



Camp Reserve, Castlemaine

Heritage Impact Statement

Prepared for Mount Alexander Shire Council
May 2025



HERITAGE

COURT HOUSE.

CHIEF COMMISSIONER'S
RESIDENCE.

GUARD ROOM,
& GOLD LICENSING TENTS.

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THE COMMISSIONER'S CAMP, CASTLEMAINE.

Acknowledgement of Country

We respect and acknowledge the Dja Dja Wurrung People, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Dja Dja Wurrung People to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Report register

The following report register documents the development of this report, in accordance with GML’s Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
3420C	1	Draft report	14 May 2025
3420C	2		

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Cover image

The Commissioner’s Camp, Castlemaine, Gilks, Edward & Clarke, Cuthbert 1852. (Source: National Library of Australia, ID 1865128, with GML overlay)

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1 Introduction

1.1 Background

Mount Alexander Shire Council has engaged GML Heritage Victoria Pty Ltd (GML) to prepare a Heritage Impact Statement (HIS) for works proposed at Camp Reserve, Castlemaine (the site or the reserve).

The site is included in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme within HO668—Camp Reserve and Environs.

Mount Alexander Shire Council proposes to construct a new sports and community pavilion and netball/multipurpose courts at the southwestern end of Camp Reserve. The existing pavilion and netball court would be demolished.

This HIS assesses how the proposed development affects the significance of the heritage precinct (HO668) and those elements that contribute to the significance of the precinct, in particular the reserve and associated landscape elements.

This HIS supersedes previous HIS reports (completed February 2024, revised August 2024). Impacts and mitigative measures recommended in the previous HIS reports and other changes to the proposal as a result of the design review process are summarised in this HIS as background to options considered. The HIS has been revised and updated to reflect revised schematic designs for the Camp Reserve Sports and Community Pavilion and revised landscape design package for Camp Reserve. Other documentation of relevance to the proposed works, including the arborist's report, flood assessment and stormwater management, and traffic and carparking) have not been updated since the August 2024 HIS.

The HIS will form part of a planning permit application.

This HIS briefly discusses potential impacts to historical archaeology. Further detail is provided in a separate report, also completed by GML. This HIS does not assess impacts to Aboriginal cultural heritage (i.e. it is not a Cultural Heritage Management Plan).

1.2 Project details

The following background information follows the template provided in Heritage Victoria's Guidelines for preparing heritage impact statements (June 2021):

Heritage Impact Assessment for: Camp Reserve, Castlemaine

Heritage Overlay number: HO668—Camp Reserve and Environs

Address and location description: 11 Forest Street, Castlemaine (Figure 1.1)

Prepared by: GML Heritage

Prepared for: Mount Alexander Shire Council

Date: 14 May 2025.

1.3 Subject site

Camp Reserve is located immediately west of central Castlemaine, and is bounded by Forest Street to the south, Gingell Street to the west and Barkers Creek / Castlemaine railway line to the east (Figure 1.1).

Camp Reserve is accessed from the central Castlemaine area via Forest Street or the railway underpass and bridge over Barkers Creek.



Figure 1.3 The light green shaded area is the extent of SLO2. The site boundary is denoted by the red outline, as per VicPlan. (Source: VicPlan, with GML overlay)

1.5.2 Victorian Heritage Register

The site is not included in the Victorian Heritage Register.

In July 2023 the Heritage Council of Victoria (the Heritage Council) advised Mount Alexandra Shire Council (MASC) that it had received a nomination for Camp Reserve, Castlemaine (the place), to be considered for inclusion in the Victorian Heritage Register under the Victorian *Heritage Act 2017*.

For a place or object to be included in the Victorian Heritage Register, it must be of significance at a State level. In this instance, the Heritage Council found that on the basis of the material provided and further investigations, there is no evidence that the place is significant at the State level.

The place is part of the historical site of the Castlemaine Gold Commissioner’s Camp, the significance of which is protected by Heritage Overlay HO668 ‘Camp Reserve and

Environs' and associated Heritage Design Guidelines. The Heritage Council determined that although the historical association is important, it did not find, on the evidence provided, that the place may allow the association to be better understood than other places in Victoria with substantially the same association. Further, the Heritage Council recognises that the place remains a recreation reserve, since its gazettal as a public recreation reserve in 1895, and also notes that alterations at the site over time mean that it no longer closely resembles the Gold Commissioner's Camp due to the impermanent nature of the structures built at the camp. The Heritage Council acknowledges the inclusion of the site in the Victorian Heritage Inventory.

The Heritage Council's view was further upheld in August 2023 in response to a request for a review of the Executive Director's decision to refuse a nomination for the place.

The Executive Director and Heritage Council's decisions and statement of reasons are outlined in the correspondence attached at Appendices A and B.

1.5.3 Victorian Heritage Inventory

The site is included in the Victorian Heritage Inventory (VHI) as H7723-1266—Former Commissioner's Camp Site, as a site likely to contain historical archaeological artefacts, deposits and or features that relate to its mid-nineteenth century use as the location of the Gold Commissioner's Camp. Potential impacts to historical archaeology are addressed in a separate report (Camp Reserve, Castlemaine (H7723-1226) Consent to Damage supporting document, GML Heritage, draft report 2025).

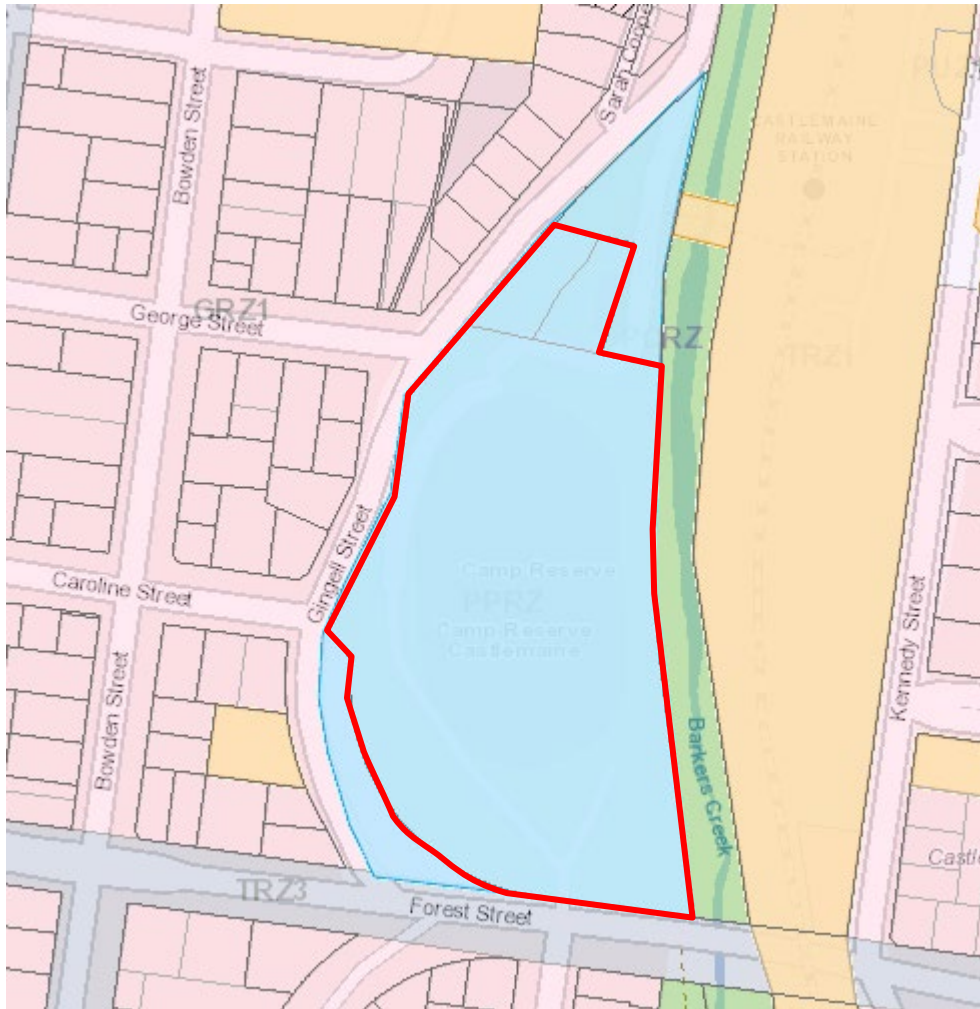


Figure 1.4 The blue shaded area is the extent of the VHI area. The site boundary is denoted by the red outline, as per VicPlan. (Source: VicPlan, with GML overlay)

1.5.4 Aboriginal Cultural Heritage Sensitivity

The site is within an area of Aboriginal Cultural Heritage Sensitivity. Aboriginal cultural heritage is being addressed in separate reports by Heritage Insight (November 2023) and Dr Vincent Clark Archaeology & Heritage (September 2024).



Figure 1.5 The green shaded area represents the area of Aboriginal Cultural Heritage Sensitivity. The site boundary is denoted by the red outline, as per VicPlan. (Source: VicPlan, with GML overlay)

1.6 Methodology

The methodology for the HIS is informed by the following guidelines and principles:

- Heritage Victoria’s *Guidelines for preparing heritage impact statements* (June 2021)
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance*, 2013 (the Burra Charter).The proposed works are presented in the following documents:

Camp Reserve Sports and Community Pavilion Schematic Design, prepared by K20 Architecture (provided April 2025), Camp Reserve Landscape Design – Pavilion & Netball Courts [1], Castlemaine prepared by Taylors (December 2024)Heritage impacts have been assessed within the following policy framework of the Mount Alexander Planning Scheme, specifically:

- Clause 15 Built Environment and Heritage
- Clause 15.03 Heritage
- Clause 42.03 Significant Landscape Overlay and Schedule 2 to Clause 42.03 Significant Landscape Overlay
- Clause 43.01 Heritage Overlay and Schedule to Clause 43.01 Heritage Overlay
- Camp Reserve and Environs Heritage Design Guidelines (Mount Alexander Shire Council) 2020 (Incorporated Document)

Other documents referred to are:

- Flood Assessment and Stormwater Management including email containing summary of comments by Water Technology and NCCMA, email from S. Flanagan, dated 6 March 2024
- Traffic Impact Assessment Report, Camp Reserve, Castlemaine, prepared by Quantum Traffic, dated 29 April 2024
- Arboricultural Assessment and Report Tree Management Plan—Camp Reserve Castlemaine, prepared by Tree Logic Pty Ltd, dated 8 December 2023
- Arborist Assessment and Report Assessment of 2 x Eucalyptus camaldulensis – River Red Gum – Camp Reserve, Castlemaine, prepared by Tree Business, dated 2 January 2024
- Assessment of trees and peer review of previous reports for Camp Reserve, Castlemaine, Preliminary Arboricultural Assessment, prepared by Ryder Arboriculture & Environment, dated 28 March 2024
- Camp Recreation Reserve Draft Master Plan (2019)
- Camp Recreation Reserve Endorsed Master Plan (2020)

The site was inspected by GML in February and December 2023.

Other background documents considered in preparing the HIS include:

- Camp Reserve (Forest Street) Castlemaine, Heritage and Urban Design Officer's Report, dated 3 April 2020
- Mount Alexander Shire Council Ordinary Meeting of Council Minutes, 15 September 2020
- Mount Alexander Shire Council Ordinary Meeting of Council Minutes, 21 February 2023
- City of Castlemaine Architectural Heritage Study, Perrott Lyon Mathieson Pty Ltd (1979)
- Heritage Impact Statement for the Camp Recreation Reserve Draft Master Plan (2019), prepared by Jane Amanda Jean, dated August 2020
- Preliminary Cultural Heritage Assessment, Camp Reserve, Castlemaine, prepared by Heritage Insight, dated 28 November 2023
- Correspondence to MASC from Executive Director, Heritage Victoria (7 July 2023) and the Heritage Council of Victoria (21 September 2023).

1.7 Scope of the HIS

Excluded from the assessment of impacts in this HIS are works indicated in the architectural schematic drawings and landscape plan for a future stage and not yet detailed:

- In the location of the existing poultry pavilion:
 - 'Proposed amenities and storage. Potential to integrate heritage significance of existing building into the name and design of the new building. Proposed agriculture and cricket amenities. To reflect form of the existing poultry shed' (K20 Architecture, Drawing SD02 P011)
 - 'Proposed amenities and storage' (note 13, Taylors Landscape concept, 4.1 Whole site – plan)
- East of the existing agricultural pavilion:
 - 'Agricultural office and ticket box to be improved and upgraded in future stage.' (K20 Architecture, Drawing SD02 P011)
 - 'Future expansion of Agricultural pavilion for Show office and ticket box' (note 20, Taylors Landscape concept, 4.1 Whole site – plan)

1.8 Authors

This report was prepared by Dr Christina Dyson and Mark Huntersmith, and reviewed by Edwina Jans. The history was reviewed by Dr Helen Doyle.

2 History

Following the discovery of gold at Castlemaine in September 1851, a tent city was formed to accommodate the large number of gold prospectors as well as the government officials. The first Gold Commissioner’s Camp was located at Forest Creek (now Chewton), overseen by Victoria’s first Gold Commissioner, Frederick Powlett, with a second Camp subsequently established nearby near Golden Point Road and Main Road, Chewton (Hocking 1994 pp. 70-71).

The Castlemaine Gold Commissioner’s Camp was proposed in December 1851 and established in early 1852 at the junction of Barker’s, Forest and Campbells creeks (Hocking 1994, pp. 70–71; Heritage Victoria, 2023, VHI H7723-1266).

Tents at the Gold Commissioner’s Camp were soon replaced by timber buildings, which served a range of government purposes. Some of these were subsequently replaced by brick-and-mortar structures to support the continued growth of the camp and some of these buildings were later repurposed after the Camp was no longer required for government purposes.

Managed by the local municipality of Castlemaine (established in 1855; Borough established in 1863), the area now known as Camp Reserve has been used for recreational and sporting purposes since 1861 or earlier. It was also used for local military purposes (parades and drills). In 1895, an area of the Camp, comprising 8 acres, was permanently reserved as ‘a site for public recreation’ (VGG, 29 March 1895).

A tabulated chronological history of the Camp Reserve site follows, which draws from existing secondary sources and selected primary sources.

Table 2.1 Chronology of the land-use history of the site, from its use from 1851 as the Castlemaine Gold Commissioner’s Camp up to the present.

