

MINUTES

Of the Meeting of Council

Tuesday 19 May 2026



At 6.30 PM in the
Mount Alexander Shire Council Chamber,
Civic Centre
Corner Lyttleton Street and Lloyd Street, Castlemaine VIC
3450.

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ACKNOWLEDGEMENT OF COUNTRY

To start the official proceedings

**I would like to acknowledge that we are meeting on Djaara country
of which the members and elders of the Djaara community and their
forebears have been custodians for many centuries
and have performed age old ceremonies of celebration, initiation and renewal.
We acknowledge their living culture and their unique role in the life of this region.**

**Council Meetings are audio and video recorded and are made available to the public via
electronic media including YouTube.**

1. PRESENT

Councillors: Matthew Driscoll, Tony Cordy, Lucas Maddock, Bill Maltby, Philip Walker, Rosalie Hastwell, Toby Heydon, and Rosie Annear.

Officers: Chief Executive Officer (Darren Fuzzard), Director Infrastructure Development (Michael Annear), Director Corporate Services (Julie Landy), Acting Director Healthy Communities (Rosalie Rogers).

2. APOLOGIES/LEAVE OF ABSENCE

Nil.

3. DECLARATIONS OF INTEREST AND CONFLICTS OF INTEREST

Councillor Driscoll declared a General Conflict of Interest with Item 9.6.3 of the Agenda.

4. CONFIRMATION OF MINUTES

4.1. Meeting Of Council - 21 April 2026

The unconfirmed minutes of the Meeting of the Mount Alexander Shire Council held at 6.30 pm on 21 April 2026 at the Mount Alexander Shire Civic Centre have been circulated to Councillors.

The unconfirmed minutes have also been posted on the Mount Alexander Shire Council website, pending confirmation at this meeting.

RECOMMENDATION

That the Minutes of the Meeting of the Mount Alexander Shire Council held on 21 April 2026 be confirmed.

MOVED COUNCILLOR ANNEAR

That the Recommendation be adopted.

SECONDED COUNCILLOR DRISCOLL

CARRIED

5. ACKNOWLEDGEMENTS

Nil.

6. PUBLIC TIME

MOVED COUNCILLOR MALTBY

That Standing Orders be suspended at 6.35 pm.

SECONDED COUNCILLOR ANNEAR

CARRIED

a. Mr Thomas Vandaele, read by Councillor Annear.

"If any roadworks or constructions is planned, please make sure to for example block road on google maps or Apple Maps, so gps can know. I had to do it around the library. but it would be great if council could do it"

- The Director Infrastructure and Development (DID) responded by advising Council currently communicates road closures on its website. Officers will investigate with contractors, the informing GIS mapping platforms of future road closures.

b. Ms Margaret Grey

Ms Grey stated that there are at least two shops openly selling illegal cigarettes in Castlemaine and asked does the Council feel it needs to take some action to help close these businesses. Ms Grey also asked further questions; does it concern the Council that this is occurring and what can a person do if they are concerned about this.

- The DID advised that Local councils in Victoria do not have a direct role in enforcing laws against the sale of illegal tobacco or vapes. This is managed by Tobacco Licensing Victoria and the Illicit Tobacco Taskforce of the Australian Border-Force. Community members can inform Tobacco Licensing Victoria or the local police for follow-up on any matters of concern.
- The Mayor noted that it is a matter of concern to many of but as the DID noted, this is outside the scope of Council

c. Mr Paul van der Wal, read by Councillor Walker.

"I heard the empty block at the roundabout is sold to McDonalds. Is this true? If so this would be very much against the wishes of the community and I'm sure council as well."

- The Mayor responded that In accordance with the Governance Rules 2023, Clause 12.1.6 Questions and statements to Council may be on any matter except if it:
 - (a) relates to a matter outside the duties, functions and powers of the Council;AND
 - (k) relates any other matter which the Council considers would prejudice the Council or any person.

He also noted that Council has not received a planning permit application for this site. If a future planning permit application is received, Council will consider this at the time

on planning merits; including but not limited to the environmental, social and economic impacts.

- Councillor Maddock asked if information on titles is available online and if the public could access this information themselves. The DID advised on the parameters available to the community.

d. Mr Lucas McGauran, Chairperson, Castlemaine Child Care Co-operative

Mr McGauran advised that he was at the Meeting to ask Councillors to vote in favour of the motion to enter into an agreement for a lease at 15 Templeton Street, Castlemaine. Mr McGauran provided an overview of the history of the relationship between Council and the Castlemaine Care Centre and the improvement to the building that have occurred over the years. He noted that there are difficulties within the community in obtaining childcare, with over 300 families on their waiting list. Mr McGauran advised that the Castlemaine Child Care Co-operative has done a lot of work to apply for a new Commonwealth Capital Grant, worth up to \$3 million. He advised that in order to be eligible for the grant the Co-operative needs signed confirmation of the continuation of the current lease in a timely manner. Mr McGauran also clarified the boundaries of 15 Templeton Street (Council owned) and 17 Templeton Street (Castlemaine Child Care Co-operative owned), explaining that any alternative tenant arrangement would not be possible.

e. Ms Lucy Young, Yimby

Ms Young thanked Council for considering the documents, including a petition that Yimby have sent to Council in the past weeks. Ms Young noted that work that Yimby had completed in the last five years, a common purpose with Council, for the removal of organics from landfill. She advised that Yimby have serious doubts about the proposed Food Organics and Garden Organics (FOGO) system, as currently designed for the Mount Alexander Shire. She asked Council to work together with Yimby and the community. Ms Young stated Yimby's commitment to remove organics from landfill, she noted that there are many options around FOGO that are yet to be explored and noted everyone's needed to play their part in climate change and Council's climate emergency declaration and the radical changes that are required. She asked Council to work together on FOGO and that Yimby is keen for a response from Council on the submitted petition.

MOVED COUNCILLOR MALTBY

That Standing Orders be resumed at 6.49 pm.

SECONDED COUNCILLOR ANNEAR

CARRIED

7. PETITIONS AND LETTERS

7.1. Petition – Request to Delay Food Organics and Garden Organics Collection

Council received a petition on 12 May 2026 with 1,102 signatures, calling on Council to delay the rollout of a Food Organics and Garden Organics (FOGO) bin until 2030, to give Council and the community a chance to find better options. The petition is shown at Confidential Attachment 7.1.1.

RECOMMENDATION

That Council:

- 1. Acknowledges receipt of the petition; and**
- 2. Receives a report on this petition at the Meeting of Council on 21 July 2026.**

MOVED COUNCILLOR MADDOCK

That the Recommendation be adopted.

SECONDED COUNCILLOR WALKER

CARRIED

8. COMMITTEE REPORTS

Nil.

9. OFFICER REPORTS

9.1. Organisation

9.1.1. Planning Application - 11 Camp Reserve, Castlemaine - PA077/2025

This Report is For Decision

Responsible Director: Director Infrastructure and Development, Michael Annear

Responsible Officer: Senior Statutory Planner, Callum Murphy

Attachments:

1. Landscape Concept Report [9.1.1.1 - 21 pages]
2. Final - Heritage Impact Statement V 3 - May 2025 [9.1.1.2 - 90 pages]
3. Final - Arborist Report for Camp Reserve Redevelopment Project [9.1.1.3 - 40 pages]
4. Final - Flood Impact Assessment and Stormwater Management Strategy [9.1.1.4 - 52 pages]
5. Architectural Plans - Camp Reserve - January 2026 [9.1.1.5 - 11 pages]

Executive Summary

The purpose of this report is to enable Council to decide on an application for Buildings and Works Associated with a Minor Sports and Recreation Facility, Alteration of Access to a Transport Zone 2, Demolition, Removal of Native and Non-native Vegetation and Provision of Car Parking at 11 Forest Street, Castlemaine. The application has been referred to Council for a decision because the application has received greater than 10 objections.

The Council Officer recommendation is to recommend an approval of the application, subject to conditions.

The subject site is within Clause 36.02 - Public Park and Recreation Zone and is affected by the Clause 42.03 – Significant Landscape Overlay (Schedule 2), Clause 43.01 – Heritage Overlay (HO668), Clause 44.03 – Floodway Overlay & Clause 44.04 – Land Subject to Inundation Overlay.

- The application was advertised; 82 objections and 92 letters of support were received, at the time of preparing the report.
- The application was assessed against and determined that the proposal is consistent with the relevant sections of the Planning Policy Framework. It also meets the provisions of the Public Park and Recreation Zone, Heritage Overlay, Floodway Overlay and Land Subject to Inundation Overlay. In forming this position, consideration was given to the grounds of objection and the views of the relevant referral authorities.

It is recommended that the application is supported and a Notice of Decision to Grant a Planning Permit is issued, in accordance with the following recommendation.

RECOMMENDATION

That Council resolve to issue a Notice of Decision to Grant Planning Permit PA077/2025 for Buildings and Works associated with a Minor Sports and Recreation Facility, Alterations of Access to a Transport Zone 2, Demolition, Removal of Native and Non-native Vegetation and Provision of Car Parking at 11 Forest Street, Castlemaine, subject to the following conditions:

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:
2. 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 background level noise.
 - d) Include an assessment of security alarms if any. If security alarms are to be provided, detail on whether they are silent or specify an acceptable noise level must be provided.

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.
 - f) Once amended, the acoustic report will be endorsed and form part of the permit.
3. A patron management plan in accordance with Condition 5 The Patron Management Plan will be endorsed and form part of the permit.
4. The permit must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority.
5. The layout of the use and development must not be altered from the layout on the approved and endorsed plans without the written consent of the Responsible Authority.

GENERAL CONDITIONS

6. Prior to the commencement of the use, 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 the premises 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 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 PMP.
 - h) The manner in which the PMP 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.

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7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. 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

12. Preparation of a photographic archival record of the site showing the condition of and location of existing built and landscape elements prior to any works commencing.
 13. 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 an understanding of the physical evolution of the site.
 14. 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.
 15. 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.
 16. 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.
 17. Preparation of a Schedule of Conservation Works to identify and guide urgent and necessary repair and conservation works to significant built elements, including the
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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.

18. 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.
- c) Maintenance schedule for all trees.
- d) Tree inventory and assessment.
- e) Identification of trees with identified heritage significance.
- f) Tree protection zones.

19. 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 the Responsible Authority's Heritage Advisor before any works commence.

LANDSCAPING

20. 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.

21. 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

22. 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.

23. 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

24. 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.

25. 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.

ROADS AND TRAFFIC

26. 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

27. 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 the satisfaction of the Responsible Authority.

DRAINAGE AND STORMWATER MANAGEMENT

28. 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.
29. 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.
30. The site stormwater discharge is not to be increased by the proposed development. The drainage system shall include provision of a 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).
31. Drainage design must incorporate integrated water management principles and comply with the requirements of Amendment VC154 -Stormwater Management of the Victorian Planning Provisions.
32. 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.
33. 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

34. 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.
35. 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.
36. 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:

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- 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.

37. Car spaces, access lanes and driveways must always be kept available for these purposes and maintained to the satisfaction of the Responsible Authority.

38. 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

39. No fewer than six bicycle parking spaces must be provided on the land to the satisfaction of the Responsible Authority.

40. Bicycle access must at all times be clearly signed and marked to the satisfaction of the Responsible Authority.

INFRASTRUCTURE STATUS

41. 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

42. 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.

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- 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) 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.

43. 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

44. 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.
45. 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.
46. 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

47. 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.

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48. 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

49. Noise emissions from the use of the land must comply with the requirements of the Environment Protection Regulations 2021 (EP Regulations) and Publication 1826.5: 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.
50. 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:
- a) 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.
 - b) 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.
51. 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.
52. 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.
53. 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 to 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

54. The native vegetation identified in NVRID 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

55. 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:

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- a) 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

56. 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) 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

57. 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

58. 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.
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

59. 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

60. 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.
61. 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 any way by earthworks in the form of excavations, construction practices utilising heavy machinery associated with this development site.
62. 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.
63. 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.
64. 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.
65. 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.
66. A Trade Waste Agreement is required to be entered into with Coliban Water ensuring the installation of a suitably sized Grease Interceptor Trap.
67. 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.
68. 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.
69. 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.

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70. 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.
71. 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

72. All construction and ongoing activities must be in accordance with EPA Publication 1834.2 Civil Construction, Building and Demolition Guide (September 2025).
73. 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.
74. 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.
75. The car park extension must not be located any closer to the waterway than the existing buildings adjacent Barkers Creek.

NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY

76. 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

77. 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

78. 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.
79. 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.
80. 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.
81. 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

82. 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.
83. 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.
84. 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.
85. 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.
86. 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*).
87. 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.
88. 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.
89. 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

90. 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.

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91. 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.
 92. 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.
 93. 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.
 94. 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.
 95. 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.
 96. 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
 97. 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.

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98. 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
99. 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.
100. 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

101. 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.

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 5 years of the date of this permit
 - b) the removal, destruction or lopping of native vegetation is not completed within 10 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 suitably 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 of 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

MOVED COUNCILLOR ANNEAR

That the Recommendation be adopted.

SECONDED COUNCILLOR MALTBY

MOVED COUNCILLOR MADDOCK

That this matter be deferred to a future Meeting of Council to enable Officers to request the applicant to seek and present further advice; reviewing and clarifying the feasibility of option *Location B* for the location of the netball courts and pavilion to minimise heritage impact and that this advice would be used to update the existing Heritage Impact Statement.

SECONDED COUNCILLOR HASTWELL

NOT CARRIED.

MOVED COUNCILLOR WALKER

That the recommendation be amended to include:

CONDITION 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, Taylors Tree Retained Sketch plan dated 15/05/2026 (shown below) 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 plans and 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 background level noise.
- d) Include an assessment of security alarms if any. If security alarms are to be provided, detail on whether they are silent or specify an acceptable noise level must be provided.

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

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- 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.
 - f) Once amended, the acoustic report will be endorsed and form part of the permit.
 - g) Amended plans must include the detail shown in the Taylor Tree Retained Sketch plan dated 15/05/2026 and include:
 - i. the retention of the 3 trees (identified as tree 1 Schinus molle – Peppercorn tree, tree 5, Ulmus ×hollandica Dutch Elm, tree 6 Ulmus ×hollandica Dutch Elm in the Ryder arborist report).
 - ii. the southern perimeter of the netball court moved north by 18.784 metres on the southeast corner and 18.770 metres on the southwest corner.
 - iii. Relocation of the carparking spaces 1-10 north of the netball court and consequential reconfiguration of the circulation spaces and vehicle accessway
 - iv. Reduction in size and reconfiguration of the football field to facilitate the retention of the 3 trees.



SECONDED COUNCILLOR HASTWELL

The amendment was not accepted and was put the vote.

COUNCILLOR DRISCOLL CALLED FOR A DIVISION.

Councillors For: Walker, Hastwell, Heydon and Maddock.

Councillor Against Maltby, Cordy, Annear, and Driscoll.

The Mayor used their casting vote in favour of the amendment.

CARRIED.

MOVED COUNCILLOR MADDOCK

That the recommendation be amended to include:

CONDITION 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:
 - i. seed collection prior to the removal of the River Red Gums for the germination and propagation of succession trees
- c) Maintenance schedule for all trees
- d) Tree inventory and assessment
- e) Identification of trees with identified heritage significance
- f) Tree protection zones.

CONDITION 38:

No fewer than 20 bicycle parking spaces must be provided on the land to the satisfaction of the Responsible Authority.

The amendment was accepted.

MOVED COUNCILLOR ANNEAR

That Council resolve to issue a Notice of Decision to Grant Planning Permit PA077/2025 for Buildings and Works associated with a Minor Sports and Recreation Facility, Alterations of Access to a Transport Zone 2, Demolition, Removal of Native and Non-native Vegetation and Provision of Car Parking at 11 Forest Street, Castlemaine, subject to the following conditions:

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, Taylors Tree Retained Sketch plan dated 15/05/2026 (shown below) 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 plans and 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 background level noise.
 - d) Include an assessment of security alarms if any. If security alarms are to be provided, detail on whether they are silent or specify an acceptable noise level must be provided.

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.
- f) Once amended, the acoustic report will be endorsed and form part of the permit.
- g) Amended plans must include the detail shown in the Taylor Tree Retained Sketch plan dated 15/05/2026 and include:
 - i. the retention of the 3 trees (identified as tree 1 Schinus molle – Peppercorn tree, tree 5, Ulmus ×hollandica Dutch Elm, tree 6 Ulmus ×hollandica Dutch Elm in the Ryder arborist report).
 - ii. the southern perimeter of the netball court moved north by 18.784 metres on the southeast corner and 18.770 metres on the southwest corner.
 - iii. Relocation of the carparking spaces 1-10 north of the netball court and consequential reconfiguration of the circulation spaces and vehicle accessway
 - iv. Reduction in size and reconfiguration of the football field to facilitate the retention of the 3 trees.



2. A patron management plan in accordance with Condition 5 The Patron Management Plan will be endorsed and form part of the permit.
3. The permit 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 and 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, 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 the premises 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 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 PMP.
 - h) The manner in which the PMP 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 record of the site showing the 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 an 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
 - i. Seed collection prior to the removal of the River Red Gums for the germination and propagation of succession trees.
 - 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 the 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 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.

ROADS AND TRAFFIC

24. 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

25. 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 the satisfaction of the Responsible Authority.

DRAINAGE AND STORMWATER MANAGEMENT

26. 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.
27. 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.
28. The site stormwater discharge is not to be increased by the proposed development. The drainage system shall include provision of a 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).

29. Drainage design must incorporate integrated water management principles and comply with the requirements of Amendment VC154 -Stormwater Management of the Victorian Planning Provisions.
30. 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.
31. 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

32. 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.
33. 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.
34. 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.

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35. Car spaces, access lanes and driveways must always be kept available for these purposes and maintained to the satisfaction of the Responsible Authority.
 36. 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

37. No fewer than 20 bicycle parking spaces must be provided on the land to the satisfaction of the Responsible Authority.
38. Bicycle access must at all times be clearly signed and marked to the satisfaction of the Responsible Authority.

INFRASTRUCTURE STATUS

39. 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

40. 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) 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.

41. 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

- 42. 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.
- 43. 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.
- 44. 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

- 45. 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.
- 46. 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

- 47. Noise emissions from the use of the land must comply with the requirements of the Environment Protection Regulations 2021 (EP Regulations) and Publication 1826.5: 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.
- 48. 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:
 - a) 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.
 - b) 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.

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49. 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.
50. 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.
51. 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 to 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

52. The native vegetation identified in NVRID 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

53. 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) 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

54. 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) 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

55. 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

56. 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.
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.
57. 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

58. 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.
59. 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 any way by earthworks in the form of excavations, construction practices utilising heavy machinery associated with this development site.
60. 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.
61. 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.

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62. 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.
 63. 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.
 64. A Trade Waste Agreement is required to be entered into with Coliban Water ensuring the installation of a suitably sized Grease Interceptor Trap.
 65. 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.

66. 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.
67. 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.
68. 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.
69. 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

70. All construction and ongoing activities must be in accordance with EPA Publication 1834.2 Civil Construction, Building and Demolition Guide (September 2025).
 71. 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.
 72. 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.
 73. The car park extension must not be located any closer to the waterway than the existing buildings adjacent Barkers Creek.
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NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY

74. 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

75. 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

76. 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').
77. 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.

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.

101. This permit will expire if one of the following circumstances applies:
 - a) the removal, destruction or lopping of native vegetation does not start within 5 years of the date of this permit

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- b) the removal, destruction or lopping of native vegetation is not completed within 10 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 suitably 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 of 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

SECOND COUNCILLOR MALTBY

NOT CARRIED.

COUNCILLOR ANNEAR CALLED FOR A DIVISION.

Councillors For: Annear, Heydon and Walker.

