

NOTICE OF DECISION TO GRANT A PERMIT

Application No: PA077/2025

Mount Alexander Planning Scheme

Responsible Authority: Mount Alexander Shire Council

The Responsible Authority has decided to grant a permit.

The permit has NOT been issued.

ADDRESS OF THE LAND: Camp Reserve 11 Forest Street CASTLEMAINE VICTORIA 3450

LEGAL DESCRIPTION: Lot Camp Reserve Rs 4594 CP106752

WHAT WILL THE PERMIT ALLOW? Buildings and works associated with a Minor Sports and Recreation Facility. Alterations of access to a Transport Zone 2. Demolition and provision of car parking.

ALL MATTERS FOR WHICH THE RESPONSIBLE AUTHORITY HAS DECIDED TO GRANT THE PERMIT INCLUDE:

Planning scheme clause	Matter for which the permit has been granted
Clause 36.02-2 (PPRZ)	Construct a building and carry out works.
Clause 42.03-2 (SLO)	Construct a building and carry out works.
Clause 43.01-1 (HO)	Construct a building and carry out works.
Clause 43.01-1 (HO)	Demolition.
Clause 43.01-1 (HO)	Removal, destruction or lopping of a tree.
Clause 44.03-2 (FO)	Construct a building and carry out works.
Clause 44.04-2 (LSIO)	Construct a building and carry out works.
Clause 52.06-3 (CP)	Provide some or all of the car parking spaces.
Clause 52.17-1 (NV)	Remove, destroy or lop native vegetation.
Clause 52.29-2 (TRZ2)	Alter access to a Transport Zone 2.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

COMPLIANCE WITH ENDORSED PLANS

1. Before the development starts, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the advertised plans and include:

1.1 An amended Acoustic report prepared by Enfield Acoustics Noise Vibration Doc Ref: V1605-01-P R1, dated 18 March 2025. The amended report must:

- a) Specify the hours of operation of the social room including a start and finishing time.
- b) Identify acceptable areas, hours and level of external amplification.
- c) Specify acceptable of background level noise.
- d) Include an assessment of security alarms if any. If security alarms are to be provided detail on whether they should be silent or an acceptable noise level, they may emanate.

Once amended, the acoustic report will be endorsed and form part of the permit.

- e) In conjunction with the amended Acoustic Report the plans must be revised to show any treatment or noise attenuation measures recommended in the acoustic report.
2. A patron management plan in accordance with condition 4. The patron management plan will be endorsed and form part of the permit.
3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority.
4. The layout of the use development must not be altered from the layout on the approved and endorsed plans without the written consent of the Responsible Authority.

GENERAL CONDITIONS

5. Prior to the commencement of the use or development commencing, a Patron Management Plan (PMP) must be submitted to the Responsible Authority. The PMP must be approved and endorsed by the responsible authority and include the following details:
 - a) A traffic management plan to manage traffic and parking flow.
 - b) A 'code of conduct' for all persons and/or groups attending that emphasises, when leaving the premises of an evening, the need to exit the land in a quiet and orderly manner.
 - c) The code of conduct to include of facility users in the management of patron behaviour.
 - d) Complaint handling process to effectively manage any complaints received. This must include a Complaints Register to be kept at the premises which records details of the complaint received, any action taken and the response provided to the complainant.
 - e) A manual on acceptable use of external amplification including volume and limitation on hours of use.
 - f) Signage to be used to encourage responsible off-site patron behaviour.
 - g) The provision for ongoing review of the management plan.
 - h) The manner in which the management plan may be reviewed or amended.

The Responsible Authority may consent in writing to vary any of these details, when approved, the PMP will be endorsed and will form part of this permit.

6. The use or development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the surrounding area, through the:
 - a) Transport of materials, goods or commodities to or from the land.
 - b) Appearance of any building, works or materials.
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil. to the satisfaction of the Responsible Authority.
7. At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the Responsible Authority.
8. All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the Responsible Authority.
9. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
10. Waste management and collection must be carried out in accordance with the requirements of the approved and endorsed waste management plan to the satisfaction of the Responsible Authority.