Year	Site use	Source
1851	Captain Wright mapped and designated the Gold Commissioner’s Camp following the discovery of gold along Barkers Creek.	VHI Site Card, H7723-1266, p. 8
1852	By 1852, the Commissioner’s Camp consisted of a courthouse and lockup, church, post office, the Commissioner’s residence and garden, and a large tent settlement (Figure 2.1). The township of Castlemaine was surveyed.	See Figure 2.1
1853	The township of Castlemaine was gazetted and the first land sales took place in February 1853.	VHI Site Card, H7723-1266, pp. 8 and 10

Year	Site use	Source
1854	A township plan of Castlemaine depicts the presence of the former post office within the southeastern corner of the current site (Figure 2.2).	See Figure 2.2
1855	Miners' camps and tents were removed from the site and the open area near the post office is likely to have been used as a military parade ground (Figure 2.3).	VHI Site Card, H7723-1266, p. 10
1855	First recorded football games held at Camp Reserve between the soldiers and the miners and townsfolk (this would have been soccer or rugby rather than Australian Rules football, which had not been codified at that time).	Castlemaine Football and Netball Club 2009, <i>A day at the camp: 150 years with the Castlemaine Football and Netball Club</i> . See <i>Mount Alexander Mail</i> , 28 September 1855, p. 2
1859	Castlemaine Town Council reports that when the Camp Reserve is no longer required for government purposes it will be made available for municipal purposes.	<i>Mount Alexander Mail</i> , 11 May 1859, p. 2
1859–1864	Construction of the Castlemaine railway (Murray Valley Railway—Melbourne to Echuca line) separated the Camp from the new township.	Victorian Heritage Database, H1664
1860	Mining activity if not permitted on the site known as the 'Government Camp Reserve'.	VGG, 1 May 1860, p. 825
1861–1862	The Camp Reserve was closed. Captain Bull requested that part of the site was to remain as a recreational reserve for local use. The site was used as a military parade ground for the Castlemaine Volunteer Rifle Corps, who were allocated a small adjoining reserve in 1861 (Figure 2.4 and Figure 2.5).	VHI Site Card, H7723-1266, p. 10 VGG, 19 August 1823
1863	Sale and removal of a large number of government buildings from the Camp Reserve. Some of the buildings were repurposed.	VGG, 4 December 1863, p. 1960 VHI Site Card, H7723-1266, p. 10
1865–1900	Similar to many other areas of post-alluvial gold-mining in Victoria (e.g. Ballarat East), a phase of civic beautification commenced. This included tree plantings, including Elms on the creek boundary (1865) and Oaks near the Gingell Street edge. Following flooding events in the 1890s, the reserve was enhanced and beautified. Sporting facilities were established, including a cycling track and a grandstand.	VHI Site Card, H7723-1266, p. 10

Year	Site use	Source
1870s–1890s	The Castlemaine Agricultural Show was held at the Camp Reserve and Market Square during this period.	VHI Site Card, H7723-1266, p. 10
1895	A site of 8 acres, 3 roods, 5 perches known as Camp Reserve is permanently reserved 'as a site for public recreation'.	Castlemaine Township Plan (Public Record Office Victoria); VGG, 29 March 1895
1934	Camp Reserve became the permanent location for the Castlemaine and District Agricultural Show.	VHI Site Card, H7723-1266, p. 10
1935	<p>A granite memorial cairn was erected to commemorate the 'achievements in the district'. Four tablets are inscribed commemorating:</p> <ul style="list-style-type: none"> • gold discovery at Forest Creek in 1851 • centenary of Victoria • first Commissioner, first Warden, first Police Magistrate, first Postmaster • first municipal council. <p>Two limestone seats had also been installed by this time (date unconfirmed).</p>	<i>Argus</i> , 25 March 1935, p. 3
1951	Granite gates were erected at the Forest Street entrance to the reserve to commemorate the centenary of Castlemaine (1851–1951).	Castlemaine Football and Netball Club 2009, <i>A day at the camp: 150 years with the Castlemaine Football and Netball Club</i>
1970s–present	<p>The Agricultural Show Pavilion was established to the southeast of the site and included the main agricultural show shed, timber stallion stables, a mounting area, toilets, and other structures.</p> <p>The reserve also encompassed sporting features such as the netball court, the oval, and cricket practice runs and nets to the north of the site.</p> <p>The site is currently used for sporting and recreational purposes.</p>	VHI Site Card, H7723-1266, p. 10



Figure 2.1 *The Commissioner's Camp, Castlemaine, in 1852*, Gilks, Edward & Clarke, Cuthbert, 1852. (Source: National Library of Australia, ID 1865128)



Figure 2.2 *Plan of the Town of Castlemaine*, by JB Philp, 14 February 1854. Subject site denoted by red outline. (Source: State Library Victoria, with GML overlay)



Figure 2.3 *Government Camp, Castlemaine*, by ST Gill, published by James J. Blundell & Co., Melbourne, 1855. (Source: National Library of Australia, PIC Volume 78 #U61 NK6290/16)

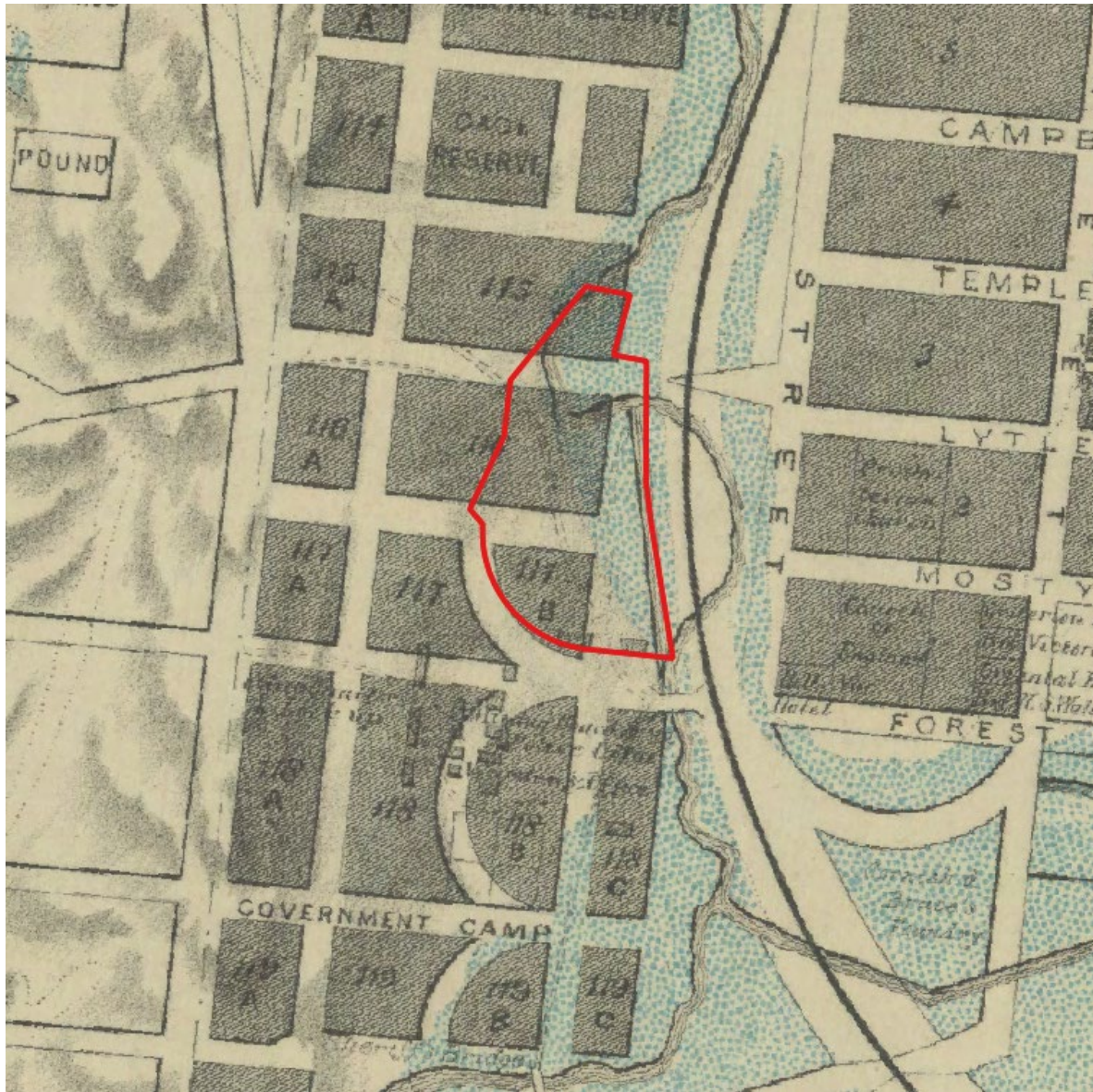


Figure 2.4 Castlemaine, by R. Hicksh from surveys of Mining Surveyor Brown, 1861. Subject site denoted by red outline. (Source: State Library Victoria, with GML overlay)

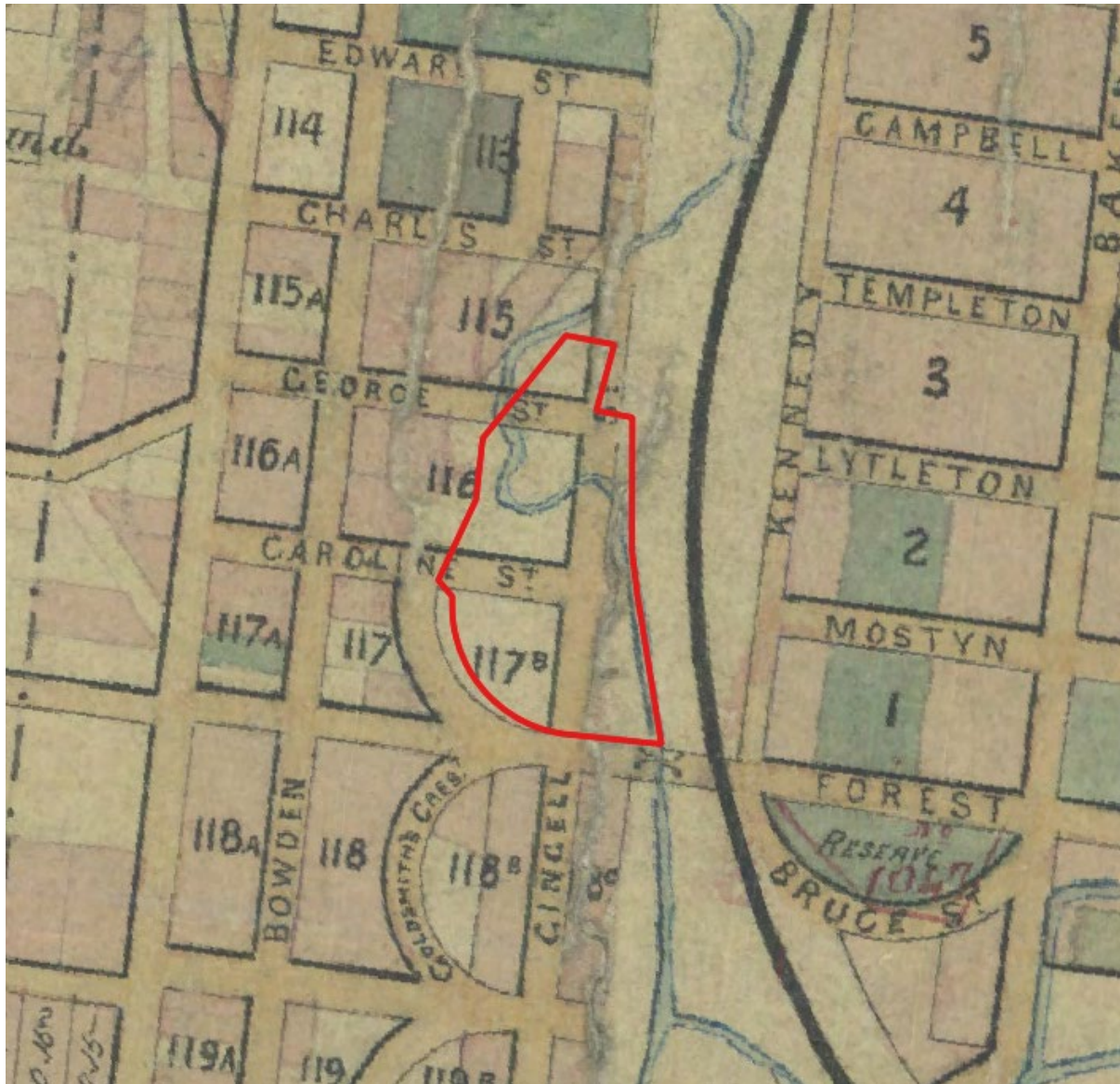


Figure 2.5 *Plan of the town of Castlemaine*, by W. Collis, Office of Lands and Survey, 31 August 1863. Subject site denoted by red outline. (Source: State Library Victoria, with GML overlay)



Figure 2.6 Historical aerial photograph showing the site, dated 12 February 1946. (Source: Courtesy MASC, with GML overlay)



Figure 2.7 Historical aerial photograph showing the site, dated 23 December 1960. (Source: Courtesy MASC, with GML overlay)

3 Heritage significance

3.1 HO688 Camp Reserve and Environs

The statement of significance for HO668—Camp Reserve and Environs (from ‘City of Castlemaine Architectural and Historical Survey Study’ by Perrott Lyon Mathieson Pty Ltd, 1979) is reproduced below:

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 [*sic.*] 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 the 1850s 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 (*sic*) 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.

3.2 How significance is embodied in the place

It is noted that while the statement of significance identifies the ‘recreation reserve and associated landscape elements’ in the list of elements that comprise the heritage precinct, little detail is provided about how and what specific elements of the reserve embody or contribute to the significance and importance of the place.

Consequently, for this HIS, an analysis of the site was undertaken with consideration given to it being a layered and evolved cultural landscape with historical patterns of use, in order to inform understanding of the significance of the site and its wider precinct setting. Together with the history and existing statement of significance, this will provide a foundation for assessing impacts of the proposal on heritage significance. The following sections set out the findings of our analysis.

3.2.1 Summary of the reserve's significance

In summary, the heritage significance of the reserve is embodied in:

- the landscape qualities of the place, its historical use as the Gold Commissioner's Camp (1850s), as a military parade ground, and its longstanding uses for organised sport and public recreation (since 1855 and permanently reserved for public recreation in 1895), and for agricultural shows;
- individual trees and groups of trees;
- its topography and landform;
- the visual and spatial relationship of the reserve to the surrounding streets/street layout, and residential subdivision and development, and the proximity of the reserve to Barkers Creek.

The following sections discuss heritage significance in relation to the main historical phases and themes associated with the reserve and the wider HO688 precinct.

3.2.2 Gold Commissioner's Camp (1850s)

The surviving remnant of the Gold Commissioner's Camp is significant for its links to the first official settlement in the Mount Alexander goldfields and as a centre of government administration, regulation and law enforcement. This significance is embodied in the following aspects of the place.

1. The reserve:

- Large green open space which evokes a sense of the original Gold Commissioner's Camp (as depicted in early drawings and images).
- Topography—large area of flat land transitioning into the hill at west. Influenced by the natural landform and relationship to the creek (modified to form the oval).
- Scattered tree plantings.

2. The wider precinct:

- Continuous landscape character between the reserve and the sides of the adjoining road reserve areas (rural, informal, little to no hard landscaping).
- The ability to appreciate the visual relationship of the reserve to its surrounding environs within HO688; the setting and context of the wider precinct. This is enabled

by transparent fencing, providing for views out from the reserve and views into the reserve from the wider precinct:

- views out from the reserve to the continuation of the landform, which slopes up to the west at the southwestern end, varied hillocks at the northwestern end including the prominent rise with HM Prison Loddon, Castlemaine, and more level to the south looking in the direction of Goldsmith Crescent, Camp Crescent and Campbells Creek (see Figure 3.1).
- views into the reserve, notably as you approach from Forest Street, from Goldsmith Crescent, along Caroline Street and from the northern end of the site looking south and southwest (although views here are more limited because of the existing buildings) (see Figure 3.1).
- The ability to appreciate the landform, the legibility of which makes sense of the siting of the former Gold Commissioner’s Camp—its proximity to water, level and relatively open ground, and higher ground for important buildings (for visual prominence, surveillance, and protection from flood waters), the geomorphology of which indicates the underlying basis for gold at Castlemaine.
- Surviving 1850s buildings—houses (superior homes) and buildings established in association with the former Gold Commissioner’s Camp, although these are situated outside of the reserve:
 - 5 Yandell Street—Captain Bull’s residence
 - off Camp Crescent—Sheriff’s residence
 - 31 Gingell Street—Police Sergeant’s residence
 - 4 Camp Crescent—Military Commander’s house.