Councillors Against: Driscoll, Maddock, Cordy, Hastwell and Maltby

Summary

Application details:	Buildings and works associated with a Minor Sports and Recreation Facility, alterations of access to a Transport Zone 2, demolition, removal of native and non-native vegetation and provision of car parking.	
Application No:	PA077/2025	
Applicant:	Taylors Development Strategists	
Land:	11 Forest Street, Castlemaine VIC 3450 Lot Camp Reserve 4594 CP106752	
Zoning:	Clause 36.02 – Public Park and Recreation Zone	
Overlays:	Clause 42.03 – Significant Landscape Overlay (Schedule 2) Clause 43.01 – Heritage Overlay (HO668) Clause 44.03 – Floodway Overlay Clause 44.04 – Land Subject to Inundation Overlay	
Particular and General Provisions	Clause 52.06 – Car Parking Clause 52.17 – Native Vegetation Clause 52.29 – Land Adjacent to the Principal Road Network Clause 52.31 – Local Government Projects Clause 52.34 – Bicycle Facilities Clause 52.18 – Stormwater Management in Urban Development Clause 65.01 – Decision Guidelines Clause 71.02-3 – Integrated Decision Making	
Permit requirement:	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.
Notice:	<p>The application was advertised pursuant to Section 52 of the <i>Planning and Environment Act 1987</i>.</p> <p>Formal notification of the application was given by means of letters to surrounding properties and a notice in the newspaper.</p>	
Referrals:	<p>External:</p> <ul style="list-style-type: none"> • Goulburn Murray Water (GMW) • North Central Catchment Management Authority (NCCMA) • Coliban Water (CW) • Head, Department of Transport and Planning (DTP) • Department of Energy, Environment and Climate Action (DEECA) • Country Fire Authority (CFA) • First Peoples – State Relations (FPSR) • Heritage Victoria (HV) • VicTrack (VT) <p>Internal:</p> <ul style="list-style-type: none"> • Engineering • Public and Environmental Health • Heritage Advisor (external) • Waste Management • Strategic 	
No. Submissions:	82 objections and 92 supporting	
Consultation Meeting:	<p>An applicant/objector meeting will be held on 5th May 2026. The meeting is open to the applicant(s) and submitter(s) to the application and allows Councillors to receive sufficient information prior to deciding the application.</p>	
Key Considerations:	<ul style="list-style-type: none"> • Compliance with the Planning Policy Framework • Appropriateness of the development in the Public Park and Recreation Zone. • Appropriateness of development in the Heritage Overlay. • Compliance with the objectives and decision guidelines of the Land Subject to Inundation and Floodway Overlay. • Compliance with the Aboriginal Heritage Act. • Grounds of objection. 	

Context

Subject Site

The subject site, known as Camp Reserve, is located at 11 Forest Street, Castlemaine, occupying a strategically significant parcel of public land on the northern edge of the Castlemaine commercial core. The site forms part of a long-established municipal recreation precinct and is recognised as one of the township's principal community sporting assets. The land is generally regular in shape, with a broad frontage to Forest Street providing a strong visual and physical connection to the surrounding urban environment.

Topographically the site is predominantly level with a subtle fall that assists in natural drainage and contributes to the open, expansive character of the Reserve. The land accommodates a full-sized, irrigated sports oval with perimeter fencing, formalised player and spectator areas, and lighting infrastructure suitable for evening training and events. Built form on the site includes clubrooms, change facilities, storage buildings, public amenities, and ancillary structures associated with sporting operations and agricultural shows. These buildings are typically single-story, functional in design, and constructed from a combination of brickwork, weatherboard, and metal cladding, reflecting their utilitarian purpose and long-term incremental development.

A heritage impact statement was prepared by GVL Heritage Pty Ltd. Below are important excerpts from the document that provide a description of the heritage significance attributed to the site.

"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." (Camp Reserve, Castlemaine – Heritage Impact Statement, GVL Heritage 2025).

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).

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.*

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- *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.*
 - *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. 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).*

A tabulated chronological history of the Camp Reserve site can be found within the Heritage Impact Statement.

Vegetation across the reserve comprises maintained turf, mature canopy trees both native and exotic species and landscaped edges that soften the interface with adjoining streets. The presence of established trees contributes to the visual amenity of the site, provides shade, and reinforces the reserve's role as a green open space asset within the urban setting. Internal circulation is informal, with gravel access points, pedestrian pathways, and open grassed areas facilitating flexible movement and supporting a range of passive and active recreational uses.

The site is serviced by sealed roads, on street parking, and pedestrian footpaths, with Forest Street functioning as the primary access corridor. Multiple informal entry points allow for permeability and ease of access during events. The Reserve's open character, central location, and established infrastructure support its ongoing use for organised sport, community gatherings, festivals, and civic events.



Figure 1: Subject Site

Surrounding Area

Immediately adjoining the reserve to the north and north-west is the Castlemaine town centre, characterised by a fine grain pattern of heritage commercial and residential buildings, community services, and small-scale retail premises. This area exhibits a traditional main street character, with consistent building setbacks, active frontages, and a strong pedestrian environment.

To the east and south-east, the surrounding area transitions to mixed use and civic functions, including community facilities, public buildings, and small commercial tenancies. These uses contribute to a lively daytime environment and support the reserve's role as a central community asset. The built form in this direction is generally low to midscale, with a combination of heritage and contemporary architectural styles.

South and south-west of the subject site, the context shifts to established residential neighbourhoods comprising predominantly single-story dwellings on generous lots. These areas display a mix of Victorian, Federation, interwar, and contemporary housing styles, with mature street trees and landscaped front gardens contributing to a leafy suburban character. Streets in these residential precincts are typically wide, with footpaths, nature strips, and a calm traffic environment.

The broader surrounding area includes additional recreational and open space assets, reinforcing the precinct's identity as a community and sporting hub. The proximity to public transport routes, including Castlemaine Railway Station to the North, enhances accessibility and supports the reserve's role as a regional gathering point.

Overall, the surrounding context is defined by a harmonious blend of civic, recreational, commercial, and residential uses. This mix creates a vibrant and well-connected urban environment that complements the function and significance of Camp Reserve as a central community space.



Figure 2: Surrounding Site

Proposal

The proposal is seeking the redevelopment of the Camp Reserve site for the continuation of the existing minor sports and recreation facility. The proposal comprises of the following components:

- Demolition of the existing sports pavilion and construction of a new sports pavilion.
- Demolition of existing fencing and construction of new external fencing.
- Demolition of the existing netball courts and recreation of two new netball courts.
- In addition to the new courts, lighting, shelters, seating and pathways are to be constructed ancillary to the courts.
- Alterations to the existing layout of the two existing entrances to the site.
- The formalisation and development of carparking.
- The southern carpark to provide 51 car parking bays with a chip seal treatment.
- The northern carpark to provide 63 car parking bays with a chip seal treatment.
- Installation of a 1.5m wide pedestrian path with a broom finish concrete on the northern carpark.
- Installation of 2m wide pedestrian path with compacted granitic sand treatment on the eastern boundary adjacent to the existing agricultural buildings.
- Development of two new horse wash bays.
- Existing cattle shelter to be reused and relocation to the east side boundary. Building height to be increased to 3.2m.

- Construction of two new player coach boxes.
- Upgrades to the existing pedestrian access.
- The removal and relocation of existing trees on site.
- The rearrangement of the internal layout of the whole site.
- The installation of bicycles parking facilities.
- The installation of lighting around the sports oval, pavilion and netball courts.
- General works to the ground level in the form of levelling and battering.
- Relocation of the Date Palm (*Phoenix canariensis*) to northern area of the reserve.
- Development of a public amenity and storage building on the northern boundary.
- Development of removable and fixed bollards to prevent unauthorised vehicle access on the eastern end of the northern car park.

Figure 3: Demolition Site Plan

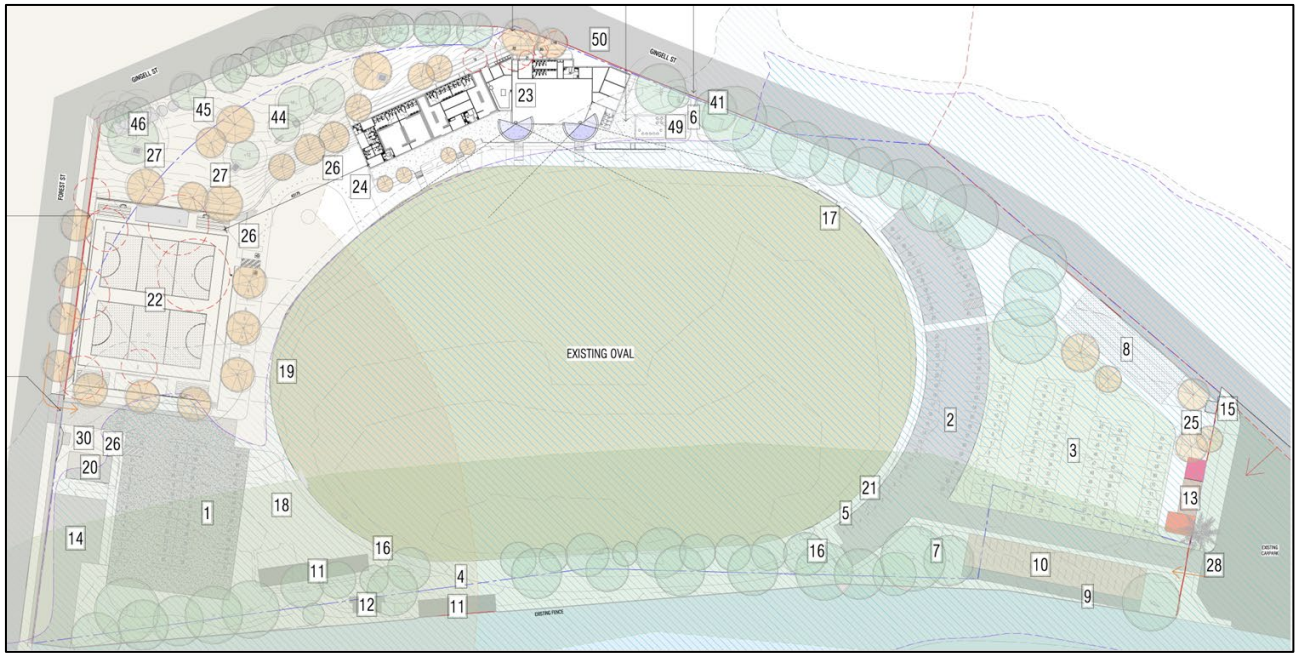


Figure 4: Proposed Site Plan.

The development's major components include the demolition of the existing sports pavilion and construction of a new pavilion, the relocation of the existing netball courts and ancillary infrastructure, the rearrangement and works to the car parking and the vegetation removal and relocation. These themes will form the majority of this report, below a more detailed description of each major topic will be highlighted for later discussion in this report.

Sports Pavillion

The existing Castlemaine Football and Netball Club Pavillion (social room), the existing Football/Cricket change rooms and netball pavilion are to be demolished, and a new Camp Reserve Sports and Community Pavillion is to be constructed.

The applicant has provided the following description of the proposed pavilion development. Below has been summarised for lucidity and conciseness:

"The single level pavilion presents a modern design comprising differing angles following the slope of the land and embracing the oval. The central area to the pavilion contains an open 271m² social room with associated office, kitchen (plant room, cool store and dry store), toilets (male, female, disabled), storerooms, plant room, amenities and is serviced by a bar. The main social room is provided with a 20.17m long expansive glazed frontage looking over the oval with floor to ceiling glazing extending from 3m in height rising to 5.3m height at the central apex to the angled roof form.

The social room opens directly to abutting honed concrete with decorative aggregate podium level extending 4.77m from the two double opening doors and providing an elevated external outlook over the oval. The southern angled wing to the Pavilion, measuring 13.05m x 39.03m, accommodates player facilities including change rooms for home and visiting teams with the honed concrete with decorative aggregate podium level extending along its frontage.

The form of the proposed pavilion building draws from the heritage of the site. The form of the north block comprising of social room and associated amenities is a contemporary response to 'the grandstand', with a central gable, wide balcony and terraced seating extending across the front of the building.

The south block comprising of sporting change rooms and amenities, references the agricultural shed typology with gable pitch roof and lean-to canopy providing shelter over adjacent walkways.

Expressed jointed light weight cladding has been proposed, offering durability and complimentary to the materials of adjacent existing building. Polycarbonate wall cladding at high level has been proposed to allow natural light into the building. Locally sourced stone and brick materials are proposed for the retaining walls in addition to decking with recycled content, linking back to the grandstand typology.

Care has been taken to minimise impacts of the proposed building on the neighbouring residences. Window openings along the western building facades have been minimised to provide acoustic and visual privacy to the neighbouring residences. The building positioning has considered the existing memorial and monuments to the south and has been placed to maintain visible access, reduce site excavation and removal of existing trees.”

Proposed Material and Colour	Location
Polycarbonate cladding	External walls on the southern and northern facing walls
Multiboard cladding with vertical grooves Painted in Colorbond Monument finish	Remaining external walls
Colorbond Monument finish	Roofing fascia / guttering on the pavilion wing
Lysaght Custom Orb	Main pavilion hall roofing
Colorbond Monument finish	Door and windows
Ampelite Webglas	Roof
Polycarbonate cladding	External walls on the southern and northern facing walls
Stainless steel painted black	Handrail and balustrade

Table 1: Materials and Colours of Sports Pavilion



Figure 5: Sports Pavilion Floor Plan.

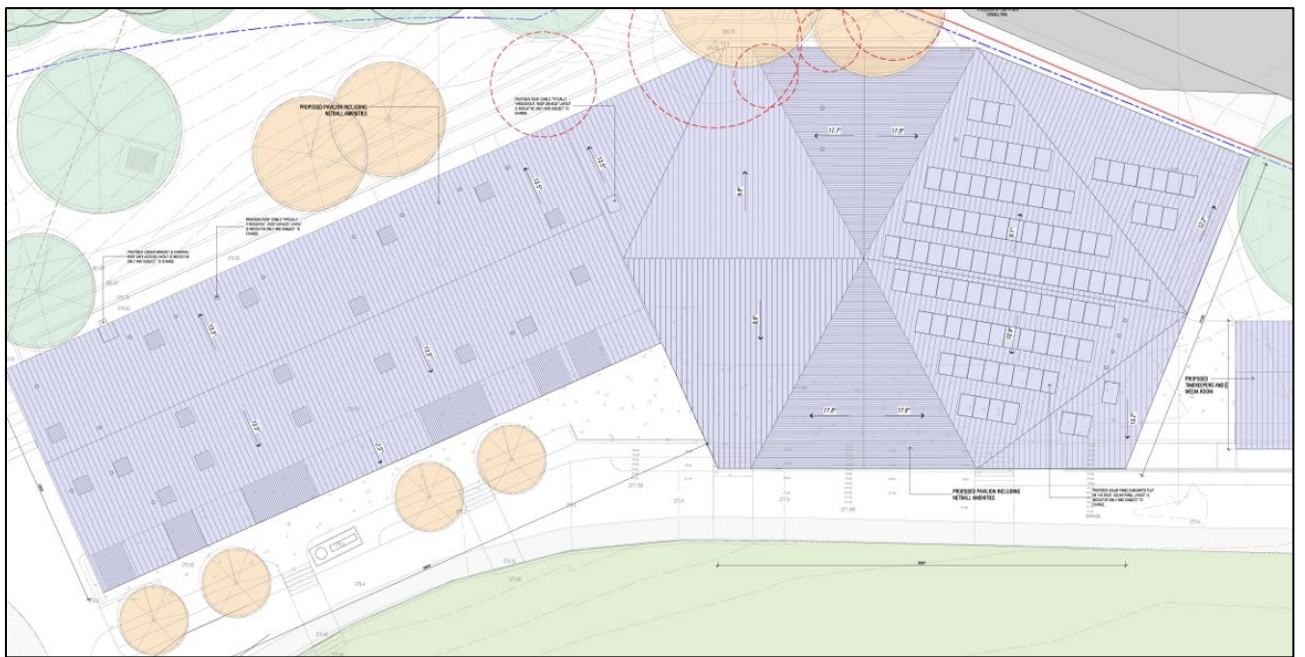


Figure 6: Sports Pavilion Roof Plan.

