not refer to a building or structural engineering report but determines the value or impact on the value of the heritage overlay being assessed.

1.2 Study area

The study area encompasses the area within the set boundaries of HO668 (Camp Reserve and Environs) and includes 37 Farnsworth Street property and includes the adjacent buildings within the perimeter and area including. For the purpose of understanding context and landscape (following the Burra Charter and UNESCO Historic Urban Landscape HUL criteria). The set boundary encompasses an area of around 200,000 m². The area runs from West to East from Farnsworth Street to Camp Reserve (railway line). This side of the promontory rises from 277 meters to 318 meters in undulated terraces of varying gradients and crossed by the grid formed by lots. It extends North to South from the end of Gingell Street (the Oval and Station) to Ray Street. The area of study has been extended outwards to the direct adjacent areas to assess sightlines, views and historical visual records. The area includes the whole promontory bound by; Forest Street (to the North), Brown Street (to the South), Butterworth Street (to the West) and Bowden Street (to the East).

In “The statement of significance given below is an extract from City of Castlemaine Architectural & Historical Study (1979)”⁵ it is described as follows: “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.”

1.3 Purpose and scope

This HIA is directed “assists the owner of a heritage registered place or object to go through a logical process that enables them to understand the impact of change when developing a future proposal for change to a registered place or object.” It is also a guiding document to determine “whether to approve an application for a permit or to undertake works to a place or object...” in this case in the quoted HO. The report assists the Executive Director, “...Heritage Victoria (the **Executive Director**) must

⁵ City of Castlemaine Architectural & Historical Study, https://www.mountalexander.vic.gov.au/Files/Heritage/Castlemaine_Architectural_and_Historical_Study_Part_1.pdf, Castlemaine 1979; Accessed 28 December 2020.

consider the extent to which the proposal, if approved, would affect the cultural heritage significance..." of the HO. An HIS "may also assists the broader community in understanding the rationale underlying the proposal."⁶

The scope of this report is to assess the heritage value of this HO through an assessment of how the planned development under PA199/2019 may impact the established significance determined within the "City of Castlemaine Architectural & Historical Study (1979)."

The HIA "a clear process has been undertaken to anticipate and reduce the potential impacts of the proposal on the cultural heritage significance..." of the place or area in the HO and its components."

This HIA together with supporting information, addresses:

1. why a place or object is of cultural heritage significance to the State of Victoria;
2. what options were considered in developing the proposal
3. what impact (positive and/or negative) the proposed works will have on that significance,
4. if a negative impact is proposed, why the proposed option was chosen and why other more sympathetic options were not feasible, and
5. what measures are proposed to minimise and mitigate negative impacts.⁷

1.4 Method

This HIA has been compiled through a stepped approach and includes; on-site surveys (a photographic survey and a compilation of maps and plans), related desk-top research (reference has been made to a corpus of documents ranging from; local, national and private archives to gather as much evidence as possible, be it; planning, historical, biographical etc), a collation of planning documentation and a study of presented plans with reference to the site development and conservation. The HIA also refers to the condition of the HO and its environs especially in lieu of the initial and original assessment/statement compiled in 1979. This HIA determines the value of the heritage overlay being assessed through detailed research and an onsite inspection.

This HIA is divided into 4 main sections. It has been developed following closely (text book) the guidelines and templates set in the "Guidelines for preparing heritage impact statements" published by Heritage Victoria in 2020 and follows the process of; (i) significance of the HO, (ii) the proposal, (iii) Information to support an assessment against sections

⁶ Heritage Victoria, Department of Environment, Land, Water and Planning, Heritage Victoria Guidelines for preparing heritage impact statements and https://www.heritage.vic.gov.au/__data/assets/pdf_file/0031/487606/Guidelines-for-preparing-heritage-impact-statements-September-2020.pdf; Accessed 28 December 2020.

⁷ Ibid.

101(2) and 101(3) of the Heritage Act 2017 and the (iv) Summary of impacts and conclusion.⁸

This HIA is based on the data published by the Department of Environment, Land and Water and Planning. The Planning Property Report has been included as an Addendum A. Details of the developments and are based on local plans and VICPlan. Reference is being made also to International guidelines (ICOMOS) and provides an analysis of state and condition applying Heritage@Risk assessment. It refers directly to the CMP compiled in 2020 by A&CV which follows also Appendix 1 of the “Conservation Management Plans: Managing Heritage Places: A Guide” for the significance assessment in Section 4.0.⁹

1.5 Limitations

This HIA has been limited by lack of evidence and updated records especially. There were also limitations in accessing non-digital data owing to COVID-19 restrictions. Policy development and evaluation was limited by the chain of events and processes leading to the compilation of an HIS and in the absence of ancillary documents which may have assisted to the compilation of this report.

1.6 Acknowledgements

We acknowledge the significant assistance of Ms Nicola Loder the owner who supported us fully and supplied vital information on the development. The documentation on development and proposed plans commissioned by the owner assisted greatly in assessing impact on the defined area.

⁸ Heritage Victoria, Department of Environment, Land, Water and Planning, Heritage Victoria Guidelines for preparing heritage impact statements and https://www.heritage.vic.gov.au/__data/assets/pdf_file/0031/487606/Guidelines-for-preparing-heritage-impact-statements-September-2020.pdf; Accessed 28 December 2020.

⁹ Heritage Council Victoria, Conservation Management Plans: Managing Heritage Places: A Guide; ISBN 978 1 921607 64 6, Melbourne, 2010. Pp 4.

2.0 Significance of HO668 (Camp Reserve and Environs)

2.1 History relevant to the place

The HO as described earlier is set on a hill (please refer to register data and site plan below sections) and is part of one of the highest promontories (or reefs) in Castlemaine which surrounds the central township. A study of the allotments and maps (1850s-1940s) shows that this was one of the latter developments in the urban sprawl of the suburban sections of Castlemaine town. These buildings developed mostly in isolation over the late 19th century to the earlier part of the 20th century. Many of these sites were constructed overlooking the Governor's camp, remains of which are still visible around Goldsmith's crescent in proximity to London Reef actively mined in the 1870s by Pick and Co.¹⁰

Originally named Forest Creek by early settlers, this location eventually became known as Castlemaine. Castlemaine was named by the chief goldfield commissioner, Captain W. Wright, in honour of his Irish uncle, Viscount Castlemaine. Castlemaine emerged as a gold rush boomtown in 1851 and developed into a major regional town in the Goldfields and was proclaimed a City nearly a century later in 4 December 1965.