Figure 3.1 Aerial photograph of Camp Reserve, showing the views and visual relationships that contribute to the ability to understand the historical context and setting of the reserve within the wider precinct. Views denoted by red arrows; and visual relationships by orange arrows. The yellow circle indicates the hill, which is visually prominent in the reserve. This landform continues further into the heritage precinct, east of the reserve (see Figure 2.9 below). (Source: Nearmap 2023, with GML overlay)



Figure 3.2 Camp Reserve at the centre, in its wider topographical setting; contours at 10–100m intervals. (Source: Vic Gov DELWP Imagery 2015–2017, VicPlan version 2.4.6)

3.2.3 Early survey of the area and beautification (1860s onwards)

The reserve provides evidence of the early survey of the township and environs, and of civic beautification, which was common in the goldrush settlements from around the 1860s and which would have continued over time. Elements that demonstrate this are as follows:

- the boundaries and layout of the reserve
- the visual and spatial relationships between the reserve and the adjoining streets and residential development

- the surrounding curvilinear street layout—responds to the topography of the area, and retains the central open space of the reserve at the edge of the residential area
- the granite monument (1935) with associated seats and centenary gates (1951) and four trees, namely Golden Monterey Cypress (*Hesperocyparis macrocarpa* 'Aurea'), Dutch Elm (*Ulmus x hollandica*), and two Peppercorns (*Schinus molle*) (Trees 12, 13, 14, 15)
- other tree plantings, which include:
 - rows of English Elms (*Ulmus procera*) (planted 1865) along the eastern side of the oval
 - the row of English Oaks (*Quercus robur*) on the western boundary with Gingell Street, between about Caroline and George streets, well established by 1946 (Trees 17 and 18 at the southern end of the row in close proximity to the works area)
 - a row of Monterey Cypress (*Hesperocyparis macrocarpa*) on the western boundary at the southern end of Gingell Street, established by 1946
 - other mature trees at the southern end of the reserve (established by 1946, the earliest date of aerial photographic evidence found), including the Peppercorn tree (*Schinus molle*) at the gateway, Canary Island Date Palm (*Phoenix canariensis*), two River Red Gums (*Eucalyptus camaldulensis*), and exotic trees on the southern boundary, broadly but evenly spaced (presumed to be the same elms as visible in 1946).

3.2.4 Recreational history (1855–current)

The reserve is significant for its longstanding and continuous association with organised sport and public recreation and as a community gathering place. This aspect of significance is embodied in the place through the following elements:

- Longstanding use by community for organised sport since 1855 and permanently reserved for public recreation in 1895.
- Informal landscape character, soft edges, absence of highly engineered kerbing and guttering that would be more typically seen in urban recreation reserves.
- Circulation patterns, entrance gateway from Forest Street, and centenary gates.
- Assorted built elements insofar as they support recreational and social, community use, but not significant in their own right. These are typically small-scale, single-storey pavilions and open-sided sheds that have supported the use of the place (e.g. by the agricultural show and football club).
- The existing Castlemaine Football and Netball Club Pavilion (on the same site), which replaced an earlier grandstand (c1950–1970s).

3.2.5 Agricultural shows (1890s, 1934–current)

The reserve is significant for its longstanding and continuing association with use for the agricultural show. This significance is embodied in the place through the following elements:

- Longstanding use since the late 1890s, and permanently since 1934.
- Layout, spaces and structures, including their vernacular character and materiality (lightweight, some without walls):
 - Show Pavilion (1934)
 - Cattle Pavilion (1978)
 - two sheep pavilions (1930s)
 - open horse stalls marked by metal dividers (date unconfirmed)
 - timber stallion stables (c1890s–1900)
 - poultry shed (1960–1980).

3.2.6 Memorialisation

In the twentieth century, monuments were erected in the reserve to commemorate the following events:

- Granite memorial cairn (1935) and limestone seats (date unconfirmed), commemorating:
 - gold discovery at Forest Creek in 1851
 - centenary of Victoria
 - first Commissioner, first Warden, first Police Magistrate, first Postmaster
 - first Municipal Council.
- Granite entrance gates—erected in 1951 at the Forest Street entrance to commemorate the centenary of Castlemaine (1851–1951).

3.3 Opportunities and constraints related to heritage significance

3.3.1 What needs to be conserved

The following aspects of the Reserve as a whole:

- the landscape qualities of the place,
- ability to appreciate the historical use as the Gold Commissioner’s Camp (1850s),
- longstanding uses for organised sport and public recreation (since 1855 and permanently reserved for public recreation in 1895), military purposes and agricultural shows;

- the informal landscape character of the Reserve, with soft edges to drives and paths and no highly engineered kerbing or guttering that would be more typically seen in urban recreation reserves.
- its topography and landform including the hill in the southwest corner of the Reserve;
- the visual and spatial relationship between the Reserve to the surrounding residential subdivision, and to Barkers Creek.
- the boundaries and layout of the Reserve (including the entrance gateway off Forest Street).

Buildings and structures associated with the historical and ongoing use of the Reserve for agricultural shows

- Show Pavilion (1934)
- two sheep pavilions (1930s)
- timber stallion stables (c1890s–1900)

Longstanding use by community for organised sport

Monuments

- Granite memorial cairn (1935) and limestone seats (date unconfirmed)
- Granite entrance gates—erected in 1951 at the Forest Street entrance to commemorate the centenary of Castlemaine (1851–1951).

Individual trees and groups of trees

- trees in the vicinity of the 1935 granite monument, namely Golden Monterey Cypress (*Hesperocyparis macrocarpa* 'Aurea'), Dutch Elm (*Ulmus x hollandica*), and two Peppercorns (*Schinus molle*) (Trees 12, 13, 14, 15)
- mature trees at the southern end of the reserve (established by 1946, the earliest date of aerial photographic evidence found), including the Peppercorn tree (*Schinus molle*) at the gateway, Canary Island Date Palm (*Phoenix canariensis*), two River Red Gums (*Eucalyptus camaldulensis*), and exotic trees on the southern boundary, broadly but evenly spaced (presumed to be the same elms as visible in 1946).
- rows of English Elms (*Ulmus procera*) (planted 1865) along the eastern side of the oval
- the row of English Oaks (*Quercus robur*) on the western boundary with Gingell Street, between about Caroline and George streets, well established by 1946 (Trees 17 and 18 at the southern end of the row in close proximity to the works area)

3.3.2 What changes can be tolerated

Changes to facilities that support the recreational use of the reserve; such as the two existing sporting pavilions, existing public amenities, cricket nets, and other structures are not individually significant.

The existing Castlemaine Football and Netball Club Pavilion (on the same site), which replaced an earlier grandstand (c1950–1970s).

Other buildings including modern portable structures used as storage facilities or for other purposes.

Assorted buildings that support recreational and social, community uses, but which are not significant in their own right. These are typically small-scale, single-storey pavilions and open-sided sheds that have supported the use of the place (e.g. by the agricultural show and sporting club).

If it is demonstrated to be essential, some agricultural buildings could be removed without adversely impacting on significance. However, their vernacular forms, scale and materials contribute greatly to an ability to appreciate the historic use of the reserve for agricultural shows. Therefore, new design should reference their historic forms and materials and buildings to be relocated or demolished should be photographically recorded in situ to archival standards prior to relocation or demolition.

- cow shelter (1978)
- open horse stalls marked by metal dividers (date unconfirmed)
- poultry shed (1960–1980).

Replacement or replanting the row of Monterey Cypress (*Hesperocyparis macrocarpa*) on the western boundary at the southern end of Gingell Street, established by 1946; some are in poor condition.

3.3.3 Balancing competing values

Where elements that should be conserved on the basis of how they contribute to the significance of the heritage precinct, cannot be conserved as a result of the proposed works, then appropriate measures to mitigate impacts will be required to help achieve an appropriate balance between the old and the new.

4 Existing conditions

4.1 The reserve as a whole



Figure 4.1 Existing site features at Camp Reserve. (Source: Nearmap with GML overlay)



Figure 4.2 Oval and southeast area of the reserve, looking towards the hill, and sites of the proposed works; netball courts, shared plaza and pavilion.

4.2 Individual buildings and features



Figure 4.3 Southwest corner of the reserve, and the Hill, with the granite memorial cairn (1935), limestone seats and associated trees.



Figure 4.4 North end of the Hill showing the interface with existing paved area. Public amenities block with pyramidal roof.



Figure 4.5 Southeast end of the Hill and the two River Red Gums.



Figure 4.6 Reserve at southern boundary, site of proposed netball courts. Mature elm and horse stalls on south boundary.



Figure 4.7 Lower south end of the hill, where netball courts are proposed.



Figure 4.8 View from proposed plaza to hill/site of proposed pavilion.



Figure 4.9 View to the hill, from the south end of the oval.



Figure 4.10 View to the hill, from the gravel area at the southern end of the oval.



Figure 4.11 View to the southern end of the site, from the southern edge of the oval (approximate location of proposed netball courts). Pair of River Red Gums in middle ground, assessed by Ryder Arboriculture & Environment (2024) as indigenous and remnant to the site.



Figure 4.12 View to the Forest Street entrance (southern boundary) looking towards Forest Street. At the centre of the image are a mature Peppercorn (right of gateway) and Canary Island Date Palm (centre of image). This part of the site is the approximate location of proposed netball courts.



Figure 4.13 View from the southern edge of the site, looking north. River Red Gums (Trees 3 and 4) at centre.



Figure 4.14 View from the southern edge of the site.

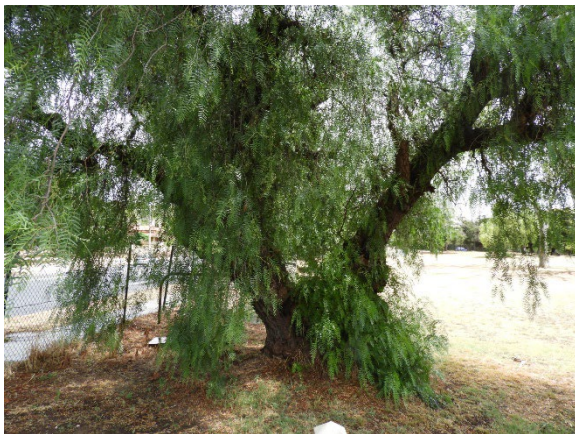


Figure 4.15 Peppercorn tree inside the south boundary. Proposed for removal for construction of new netball courts.



Figure 4.16 View from the eastern side walking track, showing the mature English Elms. One of two sheep pens at left of image.



Figure 4.17 Existing Castlemaine Football and Netball Club Pavilion (northern end of the oval).



Figure 4.18 Existing Castlemaine Football and Netball Club Pavilion.



Figure 4.19 Existing netball court (northern end of the oval) with cow shelter behind. Netball pavilion left edge of image.



Figure 4.20 Oval, barriers and seating, and view to hill from the north end of oval.



Figure 4.21 View towards George Street (which slopes up in the distance) from within Camp Reserve.



Figure 4.22 View looking south, towards hill. Public amenities block (right) and coaches' boxes (left) proposed to be demolished.



Figure 4.23 Agricultural pavilion, separate office and ticket box, and Canary Island Date Palm frame the entry into the reserve.



Figure 4.24 Agricultural building and south end of freestanding office; Forest Street boundary.



Figure 4.25 Centenary entry gates and ticket box, both to be retained (front).



Figure 4.26 Centenary entry gates and ticket box, both to be retained (inside view).



Figure 4.27 Timber stables, to be retained.



Figure 4.28 Sheep pens, one of two on the east side of the reserve. To be retained.



Figure 4.29 Sheep pen, one of two, on the east side of the reserve. To be retained.

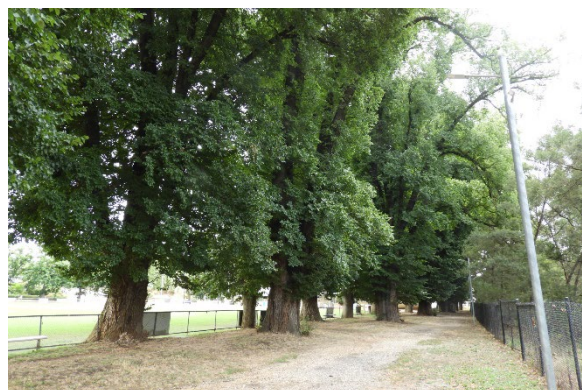


Figure 4.30 Avenue planting of mature elms. To be retained.



Figure 4.31 Avenue of trees (presumed to be looking south) on the east (creek/railway) side of the oval in 1915. (Source: 'Photographic Souvenir of Castlemaine, UQ Centre for the Government of Queensland, Victorian Places)



Figure 4.32 Cast iron posts of uncertain history.



Figure 4.33 Cast iron posts of uncertain history and metal bench seat.



Figure 4.34 Poultry pavilion at the north end of the reserve.



Figure 4.35 Poultry pavilion at the north end of the reserve.



Figure 4.36 Cricket nets and netball pavilion behind.



Figure 4.37 Cow shelter, to be relocated and adapted.



Figure 4.38 Front elevation of existing pavilion.



Figure 4.39 Rear elevation of existing pavilion.



Figure 4.40 Other pavilion, social room.



Figure 4.41 East end of social room.



Figure 4.42 Ticket box at north end of the reserve.



Figure 4.43 Loading dock, rear of Poultry pavilion, cricket nets and storage shed behind.



Figure 4.44 Public amenities building (flat roof).



Figure 4.45 Umpires box.



Figure 4.46 Coaches' box.



Figure 4.47 Timber bench seat.



Figure 4.48 View to Camp Reserve from the corner of Bowden Street and Caroline Street.



Figure 4.49 View to Camp Reserve along Caroline Street.



Figure 4.50 View to Camp Reserve (row of English Oaks along boundary) from corner of Gingell Street and George Street.



Figure 4.51 View to Camp Reserve from Gingell Street (Monterey Cypress row).



Figure 4.52 View to Camp Reserve from Gingell Street.



Figure 4.53 View to Camp Reserve from the intersection of Forest and Gingell streets.



Figure 4.54 View to Camp Reserve (Forest Street boundary and cattle bays) from Goldsmith Crescent.



Figure 4.55 View to Camp Reserve (Forest Street boundary and cattle bays) from Goldsmith Crescent.

4.3 Areas of archaeological potential

GML has been engaged by MASC for a separate project to undertake historical archaeological investigations at Camp Reserve, Castlemaine, including a Consent to Damage supporting document (draft report dated May 2025).

Camp Reserve is listed on the Victorian Heritage Inventory (VHI) as the Former Commissioner's Camp Site (H7723-1266). The VHI lists all known historical archaeological places in Victoria, under the *Heritage Act 2017*. The proposed works are to be undertaken within the footprint of the VHI registration extent of the Former Commissioner's Camp Site (H7723-1266).

As the works are taking place within the curtilage of a site listed on the VHI, a consent application was made to Heritage Victoria. Heritage Victoria issued a Consent to Uncover (C2098) on 11 June 2024 for the Former Commissioner's Camp Site (H7723-1266). The conditions of the approved Consent to Uncover (C2098) include overburden removal and preliminary exposure/cleaning of historical archaeological site features, artefact management, and reporting. Archaeological supervision of overburden removal occurred between June and July 2024, which found that Camp Reserve has been the subject of at least three phases of historical development, and evidence of postholes and stone features were present in the northeast and northwest of the excavation area. These areas, including areas of potential for additional archaeology are shown in Figure 4.56.