HERITAGE CONDITIONS

11. Preparation of a photographic archival recording of site showing condition of and location of existing built and landscape elements prior to any works commencing.
12. Preparation of a Heritage Interpretation Plan that identifies interpretation devices communicating both Aboriginal cultural heritage and historic post-contact heritage, archaeological and natural values. DJAARA (Dja Dja Wurrung Clans Aboriginal Corporation) should be actively involved in the planning design and approval of interpretation of Aboriginal cultural heritage. The interpretation devices should provide information on the original and early location of elements to retain and understanding of the physical evolution of the site.
13. Prior to the commencement of any demolition, removal or relocation works, a Salvage and Reuse Methodology is to be prepared and submitted to the Responsible Authority for approval. The Methodology is to guide the careful removal of significant, and contributory built and landscape elements and the appropriate reuse, relocation or disposal of heritage fabric. The Methodology must:
 - a) Identify all significant and contributory elements proposed for removal or relocation.
 - b) Describe the process for the careful deconstruction, storage and reconstruction of built and landscape elements scheduled for relocation.
 - c) Outline measures to minimise damage to original fabric during removal and handling.
 - d) Specify how salvaged materials will be reused either on site or incorporated into new works, where feasible.

- e) Provide detail on the salvage of timber from removed trees, with a preference for reuse on site, including as part of an agreed interpretation scheme.
14. The approved Methodology is to be implemented in full, and any variation is to be undertaken only with the written approval to the satisfaction of the Responsible Authority.
15. Preparation of a Schedule of Conservation Works to identify and guide urgent and necessary repair and conservation works to significant built elements, including the reconstructed timber horse stalls. Conservation works should reasonably be incorporated into the scope of works for Stage 1 development to ensure early protection and enhancement of heritage fabric.
16. Preparation of a Tree Maintenance Plan for the site that addresses the following:
- a) Succession tree replacement and planting program for Monterey Cypresses, River Red Gums, English Oaks, and any other trees with identified heritage significance or of high retention value onsite.
 - b) Propagation opportunities and recommendations for significant trees, including the River Red Gums – inclusive of seed collection and germination from the River Red Gums prior to their removal.
 - c) Maintenance schedule for all trees.
 - d) Tree inventory and assessment.
 - e) Identification of trees with identified heritage significance.
 - f) Tree protection zones.
17. The detailed design resolution is to demonstrably respond to the heritage values, landscape character and spatial qualities of Camp Reserve, including scale, siting, form, materials and finishes. Final construction-ready drawings and a detailed materials and finishes schedule must be reviewed and approved by Responsible Authority's Heritage Advisor before any works commence.

LANDSCAPING

18. Within 12 months of completion of the development, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.
19. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the Responsible Authority.

ENVIRONMENT CONDITIONS

20. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Mount Alexander Shire Council, Department of Energy, Environment and Climate Action or whichever appropriate public land managers drains or watercourses.
21. All works must be undertaken in a manner that minimises soil erosion to the greatest extent practicable, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.

NATIVE VEGETATION REMOVAL CONDITIONS

22. Before works start, the permit holder must advise all persons undertaking the vegetation removal and/or works on site of all relevant permit conditions and associated statutory requirements or approvals.
23. Before works start, a plan identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be approved and endorsed by the Responsible Authority.
24. To offset the removal of 0.087 hectares of native vegetation, as identified in Native Vegetation Removal Report 353_20251003-WEM, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below: General offset A general offset of 0.021 general habitat units:
- a) located within the North Central Catchment Management Authority boundary or Mount Alexander Shire Council municipal district
 - b) with a minimum strategic biodiversity score of at least 0.504.

ROADS AND TRAFFIC

25. Prior to commencement of any construction works associated with the development, a Traffic Impact Assessment Report (TIAR) must be submitted to and approved by the Responsible Authority prior to the submission of engineering plans. Recommendations of the reports must be to the satisfaction of the Responsible Authority.

ENGINEERING PLAN

26. Prior to commencement of any construction works associated with the development detailed access, road, car park and drainage construction plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and form part of the permit. The engineering plans must accord with the Infrastructure Design Manual. All works constructed or carried out must be in accordance with those approved plans and completed to a standard satisfactory to the Responsible Authority.