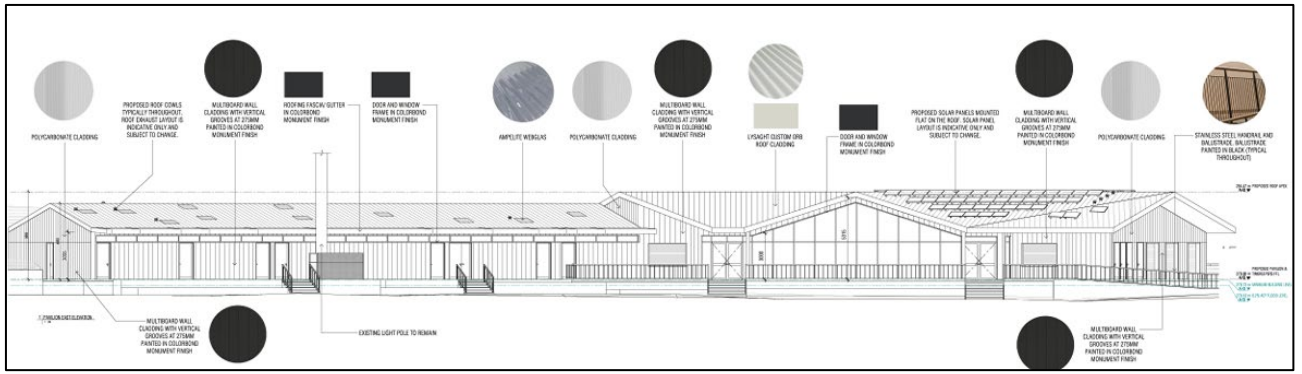


Figure 7: Sports Pavilion Elevations

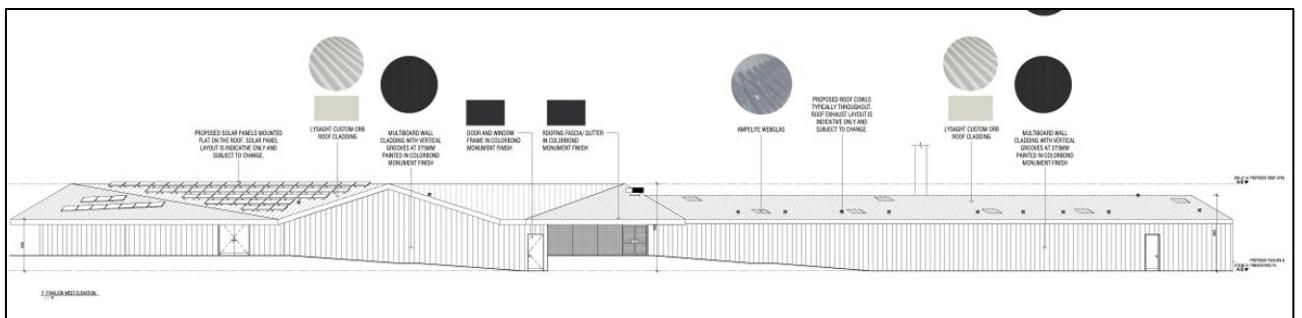


Figure 8: Sports Pavilion Elevations

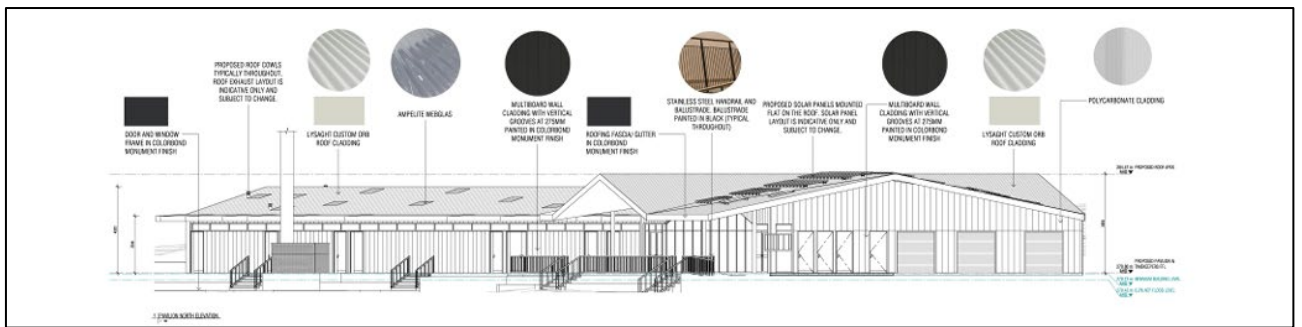


Figure 9: Sports Pavilion Elevations

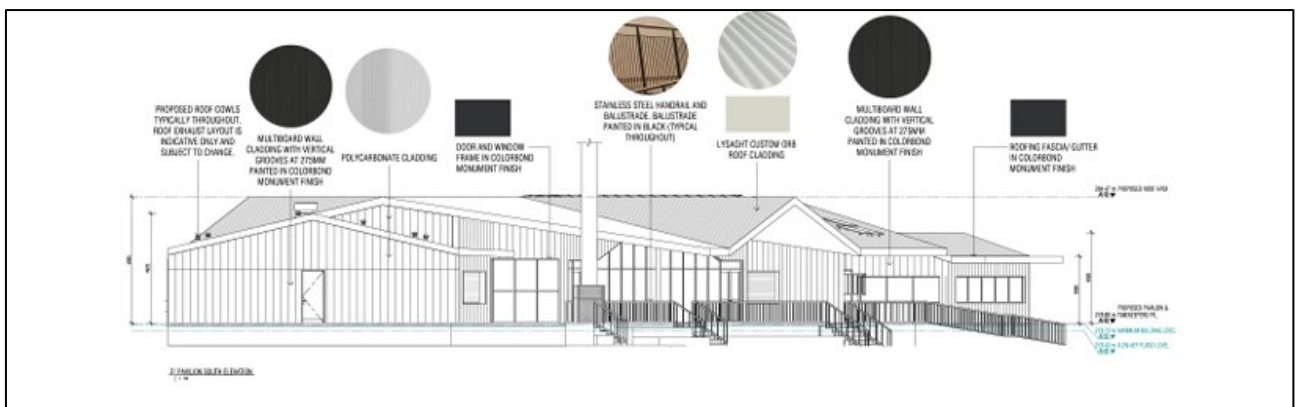


Figure 10: Sports Pavilion Elevations

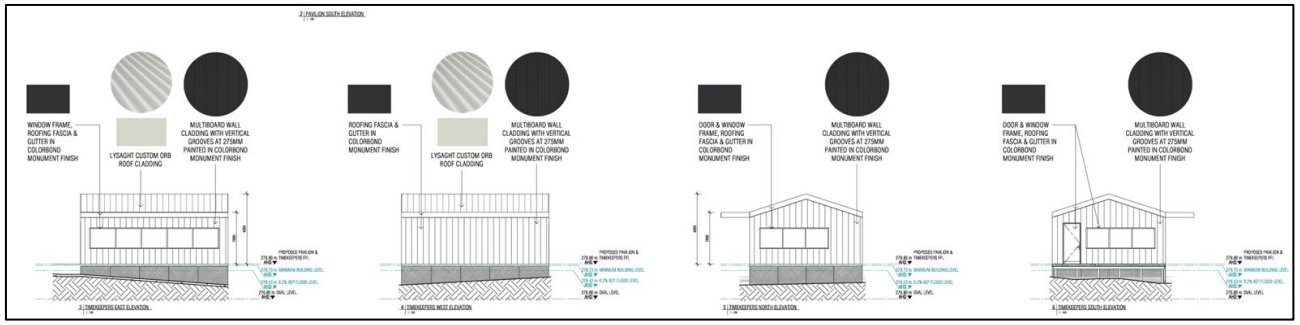


Figure 11: Timekeeper Elevations

Netball Courts

The existing netball court located towards the northern part of the reserve is to be demolished. Two new netball courts with Plexipave coloured (light green) surfacing are proposed at a location approximately 30 metres to the south-east of the pavilion, replacing the single existing netball court located at the northern end of the reserve.

The netball courts are provided with terraced seating for spectators including wheelchair/standing areas, court lighting, players shelter (team benches and scorers), storage shed and adjacent car parking is available and easily accessible from Forest Street. Surrounding the court will be a 3 metre tall black mesh wire fencing.

The netball courts are to be graded with an AHD (Australian Height Datum) level of 278.20 metres. The nominated flood level of this area of the reserve is 277.80 metres. This is to ensure that during a 1% AED flood event, the courts will sit above the flood line.

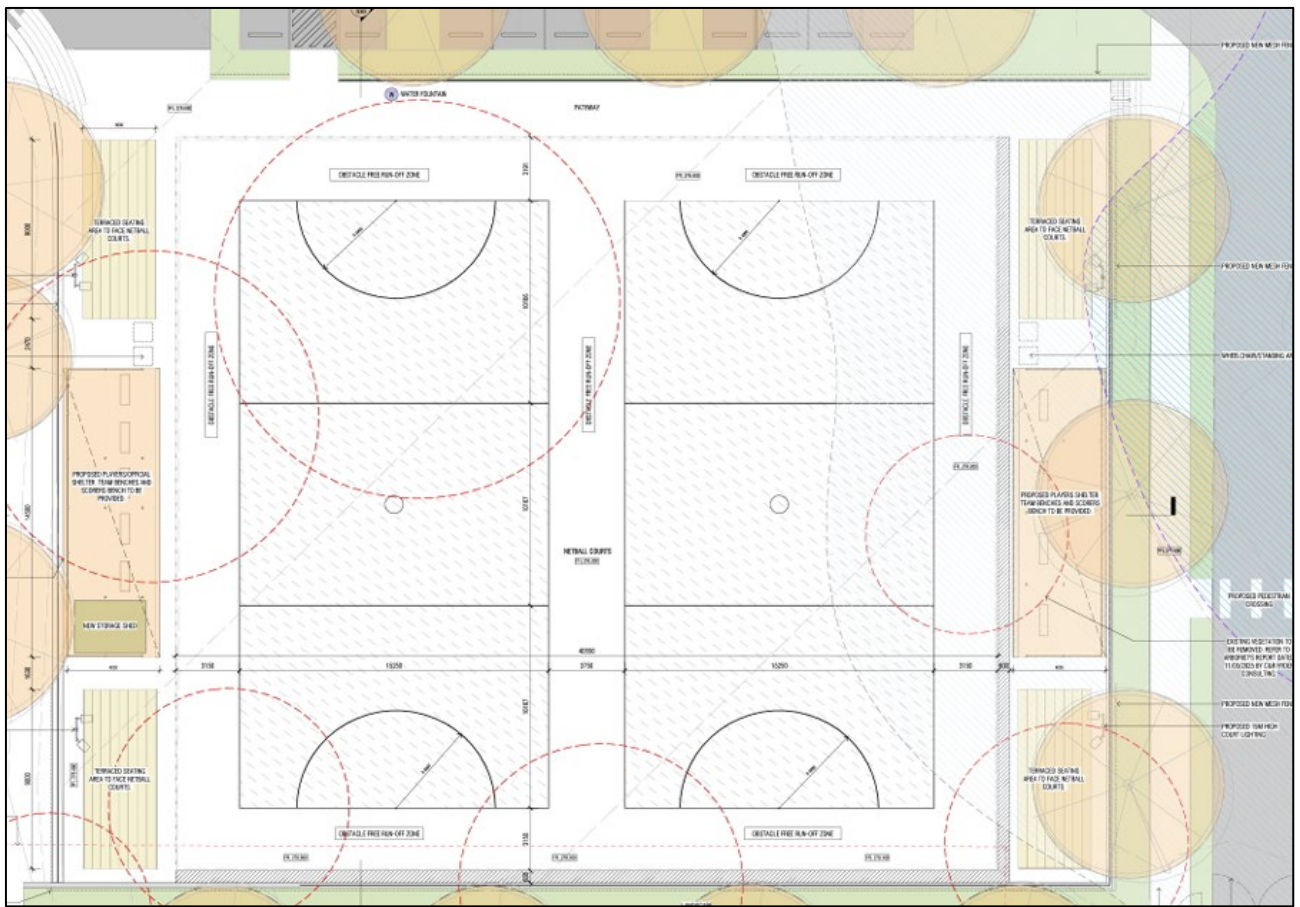
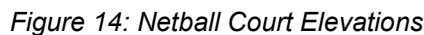
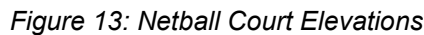


Figure 12: Netball Courts.



Pedestrian access conditions within Camp Reserve are proposed to be upgraded. The main entranceway on Forest Street, which lacks a dedicated pedestrian walkway will be developed with a footpath which walking visitors to the pavilion, passing by the netball courts. A line marked pedestrian crossing is proposed across the main vehicular accessway to formalise pedestrian priority and reduce conflict points between vehicles and foot traffic. This crossing will form a key link in the internal movement network, facilitating direct pedestrian access to the agricultural pavilion and integrating with a future shared-use path planned for the eastern boundary of the reserve parallel with Barkers Creek.

Other existing pedestrian access to and through the reserve will be maintained and upgraded including surrounding the oval. Improvements include stabilised granitic sand pavement to the paths around oval, brick pavement or decorative concrete finish to trafficable shared spaces, honed concrete with decorative aggregate to podium pavement areas and natural grey broom finished concrete to pathways. For new pathways located within proximity to existing trees, such as adjacent to the Gingell Street site entry for pedestrians, minimal excavation work is undertaken, and granitic sand paths are provided within tree protection zones. In response to the rising terrain of the site, the proposal establishes a connection between the elevated viewing platforms of the pavilion with the oval space below by providing multiple stepped access points.

Universal access, compliant with the requirements of the Disability Discrimination Act 1992, is to be provided by a centrally located ramp.

A primary vehicle access and egress to the reserve will be via the existing entrance point and access road located on Forest Street. A second vehicle access and egress to the reserves is from the existing open train station car park entrance to the north of Gingell Street.

A range of new car parking facilities are proposed to be provided on-site including:

- Southern Car Park – 51 spaces (including 1 x disabled space).
- Pavilion Car Park – 10 spaces (including 2 x disabled spaces).
- Northern Car Park – 63 spaces (including 1 x disabled space).
- Northern Informal Turf Area – Approximately 75 spaces.

In total, 199 car parking spaces, including four disabled spaces, are to be provided to the reserve.

External vehicle access to the new car parking areas will continue to occur via Forest Street and via the station car park to Gingell Street. As vehicle access is to be discontinued around the existing oval, the Forest Street access will service 61 car parking spaces, and the Gingell Street access will service 138 car parking spaces.

It is noted that a parking bay is also proposed to be constructed on the east side of Gingell Street adjacent to the proposed pavilion, to be utilised for loading and waste collection at off-peak times. All parking areas are to be delineated consistent with Australian Standards AS/NZS 2890.1-2004 Parking facilities – Off-street parking and AS/NZS 2890.6-2009 Off-street parking for people with disabilities.

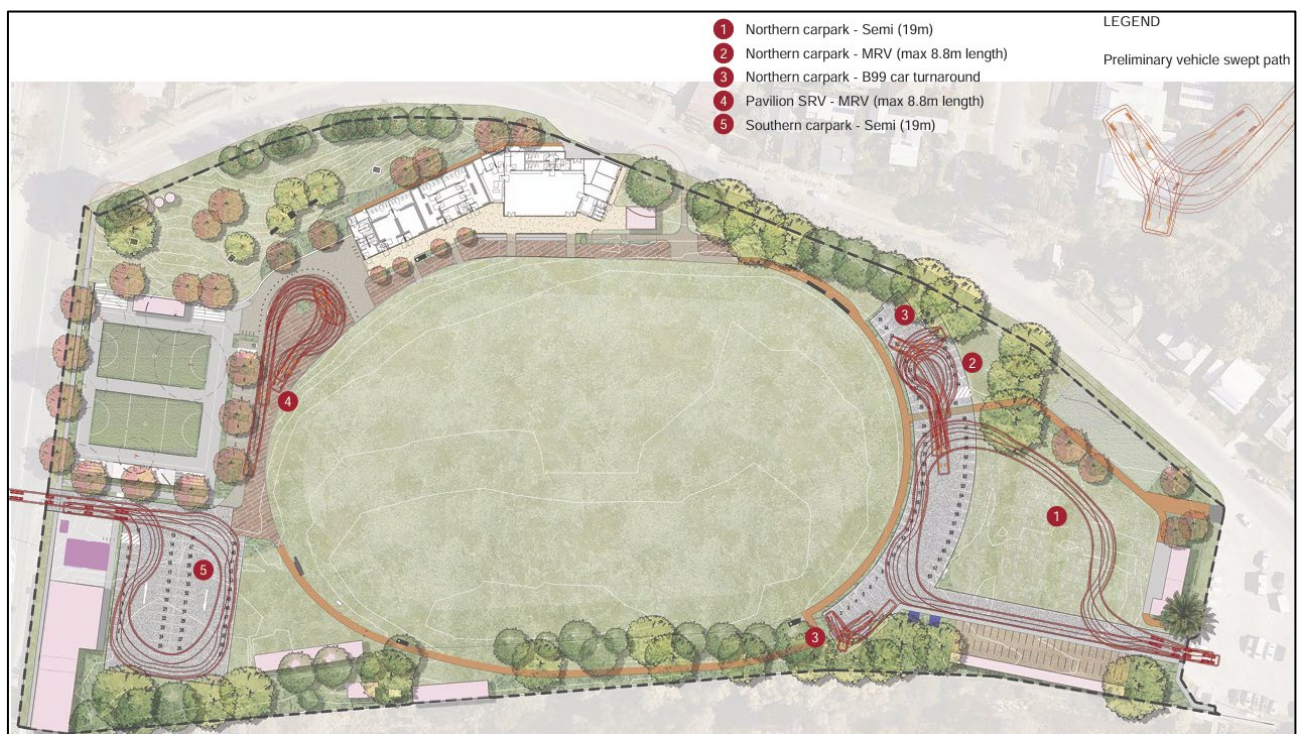


Figure 15: Vehicle Access Arrangements

Vegetation Removal and Relocation

A total of 37 trees were assessed in the southern portion of the reserve to determine the number of trees required to be removed as a response to both their structural age and/or the proposed works. An arboriculture assessment of 37 trees has been completed by C & R Ryder Consulting Pty Ltd and was finalised with reference to several arborist reports recently completed for trees within Camp Reserve. The assessment has confirmed that 17 trees (Monterey Cypress) located as part of a row adjacent to the Gingell Street south-western boundary, be recommended for removal given their poor condition and age. A total of ten non-native trees are required to be removed as a result of the proposed works, as each will be subject to 100% Tree Protection Zone encroachment. The group includes five high retention trees, two moderate retention trees and three low retention trees.

ID	Botanical Name	Common Name	Origin	Age	Height	Width	DBH	DAB	Health	Structure	ULE	Retention	TPZr (m)	SRZr (m)
1	<i>Schinus molle</i>	Peppercorn Tree	Exotic	Mature	8	10	85 71	200	Good	Fair	20+	High	13.32	4.43
2	<i>Phoenix canariensis</i>	Canary Island Date Palm	Exotic	Mature	10	5	73	-	Good	Good	20+	High	3.5	N/A
3	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	Over mature	22	16	137	148	Poor	Fair	20+	High	15	3.9
4	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	Mature	22	12	78	96	Fair	Fair	20+	High	9.36	3.25
5	<i>Ulmus xhollandica</i>	Dutch Elm	Exotic	Mature	14	12	85	94	Good	Fair	20+	High	10.2	3.22
6	<i>Ulmus xhollandica</i>	Dutch Elm	Exotic	Over mature	9	10	76	83	Fair	Poor	11-20	High	9.12	3.06
7	<i>Eucalyptus melliodora</i>	Yellow Box	Indigenous	Mature	18	12	82	104	Good	Fair	20+	High	9.84	3.36
8	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	8	8	52	65	Fair	Fair	6-10	Low	6.24	2.76
9	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	14	10	66	78	Fair	Fair	6-10	Moderate	7.92	2.98
10	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	14	8	51	61	Poor	Fair	6-10	Moderate	6.12	2.69
11	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	14	8	51	63	Poor	Fair	1-5	Low	6.12	2.73
12	<i>Schinus molle</i>	Peppercorn Tree	Exotic	Mature	9	8	51	65	Fair	Fair	20+	Moderate	6.12	2.76
13	<i>Ulmus xhollandica</i>	Dutch Elm	Exotic	Mature	8	8	42	48	Fair	Fair	20+	Moderate	5.04	2.43
14	<i>Schinus molle</i>	Peppercorn Tree	Exotic	Mature	9	9	49	66	Fair	Fair	20+	Moderate	5.88	2.78
15	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	10	11	64	72	Fair	Fair	11-20	Moderate	7.68	2.88
16	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Indigenous	Mature	8	5	28	32	Good	Fair	11-20	Moderate	3.36	2.05
17	<i>Quercus robur</i>	English Oak	Exotic	Mature	18	18	84	99	Good	Good	20+	High	10.08	3.3
18	<i>Quercus robur</i>	English Oak	Exotic	Mature	16	6	34 23	37 27	Fair	Fair	20+	Moderate	4.92	2.39
19	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Indigenous	Mature	8	6	27	32	Good	Fair	11-20	Moderate	3.24	2.05
20	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Indigenous	Mature	6	4	17	23	Fair	Fair	11-20	Low	2.04	1.79
21	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Indigenous	Mature	5	4	17	22	Fair	Fair	11-20	Low	2.04	1.75
22	<i>Ulmus xhollandica</i>	Dutch Elm	Exotic	Mature	9	9	32 26 21	52	Fair	Fair	11-20	Low	5.52	2.51
23	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	11	7	50	62	Poor	Fair	6-10	Low	6	2.71
24	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Severe decline	11	5	47	59	Very poor	Poor	1-5	Low	5.64	2.65
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Severe decline	11	5	40	47	Poor	Poor	0	None	4.8	2.41
26	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Severe decline	11	4	23	30	Dead	Very Poor	0	None	2.76	2
27	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	11	6	39	48	Poor	Poor	1-5	None	4.68	2.43
28	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	5	6	33	40	Very poor	Poor	1-5	None	3.96	2.25

ID	Botanical Name	Common Name	Origin	Age	Height	Width	DBH	DAB	Health	Structure	ULE	Retention	TPZr (m)	SRZr (m)
29	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	8	6	31	38	Poor	Poor	6-10	None	3.72	2.2
30	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Severe decline	7	5	23	30	Very poor	Poor	0	Low	2.76	2
31	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Over mature	9	5	27	34	Poor	Poor	6-10	None	3.24	2.1
32	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	10	7	37	44	Fair	Fair	6-10	Low	4.44	2.34
33	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	10	6	37	45	Fair	Fair	6-10	Low	4.44	2.37
34	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	9	7	39	43	Fair	Fair	6-10	Low	4.68	2.32
35	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	7	7	37	44	Fair	Fair	6-10	Low	4.44	2.34
36	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	6	7	36	42	Fair	Poor	1-5	Low	4.32	2.3
37	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Mature	6	8	60	72	Fair	Poor	1-5	Low	7.2	2.88

Table 2: Tree Assessment by C & R Ryder Consulting Pty Ltd, including The Canary Island Date Palm Assessment

Tree 2, a Canary Island Date Palm will be relocated rather than removed due to its 100% Tree Protection Zone encroachment associated from the proposed Netball Courts. The Canary Island Date Palm is recognised as having a high and respected landscape value. It is proposed to be transplanted to a protected safe location near the northern vehicle entrance.

In total 24 trees within the study area will not be encroached or impacted by the proposed works and are to be retained. Further detail regarding the individual tree impacts, Tree Protection Zone calculations and recommended management measures is provided in the accompanying Arboricultural Impact Assessment prepared by C & R Ryder Consulting Pty Ltd.

In addition to the above non-native tree removal, two additional native trees are proposed to be removed. The applicant provided a Native Vegetation Removal Report which identifies two river red gum (*Eucalyptus camaldulensis*) as trees in poor health. The applicant has identified the two trees in the report for removal. An offset of 0.021 General Habitat Units is required to be paid.



Figure 16: Vegetation Removal Plan



Figure 17: Native Vegetation Tree Removal

Tree	Botanical (Common Name)	Retention Value	Removal Requirement
1	<i>Schinus mole</i> (Peppercorn)	High	Netball Courts
3	<i>Eucalyptus camaldulensis</i> (River Red Gum)	High	Netball Courts
4	<i>Eucalyptus camaldulensis</i> (River Red Gum)	High	Netball Courts
5	<i>Ulmus xhollandica</i> (Dutch Elm)	High	Netball Courts
6	<i>Ulmus xhollandica</i> (Dutch Elm)	High	Netball Courts
16	<i>Eucalyptus leucoxylon</i> (Yellow Gum)	Moderate	Pavilion and Earth Batter
19	<i>Eucalyptus leucoxylon</i> (Yellow Gum)	Moderate	Pavilion and Earth Batter
20	<i>Eucalyptus leucoxylon</i> (Yellow Gum)	Low	Pavilion and Earth Batter
21	<i>Eucalyptus leucoxylon</i> (Yellow Gum)	Low	Pavilion and Earth Batter
22	<i>Ulmus xhollandica</i> (Dutch Elm)	Low	Pavilion and Earth Batter

Table 3: Tree Species to be Removed.