There is still a potential for additional archaeology to be present within the reserve. It is expected that the conditions of the Consent to Damage will include further archaeological investigations into the investigation of the stone feature and postholes prior to the construction works taking place.



Figure 4.56 Areas of archaeological potential, overlaid on the plan showing proposed works. Activities that would occur in these areas of different levels of archaeological potential are tree removal, site preparation (excavation and fill) for the netball courts, construction of netball courts, carpark works (southern carpark) and landscaping works. (Source: GML, 'Former Commissioner's Camp Site, Castlemaine (H7723-1226) Consent to Damage Supporting Document' (Draft), May 2025)

5 Reasons for the proposed works

The decision to upgrade the pavilion and where the proposed building and netball courts are sited within the reserve have been informed by a number of factors including the needs of the local sporting groups, the Castlemaine Agricultural Show, and other community groups, as well as site constraints associated with flooding.

5.1 Use and access

MASC officers advise that key factors informing the decision to upgrade the pavilion and netball courts and the proposal, related to use and access, are as follows:

- Universal access—in accordance with the *Council Plan 2017–2021*, which outlines MASC’s commitment to providing universal access for everyone at all of its facilities (including meeting DDA statutory requirements).
- Gender equality—in accordance with the Victorian State Government’s *Fair Access Policy Roadmap (2022)*, the proposal seeks to provide for the growth and equal opportunity of women’s participation in sport.
- Compliance with MASC’s *Fair Access Policy (2024)*—the proposal seeks to provide for accessibility, safety and security and appropriate change room facilities to ensure that women and girls, men and boys, gender diverse people and people with disability have equitable access to, and use of, community sport infrastructure.
- Mixed use site—providing for the requirements of the Castlemaine & District Agricultural Society (including the Castlemaine Show), community events and passive and active recreation (Australian Rules football, netball, cricket, table tennis).
- Capacity and future growth—Camp Reserve is one of seven major sport and recreation reserves in the Shire, and the only premier competition venue for senior sports. The masterplan explains that the proposal seeks to accommodate the long-term strategy for the future development, and facilities improvement for the reserve, identified in the *Mount Alexander Reserves Improvement Plan (2010)* (not sighted).
- The requirements of the *AFL Preferred Facility Guidelines (2019)* and *Netball Victoria’s Facilities Manual (2017)*.
- Crime Prevention Through Environmental Design (CPTED) principles.

5.2 Traffic assessment

The Traffic Impact Assessment Report, Camp Reserve Castlemaine, prepared by Quantum Traffic and dated 29 April 2024, concludes that provision of the following car spaces would be sufficient to meet existing demand:

- Southern carpark—50 spaces including 1 DDA compliant space
- Northern carpark—63 spaces including 1 DDA compliant space
- Pavilion carpark—10 spaces including 2 DDA compliant spaces
- Informal turf area—75 spaces

Total: 198 spaces.

Additional demand for parking associated with the second netball court is considered to be minor (20–26 spaces), and able to be accommodated by informal parking in the areas/streets surrounding the reserve.

The report also notes a statutory requirement for 6 bicycle parking spaces (3 hoops), to be near the building.

5.3 Flood assessment and stormwater management

The site is located in Floodway Overlay (FO1) and Land Subject to Inundation Overlay (LSIO1) (see Figure 5.8).

The new pavilion and netball courts would be situated outside of these overlays.

In March 2024 MASC received advice from flood consultants Water Technology and North Central Catchment Management Authority (NCCMA) regarding the risk of flooding across the site. The advice considered three location options for the proposed new pavilion and netball courts. These options included siting the works completely outside the 1% Annual Exceedance Probability (AEP) zone on (Location A), redeveloping the existing buildings (Location B), and siting the works on the low ground to the south of the oval (Location C).

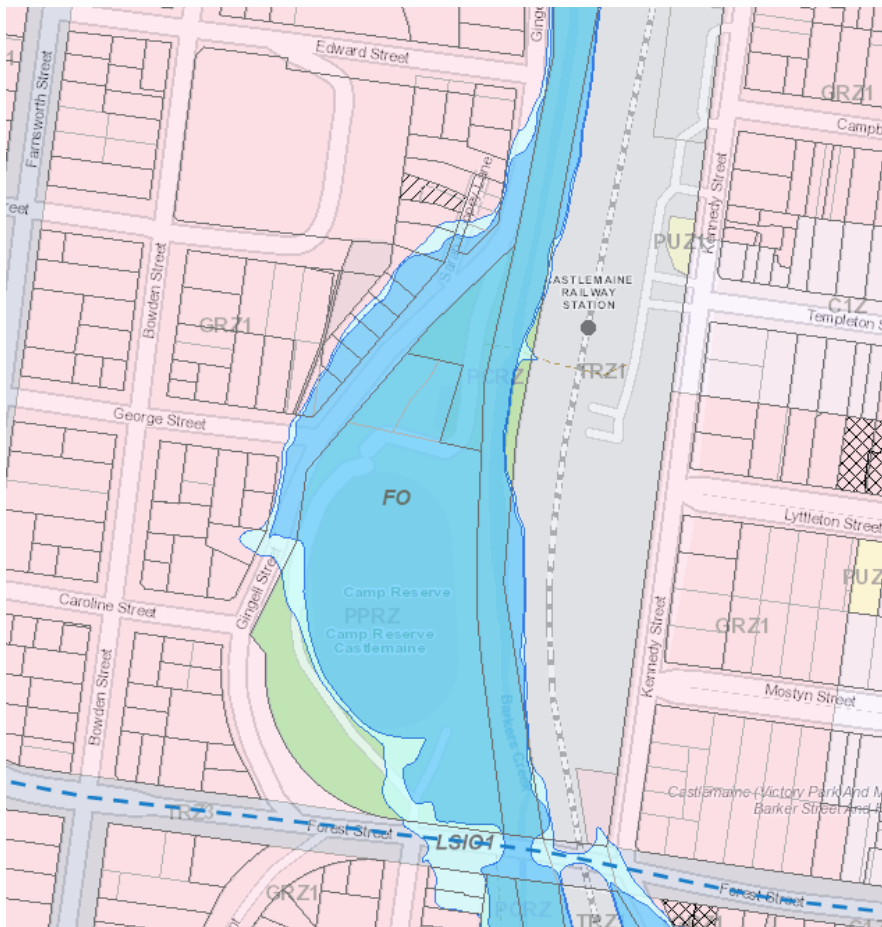


Figure 5.1 The site shown in relation to the Floodway Overlay (FO1) (darker blue) and Land Subject to Inundation Overlay (LSIO1) (light blue). (Source: VicPlan)

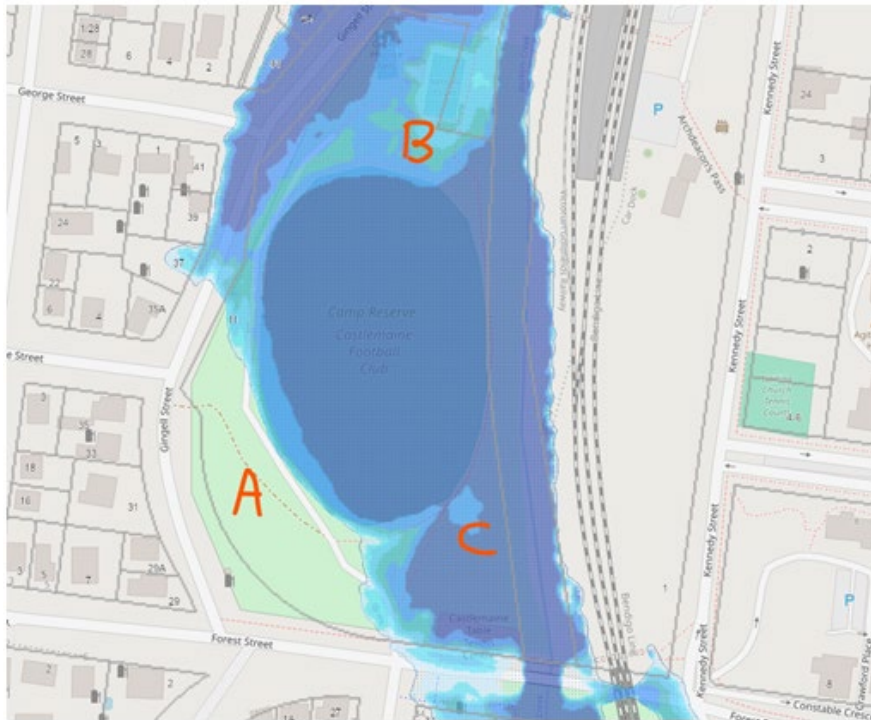


Figure 5.2 Camp Reserve, Castlemaine, showing 1% AEP. A, B and C mark the three location options. (Source: S. Flanagan, MASC, email 6 March 2024)

MASC’s summary of this advice and management response (S. Flanagan, MASC, email 6 March 2024), and in reference to Figure 4.6 and Figure 4.7, notes the following:

Location A:

- Locating the works completely outside the 1% AEP event is NCCMA’s preferred option.
- Location A is a suitable location.

Location B:

- The development footprint will be limited to its current form, and the netball courts constructed at ground level.
- The existing building location is within the mapped 1% AEP hazard zone above H1 and therefore outside of safety design criteria for safe access to Gingell Street.
- Location B is potentially suitable under the following conditions:
 - A flood response plan would be required to mitigate this risk through measures such as closing the venue during storm/inundation events to the satisfaction of the authority. OR
 - The design of safe access to the facility without negatively impacting the conveyance of flooding through Camp Reserve; it is anticipated this would be a very iterative (slow and expensive) design process to find a feasible solution (if one is even possible).

- Any constructed buildings would require +300mm freeboard and thus would require the same finished floor level as the proposed pavilion in Location A with commensurate roof height, access and massing considerations.
- The costs associated with designing, constructing, insuring, maintaining and repairing the courts or pavilion in this location are seen as prohibitive if a technically feasible solution is developed and approved.
- The restrictions on use and increased footprint nominated by NCCMA are not practical for the intended use by the community, which has outgrown the existing degraded facilities. Rebuilding to similar footprints would fall far short of the required needs and benefits to justify the project. Current competition guidelines require two netball courts (compared to the existing one at the northern end).
- In addition, this location is undesirable for the courts due to safety and security concerns, fair access provisions and the profile for women's sport supported by users and MASC, and possibly needed to support funding.

Location C:

- Location C is considered unsuitable by NCCMA due to the depth and frequency of flooding, as well as the potential to block the flow path.
- This open, flat space is used for other events (i.e. agricultural shows, swap meets and farmers markets) that would not be possible in this location if the netball courts were there. This would not meet multi-use requirements.

6 Design development

6.1 Initial concept

The initial concept developed by K20 Architecture in 2022 included:

- Demolition of:
 - Castlemaine Football and Netball Club Pavilion
 - netball court
 - cricket nets (northern end)
 - storage shed (northern end)
 - toilet block (western side)
 - cattle bays (southern end)
 - poultry shed (northern end) (future stage).
- Construction of a new pavilion (comprising a north and south block), podium and decking, terraced seating and a timekeepers' box.
- Tree removal of seven trees to facilitate the proposed works, six with high retention value (as assessed by Ryder Arboriculture)
- Substantial grading of the 'hill' area in the southwest corner of the reserve, and obscuring of the 'hill'.
- Other modification (cut and fill) to the existing landform to integrate the two netball courts.

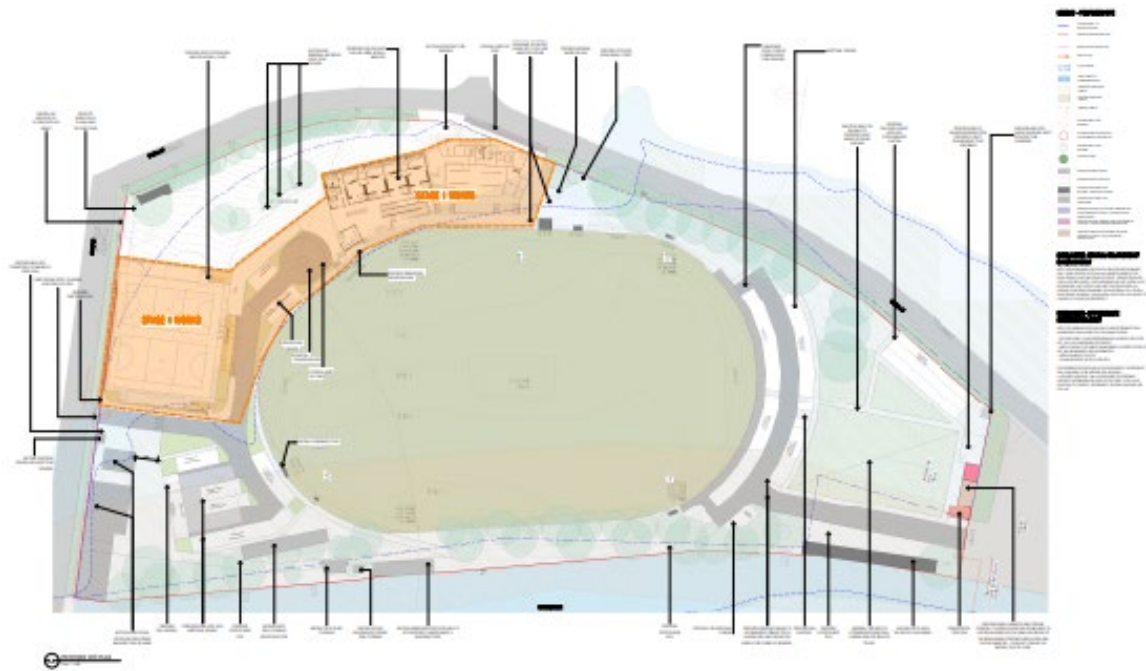


Figure 6.1 K20 Architecture proposed site plan. (Source: K20 Architecture Schematic Design SD02 P04, 2022)

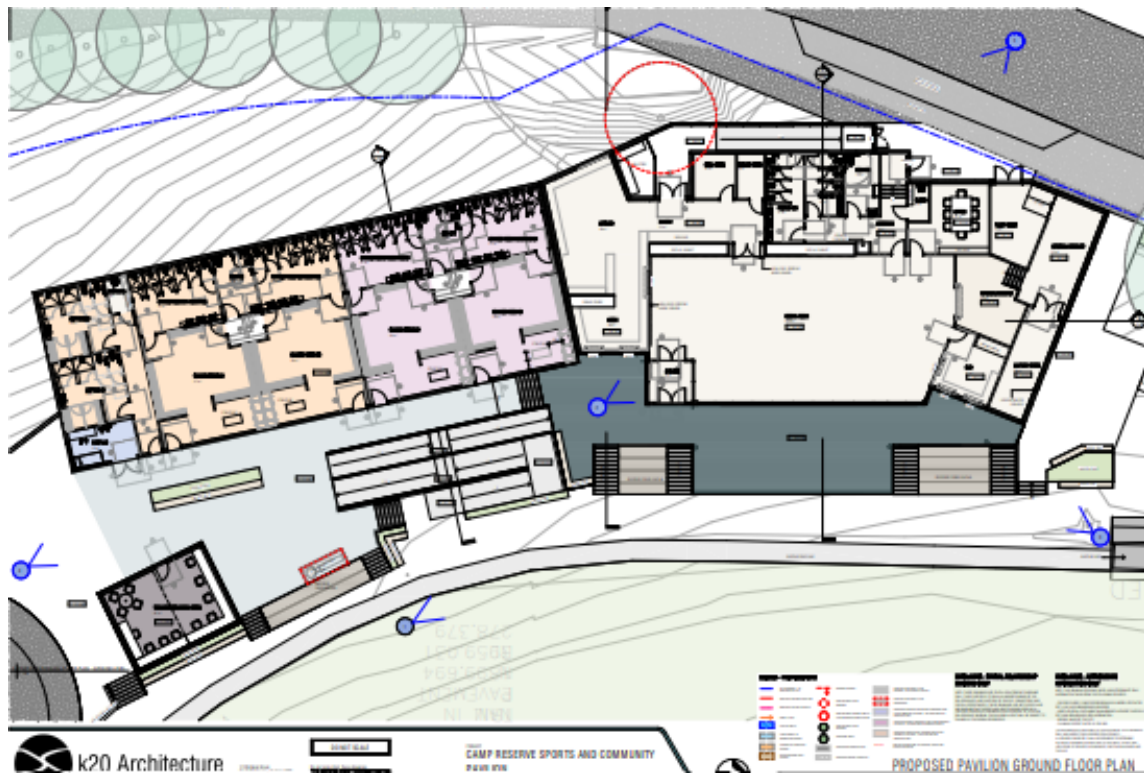


Figure 6.2 Proposed ground floor plan. (Source: K20 Architecture Schematic Design SD04.2 P05, 2022)