DRAINAGE AND STORMWATER MANAGEMENT

27. Before the building(s) are occupied all stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge by underground pipe drains or any other means to the satisfaction of the Responsible Authority. No effluent or polluted water of any type may be allowed to enter the Mount Alexander Shire Council's stormwater drainage system or Barkers Creek.
28. The whole of the subject land, including landscaped and paved areas, must be graded and drained to the satisfaction of the Mount Alexander Shire Council as the responsible drainage authority so as to prevent the discharge of water from the subject land across any road or onto any adjoining land.
29. The site stormwater discharge is not to be increased by the proposed development. The drainage system shall include provision of storm water detention system to limit flows downstream from the development to pre-development levels in accordance with the current Australian Rainfall and Runoff – Flood Analysis and Design for a 10% AEP event (IDM Design standards - Section 19.3 Requirements).

30. Drainage design must incorporate integrated water management principles and comply with the requirements of Amendment VC154 -Stormwater Management of the Victorian Planning Provisions.
31. Prior to the design of any internal drainage system the owner/applicant must submit a Property Information Request and be issued a Legal Point of Discharge Permit to discharge stormwater.
32. Any new stormwater infrastructure greater than 300mm constructed as part of the development must have a CCTV inspection completed and reviewed by the Responsible Authority.

ACCESS AND INTERNAL ROADS / CAR PARK

33. If the existing vehicle crossing(s) does not meet current Mount Alexander Shire Council standards then it will need to be upgraded to the satisfaction and requirement of Mount Alexander Shire Council. No impending or redirection of existing surface flow is allowed to occur as a result of these works. Mount Alexander Shire Council's minimum standards are: -
 - a) 6 m wide.
 - b) Crossings must be positioned keeping a minimum of 3m clearance from Mount Alexander Shire Council trees located at the property frontages.
 - c) In accordance with SD 236 of the Infrastructure Design Manual.
34. Before construction works associated with the provision of car parking start, detailed layout plans demonstrating compliance with Austroads Publication 'Guide to Traffic Management' and to satisfaction of the relevant authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions.
35. Before the use starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) Fully constructed.
 - b) Properly formed to such levels that may be used in accordance with the plans.
 - c) Surfaced with an all-weather surface (as appropriate).
 - d) Drained to prevent diversion of flood or drainage waters and maintained in a continuously usable condition.
 - e) Marking of parking spaces is to be in accordance with AS290.1 (line marking or raised pavement markers).
 - f) Clearly marked and/or signed to show the direction the of traffic along access lanes and driveways.
 - g) Properly illuminated with lightning designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
 - h) Measures taken to prevent damage to fences or landscaping, including to prevent direct vehicle access to an adjoining road other than by an approved location.
 - i) Provision of traffic control signage/or other structures as required.

- j) Provision of signage directing drivers to area(s) set aside for car parking. Such signs are to be designed, located and maintained to the satisfaction of the Responsible Authority.

All to the satisfaction of the Responsible Authority.

- 36. Car spaces, access lanes and driveways must be always kept available for these purposes and maintained to the satisfaction of the Responsible Authority.
- 37. Before the use starts, protective devices to prevent damage to fences or landscaped areas must be installed to the satisfaction of the Responsible Authority.

BICYCLE PARKING REQUIREMENTS

- 38. No fewer than twenty bicycle parking spaces must be provided on the land to the satisfaction of the Responsible Authority.
- 39. Bicycle access must at all-times be clearly signed and marked to the satisfaction of the Responsible Authority.

INFRASTRUCTURE STATUS

- 40. All existing road reservation assets are to be protected and maintained throughout the works including all utilities and services. Any damage is to be restored at the completion of works.