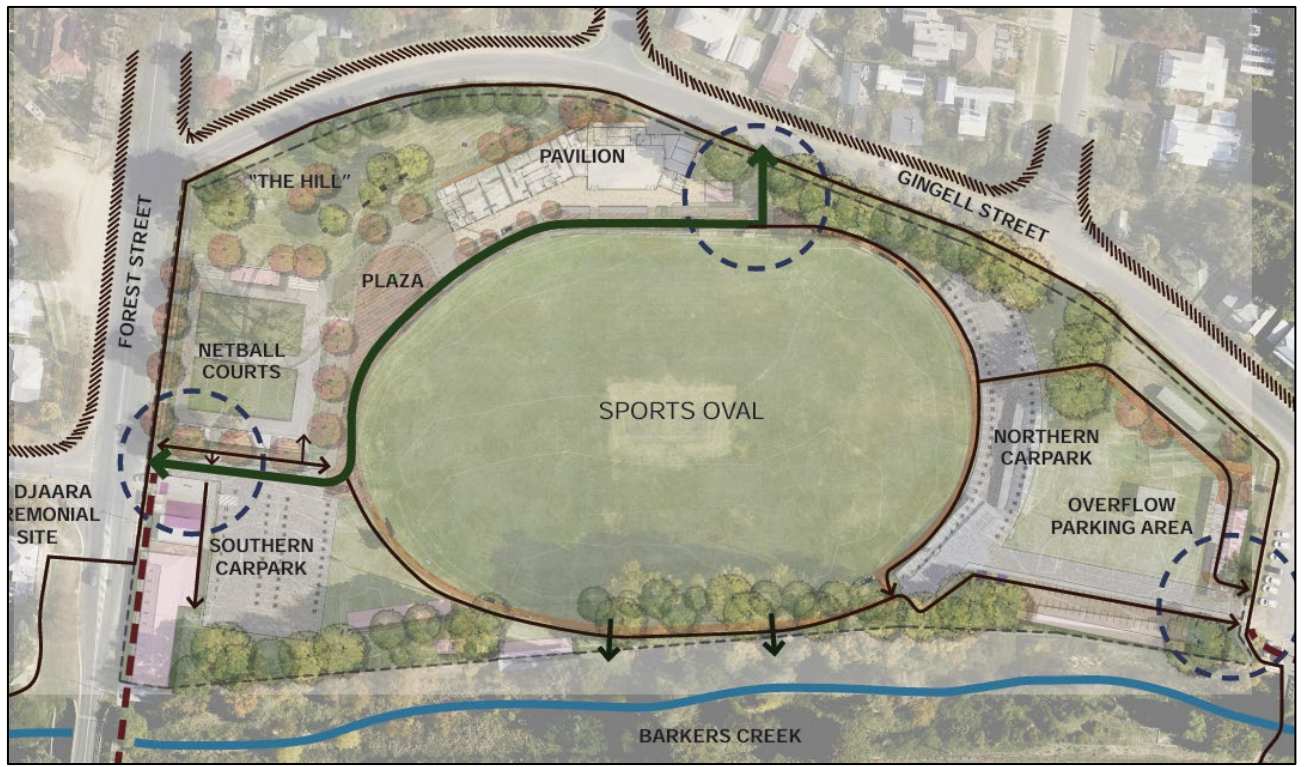
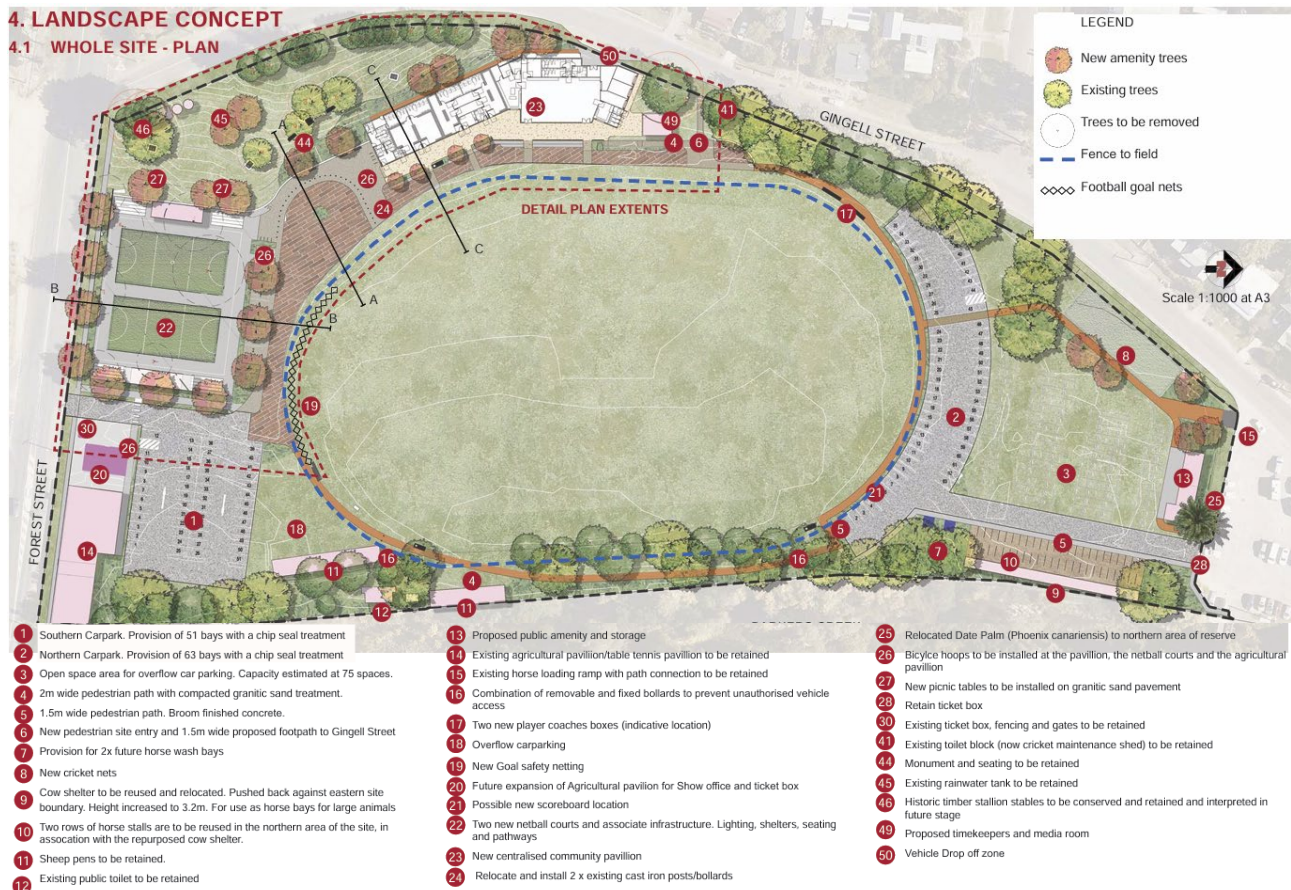


Figure 18: Landscape Context Plan

4. LANDSCAPE CONCEPT

4.1 WHOLE SITE - PLAN



Hard pavement sporting area. Sports coating to netball courts eg Plexipave. Concrete or artificial turf to cricket nets.



Trafficable feature pavement 'A' to shared space. Eg brick pavement or decorative concrete finish.



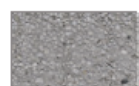
Trafficable feature pavement 'B' to shared space. Eg brick pavement or decorative concrete finish.



Podium pavement eg honed concrete with decorative aggregate



Stabilised granitic sand pavement to minor paths around oval, horse stalls and horse loading ramp.



Trafficable chipseal treatment to entry roads and formalised parking.



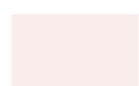
Broom finished concrete. Natural grey.



Lawn area



Native understorey planting of grasses and groundcovers



Building (existing and proposed)

Figure 19: Landscape Plan

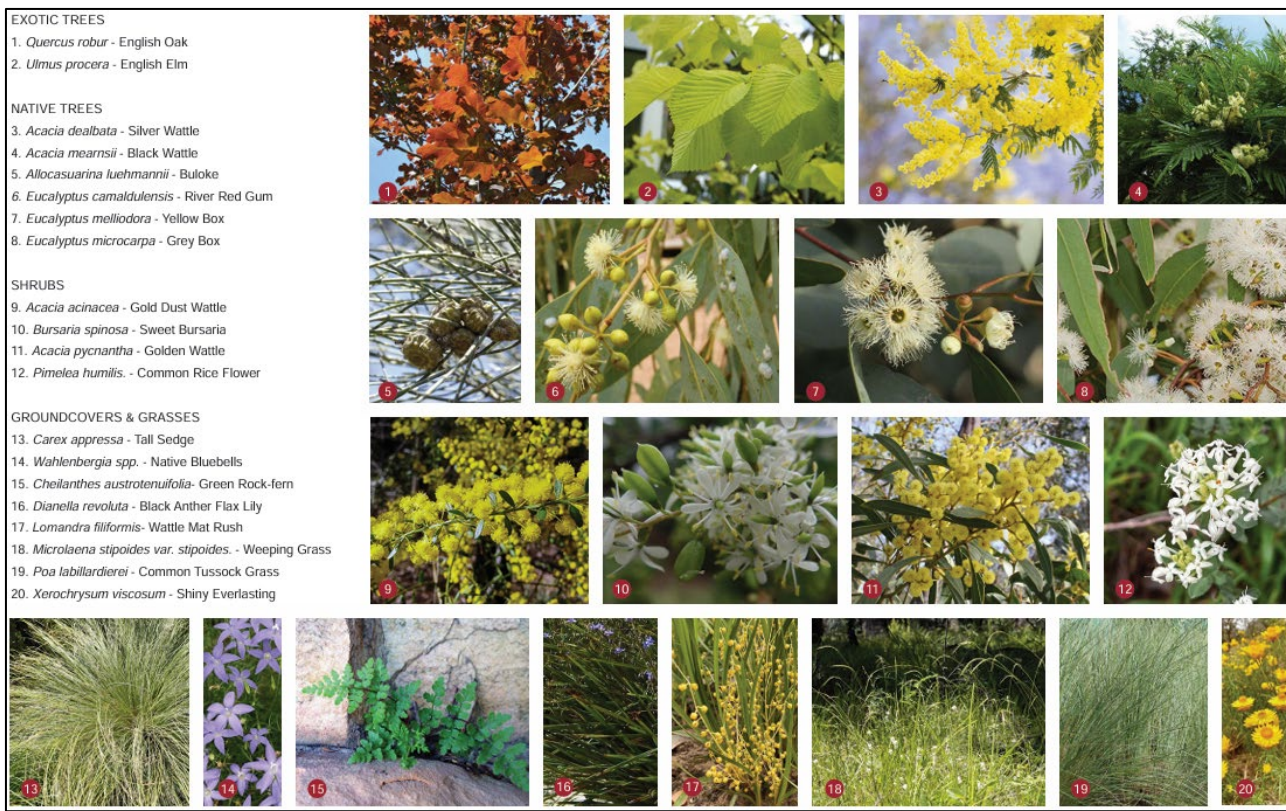


Figure 20: Planting Schedule



Figure 21: Landscaping Materials

Additional works

The existing galvanized chain wire fencing surrounding the oval will remain. The existing reserve boundary fencing is to be retained with exception of approximately 35 metres to the Forest Street southern frontage which will be replaced by 3m high new black chain wire

fencing which surrounds the Netball Courts. In addition, approximately 20 metres of western boundary fencing to Gingell Street is to be removed to facilitate the open access and loading zone to the pavilion with approximately 25 metres of new low feature batten fencing provided on either side to the entrance.

The proposal is also seeking to provide three bicycle hoops, equating to six bicycle spaces consistent with the standard. The hoops are to be located adjacent to the pavilion for ease of access.

Application Documentation

The applicant has provided the following documentation in support of the application:

- Current Certificate of Title.
- A Planning Report prepared by Taylors Pty Ltd.
- Architectural Plans prepared by K20 Architecture Pty Ltd.
- Landscape Design Plans prepared by Taylors Pty Ltd.
- An Aboriginal Cultural Heritage and Management Report prepared by Dr Vincent Clarke Archaeology and Heritage.
- An Archaeological Investigations Report prepared by GML Heritage Pty Ltd.
- A Heritage Consent from Heritage Victoria for a Consent to Damage under 50%.
- A Consent to Damage – Supporting document prepared by GML Heritage Pty Ltd.
- A Conservation Advice Report prepared by International Conservation Services (ICS).
- A Heritage Impact Statement prepared by GML Heritage Pty Ltd.
- A Bushfire Risk Assessment prepared by Terramatrix Pty Ltd.
- An Acoustic Assessment prepared by Enfield Acoustics Pty Ltd.
- An Arboriculture Assessment prepared by C & R Ryder Consulting Pty Ltd.
- A Flood Risk and Stormwater Management Assessment prepared by Water Technology Pty Ltd.
- A Traffic Impact Assessment prepared by Quantum Traffic Pty Ltd.
- Lighting Design Plan prepared by Webb Australia.
- Native Vegetation Removal Report.
- Landowner consent from Department of Energy, Environment and Climate Action (DECCA)
- Structural Engineer report for the Poultry Pavilion prepared by RMG Pty Ltd.

Each document forms part of the application material and informs the assessment of the proposal as discussed below.

The documents have been referred to the external referral authorities for consideration and review.

Issues

- Does the proposal address the relevant Planning Policy Framework?
- Does the proposal represent an appropriate built form outcome?
- Does the proposal comply with the decision guidelines of the heritage Overlay?

- Does the proposal comply with the decision guidelines of the Land Subject to Inundation and Floodway Overlay/s?
- Does the proposal comply with Clauses 52.06 (Car Parking)?
- Does the proposal comply with 52.34 (Bicycle Facilities)?
- Does the proposal comply with Clause 53.18 (Stormwater Management in Urban Development)?
- Does the proposal comply with Clause 65 (Decision Guidelines)?
- Does the proposal comply with 71.02-3 (Integrated Decision Making)?

Assessment of the Proposal in Context of the Municipal Planning Strategy and Planning Policy Framework

The proposal has been assessed against the Municipal Planning Strategy at Clause 02 and the Planning Policy Framework at Clauses 11–19 of the Mount Alexander Planning Scheme (the Scheme) and is supported by both State and local planning policy.

The redevelopment of Camp Reserve reinforces Castlemaine's role as a key township providing civic, cultural, recreational and community functions, consistent with Clause 02 and Clause 11, by upgrading essential sporting and community infrastructure within an established public recreation reserve.

The proposal supports healthy, active communities and protects valued public open space while responding appropriately to heritage, landscape and environmental values, aligning with the Municipal Vision and Clause 15 of the Scheme.

Impacts on biodiversity have been minimised and appropriately managed through arboricultural assessment, native vegetation offsets and tree succession planning, consistent with Clause 12.

Flood risk and stormwater management have been addressed through detailed technical assessment demonstrating compliance with Clauses 13.02 (Floodplain management) and 13.03 (Water quality), ensuring that the development will not increase flood risk, impede flood storage or conveyance, or result in adverse downstream impacts. The proposal incorporates compliant finished floor levels, maintains floodplain function and includes integrated stormwater management measures to protect water quality and receiving waterways.

Potential amenity impacts associated with noise have been assessed in accordance with Clause 13.05 of the Scheme – Noise abatement. An acoustic assessment has informed us of the design and operation of the facilities, and conditions of permit require compliance with the Environment Protection Regulations and endorsed management measures. These controls ensure that noise emissions associated with sporting activities, events and ongoing use will not detrimentally affect the amenity of surrounding residential areas.

The siting, scale and design of buildings and works respond positively to the heritage significance and landscape character of Camp Reserve and support the creation of a safe, functional and inclusive public environment consistent with Clause 15.014S (Healthy neighbourhoods). The proposal promotes walkability, passive surveillance, universal access and high-quality public space, reinforcing Camp Reserve's role as a central community and recreational asset.

The development has also been assessed against Clause 15.03 – Heritage conservation, noting that all three components of Clause 15.03 apply. The proposal responds appropriately to built heritage, landscape heritage and archaeological values through sensitive siting, sympathetic building form, minimisation of impacts on significant landscape elements, and comprehensive heritage conservation, archaeological management and interpretation measures. These measures are secured through permit conditions and, collectively, ensure

that the heritage significance of Camp Reserve is conserved and enhanced while enabling the ongoing use of the site for public recreation.

Transport, access and parking arrangements have been assessed as acceptable and support safe, efficient and legible movement for vehicles, pedestrians and cyclists, consistent with Clause 18 (Transport), including Clauses 18.01 and 18.02. The proposal facilitates access to social, cultural and economic opportunities by effectively integrating land use and transport, recognising walking and cycling as legitimate and encouraged modes of transport within an established activity and community precinct.

Pedestrian access and internal circulation improvements enhance walkability, safety and connectivity within the reserve and to surrounding streets, while the provision of bicycle facilities supports active transport and reduces reliance on private vehicles where appropriate. Vehicle access and parking arrangements have been designed to safely accommodate peak sporting and event demand while maintaining efficient operation of the surrounding road network.

Overall, the proposal represents an appropriate and policy aligned investment in community infrastructure, consistent with Clause 19 (Community infrastructure). The development supports the continued function and long-term viability of Camp Reserve as a key recreational and civic asset and achieves a balanced outcome that meets contemporary community needs while conserving the strategic, heritage and environmental values of the site.

Appropriateness of the Development in the Public Park and Recreation Zone

The purpose of the PPRZ is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Recognise areas for public recreation and open space.
- Protect and conserve areas of significance where appropriate.
- Provide for commercial uses where appropriate.

Camp Reserve is a long-established municipal recreation reserve and has historically accommodated organised sport, community facilities, agricultural events and informal recreational use. The proposed use and development is consistent with this established role and does not introduce a new or unrelated use. Rather, the proposal seeks to facilitate the continued and orderly use of the land for public recreation through the redevelopment and upgrading of ageing infrastructure required to meet contemporary community needs.

A planning permit is required under Clause 36.02-2 to construct buildings and carry out works. The proposed buildings and works including the new sports and community pavilion, netball courts, access arrangements, car parking, pedestrian paths, lighting, landscaping and ancillary infrastructure are all directly associated with, and ancillary too, the recreational use of the land. The nature and extent of development are commensurate with the role, size and established function of the reserve and do not result in an unreasonable loss of public open space.

The proposed layout has been designed to retain the predominantly open and landscaped character of Camp Reserve. Built form is limited to single storey structures and is consolidated within established activity areas, avoiding unnecessary encroachment into open grassed areas. The reorganisation of internal circulation and car parking improves legibility and safety within the reserve, reduces informal vehicle movement across open spaces, and enhances pedestrian access and connectivity.

The proposal responds appropriately to the character of the site and its surrounds. The development has been informed by detailed technical assessments addressing heritage, landscape character, vegetation, flooding, traffic and amenity. Potential impacts have been

carefully considered and mitigated through site planning, building design and comprehensive permit conditions.

Environmental and landscape values within the reserve are protected through the retention of key open areas, minimisation of tree removal, long-term tree succession planning and landscaping proposals that reinforce the informal parkland character of the site. Heritage values associated with the reserve are managed through sensitive siting of buildings, the use of sympathetic architectural forms and materials, and the implementation of conservation, archaeological management and interpretation measures secured by permit conditions.

Flood risk and stormwater management have been appropriately addressed through elevated finished floor levels, the maintenance of flood storage capacity and the free passage of floodwaters, and the implementation of an integrated stormwater management strategy, ensuring that the development does not adversely affect the floodplain or adjoining land.

Access, traffic and parking arrangements have been designed to support the operational needs of a public recreation reserve, including peak event conditions, while maintaining safe and efficient movement for vehicles, pedestrians and cyclists. Detailed design and operational matters are further controlled through permit conditions and the involvement of relevant referral authorities.

Assessment Against the Objectives and Decision Guidelines of the Heritage Overlay (HO668)

The purpose of the Heritage Overlay is to:

- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.
- Conserve specific heritage elements by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the heritage place.