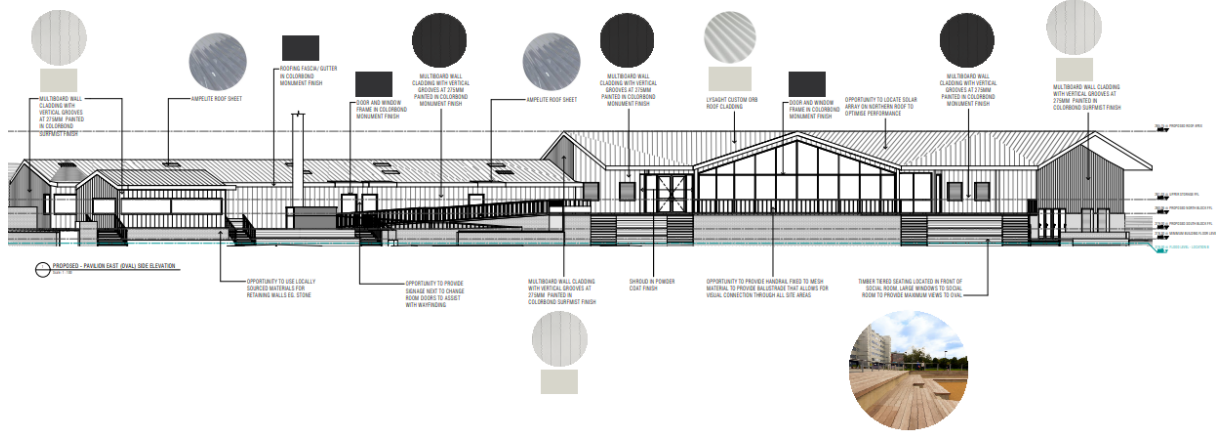


Figure 6.3 Proposed Pavilion elevations 01. (Source: K20 Architecture SD06 P03, 2022)

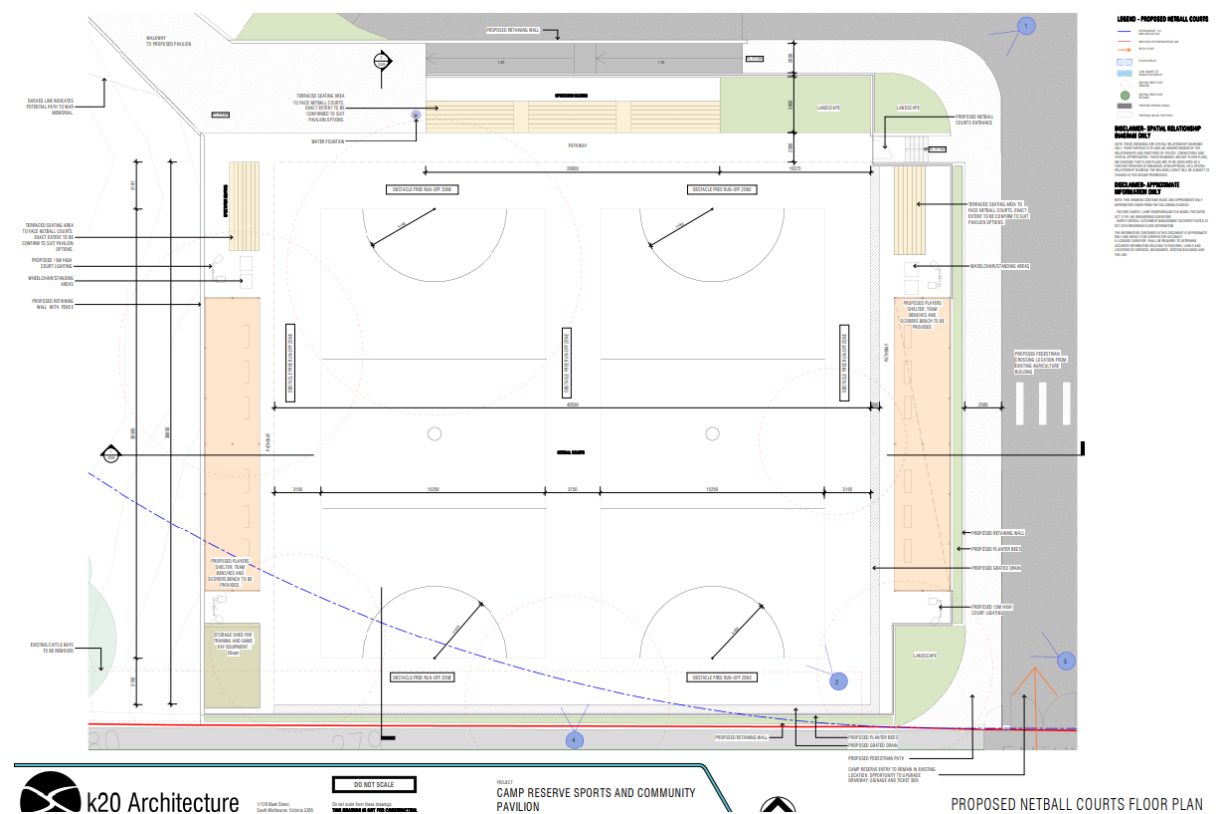


Figure 6.4 Proposed Netball Courts Floor Plan. (Source: K20 Architecture SD05 P02, 2022)

Heritage advice

Concern from a heritage perspective was raised about the adverse impacts of the initial concept on the heritage significance of Camp Reserve and the heritage precinct (HO668). The impacts were considered compounded because little to no mitigation measures were proposed to reduce the impacts, nor was there sufficient information to justify the extent of the impacts or to demonstrate that adverse impacts could be appropriately mitigated.

The following advice was provided to reduce the heritage impacts on the significance of Camp Reserve:

- Reduce the grading and cutting of the landform (this point was also related to the proposed pavilion and netball courts) and reduce impacts on the ability to appreciate the existing landform of the hill
- Reduce impacts of the new pavilion (size, scale, bulk, solidity) through better articulation/arrangement of the new built form, such as separating the building into separate volumes and/or increasing the building's transparency (views through). The new built element could also be better integrated into the site through soft landscaping and vegetation and graded surfaces (to reduce the visible extent of built form including retaining walls). This should be explored through a dedicated landscape plan.
- Reduce the amount of hard landscaping, retaining walls and terracing.
- Consider re-use of the Canary Island Date Palm (per the arborist's advice) in the proposed landscape scheme.

Other recommendations included:

- Investigate whether actual predicted inundation levels prohibit the development potential of the existing pavilion site or other areas of the site for the new pavilions where heritage impacts could be lessened.
- Explore options for the siting and design of the pavilion, in terms of reducing the grading and cutting of the landform, reducing its single large footprint, and increasing its transparency.
- Explore options for repositioning the netball/multipurpose courts on an existing level/relatively area of the site that would not require the same extent of cut and fill, or tree removal as currently proposed, and that would allow for soft-landscaped surrounds.
- Develop measures to mitigate the adverse impacts on heritage values of the precinct and the heritage values of individual elements that contribute to the significance of the reserve, such as a landscape plan, and arboricultural assessment.

6.2 Design review

6.2.1 Buildings (July 2024)

A revised scenario for the proposed pavilion was provided in **July 2024** and heritage advice provided to Mount Alexander Shire Council via a **memo, dated 29 July 2024**.



Figure 1.5 Sketch of proposed change to the pavilion footprint and location of timekeeper's box, July 2024. (Source: courtesy Mount Alexander Shire Council)

The main changes were the angle of the proposed pavilion's South Block, which was rotated forward, and the location of the timekeepers' box, which was moved to the north end of the North Block.

The decking along the front of the pavilion and accessible ramps were also reconfigured (see landscaping section below).

The revised scenario also subtly changed the location and footprint of the North Block (relative to the K20 Architecture March-June 2022 drawings). The change was a reduction to the footprint at the back/west side.

Positive design improvements to reduce heritage impacts

The revised design went some way towards achieving a reduction in the grading and cutting of the landform, meaning less physical impacts on the hill. Rotating the south block towards the oval would provide a more generous setting for the monument and associated trees which would be positive.

A potentially positive result of rotating the south block forward would be the reduced physical impact on the Golden Monterey Cypress on the 'hill'.

Relocation of the timekeepers box as shown, away from the foot of the hill, was considered to be an improvement.

Heritage advice

Heritage advice was provided in relation to the following:

- The revised design did not reduce the single large footprint.
- The revised design did not increase the transparency of the building.
- Through the revised design, the building would still create a barrier to east-west views to and from the reserve and its larger historical context which is recognised by the precinct HO, and obscure part of the hill.

Ways to break up the form and reduce the overall physical and visual bulk of the pavilion were recommended to be further explored, such as lowering the finished floor level of the north block. This would help to better nestle the building into the landscape, and reduce its perceived scale as seen in particular from the oval.

It was acknowledged that the design of the building at this point was reading as two halves, and that the suggested lowering the floor level of the north block would result in less differentiation between the two. A possible solution for creating a break between the north and south blocks was offered: to open up a physical gap between the north and south blocks or, alternatively, by relocating the umpires' changerooms from the southern end of the south block to the northern end of the south block, and sitting these rooms under a flat roof. The purpose of the recommendation was to open up views into the reserve and of the oval from the higher ground of HO668 along Gingell Street.

Rotating the south block forwards was considered unlikely to result in a major difference in terms of visual impacts as experienced when entering the site from the Camp Street gates. It was considered positive in that it may open up views to more of the hill from the entry point off Forest Street; however, it was felt that this benefit may be negated by the netball courts and associated shelter at the east end, and other proposed landscaping.

6.2.2 Landscaping (July 2024)

A new landscaping plan prepared by Taylors was provided in July 2024. The Taylors landscape design superseded the landscape design included with the K20 Architecture schematic design of 2022.

Broadly, the landscape design prepared by Taylors covered the whole site (including pedestrian and vehicle circulation, carparking, new facilities at the north end of the reserve, materials) with additional detail for stage 1 works covering two fenced netball

courts, a pedestrian plaza, access to the pavilion, and planting and materials (see Figure 5.2 and 5.3).

4.1 WHOLE SITE - PLAN

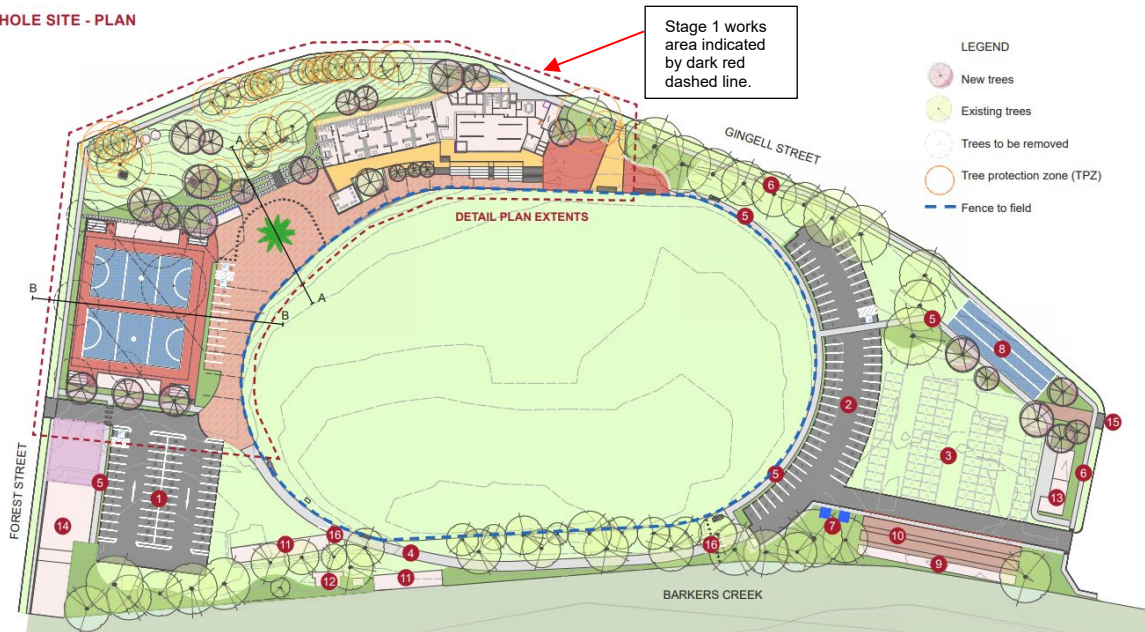


Figure 1.6 Detail from Taylors landscape design package for the proposed Camp Reserve Pavilion and Netball Courts. (Source: Taylors July 2024, with GML note overlaid)

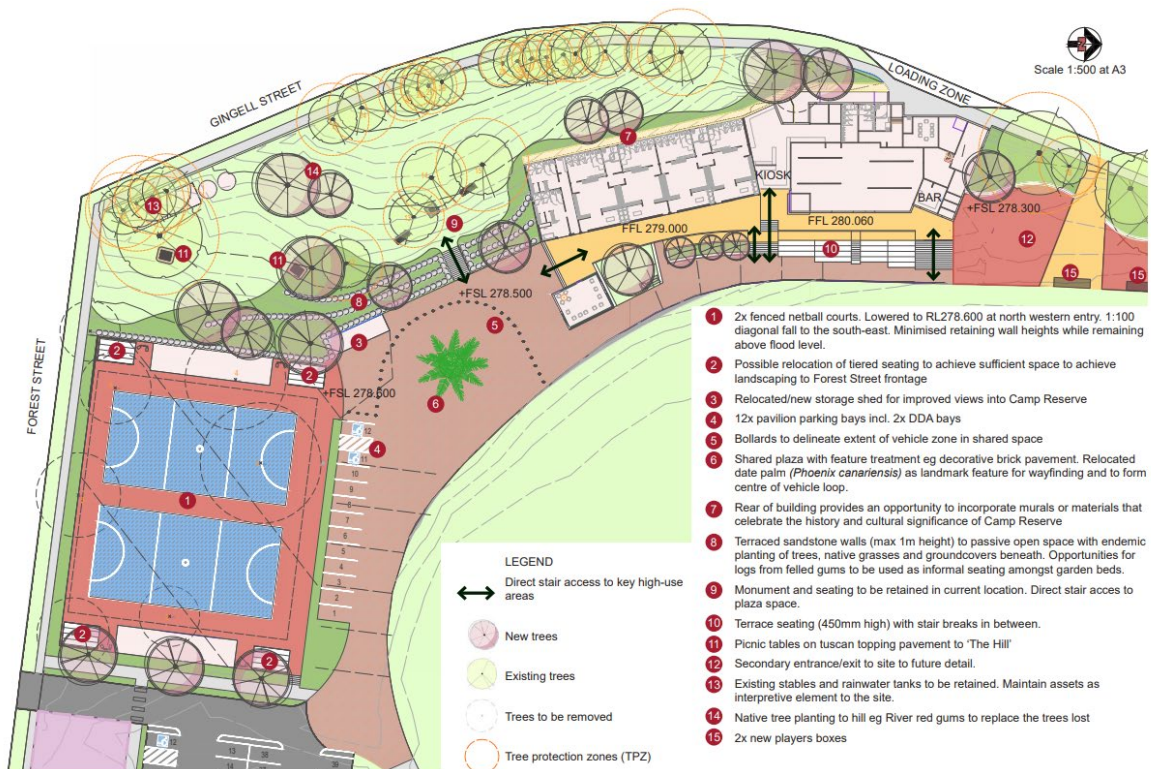


Figure 1.7 Stage 1—Detail Plan. (Source: Taylors, July 2024)