CONSTRUCTION MANAGEMENT / ENVIRONMENTAL MANAGEMENT

- 41. Before the development starts, a Construction Management Plan must be submitted to, and be to the satisfaction of the Responsible Authority. The Construction Management Plan will then be endorsed and form part of the planning permit. The Construction Management Plan must include details of:
 - a) Working hours.
 - b) Haulage routes to the land.
 - c) Methods to contain dust, dirt and mud within the subject land, and the method and frequency of clean up procedures.
 - d) Sediment control.
 - e) A liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced with construction activity.
 - f) Methods to ensure the recommendations of an approved Cultural Heritage Management Plan apply to the land are carried out.
 - g) Detail of any Tree Protection Zones.
 - h) Methods to ensure that all machinery brought onto the land is weed and pathogen free.
 - i) j) Methods to ensure that all machinery wash down, lay down and personnel rest areas are clearly fenced and located in disturbed areas wherever possible.
 - j) Methods to ensure that contractors working on the land are aware of the requirements of the Construction Management Plan and any other obligations of the planning permit.

- k) Provision of best practice erosion and sediment control techniques to protect any native flora and fauna.
- l) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision.

Management measures should be in accordance with EPA guidelines; Civil Construction, building and demolition guide, Publication 1834.2 September 2025.

42. Before construction starts, an Environmental Management Plan for the management and operation of the use which is to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the permit. The environmental management plan must be reviewed and submitted to the authority/authorities annually. The use must be conducted in accordance with the endorsed plan at all times. The environmental management plan must include:
- a) Overall environmental objectives for the operation of the use and techniques for their achievement.
 - b) Procedures to ensure that no significant adverse environmental impacts occur because of the use.
 - c) Proposed monitoring systems.
 - d) Identification of possible risks or operational failure and response measures to be implemented.
 - e) Day to day management requirements for the use.
 - f) On-site Stormwater/run-off management.
 - g) Basin maintenance schedule and maintenance schedules for treatment elements.

SEDIMENT POLLUTION CONTROL

43. The developer must restrict sediment discharges from any construction sites within the land in accordance with EPA Guidelines; Civil Construction, Building and Demolition Guide, Publication 1834.2 September 2025.
44. The developer must ensure that all site works conducted during any stages of the proposed development minimises any erosion damage to the surrounding public and private property and assets.
45. The developer is required to re-instate any erosion damage or sediment build-ups caused by the proposed works to any residential or public assets.

CONSENT FOR CONSTRUCTION

46. Prior to the commencement of any works on the road reserve the owner/applicant must submit a Minor Works in a Road Reserve application and be issued a permit to occupy the road for works.
47. Prior to the construction of non-road related infrastructure within the road reserve the applicant must submit an application and received approval from the relevant authority.

PUBLIC AND ENVIRONMENTAL HEALTH

48. Noise emissions from the use of the land must comply with the requirements of the Environment Protection Regulations 2021 (EP Regulations) and Publication 1826: Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Noise Protocol) to the satisfaction of the responsible authority.
49. Architectural treatment must be installed to the Pavilion/Social room in accordance with Section 3.1 in the Acoustic report prepared by Enfield Acoustics Noise Vibration Doc Ref: V1605-01-P R1, dated 18 March 2025, and verified by a suitably qualified professional, including:
- Roof and ceiling construction for the Social Room to consist of a metal pitched roof construction with 13mm thick fire-related plasterboard ceiling and 90mm thick 14kg/m³ insulation laid above, or equivalent achieving a Rw50 and Rw + Ctr 40 acoustic performance rating.
 - Glazing construction for the Social Room to consist of fixed double-glazing with 6.38mm laminated glass/12mm airgap/6mm glass or equivalent achieving acoustic performance rating of >Rw33.
50. The owner/occupier must ensure that the use of the premises must be carried out in accordance with the endorsed acoustic report prepared by the Enfield Acoustics Noise Vibration Doc Ref: V1605-01-P R1 and any revisions. The following additional acoustic controls, as inferred by the acoustic report to allow achievement of the nominated acoustic performance ratings, must be implemented and maintained by the owner/occupier.
- Any use of the Social Room that involves amplified music or live bands, the doors leading off the Social Room are to be kept closed and/or automatic closing devices.
51. Before the use of the premises, mechanical plant equipment selected for installation must be included in an amended acoustic report that provides an assessment of the selected equipment and recommendation of any necessary mitigation requirements, to ensure it complied with the EP Regulations and Noise Protocol, i.e. air conditioning, kitchen exhaust fans, cool room compressor.
52. Should the responsible authority have reason to believe that the Environment Protection Regulations 2021 or Noise Protocol are not being adhered, the owner/occupier must provide an acoustic report prepared by a suitably qualified professional so assess compliance and make adjustments as recommended and necessary, if requested and within a timeframe agreeable by the responsible authority.