State-Level Control - Victoria.

The subject land is affected by Clause 43.01 – Heritage Overlay (HO668) and is included on the Victorian Heritage Inventory (VHI) as the Former Commissioner's Camp Site (H7723-1266). The Heritage Overlay seeks to conserve and enhance heritage places of cultural significance and ensure that development does not adversely affect the significance, character or appearance of heritage places.

The proposal involves the demolition of existing pavilion buildings, construction of a new sports and community pavilion, provision of new netball courts and ancillary works within an established recreational precinct that has evolved incrementally over time. A planning permit is required under Clause 43.01-1 for buildings and works, demolition and the removal of trees.

State-Level Heritage Assessment – Heritage Victoria

Extensive heritage documentation has been submitted to support the application and has been assessed by Heritage Victoria, including:

- a Heritage Impact Statement.
- Archaeological Investigations Report.
- conservation advice
- an approved Consent to Damage (under 50%) issued by Heritage Victoria.

Heritage Victoria's assessment confirms that the proposal is acceptable subject to conditions, and that heritage impacts can be appropriately managed through archaeological investigation, recording and conservation measures.

The heritage documentation consistently identifies that the heritage significance of Camp Reserve is primarily derived from:

- its historic use as the Gold Commissioner's Camp
- its enduring role as a public recreation reserve since the mid-nineteenth century
- its landscape qualities and spatial relationships
- the presence of archaeological remains and significant trees.

Rather than from the individual pavilion buildings currently located on the site, the existing pavilion and ancillary structures proposed for demolition are not identified as individually significant heritage fabric, and their removal is considered acceptable in heritage terms provided appropriate mitigation is implemented.

Conditions imposed through the Heritage Victoria consent, and reinforced by permit conditions, require comprehensive measures including archaeological supervision, archival recording, salvage and reuse methodology, artefact management and heritage interpretation.

Local Heritage Assessment – Council and Applicant Advisors

In addition to the State-level assessment, the proposal has been reviewed by multiple heritage consultants acting on behalf of both the permit applicant and Council. The material demonstrates that the heritage experts have provided advice at different stages of the project, including Council's external Heritage Advisor.

Each iteration of the proposal has been informed by this advice, and the documentation reflects that the permit applicant has adopted the recommendations of heritage advisors as the design developed. There is consistent advice across all heritage assessments in relation to:

- the appropriateness of replacing non-significant pavilion buildings
- the acceptability of a consolidated, single-storey-built form
- the importance of referencing traditional grandstand and agricultural shed typologies
- retention of open landscape character and key spatial relationships
- the need for archaeological management, interpretation and conservation outcomes.

As this is a Mount Alexander Shire Council permit application, for transparency in this instance, an external Heritage Advisor was engaged who reviewed the pre-advertised proposal and recommended changes to improve heritage responsiveness. These changes were incorporated into the proposal prior to advertising. The changes reflect a robust response to the heritage significance of the place.

The siting, scale and form of the proposed pavilion have been carefully developed in response to this consistent advice. The building is single storey, adopts a low and articulated

form, and avoids excessive excavation, while maintaining the established visual and spatial relationship between the reserve, surrounding streets and adjacent residential areas.

Landscape and Arboricultural Heritage Considerations

Landscape and arboricultural impacts have also been carefully managed. While it is acknowledged that tree removal will occur, removal has been minimised and largely limited to vegetation assessed as being in poor condition or unavoidably impacted by the proposed works, having regard to arboricultural advice and functional requirements.

Importantly, the proposal incorporates a long-term succession planning approach for significant tree species to ensure the ongoing contribution of canopy vegetation to the heritage landscape character of Camp Reserve. Conditions of permit require the preparation and implementation of a Tree Maintenance and Succession Plan, guiding future planting, protection, propagation and maintenance.

The proposal also includes the relocation of the Canary Island Date Palm, a tree of recognised landscape and heritage value, to a protected location within the reserve, as detailed on the endorsed landscape plan. Permit conditions secure appropriate protection measures and establishment management to ensure the successful relocation, health and long-term retention of the palm.

Assessment against the Aboriginal Heritage Act and Heritage Act

The *Aboriginal Heritage Act 2006* establishes the framework for the protection and management of Aboriginal cultural heritage in Victoria, including processes that interface with the Victorian planning system. Where required, a planning permit cannot be issued until a Cultural Heritage Management Plan (CHMP) has been approved.

- The subject site is located within an area of cultural heritage sensitivity, as it lies within 200 metres of a designated watercourse. The proposal is classified as a high-impact activity under the Aboriginal Heritage Regulations 2018, triggering the requirement for a CHMP. The applicant has submitted a completed CHMP in accordance with the Regulations.
- Under the Regulations, areas of cultural heritage sensitivity include registered Aboriginal cultural heritage places and landforms that are more likely to contain Aboriginal cultural heritage. A CHMP has been prepared for the site by Dr Vincent Clarke Archaeology and Heritage, supported by an Archaeological Investigations Report prepared by GML Heritage.

Historic (Non-Aboriginal) Archaeology

The site is listed on the Victorian Heritage Inventory (VHI) as the *Former Commissioner's Camp Site* (H7723-1266). As the proposed works fall within the registered extent of this place, a Consent to Uncover (C2098) was issued by Heritage Victoria on 11 June 2024. Conditions of the consent included requirements for overburden removal, exposure and cleaning of archaeological features, artefact management, and reporting.

The Archaeological Investigations Report found:

- A low potential for additional archaeological features beyond those already recorded and retained in situ.
- Features uncovered to date include linear features of unknown function, multiple phases of postholes, and structural stone foundations.
- Further excavation is required to fully understand the form, function and significance of these features.
- Additional archaeological remains may be present in unexcavated areas, particularly in shallow subsurface contexts.

A subsequent Consent to Damage (under 50%) has been obtained from Heritage Victoria. Heritage interpretation is recommended to be integrated into future development, incorporating archaeological findings, and will be required as a condition of future archaeological consents.

Aboriginal Cultural Heritage Assessment

Standard fieldwork for the CHMP was undertaken on 21 August 2024. Key findings include:

- No Aboriginal cultural heritage was identified during the standard assessment.
- Most vegetation within the activity area comprises introduced species; however, two River Red Gums at the base of the southwest rise were examined for cultural modification.
- There are no previously registered Aboriginal places within the activity area or within 50 metres of it.
- The nearest Aboriginal place, *VAHR 7723-0290 Barkers Creek LDAD*, is located approximately 160–190 metres south of the activity area.

The CHMP acknowledges that the activity area has undergone extensive disturbance from the mid-19th century onwards, including:

- historical vegetation clearance
- gold mining
- construction of Government Camp buildings
- development of modern Camp Reserve facilities.

Based on the results of the 2022 geotechnical testing, the ground survey, and consultation with DJAARA representatives, the CHMP concludes that there is a very low likelihood of subsurface Aboriginal cultural material being present. The high level of historical ground disturbance means it is not reasonably possible for intact Aboriginal cultural heritage to remain.

Accordingly, the CHMP determines that a complex assessment under Regulation 64(1) of the Aboriginal Heritage Regulations 2018 is not required for this proposal.

Assessment against the objectives and decision guidelines of the Land Subject to Inundation and Floodway Overlay.

The purpose of the Floodway Overlay is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Identify waterways, major flood paths, drainage depressions and high-hazard areas that are most frequently and severely affected by flooding.
- Ensure development maintains the free passage and temporary storage of floodwater, minimises flood damage, and is compatible with flood hazard, local drainage conditions, and the minimisation of soil erosion, sedimentation and silting.
- Reflect any declarations made under Division 4 of Part 10 of the *Water Act 1989*.
- Protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchments, and managing saline discharges to minimise risks to environmental water and groundwater quality.
- Ensure development maintains or improves river and wetland health, waterway protection and floodplain health.
- Require consistency with any local floodplain development plan incorporated into the planning scheme. (In this case, no such plan has been prepared.)

The purpose of the Land Subject to Inundation Overlay is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Identify flood-prone land in riverine or coastal areas affected by the 1% Annual Exceedance Probability (AEP) flood event, or any other area determined by the floodplain management authority.
- Ensure development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds appropriately to flood hazard and local drainage conditions, and does not cause any significant rise in flood levels or flow velocities.
- Minimise potential flood risk to life, health and safety associated with development.
- Reflect any declaration made under Division 4 of Part 10 of the *Water Act 1989*.
- Protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchments, and managing saline discharges to minimise risks to environmental water and groundwater quality.
- Ensure development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Response

A Flood Impact Assessment and Stormwater Management Strategy has been prepared by Water Technology. This assessment outlines the characteristics of the upstream catchments, identifies the associated flood risks to the subject site, and provides an integrated stormwater management approach. The Strategy addresses flood risk mitigation, floodplain management, on-site overland flow management, and water quality treatment.

The Flood Impact Assessment includes detailed hydraulic modelling and provides recommended minimum floor levels to ensure flood resilience. The recommended floor levels are as follows:

Structure	Recommended Floor Level
Pavilion	278.70 m AHD
Timekeepers Box	278.70 m AHD
Netball Courts	277.95 m AHD

Table 4: Minimum Floor Levels for Flood Resilience

The proposed development responds appropriately to these recommendations, with the Pavilion and Timekeepers Box designed at 278.80 m AHD, and the Netball Courts at 278.20 m AHD, all exceeding the minimum required levels.

A Storm Rating Report confirms that the proposed Pavilion achieves a Storm Rating of 109%, incorporating adequate stormwater retention measures, particularly through the roof design.

Hydraulic modelling demonstrates that the proposed works can be undertaken without adverse impacts on neighbouring properties during a 1% AEP flood event. Safe access and egress can be achieved when the adjacent road is elevated to the recommended level of 277.82 m AHD. The modelling also confirms that changes to site topography within the 1% AEP flood extent will not increase flood levels on adjoining properties or road reserves.

The Strategy concludes that the proposed development will have a negligible impact on the site's overall impervious area, resulting in minimal change to existing stormwater runoff volumes and water quality. On-site detention is proposed to maintain consistency with

existing conditions. The Stormwater Management Strategy also incorporates measures to mitigate potential impacts on receiving waters, including:

- rainwater harvesting for toilet flushing within the new pavilion, reducing runoff volumes.
- raingardens downstream of the pavilion roof to meet stormwater treatment requirements.

During construction, stormwater management will be guided by a Construction Management Plan, prepared in accordance with best-practice erosion, sediment, and litter control guidelines.

Overall, the Flood Impact Assessment and Stormwater Management Strategy confirm that the proposed development is compliant with Clause 52.18 – Stormwater Management in Urban Development and can be delivered without unacceptable flood or stormwater impacts.

Assessment against Clause 52.06 – Car Parking

Pursuant to Clause 52.06-5 and Clause 52.06-6 of the Mount Alexander Planning Scheme, there is no specific number of car spaces required to be proposed. Therefore, the applicant has determined the demand from on-site calculations.

The proposal provides for the construction of 124 formal car parking spaces and approximately 75 informal spaces within a grassed area at the northern end of the reserve. In total, 199 car parking spaces—including four accessible spaces—will be available to service the reserve. The on-site parking layout comprises the following components:

Car Park Location	Number of Spaces
Southern Car Park	51 spaces (including 1 accessible space)
Northern Car Park	63 spaces (including 1 accessible space)
Pavilion Car Park	10 spaces (including 2 accessible spaces)
Northern Informal Turf Area	75 spaces

Table 5: Carparking Area and Number of Spaces

Parking demand associated with existing land uses (cricket, football, table tennis) is expected to remain consistent with current conditions. The additional demand generated by the second netball court is estimated at 20–26 spaces. As the proposed on-site provision of 199 spaces aligns closely with the observed existing demand of 198 spaces, the minor increase in parking requirements can be readily accommodated within the surrounding public road network. These additional demands are expected to be infrequent, dispersed across nearby streets, and limited to a small number of peak-use days each year. On this basis, the parking assessment concludes that the proposal is acceptable from a car parking perspective, particularly given the long-standing sporting use of Camp Reserve.

A dedicated parking bay is also proposed on the eastern side of Gingell Street, adjacent to the new pavilion, to facilitate loading and waste collection during off-peak periods. All parking areas will be designed and line-marked in accordance with AS/NZS 2890.1:2004 – Off-street Parking and AS/NZS 2890.6:2009 – Off-street Parking for People with Disabilities.

External vehicle access to the new parking areas will continue to be provided via Forest Street (through the historic gates) and via the train station car park to Gingell Street at the northern boundary of the site. The traffic engineering assessment confirms that the proposed development is acceptable and that there are no traffic-related grounds on which the application should be refused. Council's Engineering Department has reviewed the information and provided conditional consent to the application subject to further detailed design engineering drawings.

Overall, the provision, location, and access arrangements for the proposed car parking facilities appropriately respond to and satisfy the purpose and requirements of Clause 52.06 – Car Parking.

Assessment against Clause 53.18 – Stormwater Management in Urban Development

The purpose of this provision is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

As provided above, a Flood Impact Assessment and Stormwater Management Strategy has been prepared by Water Technology which documents the understanding of upstream catchments and associated flood risk to the subject site and provides integrated recommendations for a stormwater management solution for the site addressing mitigation of flood risk, floodplain management, management of on-site overland flows and water quality treatment.

The Flood Impact Assessment includes a thorough assessment of potential flood impacts and details flood modelling results with recommended floor heights and presents a Stormwater Management Strategy compliant with the requirements to Clause 53.18 'Stormwater Management in Urban Development'.

The Flood Impact Assessment and Stormwater Management Strategy summarise that hydraulic modelling of the proposed development demonstrates the works can be completed without negatively impacting neighbouring properties for a 1% AEP flood events and that safe access/egress can be achieved when the road is elevated to the recommended level of 277.82 m AHD. It also demonstrates that the changes to the site's topography, within the 1% AEP flood extent, will not increase levels on neighbouring properties or road reserves.

The Strategy concludes the proposed development is estimated to have negligible impact on the site overall impervious areas resulting in negligible changes from the existing site stormwater conditions (runoff volume and water quality) with no on-site detention is proposed for the site because of negligible changes to existing overall imperviousness.

The proposal is consistent with the requirements of Clause 53.18 – Stormwater Management in Urban Development.

Assessment against Clause 53.34 – Bicycle Facilities

Clause 52.34 applies to the proposed sports and community pavilion as a minor sports and recreation facility. Bicycle facilities are therefore required to be provided as part of the development.

Based on the pavilion floor area, the traffic engineering assessment identifies a requirement for six visitor bicycle spaces. The proposal provides three bicycle hoops, equating to six bicycle spaces, consistent with the standard provision of two spaces per hoop.

The bicycle hoops are shown on the site plans and are located adjacent to the pavilion and other activity areas, providing convenient, safe and accessible bicycle parking. The design and location of the facilities can comply with the relevant design requirements, including visibility, accessibility and the ability to securely lock bicycles.

The pavilion includes substantial change room and amenity facilities which further support cycling access.

The proposal is consistent with the requirements of Clause 53.34 – Bicycle Facilities.

Clause 65.01 (Decision Guidelines)

The proposal is considered to accord with the relevant decision guidelines of this clause for reasons detailed throughout this report.

Objections

The application was advertised in accordance with Section 52 of the *Planning and Environment Act 1987* and 87 objections were received. Multiple objectors raised more than one ground of objection. The primary grounds relate to environmental impacts, heritage impacts, loss of community amenity, financial impact, poor consultation, visual amenity and compliance with Council policy. Each of the objections has been considered in the context of the Mount Alexander Planning Scheme, specialist consultant advice and the merits of the proposal. The key issues are addressed below.

Reason for objections	Number of objections containing the reason.
Multiple objectors raised multiple objections. At the time of preparing the report, the total tally remains 82 individual objections.	
• Personal impact	• 16
• Heritage impact	• 67
• Environmental impact	• 75
• Poor consultation	• 37
• Traffic and parking	• 10
• Flood	• 16
• Financial impact	• 48
• Loss of community amenity	• 64
• Visual amenity	• 34
• Not in accordance with Council policy	• 29
• Crime	• 1
• Emergency Shelter	• 1

Table 6: Objections Summarised.

Environmental Impacts (75 objections)

Objectors raised concerns regarding vegetation removal, impacts on trees, biodiversity, stormwater runoff and the broader environmental character of Camp Reserve.

It is acknowledged that the proposal will result in the removal of a number of trees. However, tree removal has been minimised and is largely limited to vegetation assessed as being in poor condition or unavoidably impacted by the proposed works, having regard to arboricultural advice and site constraints. The extent and justification for tree removal, together with mitigation measures and long-term succession planning for significant tree species, are discussed in detail in the Landscape and Arboricultural Assessment and the landscape assessment section of this report above.

Native vegetation removal is supported by a Native Vegetation Removal Report, and appropriate offsets are secured in accordance with Clause 52.17.

Flood and stormwater impacts have been assessed through hydraulic modelling which demonstrates no increase in flood risk or adverse downstream impacts. Environmental risks are further managed through permit conditions requiring erosion, sediment control, stormwater management, vegetation protection and long-term tree succession planning.

It is acknowledged that objectors have raised legitimate concerns regarding the environmental impacts of the proposal, including vegetation removal, landscape change and broader impacts on the character of Camp Reserve. It is accepted that there will be some impact that will occur to some extent and will result in change to the site.

However, the proposal has been informed by detailed technical assessment and has been refined to avoid, minimise and mitigate adverse environmental impacts wherever practicable. Tree removal has been reduced to the minimum necessary, mitigation measures are secured through permit conditions, and long-term outcomes are addressed through requirements for tree succession planning, stormwater management, flood mitigation and ongoing environmental management, as discussed in the relevant sections of this report above. These matters have been addressed through conditions informed by detailed arboricultural assessment, native vegetation reporting and stormwater and flood modelling prepared by suitably qualified consultants highlighted in the Heritage Overlay and Native Vegetation discussions of this report and are clearly represented in the consultant's reports.

On this basis, while the concerns raised by objectors are understood and acknowledged, the proposal is considered to have appropriately addressed those concerns through design response, technical assessment and enforceable permit conditions. The environmental impacts are therefore considered acceptable and appropriately mitigated in a planning context. The proposal demonstrates a net community benefit and, on balance, is an acceptable outcome as discussed above.

Heritage Impacts (67 objections)

It is acknowledged that many objectors have raised legitimate concerns regarding the loss of heritage fabric, archaeological impacts and the perceived over-development of a site of cultural significance. Given the recognised heritage values of Camp Reserve and its inclusion within the Heritage Overlay and the Victorian Heritage Inventory, these concerns are understood and warrant careful consideration.

The proposal has been subject to extensive and rigorous heritage assessment. Multiple heritage consultants, acting on behalf of both the permit applicant and Council, have reviewed the proposal, and Heritage Victoria has issued a Consent to Damage (under 50%), confirming that the works are acceptable subject to conditions. The assessments consistently identify that the heritage significance of Camp Reserve is primarily embodied in its historic use, landscape qualities, spatial relationships and archaeological values, rather than in the existing pavilion buildings proposed for demolition, which are not individually significant.

The proposal addresses heritage impacts through sensitive siting and building design, minimisation of physical impacts where practicable, and a comprehensive package of mitigation measures secured through permit conditions. These include archaeological supervision and recording, archival documentation, conservation works, salvage and reuse of materials, and the preparation of a Heritage Interpretation Plan. Council's external Heritage Advisor has reviewed the proposal and supports it subject to conditions.

The concerns raised by objectors are accepted as reasonable and grounded in the acknowledged heritage value of the site, the concerns have been appropriately addressed through detailed heritage assessment, design response and enforceable permit conditions. Accordingly, heritage impacts are acceptable in a planning context and do not warrant refusal of the application.

Loss of Community Amenity (64 objections)

Genuine concerns regarding noise, lighting, increased activity, loss of quiet enjoyment and the overall intensity of use of Camp Reserve have been raised. Given the proximity of residential areas and the valued role of the reserve as a shared community space, these concerns are understood and accepted as reasonable.

Camp Reserve has a long-standing and established role as a public recreation precinct accommodating organised sport, events and community gatherings. The proposal does not introduce a new or unfamiliar use but rather upgrades existing facilities to contemporary standards to support the ongoing function of the reserve. Acoustic and lighting assessments have informed the design of the development, and conditions of permit regulate noise emissions, lighting design and operation, waste management and construction impact to manage amenity effects on surrounding properties.