2.2 Chronology through extant reference buildings and properties

1850s:

Former Court House
(7 Goldsmith Crescent c.1852)

Central arena
(1852)

Military Officers' Quarters
(4 Camp Crescent c.1854)

Sheriff Colles House
(3 Camp Crescent)

District Police Inspector's Residence
(31, Gingell Street c.1854)

1860s:

Castlemaine Goal
(opened 1861)

Castlemaine Railway Station
(opened 1862)

Castlemaine Market
(1861-62)

¹⁰ Mount Alexander Mail, Wed. 24 September 1862.

Castle House
(37 Farnsworth Street 1864).

Powder Magazine and Keeper's Cottage
(47 Farnsworth Street)

James Ah Coy Residence
(5 Bowden Street and 2 Farnsworth Street)

Huntingdon (Part of Ryan Star's Brewery)
(24 Gaulton Street c.1869)

1900s:
Agricultural Show Pavilion
(c.1934)

Sheep Pavilions
(1930s)

Cattle Pavilion
(1978)



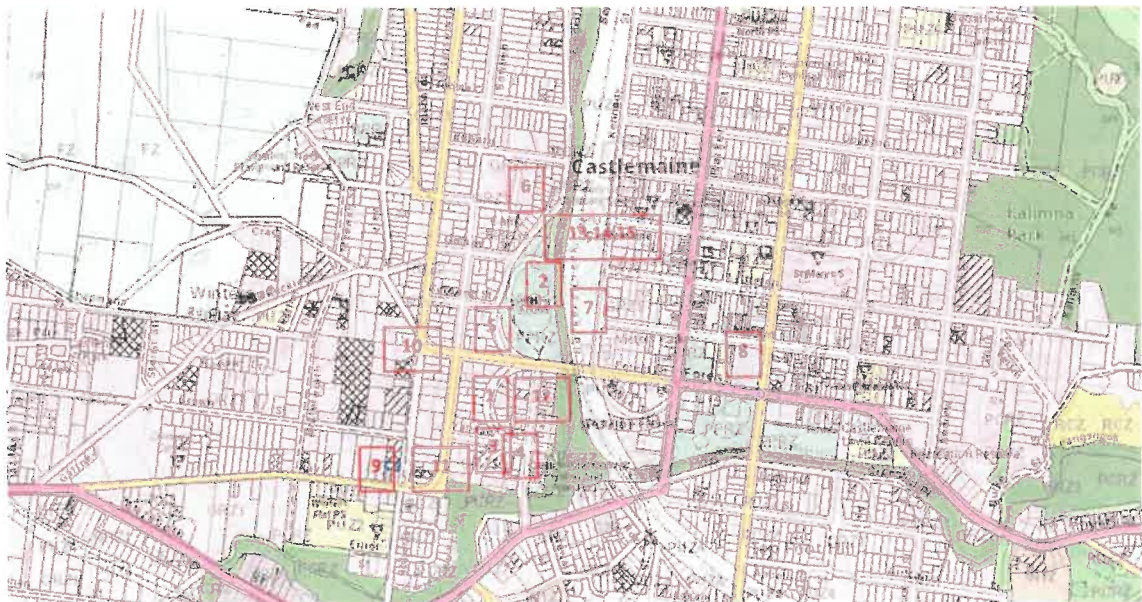
Plan 2.0: HO668 The Camp Reserve and Environs in context; Castlemaine.

2.3 Development sequence

1850s: The area demarcated as Camp Reserve and Environs grew organically although allotments were set in the characteristic grid iron pattern and followed the lay of the lands. The building sequence (sub-urbanisation) has been in spurts following economic growth. The main areas of settlement and topography determined the shape of this section of the City. Bound by natural features, blocks of developments were set on terrace-like sections rising from the Creek to the ridge. The earliest buildings planted were the administrative buildings and the camp.

1860s: More domestic residences and buildings were planted around the formed lots especially around Camp Street, Goldsmith Street, Bowden Street, Farnsworth Street and Gaulton Street. Government buildings such as the Goal, Pavilions and Railway brought about further development and acted as catalysts.

1900s-1950s: Further building came with the building boon pre and post-war where the blocks were filled with building and the formation of streets. Further buildings and pavilions were erected in and around the reserve as the area became a reference point for events and activities and also a transit point in and out of Castlemaine.



1850s:

1. Former Court House
(7 Goldsmith Crescent c.1852)
2. Central arena
(1852)
3. Military Officers' Quarters
(4 Camp Crescent c.1854)
4. Sheriff Colles House
(3 Camp Crescent)
5. District Police Inspector's Residence
(31, Gingell Street c.1854)

1860s:

6. Castlemaine Goal
(opened 1861)
7. Castlemaine Railway Station
(opened 1862)
8. Castlemaine Market
(1861-62)
9. Castle House
(37 Farnsworth Street 1864)
10. Powder Magazine and Keeper's Cottage
(47 Farnsworth Street)

11. James Ah Coy Residence
(5 Bowden Street and
2 Farnsworth Street)
12. Huntingdon
(Part of Ryan
Star's Brewery)
(24 Gaulton Street c.1869)

1900s:

13. Agricultural Show Pavilion
(c.1934)
14. Sheep Pavilions
(1930s)
15. Cattle Pavilion
(1978)

Plan 2.1: Phasing of development; HO660 The Camp Reserve and Environs; Castlemaine.