DEPARTMENT OF ENERGY, ENVIRONMENT AND CLIMATE ACTION

Native vegetation permitted to be removed, destroyed or lopped

53. The native vegetation identified in NVRID ID 353_20251003_WEM and permitted to be removed, destroyed or lopped under this permit is 0.087 hectares of native vegetation, which is comprised of: a) 0.087 hectares of native vegetation including two (2) large trees within patches, with a strategic biodiversity value of 0.504. Native vegetation offsets
54. To offset the removal of 0.087 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DEECA 2025), the permit holder must secure the following offsets:
- A general offset of general habitat units: 0.021

- i. located within the North Central Catchment Management boundary or Mount Alexander Shire LGA.
- ii. with a minimum strategic biodiversity value of at least 0.504.

b) The offset(s) secured must provide protection of at least 2 large trees.

Offset evidence.

55. Before any native vegetation is removed, evidence of the secured offset required by this permit must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:

- a) a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site:
 - i. If a security agreement is entered, the applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Notification of permit conditions

56. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals. Protection of vegetation to be retained

57. Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

- a) Vehicular access.
- b) Trenching or soil excavation.
- c) Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
- d) Entry and exit pits for underground services
- e) Any other actions or activities that may result in adverse impacts to retained native vegetation.

58. Before works start, a native vegetation protection fence must be erected to protect all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:

- a) A radius of 12 times the diameter of the tree trunk at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
- b) Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

COLIBAN WATER

59. Coliban Water has a DN300 trunk sewer main that traverses this development site. The applicant is required to ensure that during the development/construction phase of this development there is no effect on Coliban Water's strategic significant sewer asset, which must not be compromised in any way.
60. Agreement is to be reached with Coliban Water for an approved Works Method Statement to ensure that Coliban Water's sewerage services network is not compromised in anyway by earthworks in the form of excavations, construction practices utilising heavy machinery associated with this development site.
61. The Works Method Statement must include, but is not limited to, what measures will be in place/activated in the event that the Coliban Water asset is compromised in any way as a result of the above-mentioned earthworks, or other actions which must ensure that disruption to the operational functionality of this critical Coliban Water asset does not take place unless agreement has been reached to do so.
62. The agreement to be reached with Coliban Water for an approved sewerage reduction plan, of which the applicant incurs all associated costs should implementation of the plan be required, which would include a reduction management security deposit.
63. An application through our Consent to Connect Process will be required prior to water supply services and property service drains (sewerage) and wastewater plumbing being amended/installed, (including trade waste requirements) connected to Coliban Water assets and complying with our conditions.
64. Coliban Water requires all new meters, tapping's and /or cut and seals (ferrule stop taps) to be undertaken by our service provider, including meter assemblies.
65. A Trade Waste Agreement is required to be entered into with Coliban Water ensuring the installation of a suitably sized Grease Interceptor Trap.
66. Agreement is required to be reached with Coliban Water via our Consent to Connect process to ensure that an appropriate water supply Backflow Prevention Device has been fitted in accordance with AS3500.1.

When required, a Backflow Prevention Device registration form must be submitted to Coliban Water. Upon installation a Backflow Prevention Device inspection/test certificate is required to be submitted to Coliban Water.

67. All private works for water supply and sanitary drainage must be constructed in accordance with the National Plumbing and Drainage Code of Australia being AS 3500, the MRWA Water Metering & Servicing Guidelines 2022 and or any relevant requirements of Coliban Water.
68. Evidence is required to be forwarded to Coliban Water verifying the necessary amendments to the existing and new property service drains.

The evidence required is a letter/statement from a registered and licensed plumbing contractor for the necessary amendments to the existing and new property service drains. A detailed as constructed plan of the drain amendments and new property drains and a copy of the Victorian

Building Authorities Compliance Certificate would be required as well as the necessary amendments to and/or new water supply service pipes if the value of the works requires a certificate to be issued, are to be forwarded to Coliban Water for record purposes.