Positive

Positive changes included in the Taylors landscape design (July 2024), relative to the landscape aspects of the K20 Architecture schematic design (2022) included:

- Reconfiguration of the decking along the front of the pavilion and accessible ramps and updated materials.
- Lowering of the netball courts to minimise the retaining wall height at the east end and northwest corner (though remaining above flood level)
- Battered landscape to south, east and north sides of netball courts to minimise extent of retaining walls
- Relocation of the proposed storage shed (for netball courts) to open up views into the reserve from the Forest Street boundary.
- Re-use of the mature Canary Island Date Palm (*Phoenix canariensis*) in the proposed pedestrian plaza
- Proposed planting of two River Red Gums to replace the two mature River Red Gums proposed for removal.
- Pulling back of the southern carpark from the oval edge.
- Proposed interpretation (mural) on the west (rear) walls of the proposed pavilion
- Inclusion of the 'hill' area into the Stage 1 works

Heritage advice

Recommendations to further reduce impacts included:

- Remove the terracing and sandstone retaining walls from the 'hill', instead retain and enhance the natural contours.
- Seek to reduce the overall visual bulk of the new pavilion and the landscape concept through plant selection (such as taller native grasses or understorey, rather than lawn) under tree canopies to help screen vertical elements including retaining walls associated with the netball courts, deck to the pavilion, terraced seating and retaining walls associated with the deck area.
- Consider some use of hardwood, or other natural/organic materials, as opposed to all off-form concrete.
- In regard to 4.4 Pavilion Detail Plan, items 8 and 9: The use of native understorey and grasses, instead of lawn, could better screen/integrate walls that sit below the decking to the South block
- Reduce the extent of hardstand at the north end of the pavilion, instead seek to make this area as natural appearing as possible and not visually prominent.
- Reconsider the storage shed location which now obscures the already limited extent of the lower slope of the 'hill' to be retained.
- Reduce the use of bright colours for paved surfaces to minimise visual impacts of increased hard surfaces (for netball courts and paved areas).

- Make pathways as narrow as possible, in particular around the eastern side of the oval, and use a porous surface (for example, compacted granitic sand) as opposed to the swept concrete.
- Reduce carparking in the plaza area by two spaces (equal to the Quantum Traffic report required number) to allow reduction in hard paved surface area and increased opportunity for soft landscaping.
- Concern was expressed about use of large areas of asphalt for the proposed carpark. Although asphalt was used in historic designed landscapes, it was felt that large expanses may contribute a more suburban landscape feel to the reserve, which is not consistent with the history or character of the place, and not consistent with the Camp Reserve design guidelines. A more textured aggregate finish (less-smooth finish) of a chipseal finish was considered preferable in the context of Camp Reserve. This material was also under consideration at this point in the design process.
- Select a colour for the aggregate that would reflect the colours of the natural ground surface of the reserve.
- Careful attention to the detailing of edges of the carpark and pathway surfaces was requested, kerbing and guttering to be avoided.
- Explore options to retain the Golden Monterey Cypress (Tree 15) on the 'hill' and associated with the granite memorial cairn.
- Make provision in the landscape plan for tree planting that interprets the historic plantings in the reserve that will be lost as a result of the proposal (Peppercorn trees and elms along the Forest Street boundary).
- To mitigate the loss of the Dutch Elms and Peppercorn tree (Trees 1, 5 and 6) along the south boundary of the reserve, new street trees (i.e. outside the reserve on Forest Street on the southern boundary of the reserve) should be planted to help mitigate the physical and visual impacts arising from the loss of Trees 1, 5 and 6 and help screen the new netball courts in views into the reserve from the adjoining precinct.

6.2.3 Landscaping (December 2024 – final)

In December 2024, a revised landscape design package was provided. This landscape plan is the focus of the current HIS.

Positive aspects of the revised landscape plans from a heritage perspective are:

- Removal of terracing from lower 'hill' slope. Replaced with single retaining wall (at base, less than 1m) with battering up to existing grades as close as possible to existing. Indigenous trees, native grasses and groundcovers to slope.
- Reduced landscaping interventions to northeast lower slope of the 'hill'.
- Area of hard landscaping reduced at north end of pavilion. Materials more neutral, changed to brushed concrete paths and brick or decorative concrete finish.

- Paving materials of pedestrian plaza more muted tones of feature paving and brushed concrete.
- Changed colour to netball court surface, from blue courts with red outer court, to Plexipave 'Light Green' courts with Plexipave 'Gray' for outer court.
- Blue surface to cricket nets changed to green artificial turf in green or concrete.
- Player shelters reduced in width.
- Storage shed removed from northwest corner of netball courts, opening up more of the 'hill'. Integrated into the west player's shelter.
- Some pedestrian pathway widths reduced (from 3m to 2m) others at 1.5m.
- Two parking spaces removed from pedestrian plaza and additional area (L-shaped garden bed) for soft landscape added. 10x pavilion parking bays including 2x DDA bays; previously 12x pavilion parking bays including 2x DDA bays.
- Additional trees (3) along north side of netball courts.
- Surface treatment of minor paths to be stabilised granitic sand pavement (oval, horse stalls and horse loading ramp).
- Trafficable chipseal to entry roads and formalised parking.
- Access to hill from plaza relocated to northwest corner of netball courts (less steep part of the hill). New informal steps from plaza to top of retaining wall and rolling turf to replace earlier proposed terracing and long, formal steps.

Neutral aspects of the revised landscape plans from a heritage perspective are:

- Tiered seating now longer (wider)
- Picnic tables on stabilised granitic sand (was Tuscan toppings)
- Floor level to decking unified

Heritage issues

- Additional terraced walls to rear of pavilion (presumed flow on effect of lowering the pavilion) would result in additional cutting in to the landform. The result however is an improved situation on the oval side of the pavilion which would appear lower and therefore be less prominent in the landscape.
- Three to five English Elms proposed to be interplanted in the existing row of mature English Oaks (west side of reserve, along Gingell Street boundary). In this location, the new trees should match the existing species to reinforce the row. Recommend using English Oaks in this location, instead of English Elms.

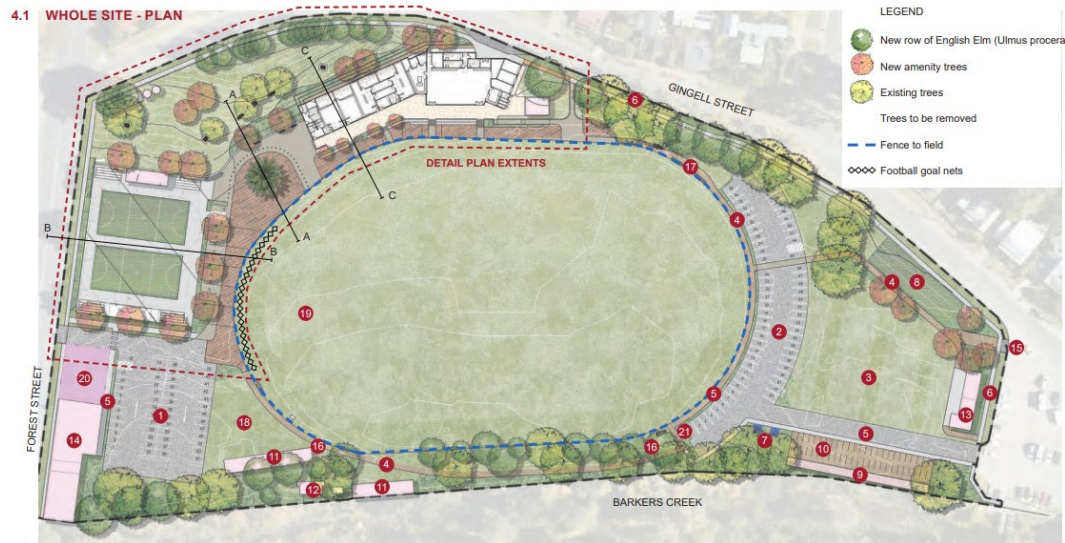


Figure 1.8 Detail from Taylors landscape design package for the proposed Camp Reserve Pavilion and Netball Courts. (Source: Taylors December 2024, with GML note overlaid)

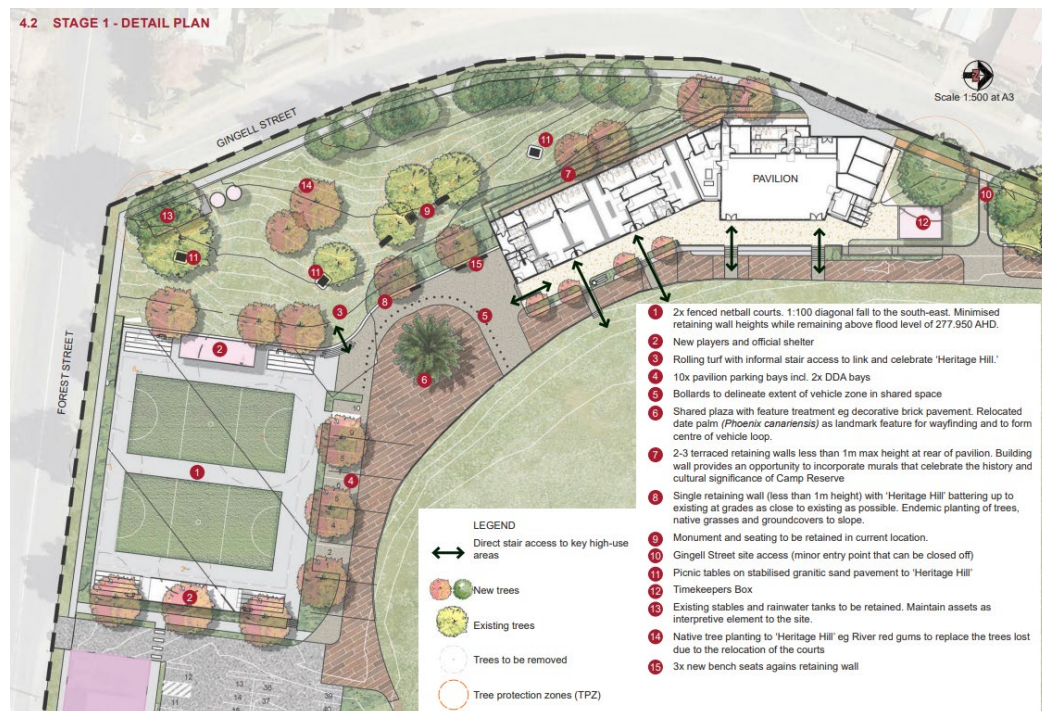


Figure 1.9 Stage 1—Detail Plan. (Source: Taylors, December 2024).

Positive

- The revised design has deleted the split floor level between the north and south blocks of the pavilion resulting in a uniform floor level throughout. This has lowered the floor line of the north block by 1260mm and that of the south block by 200mm. As a result, the building has a lower profile which nestles more into the hill reducing its impact in the landscape.
- This lowering of the floor level of the north block has resulted in a uniform terrace area across the front of the building.
- The southern ramp has been deleted and the access stairs reduced in height accordingly.
- The elevation is now uniform in design. This is aided by the simplification of the ramps and steps to access the deck area which reduces the 'clutter' of elements in front of the building.
- The timekeeper's box is moved to the northern end of the north block further reducing the 'clutter' in front of the building
- Polycarbonate cladding has been added to the upper section of the buildings end walls and in the gable end where the roof height changes. While not providing transparency through the building it will lighten the bulk of the elevation

Negative aspects of the revised landscape plans from a heritage perspective are:

- The revised design did not reduce the single large footprint of the pavilion. GML was advised that the breaking up of the building into component parts allowing for views through the building would be impractical from a user's perspective
- The revised design did not increase the transparency of the building.

The addition of solar panels to the roof is, on balance, considered a **neutral** intervention. While these panels will be in stark contrast to the colour of the roof (which is shown to be light in colour but colour is not specified) and therefore visually prominent, the careful selection of panels that sit flat to the roof and have minimal framing will help mitigate against the impact. As all planes of the roof will be visible from different vantage points throughout HO688, shifting the panels to a different or single plane of the roof would have limited effect. This impact also needs to be considered against the required sustainability outcomes for the building with a balance needing to be met between retaining the heritage values of the place and Council's sustainability requirements.

7 Impact assessment

7.1 Proposal summary

The proposed works involve the construction of a new sports and community pavilion made up of a North block (comprising a social room and associated amenities) adjoining a South block (comprising sporting change rooms and an umpires change room), with a deck and terraced seating, netball courts at the western end of Camp Reserve with associated players’ and officials’ shelters and tiered seating, and landscape works including a shared plaza for vehicles and pedestrians, carparking (permanent southern carpark and northern carpark, and two turf areas for informal parking, terracing and planting.

Demolition of the existing sporting pavilions—and several other structures—and tree removal and modification of the existing landform are proposed to facilitate the proposed development.

The assessment of impacts refers to the Camp Reserve Sports and Community Pavilion Schematic Design prepared by K20 Architecture in the package of drawings listed in Table 7.1 below.

Table 7.1 Schematic designs prepared by K20 Architecture, comparing the drawing numbers, titles and revision numbering; dates not updated between versions. Black font details are the drawings assessed in this HIS.

Drawing number and name	Received 2023 (dated 2022)	Received April 2025 (final, dated 2022)
SD00 Contents – Schematic Design	P02	P04
SD01 Existing/Demolition Site Plan	P03	P05
SD02 Proposed Site Plan	P04	P011
SD03 Proposed Pavilion Lower Ground Floor		P012
SD04 Proposed Pavilion Roof Plan		P06
SD04.1 Proposed Pavilion Lower Ground Floor	P01	
SD04.2 Proposed Pavilion Ground Floor Plan	P05	
SD04.3 Proposed Pavilion Roof Plan	P02	
SD05 Proposed Netball Courts Floor Plan	P02	P04
SD06 Proposed Pavilion Elevations 01	P03	P05

Drawing number and name	Received 2023 (dated 2022)	Received April 2025 (final, dated 2022)
SD07 Proposed Pavilion & Timekeepers Room Elevations		P01
SD08 Proposed Pavilion Sections	P03	P05
SD09 Proposed Netball Courts Sections	P01	P03
SD10 Proposed Pavilion – 3D Views	P03	
SD11 Proposed Netball Courts – 3D Views	P01	

The landscape components of the K20 Architecture schematic design was superseded by a landscape design report prepared by Taylors in July 2024. The Taylors landscape design report was updated in December 2024. The assessment of impacts in this HIS refers to the full 2024 Taylors landscape design report:

- 2. Design Ethos
- 3. Design objectives
- 4. Landscape concept
 - 4.1 Whole site – Plan
 - Surface treatment legend
 - 4.2 Stage 1 – Detail Plan
 - 4.3 Netball Courts – Detail Plan
 - 4.4 Pavilion – Detail Plan
 - 4.5 Swept path analysis
- 5. Landscape sections (pages 10–12)
- 6. Planting palette (page 13)
- 7. Materials palette (page 14).