2.4 Significance of Place and Landscape

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 (H0668). There are three main components which make up;

1. The individual properties which are either listed or registered within the set boundary or immediately adjacent to this demarcation;
 2. The elements or features listed within this area and listed in the “City of Castlemaine Architectural & Historical Study (1979)” some which have group or intrinsic value;
 3. The landscape itself which is the full section of the area delineated and considered as “Camp Reserve and Environs” in its entirety which cannot be taken out or considered out of its context be it historical, geographical, cultural or otherwise.
- A. The individual properties which have triggered or spurred development of this section of the City have been. Listed as chronological markers in the preceding sections (please refer to above sections).
- B. With reference to the elements or features which make up this area of study the following have been listed and identified in the study quoted above and include;
1. The original area occupied in 1851 as Camp Reserve for the Goldfields and his staff;
 2. A number of remaining Camp Reserve buildings from the 1850’s era i.e. the first Court House, Sheriff’s Cottage and the Sergeant’s Quarters;
 3. Other house (built late 1850s – 1860s) of architectural and historical interest – i.e. 31, Gingell Street and 24 Gaulton Street;
 4. The Curvilinear Road layout;
 5. Recreation reserve and associated landscape elements;
 6. The naturalistic environs of Barkers and Forest Creeks.
- C. With regards to the cultural and heritage landscape little has been traced in earlier reports or specialised plans. The elements and features except for the buildings and some significant oversights are general. The landscape is described in the following paragraph; “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 its relatively sheltered ridge centred on and along Farnsworth Street.”¹¹

¹¹ City of Castlemaine Architectural & Historical Study, https://www.mountalexander.vic.gov.au/Files/Heritage/Castlemaine_Architectural_and_Historical_Study_Part_1.pdf, Castlemaine 1979; Accessed 28 December 2020.

2.5 Other significant sites and elements

The Statement of Significance which was compiled for the area is as follows;

“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 its intervening street pattern has changed orientation of this area. The curved street pattern in this area is a departure from the overall grid pattern of the rest of Castlemaine”.

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

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. The current recreation ground and showground known also as Camp Recreation Reserve is not specifically identified as a heritage place within the Schedule to the Heritage Overlay. It is considered 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. One must mention that “the sports clubs or Castlemaine and District Agricultural Society” are also not included. “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 presented in the Heritage Impact Statement for the Camp Recreation Reserve Draft Master Plan (2019) “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.”¹²

The ‘Camp Reserve and Environs’ conservation area, HO668 also includes “the river flats north of Campbell’s Creek and its junction with Forest Creek and Barker Creek.” On the east it encompasses “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.”¹³

¹² Heritage Impact Statement for the Camp Recreation Reserve Draft Master Plan (2019), pp.11-13.

¹³ Op. Cit. Co.

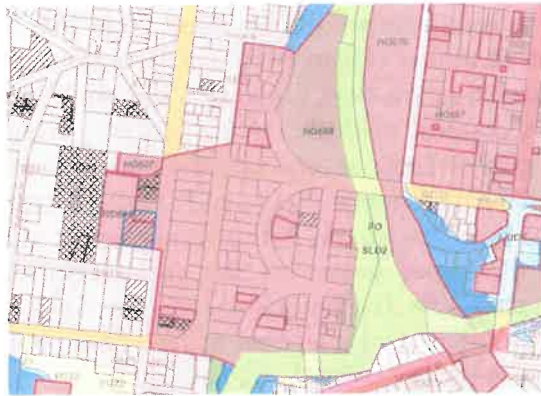
The government maps above show the development of Camp Recreation Reserve. “The high ground in the south west corner, Sect 117B, was formerly the location of the military barracks and stables. It is extremely likely that the existing timber stables dates from the 1850s. Evidence provided by the primitive 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 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, many are of state heritage significance.”¹⁴

Other elements which have been identified through the Heritage Impact Assessment for the Camp Recreation Reserve Draft Master Plan (2019) are the components which make up specifically the reserve and elements in its environs;

- 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.

Other systems have been omitted from the significance of place. There is little in the current statement connected with significant people and groups associated with place or the buildings or properties associated with the early settlers or those who established Castlemaine. (Please refer to Plan 2.2 below)

¹⁴ Heritage Impact Statement for the Camp Recreation Reserve Draft Master Plan (2019), pp.11-13.



| Administrators | Professions/Skilled | Settlers |
|-----------------------------|-----------------------|----------------|
| Capt. W. Wright | William Beynon Downe | William Barker |
| Capt. Robert O'Hara Burke | CD Balmain | George Cunnack |
| Justice (Sir) Redmond Barry | Henry Ginn | |
| Capt. Frederick Blyth | George Thomas Farroll | |
| Capt. George Harrison | Ernest Leving | |
| | James Ah Coy | |

Plan 2.2: Personages and settlers; HO668 The Camp Reserve and Environs; Castlemaine.

The other significant element in the importance of Camp reserve which is crucial to its existence is gold mining. The promontory is perched on what was the earliest administrative hubs; the Commissioner's Camp. Remnants of the camp are still extant in the area of Goldsmith's Crescent. The area rises from a serpentine valley which runs North to South and exploited by the railway. The promontory rises steadily from 282 metres (925 feet) to an altitude of 314 metres (1030 feet) at a distance (Oval to property) of 377 metres (1236 feet). The gradient is 1:10. This is slightly higher than Goal Hill but lower than the hills to the East of Castlemaine which rise to 345 metres (1131 feet).¹⁵ This hilly and mountainous section of Mount Alexander and Castlemaine was recorded very early by A.R Selwyn in 1853. The site sits approximately in a triangulation formed by; Mount Tarrengower (South West), Mount Alexander (North East) and where Campbells Creek and Loodon River meet (South East). One of the earliest maps tracing London Hill reef is the one delineating the Victorian Water supply and records clearly the promontories overlooking Castlemaine town set on a grid down valley.¹⁶ London Hill and reef were earmarked for mining at the outset and by 1862 Pick and Co. were mining one of the best yields 32 ton 17 ozs. of gold.¹⁷

Re-assessing significance: HO668

2.6

Historical: HO668 is significant historically as it encapsulates the origins of the City development; the establishment of the administrative hub, the earliest gold mining activity, the development of the camp for recreational purposes and the opening of the railway making Castlemaine an important transit point connected to Melbourne and the Region

Archaeological: HO668 is significant archaeologically because of the building remnants and systems which have been recorded and date back to the earliest constructions i.e. the timber stables and the remains of the former Church of England chapel and Sunday School in Gaulton

¹⁵ Calculations based on data from; Topographic Map.com; viewed on 2 October 2020 (<https://en-au.topographic-map.com/maps/j8zv/Castlemaine/>) and Google EarthPro.