69. The owner of the land will be required to make payment to Coliban Water of New Customer Contributions (NCCs) for water and sewer as part of our Consent to Connect process. These contributions are based upon, the size of the metered water supply and the fixture unit rating of the sanitary plumbing and drainage fixtures (per AS 3500) proposed to be installed within the development site, to be connected to Coliban Water's water supply and sewer networks. A Tax Invoice will be supplied to the owner as part of our Consent to Connect Process.
70. Please note under section 165(5) of the Water Act (1989), Coliban Water is not required to ensure that the water pressure is adequate for firefighting. It is important to note that Coliban Water does not guarantee fire flows.

GOULBURN MURRAY WATER

71. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
72. All wastewater from the development must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.
73. Stormwater must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.
74. The carpark extension must not be located any closer to the waterway than the existing buildings adjacent Barkers Creek.

NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY

75. The finished floor level of the proposed pavilion and the proposed timekeepers' & media room must be constructed a minimum of 0.3 metres above the 1% AEP flood level of 278.4 metres AHD, i.e. no lower than 278.7 metres AHD.

VICTRACK

76. During the construction of the development, including demolition, all reasonable steps must be taken to avoid obstruction of the transport underpass and access to Castlemaine Railway Station.

HERITAGE VICTORIA

General

77. This consent shall expire if the approved site works have not commenced within two (2) years of the date of issue of this consent, unless otherwise agreed in writing by the Executive Director, Heritage Victoria ('the Executive Director').

The consent cannot be transferred or reassigned without approval from the Executive Director.

78. Heritage Victoria is to be given a notice of the intention to commence works authorised under this consent, and when the on-site archaeological works have been completed.

79. Should minor changes in accordance with the intent and approach of the documentation provided as part of the Application (Former Commissioner's Camp Site, Castlemaine (H7723-1266), 23 May 2025, GML Heritage) become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the relevant consent condition for endorsement. If the Executive Director considers that the changes are not minor, an amendment to this consent or a new application will be required.
80. All works must be in accordance with the requirements of the endorsed project Cultural Heritage Management Plan (CHMP). All site investigations conducted as part of any CHMP requirements that may affect historical archaeological features, deposits and/or artefacts must be supervised or co supervised by the archaeologist listed on this consent (as endorsed by the Executive Director) and undertaken using a methodology that allows the recording and reporting of historical archaeological remains (and the management of historical archaeological artefacts) to the satisfaction of the Executive Director.

Archaeological Investigations and Monitoring of Works

81. All archaeological works, including excavation and monitoring, recording and reporting, must be in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites (July 2015), and to the satisfaction of the Executive Director.
82. Induction: All staff and contractors involved in any ground or subsurface works or activities are to attend an archaeological induction prior to their commencement. The induction, developed and presented by the endorsed project archaeologist must summarise the place history; the types of archaeological deposits, features and artefacts which may be discovered; the process of stopping work and reporting the discovery; and the relevant provisions and penalties of the Heritage Act 2017.
83. All archaeological works are to be conducted or supervised (on-site) at all times by the designated project archaeologist (Leah Tepper, GML Heritage) or an alternate archaeologist approved in writing by the Executive Director.
84. The two areas designated as being of high archaeological potential (marked in red on the submitted Map 8-1, page 57) are to be archaeologically excavated and investigated by the listed project archaeologist (in accordance with the methodology detailed in Section 6.1.1 of the application). If archaeological remains that may be of high significance are indicated beyond the extent of these areas, additional excavation may be required to the satisfaction of the Executive Director.
85. The area where posthole features have been identified must be expanded and investigated by the listed project archaeologist, in accordance with the details submitted in Section 6.1.2 of the application (Investigation of postholes).
86. All subsurface works undertaken in the area designated as being of moderate archaeological potential (marked in yellow on the submitted Map 8-1, page 57) are to be conducted or closely monitored by the listed project archaeologist. The project archaeologist must direct the works to cease if potentially significant historical archaeological features, artefacts and/or deposits are uncovered in order to investigate the find(s) by hand and record all uncovered archaeological remains. The monitoring may cease (in parts or all of the site) if the project archaeologist determines that the subject area does not have, or no longer has, the potential to contain significant archaeological material, in consultation with (and subject to the approval of) the Executive Director.
87. State-Level Heritage Values: If historical archaeological remains that may be of state- level significance are uncovered during the works, it may be necessary for an assessment of the place to be undertaken in accordance with Part 3 of the Heritage Act 2017. It is necessary for a

heritage permit to be obtained (in accordance with Part 5 of the Act) to authorise works that will affect the cultural heritage significance of a place listed on the Victorian Heritage Register.