Where there is a conflict in what is proposed relative to what is shown in the K20 Architecture schematic design versus the Taylors landscape design report (December 2024), the Taylors landscape design report is relied upon.

Landscape is considered in relation to each component of the proposed works, as it plays a role in attempts to integrate the new built forms into the site. A separate discussion is also provided for the landscape as a whole.

Excluded from this HIS are works indicated in the K20 Architecture and Taylors designs, or confirmed by MASC, as planned for a future stage and not yet detailed. This includes:

- ‘Agricultural office and ticket box, to be improved and upgraded in future stage’ (shown on K20 Architecture SD02 P011)
- Proposed public amenities and storage potential to integrate heritage significance of existing building into the name and design of the new building. Proposed agricultural

and cricket amenities – to reflect form of the existing ‘poultry shed’ (shown on K20 Architecture SD02 P011)

- ‘Provision for 2x future horse wash bays’ (Item 7 shown in Taylors December 2024, p. 4)
- ‘Proposed public amenity and storage’ (Item 13 shown in Taylors December 2024, p. 4)
- ‘Future expansion of Agricultural pavilion for show office and ticket box’ (Item 20 shown in Taylors December 2024, p. 4)

7.2 Mount Alexander Planning Scheme policy

In assessing the heritage impact of the proposed works, the following clauses, objectives and strategies of the Mount Alexander Planning Scheme have been considered:

- Clause 15.03-1S Heritage Conservation and 15.03-1L Heritage General
- Clause 43.01 Heritage Overlay and the Schedule to Clause 43.01 Heritage Overlay
- Camp Reserve and Environs Heritage Design Guidelines (Mount Alexander Shire Council) 2020 (Incorporated Document).

Clause 15.03-1S Heritage conservation includes the following objective and strategies:

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme. Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

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.

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.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

Clause 43.01 Heritage Overlay provides the following in relation to the purpose of the Heritage Overlay:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

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.

Decision guidelines are provided in Clause 43.01-8:

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- 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.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.

- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- 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.

The **Camp Reserve and Environs Heritage Design Guidelines** outline the following:

Design guidelines

Protect the area's characteristic road layout and treatment.

Discourage the design and treatment of new roads, and improvements and alterations to existing roads that would give the area a 'suburban' character.

Support the design and treatment of new roads, and improvements and alterations to existing roads that are in harmony with the nature, size, proportion and treatment of existing roads in the area.

Protect the appearance and environmental qualities of the Barker's Creek environs and Camp Reserve.

7.3 Assessment

7.3.1 Demolition

While key buildings that contribute to the significance of the reserve would be retained as a result of the proposed works (the agricultural pavilion, the memorial cairn and associated seats, the Forest Street entry gateway and gates, the timber stables on the hill), the proposed works would involve demolition of some buildings and structures.

These are:

- existing Castlemaine Football and Netball Club pavilions (two structures, at the north end of the oval)
- other sporting facilities
 - storage shed (northern end)
 - cricket nets (northern end)
 - netball pavilion
 - netball court
 - coach and player boxes (west side of oval)
 - cricket maintenance storage shed (east side of oval)

- one of the three public amenities blocks (with pyramidal roof on the west/Gingell Street side of the oval)
- chain mesh fence, southern boundary.

Three structures associated with the agricultural show use of the site are proposed to be relocated for re-use within the site:

- Cow shelter (northern end), to be reused and relocated – pushed back against east site boundary and height increased to 3.2m for use as horse bays for large animals
- Sheep pen (southern-most) – to be retained and relocated. [unclear where the new location is to be – seek clarification from MASC at draft stage]
- horse stalls / cattle bays (along southern boundary). Two rows of horse stalls are proposed to be reused in the northern area of the site, in association with the re-purposed cow shed.

The sporting pavilions, sporting infrastructure, public amenities block, and southern boundary fence that are proposed to be demolished are not significant in their own right; but rather are significant insofar as they support the recreational, social and community use of the place for organised sport and social activities. Because the proposed works include new facilities to maintain and enhance the continued use of the Reserve for these purposes, their proposed demolition is considered acceptable from a heritage perspective.

The agricultural structures proposed to be demolished are also not significant in their own right; however, they contribute to the overall character of the reserve and the ability to appreciate the history of the reserve associated with agricultural shows through the form of the buildings, the vernacular materials and the lightweight transparency of the sheds. As the sheds and some of the horse stalls are proposed to be re-used on the site, the heritage impact is considered appropriately mitigated.

A future stage of works would involve the construction of a new building at the north end of the site, to house public amenities and storage. Construction would require demolition of the existing poultry pavilion. As a large pavilion (north end of the site) with a prominent hip and gable roof form and layered vernacular materials, the poultry pavilion – while not of architectural significance – contributes to the heritage significance of the site, so its potential loss would be an impact.

The K20 Architecture drawings note that the proposed building (to be designed at a future stage) would seek to interpret the form of the poultry pavilion (in the name and design of the new building) which would assist in mitigating the heritage impacts from its loss. Should the demolition eventuate, photographic archival recording of the existing building is recommended as an additional measure to mitigate the impacts from its potential loss.

The ticket box at the north end of the site (see Figure 4.39) may also be proposed to be demolished as it is not shown on the proposed site plan. The ticket box is not significant and therefore potential demolition is considered acceptable from a heritage perspective.

Tree removal and changes to the existing landform at discussed separately below.

7.3.2 Tree removal

Tree removal includes:

- The loss of six mature trees at the southern end of the site, to facilitate the construction of the netball courts. These are Trees 1 to 6:
 - two River Red Gums (*Eucalyptus camaldulensis*),
 - one Canary Island Date Palm (*Phoenix canariensis*),
 - two mature Dutch Elms (*Ulmus xhollandica*) on the Forest Street fence line, and
 - one Peppercorn tree (*Schinus molle*) at the southern gateway into the site.

The loss of these mature and established trees at the southern end of the reserve is an adverse impact from a heritage perspective. The scattered tree plantings throughout Camp Reserve strongly contribute to the landscape character of the place, including at the southern end. Further, historical aerial images indicate that this cluster of six trees has been a feature of the southwestern area of the site since at least 1946 (see Sections 2.1 and 2.3). The group of six trees to be removed is in effect all the trees to the west of the southern gateway which contribute to the overall landscape character of this part of the reserve and the arrival experience.

The impact from the removal of these six trees would also be experienced from outside the reserve as it would result in the loss of screening vegetation on the inner side of the reserve boundary. There are no street trees along this stretch of Forest Street to mitigate the impacts of the tree loss along the boundary.

The impact would be compounded by the proposed hard landscaping of the proposed netball courts and associated on court structures. The netball courts will extend very close to the southern boundary line and leave no space for replanting trees with similar values along the boundary or in this area or on the southern boundary within the reserve, meaning options for mitigative screening are very limited.

The landscape plan includes nine new amenity trees on three trees on each of three sides of the new netball courts (east, north and west) which would help to mitigate the proposed tree loss in this area of the reserve.

The proposed re-use of the mature Canary Island Date Palm in the shared plaza, so still in the southern area of the reserve and still associated with the entry/arrival experience,

would help to mitigate the loss of this tree from its current prominent location just inside the Forest Street entry.

However, there is no scope (inadequate space) for tree planting along the southern boundary within the study area. While a linear garden bed of native grasses and understorey planting is proposed along the southern edge of the new netball courts, which would provide some softening of the court edge, the absence of trees along this boundary would be permanent. Given the amount of hard landscaping and the associated on-court player facilities required in this area of the reserve, some screening vegetation (ie trees) would be desirable to better mitigate the impacts of this aspect of the proposed works on the significance of the reserve and the wider precinct. This could be achieved by planting 3–4 new trees along the road reserve. It is noted that the road reserve is outside of the study area, but as council managed land, such a mitigative measure could potentially be contemplated. It should be considered to mitigate the loss of the Dutch Elms and Peppercorn tree (Trees 1, 5 and 6) along the southern boundary of the reserve. Using large deciduous exotic trees similar to those growing elsewhere in the reserve (English Oak, English Elm or Peppercorn trees) may help mitigate the physical and visual impacts arising from the loss of Trees 1, 5 and 6 and help screen the new netball courts in views into the reserve from the adjoining precinct.

Initially, the Golden Monterey Cypress (*Hesperocyparis macrocarpa* 'Aurea'), which forms part of the monument ensemble on the hill was also likely to be lost/removed; according to the impact assessment by Ryder arboriculture. This was considered an adverse impact. This tree is now proposed to be retained, which is positive from a heritage perspective, and made possible by the cranking of the south block of the proposed pavilion forward.

A Dutch Elm (*Ulmus xhollandica*) at the northern end of the hill would be lost, because it is within the footprint of the proposed works. The loss of this tree (Tree 22) for the pavilion is not concerning from a heritage perspective. This tree contributes in only a moderate way to the overall landscape character and significance of the reserve, and it is not individually significant. Its loss would be mitigated through the proposed landscape works which includes additional planting of deciduous exotic trees (English Oak and English Elm) as well as Australian native trees.

7.3.3 Landform modifications

Set around the central oval, the land formation of Camp Reserve is characterised as relatively level and flat open space on the eastern (creek) side and the northern end of the site. The reserve slopes up towards Gingell Street at the southwestern corner of the site; this area is referred to as the 'hill'. The upward slope of the hill continues west into the adjoining residential areas of precinct.

Although Camp Reserve’s landform is likely to have been modified since its use as the Gold Commissioner’s Camp—including to form the oval for its recreational uses—the extant physical landform is significant (discussed in Section 3.2). The hill that forms the southwestern corner of the reserve in particular is visually distinct within the reserve as a notable and longstanding topographical feature.

The proposed works would cut into the existing landform of the hill, which is a heritage impact.

Avoiding impacts on the hill, would be preferable from a heritage perspective, and as a result, two alternative locations were explored (refer discussion in Section 5.3.3 above). However, the alternative locations have been demonstrated not to be feasible.

Constructing the proposed pavilion and netball courts in the southwest end of the side, will mean substantial grading and cutting into the existing landform, including the hill, to accommodate the new pavilion and new netball courts. This would result in an adverse physical impact on the significant landform of this part of the reserve.

The excavations for the netball courts have the potential to impact on and remove archaeological features and deposits. Impacts to archaeological features and deposits are being managed separately under a consent process with Heritage Victoria.

To help reduce the overall visual bulk of the proposed pavilion in the landscape, since the initial concept, the building and netball courts have been lowered further into the landscape, which would mean additional cutting in but with the benefit that this would help reduce the visual prominence of the building and courts in the landscape; through reduction in height of the vertical faces of the retaining walls and pavilion podium.

The introduction of new built elements (including pavilion volumes, decking, steps, tiered seating, retaining walls, and other hard surfaces including those of the netball courts) would partially obscure the natural topography and the ability to appreciate this significant landform within the site, resulting in adverse visual impacts on the landform of the hill.

Garden beds with low planting of grasses and groundcovers would help to screen the retaining walls on the south, east and north sides of the courts.

A retaining wall at the foot of the hill has been limited to a c.1m wall resulting in a more natural-appearing landform (closer to existing) than initially proposed which will help maintain the integrity of the remaining area of the hill between the proposed pavilion and courts. Initially, the landscape plan proposed stepped terraces in this location. These have been replaced by battering up to existing grades to be as close to existing as possible and use of native grasses and ground covers on the slope which would enable to landform to still look sloped, which is an improvement.

Other built forms (a storage shed, timekeeper's box) have been removed from the foot of the hill where possible, to ensure as much of the hill remains visible and legible in the landscape as possible.

While the hill is a significant aspect of the reserve, the changes to the siting of the pavilion and modifications to the landscape design since the initial scheme, have improved the heritage outcome relative to what was initially proposed. Given the site constraints, and the importance of the proposed works to ensure the significant uses of the reserve can be maintained in line with present-day requirements, this impact is considered reasonable.

7.3.4 New pavilion

It is proposed to construct a new sports and community pavilion at the western side of the site, cut into the existing hill. The existing granite monument, limestone seats and associated trees are proposed to be retained.

The reserve is significant for its longstanding and continuous association with organised sport and public recreation and as a community gathering place. Assorted built elements are important insofar as they support recreational and social, community use, but not significant in their own right. These are typically small-scale, single-storey pavilions and open-sided sheds that have supported the use of the place (e.g. by the agricultural show and football). Camp Reserve is one of seven major sport and recreation reserves in the Shire, and the only premier competition venue for senior sports. In order to ensure the ongoing use of the reserve for recreational purposes it is necessary to upgrade the pavilion so that it can:

- provide for universal access including meeting DDA statutory requirements.
- provide for the growth and equal opportunity of women's participation in sport.
- provide for accessibility, safety and security and appropriate change room facilities to ensure women and girls, men and boys, gender diverse people and people with disability have equitable access to, and use of, community sporting infrastructure.
- address the needs of local sporting groups, the Castlemaine Agricultural Show, and other community groups.

Critically, the pavilion must not be sited within the Floodway Overlay (FO1) and Land Subject to Inundation Overlay (LSIO1).

An inability to renew the pavilion, bringing it up to contemporary and/or safe standards, may jeopardise the ongoing historic use of the reserve for community recreational purposes. This would have a detrimental impact on the significance of HO688.

Siting:

The site is located in Floodway Overlay (FO1) and Land Subject to Inundation Overlay (LSIO1) (see Figure 5.8). The hill, which is located within the southwestern area of the site, is located outside of FO1 and LSIOI. As the pavilion needs to be located outside of these overlays and adjacent to the oval the hill is the only feasible area for its location.

As discussed in Section 3.2, the surviving remnant of the Gold Commissioner's Camp is significant for its links to the first official settlement in the Mount Alexander goldfields and as a centre of government administration, regulation and law enforcement. This significance is, in part, embodied by the large area of flat land that transitions into the hill.

Because the hill currently lacks buildings and hard surfaces the construction of the new pavilion in this location will have impact on the heritage values of the site. This impact has been mitigated by setting the pavilion into the hill, reducing its overall height and potential visual dominance and by undertaking a rigorous design review process informed by iterative heritage advice that has refined the design outcome in response to the embodied significance of the place.

Built form:

It is acknowledged that the construction of the new pavilion will have impact on the heritage values of the site. This impact is exacerbated by the need for the overall footprint of the building to be significantly larger than the current pavilions as it must accommodate Council's long-term vision for the future growth and capacity of the building as a flexible space that will be used by multiple community and sporting groups.

These impacts have, to some degree, been mitigated through an evolved building design response which has endeavoured to balance the heritage significance of the reserve with the requirement for an upgraded pavilion which will support the ongoing use of the reserve by the community for future generations.

The proposed pavilion will be made up of two single storey volumes— a longer wing housing the change rooms (south block) and a shorter wing housing the social and community facilities (north block). It will have a low rectilinear footprint in the landscape with its length being visually foreshortened by a kink in its plan which demarcates the two blocks of the building. This kink aligns with the western arc of the existing oval so that the building effectively hugs the playing field. While the building requires a degree of cutting into the hill, impacting this significant landform, its footprint has been designed to generally follow the natural contour lines of the hill in an attempt to minimise its visual impact.