¹⁶ British Library; Victorian Water Supply. Plan shewing Auriferous Gullies in the Castlemaine and Fryerstown Mining Divisions commanded by the Coliban Scheme. Scale, 40 ch[ain]s to one inch.; viewed 2 October 2020 <https://www.oldmapsonline.org/map/britishlibrary/4846222>.

¹⁷ Mount Alexander Mail (Vic. : 1854 - 1917), Wednesday 24 September 1862.

Street. In an urban archaeological context it records the planting of the earliest buildings and street development and block and lot formulation and formation.

Topographical and Toponymy: HO668 is unique in this regard because of its typical topographical features determined by its geography and geology. It is important to note that the toponymy has been determined by the settlement pattern and nineteenth century references to the activities and geographic features i.e. Creek names, geographic terms i.e. flat and technical terms i.e. goldsmith.

Landscape: Landscape in this case is being referred to simply as Historical Urban Landscape but specifically to those areas which have been designed through human intervention in remodelling the geography. The following features have determined the shape of the land; i.e. the avenue of Elm trees near the oval and the Cunnacks Valonia Oak Plantation.

Cultural: HO668 integrates the diverse cultural systems of the City in the traditional skills, the establishment of European migrants, the establishment of society and the evolution of local traditions, events and activities. These are expressed through the landscape, the buildings and property; as in the case of the Oval, the Pavilions, the administrative buildings but also of the place names; Barker's Street (after William Barker).

Cultural Landscape: The earliest depictions of Castlemaine focus on Forest Creek and the Governor's Camp. In 1852 R.S. Anderson "sketched on the spot" the gold diggers camp at Mount Alexander with the hills and mountains in the background. It shows sparsely afforested areas with "eucalyptus?" clumps topping the promontories. In the middle distance one may already identify the Government Camp and perched over it is the London Hill Reef. In the foreground miners are at work in the Creek which tapers into the distance through Winter's Flat. The area may have been cleared when the camp was planted.¹⁸ Another contemporary depiction of Mount Alexander is by the famous S.T. Gill who documented the Goldfields landscape during the 1850s. The artist seems to have recorded this section from the opposite view and at a lower spot to that of R.S. Anderson. Gills vividly depicts the first timber buildings perched on the reefs and hills.¹⁹

¹⁸ Diggings in Mount Alexander, S.T. Gills watercolour on paper 1852.

¹⁹ Ibid.

2.7 Current uses

The current uses in HO668 are determined by the Victoria Planning Provisions. The area has been allocated as a General Residential Zone (GRZ: Refer to Addendum 1: 32.08) and described as (GRZ1). The purpose of the GRZ is to;

- A. To implement the Municipal Planning Strategy and the Planning Policy Framework. To encourage development that respects the neighbourhood character of the area.
- B. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- C. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The Victoria Planning Provision stated that the Neighbourhood objective (refer to 32.08-1) is as follows;

“A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.”

The schedule of uses is presented in section 32.08-2 and includes a series of uses apart from residential and clauses attached to subdivision requirements (including class uses).²⁰

The Heritage Overlay also determines the use of buildings and property within the demarcated zone. Shown on the planning scheme map as HO with a number 668 it outlines the following purpose (refer to Addendum 2: 43.01);

1. To implement the Municipal Planning Strategy and the Planning Policy Framework.
2. To conserve and enhance heritage places of natural or cultural significance.
3. To conserve and enhance those elements which contribute to the significance of heritage places.
4. To ensure that development does not adversely affect the significance of heritage places.
5. To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

With reference to planning for the “Use of a heritage place” (refer to Annex 2: 43.01-9) the following are the conditions set out in this clause;

1. A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:
2. The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
3. The use will not adversely affect the significance of the heritage place.
4. The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

In the decision guidelines the responsible authority “must consider the effect of the use on the amenity of the area.”

²⁰ Please refer to GRZ, pp.3-11.

2.8 Constraints and opportunities

The uses and HO and GRZ guidelines and policies even those for uses outlined in the previous section may be considered both as constraints and development opportunities.

In general the strategy set in the Mount Alexander Planning Scheme sets the opportunities tied with Heritage Overlays and properties in the schedule;

1. Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
2. Provide for the protection of natural heritage sites and man-made resources.
3. Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
4. Encourage appropriate development that respects places with identified heritage values. Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced. Support adaptive reuse of heritage buildings where their use has become redundant.
5. Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

The design constraints are prescribed in clause 43.01-8 of the HO;

1. Any applicable heritage design guideline specified in the schedule to this overlay.
2. Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
3. Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
4. Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
5. Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
6. Whether the proposed subdivision will adversely affect the significance of the heritage place.
7. Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
8. Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
9. Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
10. Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

Other overarching policies are included in the Mount Alexander Planning Scheme (Refer to 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.”

The key issues identified include:

“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.”

Under Objective 1 the following parameters have been set:

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.

The Castlemaine Landscape Significance Area 1.0 19/01/2006 VC37 also sets general policies for HO areas. The statement is as follows;

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 objectives to be achieved;

- 1.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.
- 2.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.
- 3.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.
- 4.To ensure that existing wildlife habitats within the policy area are preserved and maintained.

3.0 Proposal

3.1 The proposed works

PA199/2019 over the land art 37 Farnsworth Street Castlemaine (Lot 12) proposes the construction of 2 double-storey buildings on permitted subdivided lots.

The two double storey buildings are fenced off from the extant subdivisions forming separate properties and are therefore detached from the listed property 37, Farnsworth Street. These two buildings are sited on the lower sections of the ridge (North) which formed part of the original property.