The proposal also improves internal circulation, reduces informal vehicle movement, enhances pedestrian safety and legibility, and formalises activity areas within the reserve. These changes are expected to improve the overall operation and amenity of the site, both for users of the reserve and for nearby residents.

The concerns raised by objectors are acknowledged and accepted, the proposal is considered to have appropriately addressed those concerns through design response, technical assessment and enforceable permit conditions. Having regard to the established recreational function of Camp Reserve, the resulting impacts on amenity are considered reasonable and acceptable in a planning context.

Financial Impact (48 objections)

Objectors raised concerns regarding the cost of the development and the use of public funds. Financial considerations are not a relevant planning consideration under the *Planning and Environment Act 1987* nor the planning scheme and cannot form a basis for refusing a planning permit. These matters are appropriately addressed through Council's separate budgetary and governance processes.

Poor Consultation (37 objections)

The application has been exhibited and considered in accordance with the statutory requirements of the *Planning and Environment Act 1987*. Notice of the application was given as required, submissions were received and considered, and further an applicant/objector/supporter meeting is to be facilitated to provide submitters with the opportunity to speak to their submission and Councillors with additional information prior to a decision being made. The statutory requirements for notice and consultation have therefore been met.

While the extent or perceived quality of consultation is noted, the planning decision must ultimately be based on the merits of the proposal, the relevant planning policy framework, the decision guidelines and other relevant statutory considerations. Matters of broader engagement and consultation outside the statutory process are not determinative planning considerations.

On this basis, while the concerns raised by objectors are acknowledged, it is considered that the application has met the statutory consultation requirements, and the issues raised do not warrant refusal of the application.

Visual Amenity (34 objections)

The proposed buildings are single storey, adopt a low scale and well-articulated form, and reference traditional grandstand and agricultural shed typologies historically associated with the site. Built form is consolidated within established activity areas on the land and does not dominate the reserve. Landscaping and tree succession planting will soften built elements. Subject to conditions requiring approval of detailed materials and finishes, the proposal is not

considered to result in unacceptable visual amenity impacts but improve the overall tree coverage and green space.

The massing of the proposed buildings and works is considered to be appropriate having regard to the objectives of the Public Park and Recreation Zone and Heritage Overlay, has been carefully scrutinised and considered by heritage experts, maintains a low scale and the site context, with undulating land form ensures the building height and a high level of articulation provided in the design reduces the visual impact of the built form from the public realm.

Not in Accordance with Council Policy (29 objections)

It is acknowledged that some objectors have asserted that the proposal is inconsistent with Council policy. Given the strategic importance of Camp Reserve and its role within the municipality.

Detailed in this report, the proposal has been comprehensively assessed against the Municipal Planning Strategy and the Planning Policy Framework and is supported by both State and local planning policy. The development reinforces the established strategic role of Camp Reserve as a key community recreation asset and appropriately responds to site constraints, including heritage, environmental, flooding, access and amenity considerations.

While the concerns raised by objectors are acknowledged, it is considered that the proposal has appropriately addressed these matters through its design response, supporting technical assessments and compliance with the relevant objectives and decision guidelines of the planning scheme. Accordingly, the proposal is policy-compliant, and the grounds of objection do not warrant refusal of the application.

Traffic and Parking (10 objections)

Broad sentiment has been raised regarding the impact of increase traffic on the surrounding area. This includes the noise and light pollution generated from an increase of car traffic and the potential increase of on-street car parking. There are also concerns for the suburbanisation of Castlemaine due to the strong presence of visible car parks surrounding the heritage buildings and football oval. Recommendations of underground parking or reduced car parking have been raised as concerns.

The proposal is consistent with the purpose of Clause 52.06 – Car Parking, as discussed in this report. The amount of car parking provided is consistent with the statutory provisions of Clause 52.06-5, having regard to the nature and scale of the use and the established operation of Camp Reserve.

The level of traffic generated by the proposal is not considered to pose an unreasonable impact on the safe and efficient operation of the surrounding road network. Through the imposition of permit conditions, car parking provision and access arrangements can be appropriately managed, and detailed design will ensure compliance with the design standards set out in Clause 52.06-9.

Flood (16 objections)

Flood risk and safety form a large part of submissions. Given the site's location and the history of flooding within the broader catchment. Submissions have highlighted previous flooding during 2011 and 2022. Major concerns surround the economics around the maintenance and repair after major flood events. In part, the flooding concerns are exacerbated with concerns around the likely intensification and frequency of flooding occurring as a result of climate change. These concerns are understood.

Flood and stormwater impacts have been comprehensively assessed through detailed technical investigations. These assessments demonstrate that buildings and works are designed above the required flood levels and that flood behaviour, storage and conveyance

will not be adversely affected. Relevant referral authorities have reviewed the proposal and have provided conditional consent, confirming that flood risks can be appropriately managed.

Flood risks are addressed through site design, compliant finished floor levels, stormwater management measures and enforceable permit conditions. On this basis, while concerns regarding flood risk and safety are acknowledged, the proposal is considered to have adequately addressed these matters, and the impacts are acceptable in a planning context. The grounds of objection do not warrant refusal of the application.

Personal Impacts (16 objections), Emergency Shelter (1 objection) and Crime (1 objection)

Concerns regarding personal impacts and perceived crime risk associated with the proposal. The site should not be used as an emergency shelter with people sleeping there. Given the scale of the development and its proximity to residential areas, these concerns are understood and have been carefully considered.

However, no evidence has been provided to demonstrate that the proposal will result in unreasonable personal impacts or an increased risk of crime. The ongoing use of the site for organised sport, together with the provision of lighting and increased activity, is generally associated with improved passive surveillance and enhanced perceptions of community safety.

All objections have been carefully considered. While it is acknowledged that the proposal will result in change to the site, the issues raised have been appropriately addressed through site planning, design response, technical assessment and the recommended permit conditions. On balance, the grounds of objection do not raise significant planning issues that warrant refusal of the application.

Support

There were 92 submissions in support of the proposal at the time of preparing the report. The statements and themes in support include:

Upgraded Facilities

- Upgraded infrastructure will ensure safer playing surfaces, compliant lighting, and modern, accessible amenities for children, young people, and adults who use the reserve each week.
- Upgraded changerooms and facilities will better serve local clubs, encourage greater female participation, and foster an inclusive, family-friendly environment for juniors and the wider community.
- Modern amenities will also enable the Reserve to host competitions and events, building local pride and contributing to economic activity.
- Enhancing its role as a key community gathering place.
- Current facilities are a joke; an upgraded safe sporting facility is needed.
- Strengthen its role as a community hub and modern sporting facility.
- Need space for a grandstand so people can support the activities.
- The current facilities are not acceptable especially in a flood event as they will most likely be impacted by flood water, the upgraded facilities should ensure the grounds are flood proofed.
- Upgraded facilities will enhance spectator viewing for all sporting activities and amazing to have this space for everyone to enjoy - sports (including Football, Netball, Cricket, Table Tennis, Running) - walks. a true community asset.

-
- Support the proposed location of the new building, as the existing site has experienced major flooding on three occasions over the past 15 years. Relocating the facilities will help ensure greater long-term reliability and usability.
 - Upgraded facilities employs clever design outcomes minimising the impact of retaining walls and will improve the look along the streetscape and bring it into the modern era.

Activities Other than Sport

- Beyond sport, revitalised spaces will support festivals, markets, exhibitions, meetings and other community events, strengthening social connections and enriching cultural life. The facility could also operate as an emergency relief centre, offering shelter and essential amenities during crisis situations.
- Long time users include regular sports users, e.g.: football, horse shows, dog shows, swap meets.
- The Camp Reserve is more than a sporting ground. It is a valued community hub where families gather, friendships are formed, and volunteers contribute countless hours. It also hosts important community events such as markets, fundraisers, music and other local gatherings that bring people together and strengthen community spirit.
- The venue needs this upgrade, so we have the opportunity to bring even more things to town.
- Inclusion of social rooms will help fill a void in suitable entertainment venues.
- In a time of emergency, it is good to have a fully operational last place of resort with back-up generators and the like with facilities, including a digital display board for messaging updates.
- The new club rooms would strengthen the club's role as a true community asset. In times of crisis — such as the fires impacting Harcourt, Victoria or local flooding events — the facility should be capable of operating as a safe and reliable gathering space.
- Camp Reserve is situated at a wonderful position due to its proximity to the Railway which helps extended family have easy access.

Inclusivity and Gender issues

- Having women's sport at the front and centre of the facility sends a message to the community that our council values gender equality.
- Modern, safe and inclusive amenities are essential to ensure everyone feels comfortable, respected and encouraged to take part in community events.
- Importantly, the upgrades present an opportunity to improve inclusivity and access for women and girls, people with disability, and community members of all ages and backgrounds.
- Upgraded facility will create an improved space for maintaining disability access and complying with child safe policies.
- Upgraded facilities will support users especially with young daughters. The current rooms are old and built for mainly males. With the growth of sport for women (football, cricket, netball) etc the upgraded facilities will encourage further participation by young girls and women in sports.

Parking

- Traffic flow is poor on game days. The grounds always needed improvement for parking.

-
- The revamped parking areas and additional onsite parking means that there will be enough space for people to attend games and activities.

Investment for the Future

- Relocating the facilities will help ensure greater long-term reliability and usability.
- The upgraded is a fantastic initiative for the community moving forwards.
- Children and the next generation will get the benefits of a functional upgraded sporting facility.
- This proposal represents long-term investment in sport, community wellbeing, resilience and public infrastructure for Castlemaine.

Community Group Support

- Future proofed the community asset.
- The Camp Reserve Community Asset Committee fully support the Proposal Master Plan. Each group had input into the plans and agree it is a great outcome for all community user groups.
- Well established user groups offer support including:
 - Agricultural Society have been on the Camp since 1854
 - The Castlemaine Football netball club since 1859
 - The Castlemaine Cricket Club
 - The Castlemaine Lions Club
 - The Castlemaine Table Tennis Association
 - Castlemaine United Cricket Club.

Summary Conclusion and Recommendation

Clause 71.02-3 (Integrated decision making) requires the decision maker to integrate a range of policies relevant to issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for present and future generations.

The proposal includes aspects which would positively contribute towards the economic, environmental and social well-being of the community. Having regard to the different objectives throughout the scheme as discussed in this report, the proposal is considered to demonstrate a net community benefit and an acceptable planning outcome.

The proposal entails the continuation of the existing use of Camp Reserve as a Minor sports and recreation facility and buildings and works comprising demolition of buildings and fencing, construction of a new sports and community pavilion, two new netball courts, modifications to the existing vehicle accessways, new car parking, upgrades to pedestrian access and landscaping.

As evidenced, the proposal demonstrates a high degree of consistency with relevant state and local planning policy and is considered uniquely and site specifically consistent with the relevant objectives of the Public Park and Recreation Zone (PPRZ).

Consideration has been given to the existing Camp Reserve site context, including formulation of a built form and use outcome that is complementary with the improvements sought to the strategically important facility and benefit of the wider Castlemaine community.

As evidenced within this report, the proposal demonstrates a high standard of respect and compliance with associated independent consultant assessments undertaken for Camp Reserve in response to the current proposed use and works. Importantly, where full

compliance has been unable to be achieved with findings or recommendations, amicable and positive solutions have prevailed.

The application has been assessed against the relevant provisions of the Mount Alexander Planning Scheme.

Additionally, consideration has been given to the requirements of Section 60(1B) the objectives of planning in Victoria of the *Planning and Environment Act 1987*.

On balance, the proposal demonstrates general compliance with the requirements of these provisions and policies. The application is supported by officers as detailed above within the recommendation section.

Finance and Resource Implications

The cost and time associated with representation should the matter proceed to the Victorian Civil and Administrative Tribunal (VCAT).

Alternate Options

Council could resolve to issue a Notice of Decision to Refuse a Planning Permit.

Communication and Consultation

Applicant-Objector Consultation

An applicant/objector/supporter meeting was facilitated on 5 May 2026 by Council to allow Councillors to be informed in determining the application.

External Referrals

The application was referred to the following authorities under Section 55 of the <i>Planning and Environment Act 1987</i> pursuant to Clause 66 of the Scheme.			
Referral Authority	Authorities Response	Referral under this Clause / Section.	Mandatory / Determining
Goulburn Murray Water (GMW)	Conditional consent.	Clause 66.02-5	Determining
Coliban Water	Conditional consent.	Clause 66.02-5	Determining
North Central Catchment Management Authority	Conditional consent.	Clause 66.03	Determining
Department of Environment Energy and Climate Action		Landowner and Section 52 (Act)	Owner / Notice
Department of Transport and Planning	Consent.	Clause 66.03 (Scheme)	Determining
Heritage Victoria	Conditional consent.	Section 52 (Act)	Notice
VicTrack	Conditional consent.	Section 52 (Act)	Notice

Table 7: External Referral Authority Response

Internal Referrals

The application was referred to the following internal department at Mount Alexander Shire Council.	
Referral Authority	Authorities Response
Engineering	Conditional consent.
Environmental Health	Support subject to conditions
Waste Management	Consent.
Heritage (external consultant)	Support subject to conditions.

Table 8: Internal Referral Department Response

Legislation

Planning and Environment Act 1987

The application has been considered in accordance with and against the requirements of the relevant sections of the *Planning and Environment Act 1987* and the Mount Alexander Planning Scheme. This detail has been discussed in the issues section above.

Strategy and Policy Impacts

Camp Reserve Master Plan

Council Plan 2021-2025

Pillar 1: A Healthy, Resilient and Inclusive Community

The proposal strongly supports Council's objective to foster healthy, active and connected communities. Camp Reserve is a key piece of social infrastructure within Castlemaine, accommodating football, cricket, netball, community events and passive recreation. The redevelopment enhances the capacity, accessibility and functionality of these facilities, enabling broader community participation across age groups, abilities and interests.

The provision of contemporary changerooms, universal access, improved pedestrian connectivity and upgraded public amenities promotes inclusive use and supports physical activity, social interaction and community wellbeing. The improved layout, lighting and activation of the site also contribute to passive surveillance and community safety, consistent with Council's objectives for healthy neighbourhoods and inclusive public spaces.

Pillar 2: A Thriving and Prosperous Economy

Investment in high-quality community and sporting infrastructure contributes to the economic vitality of Castlemaine by supporting regional sporting events, cultural activities and visitor attraction. Camp Reserve's proximity to the town centre, railway station and commercial precinct positions it as an important economic and social driver.

The proposal facilitates ongoing and expanded use of the reserve, supporting local clubs, community organisations and events that deliver flow-on benefits to local businesses, accommodation providers and services. While the direct funding of the development is not a planning consideration, the renewal of this civic asset aligns with the Council Plan's objective to support a resilient local economy through strategic investment in community infrastructure.

Pillar 3: A Sustainable Environment

The redevelopment has been informed by detailed environmental, arboricultural, flood and stormwater assessments and responds directly to Council's objective to protect and manage natural assets while enabling appropriate use of public land. Tree removal is acknowledged; however, it has been minimised and is largely confined to trees in poor condition or those unavoidably impacted by the works. Long-term landscape outcomes are secured through conditions requiring tree succession planning, maintenance, and revegetation.

Flood risk and stormwater are addressed through integrated water management measures, compliant finished floor levels and on-site treatment, ensuring no adverse downstream impacts. The retention of large areas of open space, soft landscaping and informal parkland character reinforces the environmental values of the reserve while allowing for necessary infrastructure renewal. On balance, the proposal reflects the Council Plan's emphasis on environmental responsibility, climate resilience and sustainable land management.

Pillar 4: A Well-Governed and Engaged Council

The proposal aligns with Council's commitment to transparent, accountable decision-making grounded in adopted strategies and statutory processes. The application has been prepared and assessed through a comprehensive planning framework, supported by extensive technical documentation, external and internal referrals, and statutory public notice.

Declarations of Conflict of Interest

Under section 130 of the Local Government Act 2020, Officers providing advice to Council must disclose any interests, including the type of interest.

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that under section 128 of the *Local Government Act 2020 Act*, a material conflict of interest exists.

Officer or Consultant Title	Type of conflict	How will the matter be managed to avoid the conflict?
Heritage and Urban Design Officer	Material	A material conflict of interest has been identified under section 128 of the <i>Local Government Act 2020</i> . In accordance with the Act and Council's Governance Rules 2023, the Officer has formally declared the conflict and will take no part in preparing advice, participating in discussions, or influencing any aspect of decision-making on this matter. All disclosures and actions taken will be documented, and responsibilities have been reassigned to ensure transparent and impartial decision-making.

9.2. Communities

9.2.1. Community Grants 2026 Round 1

This Report is For Information

Responsible Director: Acting Director Healthy Communities, Rosalie Rogers

Responsible Officer: Social Equity and Inclusion Officer, Rosie Collins

Attachments: 1. CONFIDENTIAL - Community Grants - 2026 Round 1 - Funded Projects [9.2.1.1 - 3 pages]

Executive Summary

The purpose of this report is to provide Council with the outcomes of the Community Grants Program 2026 - Round 1 and to outline the assessment process undertaken by Council Officers for the allocation of funds.

RECOMMENDATION

That Council notes the allocation of funding for Community Grants Program 2026 – Round 1, being 18 applications for a total allocation of \$48,537.50.

MOVED COUNCILLOR WALKER

That the Recommendation be adopted.

SECONDED COUNCILLOR MADDOCK

CARRIED

Context

Council's Community Grants Program (the Program) seeks to promote beneficial outcomes within the community by providing financial support to new and innovative projects and initiatives that are aligned with the objectives of the Council Plan 2025-2029.

The Program is funded by an annual allocation in Council's Operating Budget. The adopted budget for the 2025/2026 Program is \$100,000, which is split into two Community Grant rounds of \$50,000 each.

Issues

The Community Grants Program for 2026 - Round 1, received 32 eligible applications requesting a total of \$106,011 from the Community Grants budget of \$50,000. The high volume of applications made this a particularly competitive round. After rigorous assessment, 18 of the 32 applicants were deemed successful, totalling \$48,537.50.

Each application was assessed against the following criteria:

- 25% - Project alignment with Council plans and strategies (scored 0-5)
- 50% - Needs/Benefits of the project to the community (scored 0-10)
- 25% - Ability to plan and deliver the project (scored 0-5)

All applications were reviewed against a total assessment score of 20. Applications must score a minimum of 10 to be considered for funding.

This round, 18 applications requesting a total of \$48,537.50 will be funded from the \$50,000 funding pool, resulting in an underspend of \$1,462.50.

The below table summarises the eligible applications received, the amount of funds sought, the number of applications approved for funding and the approved funding allocation.

Funding Stream	Applications Received	Amount Sought	Amount Approved for Funding	Allocation of Funds
Small Grants	31	\$99,511.23	18	\$48,537.50
Partnership Grants	1	\$6,500.00	0	0
Total	32	\$106,011.23	18	\$48,537.50

The quality and diversity of applications this Round was strong, reflecting widespread community interest across multiple Council focus areas including housing affordability, health and wellbeing, environmental sustainability, emergency preparedness, arts and culture and inclusive community participation.

Several applications address bushfire preparedness, recovery and resilience. Alison Hanly's Bushfire Public Awareness Mini-Series focuses on community education, while Harcourt Valley Landcare and Metcalfe Landcare support post-fire ecological recovery through wildlife habitat restoration. Harcourt and District Lions Club's Sustainability project replaces essential community equipment lost in the fires.

Several applications focused on essential equipment to support community initiatives across health, safety, environment and local club activity. Notably, Guildford Progress Association's Local Access to Sport and Activity Program uses shared equipment to strengthen volunteer capacity, accessibility and community participation.

Of the 18 funded projects, six of these were for equipment. This makes up 33% of the 18 successful applications overall.

The below table lists the successful applications that have received funding from the Community Grants Program 2026 - Round 1.

Please note: The "Project Title" is written by the applicant.