The use of a transverse gable roof form with projecting gable ends minimises the overall height of the building and emphasises its elongated profile. This roof form makes

reference to the former historic buildings that once populated the site including those of the Government Camp as shown in Figure 2.3, the original grandstand and the agricultural buildings.

The building's elongated profile is further emphasised by other associated built elements that run across the front of the building such as the terrace, steps, tiered seating, and retaining walls. These tier up to the finished floor level of the pavilion, and although introduced and artificial, they follow the natural incline of the hill. The lowering of the floor level of the north block has resulted in a uniform terrace area across the front of the building. Compared to previous iterations the principal elevation facing the oval is now uniform in design. This is aided by the simplification of the ramps and steps to access the deck area which reduces the 'clutter' of elements in front of the building.

Other built forms (a storage shed, timekeeper's box) have been removed from the foot of the hill where possible, to ensure as much of the hill remains visible and legible in the landscape as possible.

Materiality and colour palette:

The building uses a strong but simple built form that is accentuated by a muted contemporary material and colour palette. Employing lightweight materials that include Multiboard wall cladding with vertical grooves, custom orb roof cladding, bands of clerestory windows, a window wall of glazing to the social room and small areas of polycarbonate sheeting to the upper half of the gable ends, the materiality of the building has been kept simple with no applied decoration. Similarly the material colour choices utilise a limited palette of muted neutral tones which include Dulux Monument for the wall cladding. At this stage the colour of the roof has not been nominated on the drawing but the provided colour swatch appears to be Dulux Surfmeister. Consideration should be given to using a darker roof colour. Surfmeister is in effect off-white and will stand out against the backdrop of the hill. The choice of a darker colour moving into the greens would mitigate against this impact.

Notwithstanding this, the buildings simple and muted material and colour palette will aid in making the building as recessive in the landscape as is feasibly possible for a building of this size. The overriding intention is for the building to be secondary in the landscape. While this may be better achieved through the use of a blue/green colour palette that better reflect the natural tones found in the Australian landscape, the selected colours are neutral (albeit strong neutrals) that will, to a degree, blend into the landscape. This will be aided by the use of understorey planting of native grasses and groundcover on the steeper lower slope of the hill which overtime will help the building nestle into the natural landform of the hill.

While the building's form (volumes) have not been broken up, as suggested during the design review process, the introduction of polycarbonate wall cladding to the upper half

of the gable ends will aid in breaking up the bulk of the building with small areas of backlite luminosity, lightening its dominance on the hill.

On balance, while taking into account the limitations of a site that is largely in a flood zone and the requirement for an upgraded, enlarged pavilion that will ensure the significant historic use of the reserve, the impacts of the proposed pavilion on the heritage values of HO688 are reasonable. The proposed new buildings' siting, scale, form, materials and detailing have carefully considered its heritage context and responds well to the heritage values of the site and its environs.

7.3.5 Netball courts

It is proposed to construct new netball courts at the southern end of the reserve, adjacent to the southern reserve boundary.

The impacts on trees and the landform resulting from the construction of the courts are discussed above (see Sections 7.3.2 and 7.3.3).

It is acknowledged that the netball courts are required to be in close proximity to the proposed pavilion so as to adhere to CPTED principles and other requirements such as fair access. However, the cumulative impacts on heritage significance and individual elements that contribute to significance arising from the construction of both the pavilion and courts would be substantial. Measures have been implemented into the proposal to help mitigate these impacts. The development of a landscape plan is the primary mitigative measure. The landscape plan is discussed further in Section 7.3.7 below.

Aspects of the landscape plan introduced to help minimise impacts arising from the netball courts, include the colour scheme for the courts. This has been modified since the original landscape design from bright contrasting colours to more neutral tones (grey and light green) to help reduce the visual prominence of the court surface in the landscape of the reserve and the wider precinct, which is considered positive. Lowering of the courts into the landscape, while requiring additional cutting into the landform than originally proposed, would mean that retaining walls around the eastern side of the courts would be lower and less prominent. Planting (strips of grasses and groundcovers) is proposed around the south, east and north sides of the courts to help screen the retaining walls and integrate the court into the landscape. Tree planting is also proposed on the east, north and west sides (three evenly spaced amenity trees on each of those sides) which will also assist in integrating the court and the shelters into the landscape.

The fencing for the proposed courts (3m to north, east and south sides) would be transparent and therefore is not considered to result in too much of a visual impact on the open space at this end of the reserve or restrict views or filtered glimpses into the reserve from the precinct.

There will be visual impacts arising from new structures associated with the netball courts: these are the two players'/officials shelters (one shelter on each side of the courts), terraced seating facing the court area (four banks of seats), and court lighting (four light poles). The shelters would be simple structures comprising a skillion roof on slender columns and mid-height screening. The transparency of the structures, except for the mid height screening, and their simple design would help to mitigate their visual presence.

The integration of a storage shed into the western shelter would introduce a more solid element. The storage shed was formerly located outside the courts at the northwest corner, where it obscured the landform of the hill. The revised location is considered preferable from a heritage perspective.

7.3.6 Carparking, entry roads and other paved surfaces

The existing Camp Reserve includes entry roads, gravel and sealed areas for parking and circulation, informal vehicle and pedestrian wear tracks including on the hill, bitumen gravel pedestrian paths, turf and mown grass areas. The surfaces appear to have been developed and repaired on an as needs basis, although there is consistency in materials and an overall informal character with no hard-edged kerbing or guttering.

The proposed landscape plan provides a rationalisation of the existing situation, and overall is considered a sensitive response that balances the requirements for parking and circulation through the site and its heritage values.

Following the design review process, the proposed carparking areas and the number of spaces are now consistent with the requirement set out in the traffic report. For the southern and northern carparks, the surface would be trafficable chip seal treatment. The textured finish of the chip seal is considered preferable to an asphalt surface, which may contribute a more suburban landscape feel to the reserve; a suburban landscape feel to the reserve would not be consistent with the history or character of the place, and not consistent with the Camp Reserve design guidelines. The extent of hardstand for carparking has been minimised by including lawn areas for informal parking at peak times which is positive.

Pedestrian paths have been designed to be as narrow as possible, noting that the main north-south pedestrian pathway that moves around the eastern side of the oval is now 2m (was 3m), with other paths 1.5m wide. Surfaces will be compacted granitic sand (the 2m path) and broom finished concrete in a natural grey (1.5m paths) which is considered appropriate.

The trafficable feature paving between the netball courts and new pavilion and the oval has been revised from mixed and contrasting finishes in the July 2024 landscape plan, to a more simplified materials and colour scheme in the current version of the landscape

plan. Feature brick paving would be preferred. Any decorative concrete finish should ideally reflect or interpret colours of the local natural landscape. The extent of hard surfaces at the north end of the pavilion has been reduced, replaced by lawn and defined paths.

The impacts of the proposed pedestrian pathways through the SRZ/TPZs of the mature oak trees (Gingell Street boundary) and around the mature elms (on the east side of the oval) should be assessed by an arborist and any recommendations for avoiding adverse impacts on these mature trees be integrated into the permit conditions.

The landscape plan addresses potential for impacts on one mature oak at the north end of the pavilion (see 4.4 Pavilion – detail plan) by proposing minimal excavation in the TPZ and use of a porous pathway surface (granitic sand) which is appropriate.

A major contribution of the landscape plan to reducing adverse heritage impacts arising from the proposed pavilion, has been the redesign of the transition from ground level to the external deck at podium level. The lowering of the building by about 1 metre has also assisted in reducing the overall visual impacts from the height and bulk of the proposed built form, allowing for fewer stairs, lower retaining walls and terrace seating, and simplified configuration of 1:14 DDA ramp access to the pavilion, now provided at both the south and north ends, and a more horizontal overall form to the built elements. Additional areas for planting have been provided in front of the south block (understorey and grasses plus four amenity trees) and understorey and grasses in front of the ramp access at the northern end. The planting will assist in screening and minimise the visual impact of the pavilion in the landscape.

Contemporary design of the terrace seating and materials proposed (off-form concrete in combination with timber/composite slats) is considered an appropriate response in the heritage context.

7.3.7 Landscaping

As noted already, the landscaping provides an opportunity to help integrate the new built forms within Camp Reserve, and help to mitigate tree losses, physical impacts on the hill, and physical and visual impacts arising from the proposed works. As noted above in relation to the netball courts, the landscape plan is a primary response to the need for better integration of the proposed works into the landscape. A landscape plan was not part of the initial concept, but was developed by Taylors in response to heritage advice with an initial plan prepared in July 2024, revised December 2024.

Most of the heritage impacts of relevance to the landscape plan are already discussed above as they relate to the different components of the proposed works (see Sections 7.2.3 to 7.2.6).

Additional commentary is provided below on matters not yet addressed in the assessment of impacts.

In relation to the drawing 4.1 Whole site – plan, where a new row of three English Elms is proposed within the existing row of English Oaks on Gingell Street: the row of English Oaks does not presently have a gap needing to be infilled. If infill planting is required in this row of trees, the replacement species should be English Oaks.

Elsewhere in the planting scheme, the retention of existing trees throughout the reserve is positive, the use of new English Elms in locations other than noted above, is supported where shown, as is the new planting of amenity trees.

The use of understorey planting of native grasses and groundcover on the steeper lower slope of the hill and retention as much as possible of its natural contours, is supported. The use of low plants should still allow for the ability to understand the existing landform of this part of the hill.

The use of a green-coloured hard paving or artificial turf for the proposed cricket nets is positive from a heritage perspective.

The row of Monterey Cypress trees assessed as being in decline in the Ryder Arboricultural Assessment Report (Trees 23–37) is shown as retained in the landscape design report. It is noted that this tree group is out of scope for the proposed works. Works to conserve or improve the planting on this boundary based on historical evidence (aerial photographs) or replace it with another suitable planting could go some way to conserving and enhancing the setting and context of the reserve which could provide a way to mitigate other heritage impacts.

7.3.8 Impacts on areas of historical archaeological potential

The footprint of the proposed netball courts entirely overlaps the areas of archaeological features identified during the overburden removal as part of the Consent to Uncover, and the area of potential for historical archaeology, again associated with the findings in the Archaeological Investigation Report (2024). The netball courts are proposed to be constructed over an area that remained unexcavated as part of the previous archaeological investigations, into which stone features were visibly seen to be continuing into. Further excavation of these features is required to fully understand their form and function and to have a complete understanding of the archaeological resource as a whole.

No other proposed works as part of the activity have the potential to impact on historical archaeological deposits or features. The pavilion, car parks, driveways, toilet blocks and

relocation of existing structures are not located within areas identified to contain potential for historical archaeology.

As the construction of the netball courts has the potential for harm to occur to historical archaeological deposits and features, management and mitigation measures are required to mitigate harm and resolve the archaeological potential of the study area. These are provided in the Consent to Damage supporting document (draft dated May 2025).

8 Conclusion

8.1 Discussion of impacts

Camp Reserve embodies layered histories and values and continues to provide for longstanding uses that are part of its significance (its intangible values).

The reserve is significant for its former historical use as the Gold Commissioner's Camp in the 1850s, and also for its longstanding and continuous association with organised sport and public recreation and as a community gathering place since 1855. The ongoing community recreational use of the site by the Castlemaine & District Agricultural Society, Castlemaine Football Netball Club and Castlemaine United Cricket Club is to be encouraged and supported.

The upgrading of sporting and community facilities is important to maintaining active and appropriate use of the place, and for sustaining the community values.

For some of the reserve's significant uses to continue, other requirements and site-specific constraints (for example, universal access, gender equity, compliance with *Council's Fair Access Policy* safety, mixed use, traffic and flooding) come into play, which present challenges to what might be considered an optimal outcome for the tangible heritage values and other physical characteristics of the place.

The proposed works would constitute an impact on the heritage significance of Camp Reserve and Environs (HO668).

We note that one of the purposes of Clause 43.01 is to conserve and enhance both the heritage place and those elements that contribute to its heritage significance and landscape character. A strategy of Clause 15.03 is to ensure that an appropriate setting and context are maintained and enhanced.

The heritage advice provided in the development of the proposed works has endeavoured to ensure the conservation of the reserve's heritage values in an appropriate setting, in the context of other competing values and finding solutions that both respect the heritage significance of the reserve and support the important public uses of the reserve.

With the development and refinement of the landscape plan, the lowering of the pavilion and the cranking forward of the pavilion's south block, the heritage impacts of the proposed development have been reduced relative to the initial scheme.

Given the restraints of the site, GML is satisfied that the iterative design process has adequately explored alternative options for further reducing or avoiding adverse impacts. While the footprint of the building remains large, this has been visually foreshortened by the kinking the floor plan. The breaking up of the building to allow for transparency

through the building was found to be impractical from a users perspective. The introduction of bands of clerestory window and areas of polycarbonate cladding have been introduced to modulate the building's façade giving it a lightness.

Notwithstanding the impacts from the proposed tree removal and the physical and visual impacts on the existing landform where the proposed pavilion and netball courts would be placed, through the landscape plan it is considered that the proposed works would ensure that the landscape character of the reserve and other key significant landscape features would be conserved, maintained and enhanced (positively improved).

In conclusion, as a result of the proposal, there will be impacts on the heritage values of the reserve and wider precinct (HO688). However, the nature and extent of these impacts as represented in the current form of the proposal is considered reasonable because the proposed changes would facilitate enhanced ongoing uses of the place which is consistent with the intangible heritage values of the reserve, while also meeting updated requirements associated with each of the local and regional sporting uses of the reserve. Refusal of the proposal would have impact on the ongoing uses of the reserve which are a part of its heritage significance.

8.2 Recommendations

The following recommendations are provided for ensuring adverse physical and visual impacts can be avoided or minimised during the finalisation of some design details and implementation of the project. Some recommendations could form conditions of permit.

The final choice for pavement treatments should be determined to the satisfaction of Council's heritage planner, with the objective of minimising impacts on the landscape character of the reserve, and seeking to achieve good contemporary design that reflects the materiality and/or colours of the local natural landscapes or historic buildings in Castlemaine.

Selection of a darker roof colour moving into the greens would further mitigate the visual impact of the pavilion on the landscape.

Carry out separate heritage impact assessments for the new building proposed to replace the poultry pavilion and any new development at the north end of the agriculture pavilion.

Revise the landscape plan to delete new interplanting of English Elms within the row of English Oaks along Gingell Street, and replace with English Oaks when necessary.

Explore the feasibility of propagating River Red Gums for replanting on the site from the two River Red Gums (*Eucalyptus camaldulensis*) that are proposed to be removed.

Prior to demolition of the Poultry Pavilion, undertake a photographic archival recording of the existing building in accordance with current standards, as an additional measure to mitigate the impacts from its potential future loss.

Ensure hard edged kerbing and guttering is avoided in the development of detailed design specifications for the northern and southern carparks, drives and pathways and other paved or chipsealed areas.

Consider re-using the two cast iron posts that were observed in separate locations in the northern end of the reserve in the new landscaping plan (see Figures 4.32 and 4.33).

In addition to the above recommendations related directly to the proposed works, it is recommended that:

- MASC explore the feasibility of replacement planting for the ailing row of Monterey Cypress trees along the southern end of the reserve's Gingell Street boundary.
- MASC explore planting new street trees along the Forest Street boundary (3-4 evenly spaced trees) as a measure to mitigate the loss of canopy trees along the southern interface of the reserve and the heritage precinct.

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