The proposed design for both properties is a building envelop of 75m² with extended open space apart from the landscaped surrounding area of 40m². The contemporary design is timber clad with “weathered” natural finish boards. They both include a permeable verandah-like projection which extends over the open space or porch.

The design proposal was revised in two instances. The first design response was made in 2020 with a subsequent revision prescribed by the Planning Officer and referred to in the RFI dated 15 June 2020.

(Please refer to Addenda 3 and 4)

The proposed development includes an approved subdivision of a registered place (September 2012 – Addendum 5) and the construction of new buildings with relative carports on a registered area and within the HO.



Plan. 3.0: Proposed ground plan; Construction of double-storey dwellings.

3.2 Options considered

The design options by the architects designers have been directed at low impact on both the adjacent property (37 Farnsworth Street) and the HO668. The following have been included in the. Design proposal to attenuate any impact from the development;

1. setback in line with the heritage house
2. positioned behind a large yellow gum which partially obscures it from view from the street
3. paired back in detail so as not to conflict with the castellation and other embellishments on the historic home next door
4. discreet and visually integrated into the landscape
5. contemporary in design with a form that follows its function as a sustainable, open-plan, light-filled home which “avoids imitative solutions” but which gives consideration to the context, strength, scale and character of the original”
6. “sensitively designed new work that would have a positive role in the interpretation [and experience] of the place”
7. visually subdued so as not to “overpower” the historic house

The design has also followed principles so as “not to interfere or detract from the appreciation of the old house with all of its character and style.”;

- A. The use of natural materials that blend the houses with the native vegetation preserved on the hill;
- B. Native landscaping to enhance the discreet visual impact of the houses;
- C. Green trellising that draw the landscape up in front of the houses
- D. A skillion roof that does not visually intrude on the setting or increase the height more than necessary;
- E. Colours that visually recede and blend with the natural environment set by the crop of yellow gums;
- F. Fencing styles will also be in timber to add to the natural feel by the use of natural materials.



Fig. 3.1: Proposed render; Construction of double-storey dwellings.

3.3 Information to support the assessment (Sections 101(2) and 101(3) of the Heritage Act 2017)

General considerations

In its preparation the HIA has presented an evaluation and re-assessment of the HO668 and adjacent assets presented in Section 2. From this evaluation it has been seen that;

1. Although the Significance Assessment has been tweaked with new historical, cultural and archaeological, topographic evidence the earlier assessment and significance parameters have not been changed, enhanced or reduced;
2. All the interventions to date including the subdivision of land (3 Lots) have followed the planning process and permit exemptions as per pertinent legislation (these have been presented in the addenda);
3. The proposed development are directed at residential use which fall within the Use parameters as set in the HO668 and as determined by the Victoria Planning Provisions. The dwelling fall within the General Residential Zone criteria;
4. The adjacent buildings within the demarcated registered envelop have been rehabilitated or extended and adapted into an artist studio and B&B respectively (these adaptations have also been done in line with the planning process and procedure and following planning policies for the residential zone);
5. The immediate grounds around the proposed development (both in massing and design) do not overshadow or impact 37 Farnsworth Street property and the immediate areas around the HO;
6. The development includes an (indigenous) plant list and landscape plan presented as part of the complex or building scheme;
7. The fences around the site perimeter and subdivisions follow the approved permit;
8. The setback has been respected;
9. The views of "Castle House" from the public realm (Farnsworth Street and the slip road leading to the property) have been maintained;
10. The sightlines and the views are not impacted by the development, there is no visible impact on (please refer to Survey Addendum 6) ;
 - A. abutting third party properties (>30m),
 - B. the immediate surroundings (<30m),
 - C. the immediate environs (50m-100m)
 - D. and further afield (500m-<1km) within the HO perimeter
 - E. the views are deterred by third party buildings on the reef or under the reef (slope) or by mature trees which have screened off most parts of the buildings sitting on the promontory or the terraced areas;
11. The said proposal building density and new build follows the pattern set around the HO has increased through 1980s-to date and has been tangible since the establishment of the residential zone.

3.4 Specific considerations: GRZ parameters

| Criteria/Policies | Impact | Comment |
|---|---------------|---|
| To encourage development that respects the neighbourhood character of the area. | Positive | The development does not run counter to the character of the neighbourhood. |
| To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. | Positive | The development promotes diversity in design and housing types which the neighbourhood within the HO which have been established and are extant. |
| To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. | Positive | The development assists the conservation of listed property through sustainable conservation and diverse uses (within its proximity and the neighbourhood enclave). |

Specific considerations: HO parameters

3.5

| Criteria/Policies | Impact | Comment |
|--|---------------|---|
| To conserve and enhance heritage places of natural or cultural significance. | Positive | The development assists in making conservation viable and is sustainable in the use of land earmarked for residential. |
| To conserve and enhance those elements which contribute to the significance of heritage places. | Positive | The development considers the heritage context; does not compromise the visual connectivity and is not an exercise in tokenism. |
| To ensure that development does not adversely affect the significance of heritage places. | Positive | The development has been considered with a policy of no impact using; design, massing and materials to respect the established character in the area. |
| To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place. | Positive | The adaptive use or re-use of 37 Farnsworth Street depends on the financial viability of its long term conservation and use. The subdivision, development and use of space will support heritage significance conservation long term. |

**3.6 Considering the impact within the set constraints
(Mount Alexander Shire Planning Scheme)**

| Criteria/Policies | Impact | Comment |
|---|---------------|---|
| Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme. | NA | Not Applicable |
| Provide for the protection of natural heritage sites and man-made resources. | Positive | The proposal follows the principles set in the Neighbourhood character and sets to propose 2 dwellings which are non intrusive in the; massing, ratio, set-back, design and materials. These are set not to encroach visually on the adjacent property or the HO. |
| Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance. | Positive | The proposal respects the quality of the place and the uses are in line with the policies set. The landscaping plan enhances context. |
| Encourage appropriate development that respects places with identified heritage values. Retain those elements that contribute to the importance of the heritage place. | Positive | The adaptive use or re-use of these adjacent areas with the proposed buildings do not intrude or deter from the heritage qualities and values of the adjacent registered property or the neighbourhood. |
| Encourage the conservation and restoration of contributory elements of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced. Support adaptive reuse of heritage buildings where their use has become redundant. | Positive | The proposed development within the subdivisions ensures the land use of areas within the HO and in the proximity of the registered property long term through diverse housing units and contemporary architecture which is sustainable and environmentally friendly. |