88. Unexpected Finds Provision: if any potentially significant historical archaeological remains (including artefacts, features and/or deposits) are uncovered at any time during works in any part of the site, all works in the direct vicinity must immediately cease and the project archaeologist must be contacted. The project archaeologist must evaluate the find and determine if any archaeological investigation or recording may be necessary, in consultation with (and to the satisfaction of) the Executive Director.

Artefact Management

89. The applicant is liable for all expenses arising from the conservation, storage, management and curation of any significant historical archaeological artefacts that are recovered and retained as a result of the project works.
90. All artefact management, including cataloguing, conservation, analysis, packing, and reporting, must be in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites (July 2015), and to the satisfaction of the Executive Director.
91. All historical archaeological artefacts are to be initially retained, with the exception of building materials which can be sampled and disposed of following recording, and hazardous material which can be recorded on-site and appropriately disposed of. A significance-based assessment of the artefact assemblage must be undertaken following the completion of fieldwork, cataloguing and site analysis. This assessment will inform the required Artefact Retention and Discard Policy (ARDP). The ARDP must consider artefact condition, research value, sampling, representativeness and other relevant factors, and be submitted to the Executive Director within four (4) months of the completion of fieldwork, for approval. Artefacts can only be discarded once the submitted ARDP has been approved by the Executive Director.
92. An Artefact Catalogue must be completed within eight (8) months of the completion of fieldwork. The catalogue must be prepared in accordance with Heritage Victoria's approved format and include all historical archaeological artefacts recovered during the investigations. Batch cataloguing of artefacts may be undertaken subject to the approval of the Executive Director.
93. In the event significant artefacts requiring conservation treatment are discovered, an Artefact Conservation Proposal (ACP) must be prepared by the archaeologist and suitably qualified conservator (as approved by the Executive Director) and submitted to the Executive Director within four (4) months of the completion of fieldwork, for approval. The ACP must include the details of the proposed conservation treatments, and the details and rationale for the artefact selections. The ACP must be informed by the post-excavation evaluation of site and context significance.
94. All conservation works proposed within the ACP must be completed within twelve (12) months of the date of endorsement. All artefacts recommended for retention and long-term storage (including metal) must be considered in the ACP and be treated to a stabilised, and to the satisfaction of the Executive Director. Details of the artefact conservation program must be included in the Consent Report.
95. The archaeologist must lodge all artefacts approved for retention with Heritage Victoria within fourteen (14) months of the completion of fieldwork (or within 2 months of the completion of any required conservation treatments), unless an extension has been granted by the Executive Director. A collection storage fee of \$100 per artefact box (standard size accepted by Heritage Victoria) will be required for the permanent storage and curation of any significant artefacts that

are retained. This fee is payable to Heritage Victoria and will be required prior to the lodging of the collection with Heritage Victoria. Reporting

96. The archaeologist must lodge an electronic copy of the Consent Report to Heritage Victoria within sixteen (16) months of the completion of fieldwork (or within 2 months of the completion of any required conservation treatments). The report must address the requirements of Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites and be to the satisfaction of the Executive Director. The report must include results of background historical research; plans and images; project records, reporting and a synthesis or findings; a revised Statement of Significance for the site, and recommendations relating to any changes to the Heritage Inventory listing. If artefacts are discovered, the artefact catalogue, analysis of the assemblage, Statement of Significance for the assemblage, and details of any artefact conservation must also be included in the report. Any required additions or amendments to the submitted report must be made to the satisfaction of the Executive Director, and within the timeframe specified by, the Executive Director.
97. If a subsequent consent is issued within this timeframe, the results of the separate phases of archaeological works can be combined into one report, subject to the approval of the Executive Director. Enforcement
98. Officers of Heritage Victoria may at any time inspect the works undertaken or artefacts recovered under the consent, acting under the authority of the Heritage Act 2017.
99. Any person exercising the authority of this consent must produce it for inspection, when required to do so, by any member of the police force or by any person appointed as an inspector under the Heritage Act 2017.