Organisation / Individual	Project Title	Total Amount Requested
Muckleford Cricket Club Inc.	Cricket Pitch Covers & Accessories	\$3,000.00
C-Doc Ltd (Castlemaine Documentary Festival & Club CDoc)	The Love Compilation	\$3,000.00
Neates Rd Neighbourhood News	Campbells Creek Defibrillator	\$2,777.50
The Ravens Theatre Company	Theatre Without Barriers: The Seagull Student Access Project	\$3,000.00
Margaret Rasa	Together At The Hill	\$1,500.00
Metcalfe Landcare	Homes for Native Wildlife: A Metcalfe Community Project	\$3,000.00
Elphinstone Playgroup	Elphinstone Playgroup Revival	\$3,000.00
Ms Alison Hanly	Bushfire Public Awareness Mini-Series	\$3,000.00
MACLL	Together In My Backyard	\$3,000.00
Harcourt and District Lions Club Inc.	Harcourt Lions Sustainability	\$3,000.00
MainFM	MainFM and Indigenous Worldview Training	\$3,000.00
Castlemaine Historical Society Inc.	The Former Courthouse Defibrillator Project	\$2,650.00
Mount Alexander Sustainability Group	Celebrating Community: Volunteer Connection and Storytelling	\$2,900.00
Harcourt Valley Landcare	Homes for bushfire affected wildlife	\$3,000.00
Guildford Progress Association	Local Access to Sport and Activity Program	\$2,930.00
Guildford Upper Loddon Landcare Inc.	The GULL Rebuild: Membership Drive	\$780.00
Harcourt Progress Association	Harcourt Valley Community House Family Playspace	\$2,000.00
The Alluvians	Rural GBT Men's Health Seminars – "Living and Ageing Well as Rural GBT Men"	\$3,000.00
		\$48,537.50

Finance and Resource Implications

In the 2025/2026 Annual Budget, the Community Grants Program adopted budget is \$100,000, which was split into two grant rounds of \$50,000 for the financial year.

Based on the funding recommendations detailed in the report, the Community Grants Program 2026 - Round 1 will be underspent by \$1,462.50.

The Community Grants Program - Round 2, 2025 was underspent by \$7,047. This results in a total 2025/2026 Financial Year underspend of \$8509.50.

These (underspend) funds have been utilised to engage Council's grant management platform, SmartyGrants, to provide specialised technical support for the current redesign of the program, as a result of the Community Grants review, endorsed by Council in November 2025.

Risk Analysis

Reputation Risk:

There is a reputational risk due to unsuccessful applicants being dissatisfied with the outcome of the assessment process.

Climate Impact Statement

The Officers' decisions will have a positive climate impact as several of the proposed projects intend to deliver favourable environmental and sustainability outcomes.

Gender Equity Statement

It is considered that this report goes towards promoting gender equity principles as outlined in the *Gender Equity Act 2020* and does not contribute to the promotion of inequalities. Mount Alexander Shire Council is committed to meeting its obligations as stated in the Act and to further promoting the right to equality as set out in the Charter of Human Rights.

A Gender Impact Assessment was not required; however, gender equity principles have been considered in the development of the project / initiative to the advancement of gender equality.

Alternate Options

There are no alternate options as this report is for information only.

Communication and Consultation

Consultation and promotion undertaken.

The Community Grants Program 2026 - Round 1 was widely promoted through Council's website and Facebook page, local media, and directly to previous grant applicants, not-for-profit service providers, event organisers and other community groups.

Council Officers spoke to a total of 46 community groups or individuals from January through to March 2026 to discuss potential applications and the application process.

Legislation

Local Government Act 2020

Strategies and Policy Impacts

Council Plan 2025-2029

Focus Area: Communities - Healthy, connected and inclusive communities.

- A strong, connected network of community-led wellbeing initiatives.
- Vibrant townships, reflecting local spirit and aspirations.
- Services and initiatives are delivered equitably.

Focus Area: Natural Environments - Enhanced and protected natural environments.

- We are working to protect local biodiversity and ecosystems.
- A Shire that understands and cares for our environment.

Focus Area: Infrastructure - Appropriate, accessible and climate-resilient infrastructure.

- Increased access to housing, which is affordable, appropriate, accessible and considers environmentally sustainable design principles.

Focus Area: Wellbeing Economies - Thriving economies that serve the wellbeing of people, place and the environment.

- Thriving local businesses and enterprises and organisations.
- Increased access to meaningful local skills development, work and volunteering.

Child Safe Standards

Mount Alexander Shire Council is committed to being a child safe organisation and has zero tolerance for child abuse. We recognise our legal and moral responsibilities in keeping children and young people safe from harm and promoting their best interests.

All children who come in contact with Councillors, employees, contractors, and volunteers from the organisation have a right to be and feel safe. We have specific policies, procedures, and training in place to support employees, volunteers, and contractors to achieve these commitments.

We create environments where all children have a voice and are listened to, their views are respected and they contribute to how we plan for, design and develop our services and activities.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

9.3. Natural Environments

Nil.

9.4. Infrastructure

9.4.1. Mount Alexander Industrial Strategy and Industrial Design Guidelines

This Report is For Decision

Responsible Director Director Infrastructure and Development, Michael Annear

Responsible Officer: Strategic Planner, Imogen Douglass

Attachments:

1. Mount Alexander Industrial Strategy - For Adoption [9.4.1.1 - 67 pages]
2. Mount Alexander Industrial Design Guidelines - For Adoption [9.4.1.2 - 102 pages]
3. Mount Alexander Industrial Strategy Implementation Plan - November 2025 [9.4.1.3 - 6 pages]
4. Mount Alexander Industrial Strategy and Industrial Design Guidelines - Stage 3 Community Consultation Summary Report - 2026 [9.4.1.4 - 9 pages]

Executive Summary

The purpose of this report is to present the draft Industrial Strategy and draft Industrial Design Guidelines for adoption.

The Industrial Strategy and Industrial Design Guidelines together provide a clear framework to guide how industrial land is planned, developed and managed across the Shire. The Strategy sets the long-term direction for industrial growth, including where potential future industrial land locations should be explored, how existing areas are protected, and how land use conflicts are managed. The Guidelines support this by informing the design and layout of industrial development to ensure it is functional, sustainable and responsive to its surroundings. Together, these documents will guide future planning decisions, including planning scheme amendments, permit assessments and Council investment priorities.

Throughout the five week consultation period in September and October of 2025, input was gathered from local residents, businesses, and key stakeholders. The feedback received has informed a series of updates to both draft documents, ensuring that the finalised versions reflect the community's aspirations and industry needs.

RECOMMENDATION

That Council:

1. **Notes the feedback received during the consultation period on the draft Industrial Strategy and draft Industrial Design Guidelines.**
2. **Notes the updates made to the draft documentation and considers them finalised.**
3. **Adopts the draft Mount Alexander Shire Council Industrial Strategy (2026) and draft Industrial Design Guidelines (2026).**
4. **Considers as part of future budget deliberations an annual allocation of \$50,000 to deliver the short-term actions of the Mount Alexander Shire Council Industrial Strategy (2026), as identified in the Implementation Plan.**
5. **Resolves to seek authorisation from the Minister for Planning to prepare a planning scheme amendment to the Mount Alexander Planning Scheme to**

implement the planning scheme-related recommendations of the adopted Industrial Strategy and Design Guidelines.

- 6. Resolves to delegate to the Manager Development Services the ability to prepare planning scheme amendment documentation in accordance with the adopted Industrial Strategy and Industrial Design Guidelines and the recommendations presented in this report.**

MOVED COUNCILLOR CORDY

That the Recommendation be adopted.

SECONDED COUNCILLOR HASTWELL

CARRIED

Councillor Annear left the Chamber at 8.25 pm and returned at 8.26 pm.

Context

Background

The purpose of the Mount Alexander Industrial Strategy (the Strategy) is to set Council's vision for industrial use and development over the next 20 years. The Strategy makes recommendations to ensure there is appropriate and sufficient industrial land to serve the development needs of the Shire into the future, and to ensure that this development makes a positive contribution to its amenity and environment.

The objectives of the Strategy are to:

- Provide direction on the use and development of industrial land in Mount Alexander Shire.
- Assess whether there is appropriate and sufficient industrial land to serve the development needs of the Shire into the future.
- Provide direction on areas for future industrial land use and development (with regard to infrastructure and transport needs), should industrial land supply be insufficient to meet demand.
- Provide direction on rezoning of land from an industrial zone, should the existing industrial land be inappropriately zoned.
- Identify areas where interfaces between industrial use and sensitive land uses need to be managed.
- Provide direction on managing interfaces between industrial use and sensitive land uses.
- Provide direction on design guidelines for future industrial development.

Economic Development Strategy

In 2024, Council adopted the Economic Development Strategy which provides the overarching framework for making a thriving economy that serves the wellbeing of people, place, and the environment. It is important that the Industrial Strategy is a complementary strategy that fits within the overarching framework provided by the Economic Development Strategy.

The goals of the Economic Development Strategy include the following:

- Goal 1: Prosperous local enterprises and organisations.
- Goal 2: Future-ready people and industry.
- Goal 3: Connected, inclusive, and vibrant precincts.
- Goal 4: Sustainable approaches and systems.
- Goal 5: People participating equitably in the economy.
- Goal 6: Healthy Country.

The Economic Development Strategy's goals have influenced the first stage of this project's development, which was the preparation of the Industrial Strategy's Shaping an Industrial Future – Discussion Paper, and subsequently influenced the development of the draft Industrial Strategy and draft Industrial Design Guidelines (the Guidelines).

Industrial Land Use Discussion Paper

The development of the draft Strategy and draft Guidelines comprised a series of project stages that encompassed background research; community, government and industry consultation; and in depth strategic economic and built form analysis.

In 2024, Council initiated an engagement process to explore the Shire's future of industrial land and industrial based industries. The engagement included an industry forum, industry interviews, an online survey, and a discussion paper. Council was briefed on this engagement phase in April of that year.

Through this stage of the project, Council detailed a range of critical employment, economic and land use information while canvassing community and business views on improving industrial areas, innovation, worker housing, zoning anomalies and the need and opportunity to expand industrial land supply.

The discussion paper was the first step in the development of the draft Strategy and was intended to stimulate debate and thoughts on the long-term direction of the Shire's industrial lands and their role in our prosperity and journey toward a wellbeing economy. The discussion paper informed and guided the development of the draft Strategy and draft Guidelines. The Industrial Land Use Discussion Paper was presented to Councillors and noted at the Meeting of Council on 16 July 2024.

Industrial Strategy

The draft Strategy sets out actions and initiatives to guide the evolution of Mount Alexander's industrial lands and sector with the aim of supporting the economic wellbeing, creativity and sustainability of our community as we respond to the challenges of the 21st century. The draft Strategy integrates land use planning, urban design and economic development initiatives to support the ongoing evolution of the Shire's industrial precincts as they respond to an array of economic, environmental and social change, and opportunity.

The draft Strategy recognises that our economy and community is faced with a wide range of positive influences and potentially constraining challenges. Our community supports a regionally significant manufacturing and industrial sector that generates vital income, employment and enduring business networks for our community. Equally, industry is changing and adapting in response to the need to address climate and sustainability challenges and the opportunities evolving from the digital and creative economy.

Whilst preparing the draft Strategy, it was identified that there is very limited land available to support the needs of a growing population, industry expansion and the floor space and land requirements of new energy and economic activity. It was also recognised that the growing community requires space to innovate and explore its creative impulses. At a state and regional level, industrial and economic policy seeks to foster the region's competitive strengths in food manufacturing and fabrication, which includes industries in Mount Alexander Shire. Statewide economic development policy has also identified boosting regional industrial land supply as a key element of the State's growth.

In light of the above, the Strategy plans to:

- Support the retention and growth of industry.
- Support the sustainable evolution and transition of industry.
- Continue to identify opportunities to expand industrial land supply.
- Foster the mixed-use industrial economy.
- Provide space for our creative industries to grow.
- Improve the profile of our industrial lands.

The draft Strategy's vision to achieve this is:

“Mount Alexander Shire’s industrial lands will support a sustainable and growing economy in which local innovators, designers, service professionals and new economy enterprise successfully intermingle with traditional industrial uses including food processors, automotive specialists and fabricators. Through renewal, adaptation and expansion our existing and future industrial areas will embrace new energy, economic and sustainability opportunities that will propel vital local investment and employment while helping to improve the environmental performance of our community.”

The above vision will be implemented through land use policy and the Mount Alexander Planning Scheme, the application of industrial design guidelines, public and private investment in amenity improvements, economic development initiatives and regional and Statewide advocacy.

The vision is underpinned by the four key Objectives:

- Objective 1: Support, improve and protect industrial areas.
- Objective 2: Identify industrial expansion land.
- Objective 3: Embrace the new sustainable mixed-use economy.
- Objective 4: Address planning anomalies.

These objectives are expanded upon in the draft Strategy whereby a series of Directions are listed to best implement each Objective. Corresponding to each Direction is a series of Actions to be undertaken to realise the Objective.

Objective 1. Support, improve and protect industrial areas	
Direction 1.1: Support the growth and renewal of industrial areas	Action 1. Planning Scheme Amendment (Includes preparation of Planning Scheme Amendment Documentation, and seeking authorisation from the Minister for Planning to exhibit the Amendment)
Direction 1.2: Implement Mount Alexander industrial design guidelines	
Direction 1.3: Support and direct the long-term growth of industrial precincts	
Direction 1.4: Support industrial renewal	
Direction 1.5: Improve industrial transport infrastructure	Action 2. Investigate transport improvements
Direction 1.6: Minimise adverse impacts on adjoining areas and ecosystems	Action 3. Investigate opportunities to minimise impacts
Direction 1.7: Protect industry from encroachment	Action 4. Affirm and strengthen existing policy discouraging encroachment
Direction 1.8: Elevate awareness of key precincts	Action 5. Introduce signage
Direction 1.9: Honour and celebrate industrial heritage	Action 6. Ensure future heritage assessments include industrial areas
Direction 1.10: Support worker housing development	Action 7. Facilitate the development of worker housing

Objective 1. Support, improve and protect industrial areas	
Objective 2. Identify industrial expansion land	
Direction 2.1: Identify an industrial expansion precinct	Action 8. Undertake a land search process and identify a preferred precinct
Direction 2.2: Establish conditions to deliver the preferred precinct	Action 9. Undertake investigations to support delivery of the precinct
Direction 2.3: Monitor the delivery of the Bendigo Regional Employment Precinct and its implications for the Shire	Action 10. Engage with State Government and City of Greater Bendigo
Objective 3. Embrace the new sustainable mixed-use economy	
Direction 3.1: Support industry to adopt sustainable practices	Action 11. Support adoption of new energy and sustainable development
Direction 3.2: Support the reuse of industrial heritage in the mixed-use industrial economy	Action 12. Planning Scheme Amendment (Includes preparation of Planning Scheme Amendment Documentation, and seeking authorisation from the Minister for Planning to exhibit the Amendment)
Direction 3.3: Manage the impact of the mixed-use industrial economy	
Objective 4. Address planning anomalies	
Direction 4.1: Ensure unsuitable sites for future industrial development and appropriately zoned	Action 1. Planning Scheme Amendment (Includes preparation of Planning Scheme Amendment Documentation, and seeking authorisation from the Minister for Planning to exhibit the Amendment)

By breaking down the purpose behind the Strategy in this way, with clear directions and actions, Council now has guidance that details specific steps it can take to realise the Strategy's vision.

Existing Industrial Precincts

The draft Strategy and accompanying draft Guidelines acknowledge the different economic role and development trajectory of the Shire's existing industrial precincts and industrial sites. It provides clear Directions and corresponding Actions that work to support the preferred evolution of these precincts. For example, for Precinct 3 Wesley Hill, a clear Action for Council to take is to introduce land use policy with Clause 17.03 of the Mount Alexander Planning Scheme that supports the development and renewal of underutilised sites in the Precinct. This local policy support that is specifically tailored to each precinct does not currently exist within the Planning Scheme. Alongside the introduction of the draft Guidelines in the Planning Scheme, this detailed policy will support consistent and better decision making during any planning permit process, as well as provide for the consideration of design and sustainability principles in new development.

Industrial Design Guidelines

The draft Guidelines aim to support the Shire's transition towards a sustainable, low-emissions, and innovative economy by providing a framework to guide future industrial development and subdivision.

The draft Guidelines provide guidance on how industrial areas should look, function, and respond to their local context, ensuring they are attractive, sustainable, and economically viable. By promoting best-practice environmentally sustainable development, the draft Guidelines aim to ensure the ongoing economic viability and growth opportunities of Mount Alexander's industrial areas, whilst preserving the amenity and liveability of the broader community.

For new industrial subdivisions, the draft Guidelines provide direction on:

- site responsive design
- subdivision layout
- lot layout
- interface treatments
- integrated water management.

Additionally, the draft Guidelines provide direction for building, works and signage relating to:

- building, siting and orientation
- built form
- interface treatments
- access and car parking
- landscaping
- site amenity.

To enhance clarity, the draft Guidelines include Precinct Specific Guidelines that provide direction for the treatment of various interfaces affecting existing industrial areas. These Precinct Specific Guidelines aim to assist applicants in preparing permit applications and also support Council Officers in the assessment of the proposals and can be implemented via a future Planning Scheme Amendment where the Guidelines can be described via planning scheme tools such as the Design and Development Overlay.

Issues

Submissions – Industrial Strategy Community and Stakeholder Consultation

During the consultation period, Council Officers received a good deal of positive informal feedback from local businesses and strategic opportunity site landowners. Many stakeholders supported the overall direction of the draft Strategy and draft Guidelines, particularly the recognition of the need for additional industrial land. The structure and readability of the draft documents were also consistently noted as strengths.

Written submissions received during the consultation period raised a number of recurring themes, which are summarised below.

Several submissions focused on land use zoning matters, including the identification and treatment of existing zoning anomalies. Feedback generally supported further investigation of these anomalies but noted the need to confirm specific alternative zones. Council Officers consider that these matters are more appropriately resolved through the planning scheme amendment phase, where detailed consideration can be undertaken to support any rezoning outcomes.

Future industrial land expansion was another key theme. Feedback reflected differing views on the preferred locations and scale of expansion, with some submissions advocating for the consolidation of future industrial development within a limited number of well-located sites with good transport access and fewer environmental constraints. Conversely, other submissions raised concerns about the potential impacts of industrial expansion on

productive agricultural land, rural character, biodiversity and amenity. These submissions emphasised the importance of prioritising infill development, more efficient use of existing industrial land, and applying a wellbeing economy framework to guide land use decisions.

In response to this feedback, Council Officers have refined the draft Strategy to better balance economic development with environmental protection, agricultural values and community wellbeing. This includes narrowing the scope of further investigation within certain strategic opportunity areas to focus on locations with stronger transport connections, an existing mix of land uses, and reduced interface with high amenity rural areas. The draft Strategy continues to prioritise the renewal and intensification of existing industrial areas, while acknowledging that limited capacity may require carefully planned expansion based on strict suitability criteria and further detailed investigations.

Submissions from State Government agencies highlighted the need for stronger integration of environmental, biodiversity and transport considerations in both existing and future industrial areas. In response, updates have been made to the draft Strategy and draft Guidelines where possible at this stage. Council Officers note that many agency recommendations relate to matters that are more appropriately addressed through future planning scheme amendments and detailed site specific investigations, where relevant agencies will continue to be consulted.

Overall, the consultation process has strengthened the draft Strategy and draft Guidelines by clarifying community expectations around environmental protection, infrastructure provision, the location of future industrial land, and the importance of aligning industrial growth with broader strategic and wellbeing objectives.

Future Industrial Use Strategic Opportunity Sites – Landowner Consultation

The survey of industrial businesses previously showed that 95% of surveyed businesses want to remain in Mount Alexander Shire. Additionally, 80% of surveyed businesses want to expand their business and 70% identified appropriate, available land as a key issue preventing this.

The Shire's existing industrial areas do not provide appropriate nor sufficient expansion opportunities. As a result, the draft Strategy stipulates that the Shire is committed to identifying and facilitating the development of a new industrial precinct in a location that is accessible, serviceable and remote from residential and sensitive environmental areas.

To achieve this, a land suitability search was undertaken across the Shire to short-list sites with industrial development potential. To determine suitability, sites were reviewed in relation to the below suitable land criteria.