3.7 Considering the impact within the set constraints (HO)

| Criteria/Policies | Impact | Comment |
|--|---------------|---|
| Any applicable heritage design guideline specified in the schedule to this overlay. | NA | Not Applicable |
| Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place. | Positive | The proposal bulk, form or appearance does not adversely impact the adjacent registered property or the HO in its entirety. |
| Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place. | Positive | The proposal respects the quality of the place and context and does not propose buildings which respect the neighbouring properties in bulk, form and appearance. |
| Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place. | NA | The proposal does not involve demolition or external alterations of the adjacent registered property or the HO. |
| Whether the proposed works will adversely affect the significance, character or appearance of the heritage place. | Positive | The proposed development within does not adversely affect the identified values which make up the character of the area and the HO. |
| Whether the proposed subdivision will adversely affect the significance of the heritage place. | Positive | The approved subdivision does not adversely affect the identified significance of the adjacent registered property or the neighbourhood within the HO. |
| Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place. | Positive | The proposed development has been designed with a consideration not to run counter the significance of place or the impact the character of the registered property or place. |

3.8 Statement on impact “nature and key elements of landscape”

| Criteria/Policies | Impact | Comment |
|--|----------|---|
| <p>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.</p> | Positive | <p>The proposal does not impact on the vacant lots. The proposed buildings do not propose any major Engineering works which affect the land form, features or the environment in its proximity or the HO demarcation.</p> |
| <p>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.</p> | Positive | <p>The proposal considers permeability with a landscaping proposal which</p> |
| <p>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.</p> | Positive | <p>The proposal respects the quality of the place and context and does not propose buildings which respect the neighbouring properties in bulk, form and appearance.</p> |
| <p>To ensure that existing wildlife habitats within the policy area are preserved and maintained.</p> | NA | <p>The proposal does not involve demolition or external alterations of the adjacent registered property or the HO.</p> |

3.9 Information to support an assessment against Impact of the proposal on the cultural heritage significance of the HO

This proposal as outlined earlier has been revised from the original submitted plans. The submitted plans have been further considered and reviewed with a Request for Information considering;

- 1) Amended plans and details (submitted)
- 2) A landscape plan to scale with dimensions and details (submitted)
- 3) A roof plan (submitted)
- 4) A clarification on the fence (submitted);
- 5) A comprehensive colour and materials schedule for all external elements (submitted);
- 6) Amended elevation plans (submitted);
- 7) Overlooking and overshadowing diagrams as per the requirements of Clause 56 of the Mount Alexander Planning Scheme. (submitted)

The proposal with these changes have made the location, bulk, form or appearance of the proposed buildings more sympathetic which are more feasible and mitigation measures proposed have been crucial. These recommended changes ensure the retention and safeguarding of values of the place, immediate context, neighbourhood character and the significance of the HO.

| Proposal | Impact | Comment |
|--|---------------|---|
| Construction of new buildings, car parking, within the grounds of a heritage registered place and within the HO. | Positive | |
| The proposal is in the best interests of the conservation of the registered place and HO. | Positive | The proposal makes conservation both of the adjacent registered property and the HO through sustainable conservation, controlled land use and planned design formulating bulk, form or appearance in relation to context as per guidelines. |
| The impact of the new development on the heritage significance of the registered place and the HO is being minimised. | Positive | The proposal respects the quality of the place and context with a reviewed proposal to ensure impact is minimised (please refer to RFI requests for amended plans above) |
| The new development is sympathetic to the heritage place and HO. | Positive | The new proposal located on permitted subdivided lots have been designed with a reduced building envelope, a light cubic form with |

| | | |
|--|----------|---|
| | | simple proportions. The design and materials using a natural finish is designed to blend in. A landscaping scheme has also been applied to screen of the buildings. The survey shows that the current vegetation still screens off the buildings. |
| The proposed works do not affect the significant garden setting, landscape and trees. | Positive | The proposal do not affect the garden setting as this section of the garden was disused. The landscaping proposal does not impact local endemic species but is being designed to mitigate visual impact but also to enhance the current vegetation and trees. |
| The new development does not affect the setting, views to/from the heritage site or the HO. | Positive | The survey considering sightlines and views to and from the area does not impact the setting or views to and from all areas and reference points in the HO. |
| The curtilage retained around the registered place contributes to the conservation of its heritage significance | Positive | The retained curtilage around the registered property which has been subdivided into three lots maintains the delineation of the old property. |
| The advice of heritage consultants were sought. | Positive | The heritage consultants compiled a CMP for 37 Farnsworth Street which includes a study on impact on both the registered property and the HO by the new proposal. The study shows there was no visual or other impact from multinode in, around and outside the HO. |
| The new development is not sited on any known or potentially significant archaeological deposits. | Positive | Research has not yielded any archaeological evidence in the proposed area or in the immediate surroundings. When the survey/report was commissioned the area had already been prepared for works. |

4.0 Summary of Impacts and Recommendations

4.1 Observations

It has been seen from the surveys, the HIA and the significance assessment that the HO668 is not @Risk of being impacted by the proposed developed. Through the CMP presented in September-October 2020 it has been concluded that the new proposal adjacent to the registered property within the quoted HO is not impacted.

These observations are substantiated by the surveys. The surveys have recorded the state of the HO and all its elements and also captured views in, out and around the HO and in proximity to the proposed development.

In the first instance the current state of the HO shows a diverse array of housing forms that vary in style (aesthetics), bulk, condition and history. The development of the neighbourhoods within the HO as seen through the historical study has been in spurts and therefore the components and elements vary from the Victorian period to contemporary architecture. This diverse architecture has fused through the use of extensive garden systems and landscaping which has been adopted around the private and public realm.