PERMIT EXPIRY

100. This permit will expire if one of the following circumstances applies:
- a) The development is not started within 5 years of the issued date of this permit.
 - b) The development is not completed within 7 years of the issued date of this permit.
 - c) The use does not start within 2 years of completion of the development.
101. In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.
102. This permit will expire if one of the following circumstances applies:
- a) The removal, destruction or lopping of native vegetation does not start within two years of the date of this permit.
 - b) The removal, destruction or lopping of native vegetation is not completed within ten years of the date of this permit.

NOTES

PUBLIC & ENVIRONMENTAL HEALTH

The person/s undertaking a food business are responsible for obtaining registration for the food premises pursuant to the Food Act 1984 prior to the commencement of business. Areas of the premises used for the purposes of a food business must comply with the Food Standards



Code. It is encouraged that working drawings are sent to Mount Alexander Shire Council's Public & Environmental Health Unit for comment to ensure the premises is suitable for the user groups, environmentalhealth@mountalexander.vic.gov.au. The owner/occupier should consult with Coliban Water's Trade Officer to understand if the requirements of a Minor Trade Waste agreement apply to this development, 1300 363 200.

ENGINEERING

Please note that if your application requires works within public land (such as civil works within the road reserve), you may be required to engage in negotiations with the Dja Dja Wurrung Clans Aboriginal Corporation (DDWCAC) under the provisions of the DDWCAC Land Use Activity Agreement (LUAA) which came into force on the 25th October 2013. Information in relation to this agreement can be found on the department of Justice and Community Safety's website. Contact Mount Alexander Shire Council's Engineering team if further information is required.

COLIBAN WATER

Please note Under section 165(5) of the Water Act (1989), Coliban Water is not required to ensure that the water pressure is adequate for firefighting. It is important to note that Coliban Water does not guarantee fire flows. VICTRACK Prior to Construction near VicTrack land refer to the VicTrack Rail Development Interface Guidelines that can be found on the VicTrack website.

NORTH CENTRAL CMA

North Central CMA endorses the determination of the flood levels for the 1% AEP (100 year ARI) flood event from the report, Flood Impact Assessment & Stormwater Management Strategy - Camp Reserve Development, Castlemaine - Mount Alexander Shire Council - 20 February 2025. The applicable 1% AEP flood level for the location of the proposed pavilion and the timekeepers' and media room is 278.4 metres AHD. North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation from Barkers Creek. However, it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property. Please ensure you quote NCCMA-F-2025-01090 in your correspondence



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The responsible authority has decided to grant a permit. The permit has not been issued.

This notice sets out what the permit will allow and what conditions the permit will be subject to if issued.

WHAT ABOUT REVIEWS?

For the applicant:

- The person who applied for the permit may apply for review of any condition in the notice of decision to grant a permit. The application for review must be lodged within 60 days of the giving of this notice.

For an objector:

- An objector may apply for review of the decision of the responsible authority to grant a permit. The application for review must be lodged within 28 days of the giving of this notice.
- If there is no application for review, a permit will be issued after 28 days of the giving of this notice.

For a recommending referral authority:

- A recommending referral authority may apply for review of the decision of the responsible authority:
 - (a) to grant a permit, if that recommending referral authority objected to the grant of the permit; or
 - (b) not to include a condition on the permit that the recommending referral authority recommended.
- The application for review must be lodged within 28 days of the giving of this notice.
- If there is no application for review, a permit will be issued after 28 days of the giving of this notice.

For all applications for review:

- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must be served on the responsible authority, each other party and each other person entitled to notice of the application for review under the *Planning and Environment Act 1987* and the *Victorian Civil and Administrative Tribunal Act 1998* within 7 days after lodging the application with the Victorian Civil and Administrative Tribunal.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.