In the second instance the study of views and sightlines from and through the HO has shown that either in proximity to the proposed development or from various nodes within the neighbourhood fabrics is the new proposal visible. Both the seriality of the views North-South and East-West is the promontory visible. The areas, terracing and the avenues screen-off most of the buildings from all levels of the terraced slope.

Both the HIA and CMP presented established that the values of the HO and the adjacent registered property/properties are not impacted by the new development and the subdivision. It has been seen that there has been no impact on the; historical, aesthetic, topographic, archaeological (urban), cultural and landscape values even after a re-assessment of significance.

4.2 Views of external stakeholders

Neighbours have raised objections (these were lodged in relation to PA 119/2019 to Planning in June 2020) regarding; mass and area ratio for new build proposed, concerns on local flora and fauna, design issues on fences and new build, private and public space, traffic impact and views onto "Castle House". The objections did not specifically address the restoration of the registered building but its setting and context through the impact of the new building proposal.

To address these concerns the owner in turn has submitted;

- (1) alternative plans, elevations and rendering as a design response;
- (2) photos with setback demarcations;
- (3) a plant list and landscaping plan;
- (4) and a Conservation Management Plan to guide future interventions;
- (5) and a CMP.

(Please refer to Addenda).

The rectification of plans and proposal has uated and significantly attenuated and resolved any concerns raised with a resultant development grafted in the extant landscape.

The mitigation measures which have been prescribed through the RFI have produced a proposal which protects the significance of the adjacent registered property and the HO. It guarantees long term sustainable development and conservation. The use and adaptive re-use of the subdivided lots for housing units, the B&B nearby supports financially and economically the registered property "Castle House" which needs to be restored and maintained long term. The new proposal will direct funding to an area (old property curtiledge) which needs significant long term funding which will fall in disuse if neglected. The new development proposal is in line with the recent developments (25 years) of building extensions and contemporary accretions and therefore the alternative uses and the development of new housing types assists to the diversity of the architecture (without resorting to tokenism) in the HO. This activity fuels the economy of the neighbourhood and the City by increasing the quality of the housing stock and market with sustainable and environmentally-friendly systems.

4.3 Recommendations

The new proposal has to date followed the obligations and constraints set by Heritage Victoria and parameters set in the register and also the constraints set by the Heritage Overlay and various planning provisions. This may be seen from the records and documents listed in the Planning Report and the Addenda attached with this HIA and the CMP submitted for 37 Farnsworth Street.

The development of new proposals as new residences in proximity to "Castle House" has followed and modelled by the permits issued to date and permit exemptions which have permitted its development within the constraints and recommendations made by Heritage Victoria for the registered property and the HO. The development new residences will support the restoration and maintenance commissioned by the owner and the adaptations proposed for the curtiledge are being directed by sustainable conservation. This regime has to be maintained to ensure further conservation works, the necessary maintenance and thus extend the life of the asset and the values of the HO further. New proposed uses will avoid severe deterioration resulting in loss of fabric and exponential growth in funds vital for long-term maintenance and extensive restoration. "The regular expenditure of a small amount of maintenance funds is much better for a building, and more cost effective, than large injections of capital every 20 years or so". Based on the documentation and plans presented it has been seen that the owner is sensitive and sensible in proposing development in and around the registered property and the HO. Considering all the elements gather the impact is being considered as a positive one.

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Mount Alexander Planning Scheme Heritage Impact Statement for the Camp Recreation Reserve Draft Master Plan (2019)

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Victoria Planning Provisions; General Residential Zone 32.08 pp.1-11.

Heritage Act 2017; Authorised Version incorporating amendments as at 6 April 2020.

Guidelines for preparing heritage impact statements, September 2020

Mount Alexander Shire Council

Mount Alexander Shire Council File Download: Castlemaine Architectural and Historical Study, Part 1

Mount Alexander Shire Council File Download: Castlemaine Architectural and Historical Study, Part 2

(refer to <https://www.mountalexander.vic.gov.au/Page/Download.aspx?c=6201>)

Mount Alexander Thematic Environmental History - Volume 1 & 2 - Report and Recommendations

(refer to <https://www.mountalexander.vic.gov.au/Page/Download.aspx?c=8634>)

Mount Alexander Shire Council; Heritage Impact Statement for the Camp Recreation Reserve

Draft Master Plan (2019) Ordinary Meeting of Council 15 September 2020

Mount Alexander Planning Scheme; Schedule 1 to Clause 32.08 General Residential Zone p.1

Mount Alexander Planning Scheme; Schedule to the Heritage Overlay, pp. 1-76.

ICOMOS Australia

The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013 and the associated series of Practice Notes provide a best practice standard for managing cultural heritage places in Australia. (refer to <https://australia.icomos.org/publications/burra-charter-practice-notes/#bc>)

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Topographic Map.com; viewed on 2 October 2020 (<https://en-au.topographic-map.com/maps/j8zv/Castlemaine/>).

Robyn Riddett, Heritage Impact Statement, Castlemaine Goal, 13 June 2017.

Addenda

Addendum A 37-Planning Report.pdf
 Addendum 1 Victoria Planning Provision GRZ
 Addendum 2 Victoria Planning Provision HO
 Addendum 3 Request for Information Letter
 Addendum 4 a Approved Plans p2295.pdf
 Addendum 4 b PA p21295 l.pdf
 Addendum 4 c p21295 per.pdf
 Addendum 4 d p24540 l.pdf
 Addendum 5 Application for Subdivision
 Addendum 6 Survey

(Included with Conservation Management Plan)

Addendum 7 a i Extended Planning Permit.pdf
 Addendum 7 a PA210/2019 .pdf
 Addendum 7 b PA210/2019 PLANS COVER.pdf
 Addendum 7 d PA210/2019 As EXISTING_FLOORPLAN_FINAL.pdf
 Addendum 7 e PA210/2019 As PROPOSED_ELEVATIONS_FINAL.pdf
 Addendum 7 f PA210/2019 As PROPOSED_FLOORPLAN_FINAL.pdf
 Addendum 7 g SITE AND SURVEY PLAN_FINAL.pdf
 Addendum 7c PA210/2019 As EXISTING_ELEVATIONS_FINAL.pdf
 Addendum 9 a Landscape_plan.pdf
 Addendum 9 b Plant_List.pdf

Addendum 10 a Design_response_FINAL_images-1SM.pdf
Addendum 10 b design_resposeFINAL.pdf
Addendum 11 a 20-866_LODER_SK_REV01_ALTERNATIVE CONCEPT.pdf
Addendum 11 aa 20-866_LODER_SK_REV01_LOT 3 ELEVATIONS-Elevation - LOT 3_NORTH.dwg
Addendum 11 b 20-866_LODER_SK_REV01_FIRST FLOOR.dwg
Addendum 11 c 20-866_LODER_SK_REV01_GROUND FLOOR.dwg
Addendum 11 d20-866_LODER_SK_REV01_LOT 2 ELEVATIONS-Elevation - LOT 2_EAST.dwg
Addendum 11 e 20-866_LODER_SK_REV01_LOT 2 ELEVATIONS-Elevation - LOT 2_SOUTH.dwg
Addendum 11 e20-866_LODER_SK_REV01_LOT 2 ELEVATIONS-Elevation - LOT 2_NORTH.dwg
Addendum 11 f 20-866_LODER_SK_REV01_LOT 2 ELEVATIONS-Elevation - LOT 2_WEST.dwg
Addendum 11 g 20-866_LODER_SK_REV01_LOT 2 ELEVATIONS.dwg
Addendum 11 h 20-866_LODER_SK_REV01_LOT 3 ELEVATIONS-Elevation - LOT 3 - EAST.dwg
Addendum 11 i 20-866_LODER_SK_REV01_LOT 3 ELEVATIONS-Elevation - LOT 3_SOUTH.dwg
Addendum 11 j20-866_LODER_SK_REV01_LOT 3 ELEVATIONS-Elevation - LOT 3_WEST.dwg
Addendum 11 k20-866_LODER_SK_REV01_LOT 3 ELEVATIONS.dwg
Addendum 12 a RENDERS 20020_FHP_Visualisation_02_Draft_20200907.jpg
Addendum 12 b RENDERS FHP_Visualisation_Hero_Final Draft.jpg
Addendum 13 a Fence_setback.jpg
Addendum 13 b fence_setback2.jpg
Addendum 14 a Inspection Schedule.pdf
Addendum 14 b Prep maintplan 2.pdf
Addendum 14 c State of Property pre-Rehabilitation and Restoration works Heritage_Images2.pdf

Addendum 6: Survey of HO

5.1: Views and sightlines (Farnsworth Street and environs)

Visual Connectivity around Forest and Farnsworth Streets



Views onto new proposal and “Castle House” from (N-NE) the immediate environs, Farnsworth Street and Forest Street. It may be seen that outside the grounds and track (<10m-30m) the property is screened off (30m-160m) by vegetation and surrounding new-build.



Views onto new property and “Castle House” from (S-SE) the immediate environs and Farnsworth Street. It may be seen that outside the grounds and track (<10m-30m) the

property is screened off by vegetation over the section of the reef. (Photo A&CV Malcolm Borg September 2020)



Views onto new proposal site and "Castle House" from (S-SW) the immediate environs, Farnsworth Street and Brown Street. It may be seen that outside the grounds and track (<10m-30m) the property is screened off by vegetation. Even from Brown Street (50m-150m) from the top of the slope to the bottom, the house is concealed by new build and vegetation (public verges and landscaped gardens). Views onto "Castle House" from the

property subdivisions only from Lot 3 (inside view – private to private).(Photo A&CV Malcolm Borg September 2020).



Views out from the new proposal areas and “Castle House” East Section are a window onto the township (Photo A&CV Malcolm Borg September, 2020).

6.2: Views and sightlines (External views of the HO in the direction of the new proposal)



The Catholic Church of St.Mary's in the foreground and the London Reef Hill in the background now screened off by urban sprawl, mature eucalyptus and private landscaped gardens over the slope. (Photo A&CV Malcolm Borg September 2020).





Two panoramic views from Goal Hill show how the visual connectivity from the 1800s and 1940s of “Castle House” have been lost to development and landscaping from the post-war period and after 2014. In fact other new build is evident over the promontory. (Photo A&CV Malcolm Borg September 2020).

It has been seen that both in plan (and from the air) and when recording visual connectivity and sight lines the promontory around the new proposal and the registered property “Castle House” and its environs (50 metres – 1 kilometre) have been impacted significantly by new build during the post war period. Intensive residential development has been recorded also post GRZ 1 demarcation and allocation.

It has been also seen that from further afield 500m – 1km and < 1km the views onto new proposal and Castle House are no longer visible. It is of note that even from the semi-private/semi-public realm the new proposals are concealed.

6.3: Views and sightlines (Internal views of the HO in the direction of the new proposal)
Camp area and environs



The views from the Oval are dominated from the trees planted on the rim. Sweeping views of the promontory conceal the built landscape. (Photo A&CV Malcolm Borg December 2020).



The views from the Oval are dominated from the trees planted on the rim. Sweeping views of the promontory conceal the built landscape. (Photo A&CV Malcolm Borg December 2020).

6.4: Views and sightlines (Internal views of the HO in the direction of the new proposal)
Neighbourhood street views in the direction of Farnsworth and Forest Street















All views and sightlines within the HO (in and around George, Caroline, Forest, Gingell and Bowden Streets) are dominated by wide streets, wide verges and tree lined avenues. The promontory is viewed through the terraced parallel streets (North-South) and serial vision from the streets runnibf from West to East. (Photos A&CV Malcolm Borg December 2020).

6.5: Views and sightlines (Internal views of the HO in the direction of the new proposal)
Neighbourhood street views in the direction of Farnsworth and Forest Street