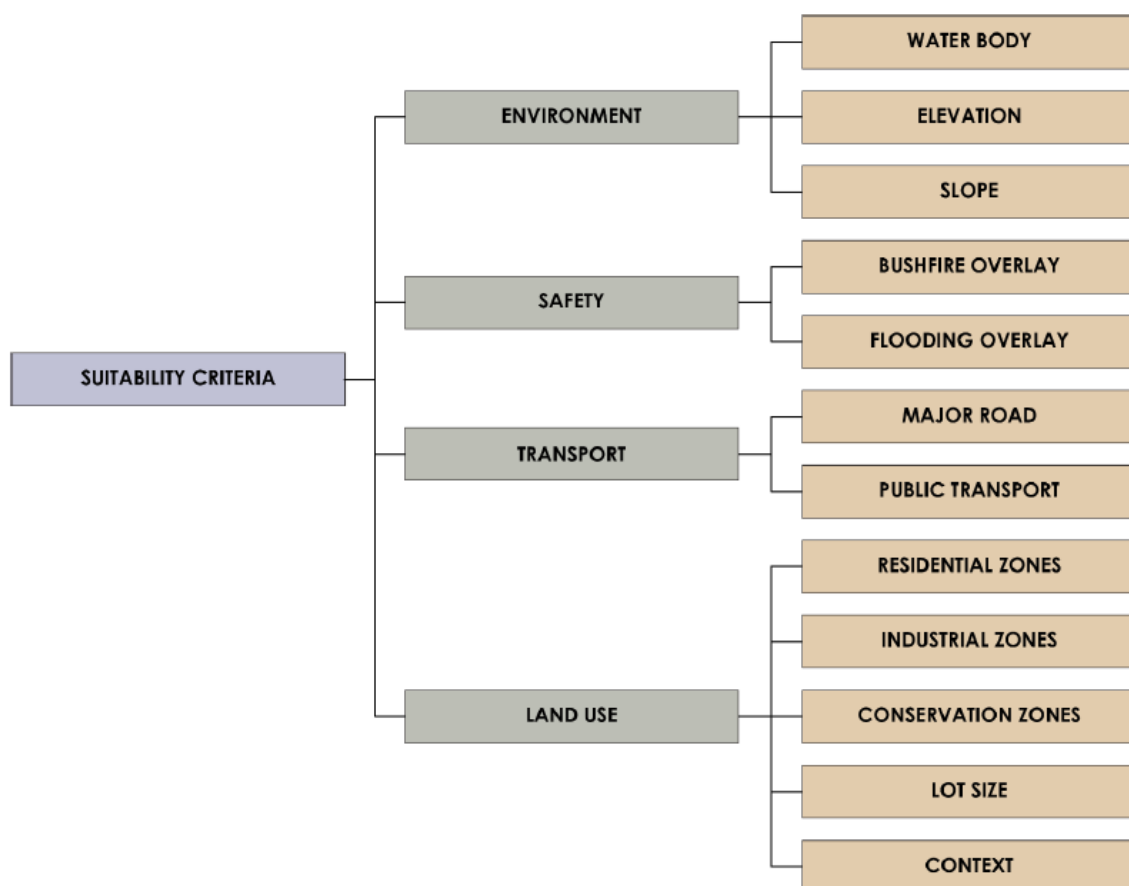


Figure 1: Suitable Land Criteria

The search resulted in the below top 10 sites.

Site	Land Available (ha)	Industrial Suitability	Rationale
100 Fords Road, Yapeen	363	Moderate	Site is largely constrained by environmental factors and topography but includes an area that could be developed
1 Grants Lane, Harcourt	8.25	Low	Limited size
21 Donkey Gullys Road, Campbells Creek	10.8	Low	Limited size
2009 Pyrenees Highway, Muckleford	72	High	Minimal constraints with favourable access, topography and infrastructure
105 Blakeley Road, Castlemaine	4.4	Low	Limited size
Muckleford-Walmer Road	208.5	Moderate-High	Large scale lots in an isolated area with limited constraints
15 Tomkies Road, Castlemaine	42.7	Low-Moderate	Site is largely constrained by environmental factors and topography but includes an area that could be developed
2 & 22 Twyford Street, Harcourt	11.1	Low	Limited Size
Matherson Road, Wesley Hill	22	Moderate-High	Large scale lots in an well-connected area with limited constraints
Harmony Way, Elphinstone	395	Moderate-High	Numerous flat lots isolated from major townships and well connected to transport infrastructure with some constraints
Total	1,138		

Figure 2: Top 10 Sites Reviewed Against Suitable Land Search Criteria.

As the ultimate goal of assessing potential industrial expansion precincts is to identify a preferred new precinct location (and not 10 of them), Council Officers refined the list to include only those sites that scored either 'Moderate-High' or 'High' for their Industrial Suitability. This left four sites remaining, as follows:

- Investigation Area 1: 2009 Pyrenees Hwy, Muckleford (one landowner)
- Investigation Area 2: Muckleford, Muckleford-Walmer Road (three landowners)
- Investigation Area 3: DEECA owned land on Matherson Road in Wesley Hill
- Investigation Area 4: Faraday / Elphinstone Calder Corridor (approximately 37 landowners).

As a part of the consultation on the draft Strategy, Council Officers sought to contact all 41 landowners whose parcels of land are located within these four strategic opportunity areas.

Initially, a letter was sent to the landowner's address advising their land had been identified and encouraging them to speak with Council Officers. Officers heard from and directly spoke to 80% of the private landowners (33 out of 41) and the eight private landowners who Officers did not speak to were recontacted via phone or email to confirm receipt of the letter; however, contact remained unsuccessful.

During consultation, all landowners were advised by Council Officers that future investigations would likely refine the number of sites to a shorter list until a preferred precinct location is established.

Implementing the Strategy

Some of the draft Strategy's actions involve implementing the directions through a Planning Scheme Amendment. Other actions, where a Victorian Government department/agency has been identified, Council will play an advocacy role to assist in the implementation of the corresponding directions.

If adopted, the Implementation Plan states that the Strategy is a Council-adopted document used to:

- Implement the Actions over a 20-year timeframe.
- Provide a clear framework to inform the community, major stakeholders and government agencies of projects that are to take place in the Shire's industrial precincts.
- Provide clear direction on priority actions and resource allocation which has been developed following extensive consultation with the community, government agencies, major stakeholders and senior management within Council.
- Be used to inform further work with regard to the identification of new industrial areas.

The Implementation Plan outlines guiding principles that lay the foundation for implementing the draft Strategy's actions. These principles being that the actions have been informed by the draft Strategy and provide a strategic link to:

- Council work plans and budget allocations
- Council seeking external funding directions
- Council's advocacy role.

The actions listed in the draft Strategy are summarised in the Implementation Plan as an Industrial Strategy Actions Table, with the table identifying the following considerations for each Action:

- The allocated timeframe to commencement or completion.
- The responsible agent (Council or the Victorian Government department/agency where Council will play an advocacy role).

-
- How the delivery/outcome of the task will be measured.

Timeframes for each Action have also been allocated in the following four categories:

1. Short term (0-5 years)
2. Medium term (5-10 years)
3. Long term (10+ years, likely to be beyond the life of the Strategy, which includes advocacy)

It should be noted that the draft Strategy identifies a number of actions/projects to which the delivery of is Council's responsibility. Such projects may need Council to approve additional resources/funding or explore a range of other sources to assist in funding these projects. A range of mechanisms may need to be explored which include, but are not limited to:

- a potential development contributions plan
- State and Federal Government funding sources.

Victorian State Government departments and agencies will need to play a key role in implementing the identified actions that are beyond the control of Council. Council will; however, play an advocacy role in developing long-term partnerships for the delivery of these projects. It is acknowledged that any Victorian or Federal Government funding would need to be considered as part of future budget processes and against other state/nationwide priorities. This is discussed further in the Finance and Resourcing Implications section of this report.

The Implementation document discusses how actions can be measured. In the Action Plan Table, appropriate approaches to 'Measures' are identified for each action to ensure they can be tracked and monitored, and more importantly to identify if an action has been delivered within the identified timeframe. The implementation plan is to be reviewed every five years to monitor and track progress.

Finance and Resource Implications

One hundred thousand dollars was allocated towards this project as part of the 2022/2023 financial year Council Budget and has been carried forward as the project progresses. Charter Keck Cramer was engaged as the consultant to prepare the Strategy and assist Council Officers with stakeholder engagement.

The project is expected to have future costs and resourcing impacts on Council through its future implementation of actions (further work and planning scheme amendment). While the draft Strategy's proposed actions have not yet been costed, many will likely require funding or allocation from future Council budgets.

For example, Action 1 – Undertake a planning scheme amendment to implement the recommendations of the Strategy. It is estimated that this will cost tens of thousands of dollars to progress through the typical amendment process. Particularly if a Planning Panel is required, as the estimated value of a Planning Panel is typically some \$30,000.

Action 4 – Introduce signage to elevate awareness of key precincts. It is estimated that this action may involve research, design, consultation and construction activities, with the need to engage an external consultant. This action may cost up to \$25,000 to implement per precinct.

Action 8 – Undertake investigations to support delivery of a new Precinct. This action is likely to involve background studies, stakeholder consultation, servicing investigation and more. It is difficult to estimate the costs involved at this time as there are many unknown factors at play, including which of the draft Strategy's four investigation areas will ultimately be the preferred choice. However, it is fair to say that to plan for and construct a new precinct, the costs may go well into millions of dollars. This estimate is based on initial internal advice and the costs associated with the planning and development of industrial precincts in neighbouring councils such as the City of Greater Bendigo. Due to the potential costs,

Council Officers will endeavour to explore external funding opportunities. For example, Officers will speak with Regional Development Victoria in relation to funding and grant opportunities, including the soon to be announced Victorian Government Trunk Infrastructure Fund which focusses on infrastructure for new industrial estates.

Should Council adopt the draft Strategy, the Strategic Planning team will work with other Council units to identify areas for further work which align with the actions, such as landscape treatments and wayfinding. These projects are capital works and would typically fall into the responsibility of the Parks, Recreation and Community Facilities and Engineering teams. Such further work would be subject to successful budget bids and future costings.

It is likely that Council may need to consider an annual allocation of resources and funding to deliver the Strategy's Actions, with some being more achievable to commence in the short term (next 0 – 5 years), others in the medium (5+ years) to long term (10+years). It is recommended that Council consider an annual allocation of \$50,000 to contribute towards the delivery of the short-term Actions of the Strategy, as identified in the Implementation Plan. These Actions are:

- Action 1 - Prepare a planning scheme amendment – Prescribed fees can be funded through existing strategic planning budget, however, should a planning panel be needed, additional funding of up to \$35,000 may be required.
- Action 4 - Introduce signage to elevate awareness of key precincts – it is feasible that this Action may cost up to \$25,000 to implement per precinct.
- Action 7/8 - Undertake components of a land search process to identify a preferred precinct and commence initial detailed investigations to support delivery of the precinct – Diving into the infrastructure, financial and environmental implications of our investigation areas will support informed-decision making on committing to a preferred precinct location. An approximate outline of the fees a consultant may seek to undertake detailed background investigations are outlined in the below table:

Background Studies	Estimate (AUD excl. GST)
Arboriculture	\$5,000
Biodiversity / Ecology (flora-fauna assessment, desktop + field)	\$15,000
Bushfire (hazard landscape assessment + management framework)	\$15,000
Economic development assessment	\$10,000
Land Capability (soils/constraints desktop + targeted field)	\$25,000
Landscape & Visual Impact Assessment	\$10,000
Cultural Heritage (historic heritage assessment; Aboriginal values interface)	\$15,000
Sustainable Development / ESD Assessment / framework	\$25,000
Utilities Servicing Assessment (water, sewer, power, comms)	\$25,000
Access / Transport assessment	\$20,000

Background Studies	Estimate (AUD excl. GST)
Stormwater Strategy / WSUD (hydrology/hydraulics + MUSIC/WSUD)	\$30,000
Preliminary Risk Screen Assessment	\$20,000
Allowance for unknowns	\$25,000
TOTAL	\$240,000

Risk Analysis

Compliance with Regulatory Obligations

Council has no appetite for deliberate violation of laws or regulatory requirements by members of the organisation.

Key Risk: Planning Scheme Reviews of 2010, 2014 and 2019 found that there is a lack of direction in the Mount Alexander Planning Scheme relating to the future of industrial land and recommends that an industrial land use strategy be prepared. The Planning Scheme also dictates that Council must supply at least 15 years of land supply to service the needs of the future population.

Mitigation Action: Adoption of the draft Strategy will help ensure industrial land use and development is strategically planned for into the future. It can also identify future areas for additional industrial land to meet Council's 15-year requirement.

Residual Risk: Low

Innovation

Council has a high appetite for opportunities in investments that contribute to the sustainability of the environment and support the community.

Key Risks: Initial analysis has found that the total economic output of our Shire is \$2.6 billion. A large percentage of this total is provided by industrial related businesses. The manufacturing sector is the Shire's largest employer with over 1,500 jobs. Manufacturing is also the Shire's largest economic sector with over \$930 million in output per annum. There is a chronic shortage of suitable industrial land which may make ongoing industrial business investment in the Shire unsustainable over the medium to long term. If new land is found; however, additional risks may result as a consequence. Risks such as a lack of available workforce due to the unavailability of appropriate accommodation and public transport services are also a factor.

Mitigation Actions: Undertaking this strategy is important as it will assist us to strategically plan to retain and protect industrial land for the Shire's economic and employment growth as well as to consider investigating areas for additional industrial land to address the shortfall. However, if new areas are identified, further work is needed to understand additional risks that may arise as a consequence. Feasibility studies, alongside environmental effect statements, can be prepared; these analyse the risks and seek to provide solutions to minimise them.

Residual Risk: Low

Climate Impact Statement

The Shire is vulnerable to weather events that will be magnified by climate change. This includes prolonged drought and fire seasons, heatwaves, and widespread floods. Average

temperatures will continue to increase in all seasons, with warmer days and fewer frosts projected, and less rainfall during the cool season.

Compared to previous decades of industrial development, the quality of industrial areas is changing to become more sustainable. New industrial facilities include landscaping, organised access and waste areas, attractive facades, administrative space, and water sensitive and solar energy systems.

Through survey responses and conversations with several existing industrial enterprises, it has been found that many have invested in water and energy saving equipment and solar energy systems to lift the sustainability of industrial areas.

The facilitation of localised energy systems, new energy generation and a more circular economy requires industrial settings to manage the infrastructure and processes that underpin a more sustainable economy. Consideration of is needed of, for instance, to turn waste into energy, to store energy in battery infrastructure, to undertake circular economy initiatives and to embrace local additive manufacturing (3D printing) and other innovations in fabrication and local production.

Through this project, Council has an opportunity to boost the sustainability and attractiveness of new industrial development via industrial guidelines and the creation of new opportunities for industrial land to support sustainable infrastructure such as community batteries and circular economy activity.

Gender Equity Statement

A Gender Impact Assessment was not required; however, gender equity principles have been considered in the development of the project / initiative to the advancement of gender equality. For example, Stage Three - Community Consultation was conducted over a five-week period, ensuring people of all genders had equitable time and opportunity to review the material and provide feedback in ways that suited their circumstances. Participation options included phone calls, in-person meetings, direct mail and email, supporting accessibility for community members with different communication preferences, schedules and care responsibilities.

The broader community was engaged through multiple channels to maximise reach and inclusion. These included Council's website, the Shape engagement platform, direct letters and emails to all listed owners of strategic opportunity sites, as well as media releases, advertisements and social media posts. This multi-channel approach helped ensure that people of all genders, backgrounds and digital access levels could stay informed and contribute meaningfully.

The Industrial Design Guidelines include key components such as accessibility and passive surveillance which aims towards making environments feel safer for people. Designing for accessibility and passive surveillance shifts responsibility for safety away from individuals and onto systems and environments. This is a major step toward gender equality as it reframes safety as a collective right, not a personal burden.

Accessibility and passive surveillance reinforce each other and promote gender equity because:

- Accessible spaces bring more people into public areas, which increases natural surveillance.
- Passive surveillance makes accessible spaces feel safe, encouraging women and gender diverse people to use them.
- Together, they create public environments where gendered risks are reduced and gendered opportunities are expanded.
- Lighting in car parking areas also provides added security.

This is directly reflected in the following Design Guideline objectives:

- To provide well located, integrated areas of attractive outdoor space with weather protection, lighting and seating for staff and visitors.
- To ensure lighting is adequate for the purposes of navigation for pedestrians and security.
- To allow for safe and efficient movement of people and goods, at all hours of the day.
- To provide safe, convenient, and comfortable access for pedestrians and cyclists.
- To ensure the provision of landscaping has regard for passive surveillance and safety.

This not only benefits all members of the community, but it also assists people of all genders to feel safer when travelling to and from work in the Shire's current and future industrial areas.

Overall, these design measures demonstrate Council's commitment to creating industrial areas where safety is a shared responsibility and gender equity is actively supported. By prioritising accessibility, passive surveillance and inclusive public spaces, the Shire is building environments where everyone can participate fully and feel safe doing so.

Alternate Options

There are two alternative options for the Industrial Strategy project, neither of which are recommended.

1. Require additional work to be undertaken prior to adopting the draft Strategy. This would likely be associated with additional financial outlay and adversely affect timing of the project regarding future deliverables e.g., a planning scheme amendment to implement some of the adopted Strategy's recommendations.
2. Abandon the Industrial Strategy project. This would likely lead to a loss of reputation with a number of local businesses, community members and agencies that have contributed insight and time into the project. Moreover, adverse outcomes for the long-term development of the Shire's industrial areas may compound without the benefit of a coherent planning response, which is what the draft Strategy seeks to provide.

Council Officers recommend that the draft Strategy and draft Guidelines be adopted to address the four Objectives of the Industrial Strategy project, which are:

Objective 1. Support, improve and protect industrial areas

Objective 2. Identify industrial expansion land

Objective 3. Embrace the new sustainable mixed-use economy

Objective 4. Address planning anomalies

Communication and Consultation

The community, businesses and key stakeholders have been engaged with on three separate occasions throughout the duration of the project, as outlined below:

1. Stage One Consultation (January and February 2024) - An online local business survey to inform the Discussion Paper.
2. Stage Two Consultation (November and December 2024) - Community and businesses had the opportunity to provide feedback on the draft Discussion Paper.
3. Stage Three Consultation (just completed, September and October 2025) - Community members, local businesses, key stakeholders and strategic opportunity site landowners could view the draft documents and make a submission on the draft Strategy and draft Guidelines, further details provided below:

Summary of Stage Three Consultation Activities

Council Officers undertook community consultation on the draft Strategy and draft Guidelines across a five-week period from Monday 1 September to Friday 3 October 2025. Throughout this period, as well as engaging directly with strategic opportunity site owners as detailed in the Issues section of this report, Council Officers:

- Updated the Shape engagement page with key documentation and a survey for feedback.
- Updated the corporate website to reflect the project's current stage.
- Placed a media release article in the Midland Express encouraging residents and business owners to check out the Shape page and provide feedback on the draft documents.
- Emailed businesses in the Shire encouraging them to provide feedback on the documents.
- Emailed key government agencies, authorities and other relevant contacts alerting them of the consultation period.
- Social media posts on Mount Alexander Shire Council social media.
- Offered meetings, phone calls, and email exchanges to anyone with questions on the project.

The Shape engagement page was visited 182 times during the consultation period, and the draft Strategy was downloaded by 100 users, with the draft Guidelines downloaded by 43 users. In addition, Council Officers had phone or email conversations with 33 of the 41 strategic opportunity site landowners to gain an understanding of their level of interest in further conversation with Council regarding their land's strategic potential for industrial purposes. Of these 33, Officers also attended several properties or held meetings in the Civic Centre building with five landowners, to discuss in detail the project and the rationale behind the letter landowners received.

A community engagement report summarising the feedback received during the consultation period was uploaded to the project Shape page and is attached to this report.

The updates made to the draft documents to reflect the feedback received during the recent consultation period include:

- Reduction of the Muckleford-Walmer Road strategic opportunity site investigation area by removing identification of the northern three parcels of land.
- More consideration for protection of the environment and biodiversity in the draft Strategy and draft Guidelines.
- A new separate Implementation Plan document with an Action Plan which provides a strategic link to:
 - How the Strategies actions can be implemented.
 - Direction regarding Council seeking external funding.
 - Council's advocacy role.
 - Timeframes for the implementation of the directions and subsequent actions outlined in the draft Strategy.

Legislation

Planning and Environment Act 1987

The *Planning and Environment Act 1987* describes the duties and powers of a planning authority (i.e. Council) in Section 12. The clause states that a planning authority must:

- implement the objectives of planning in Victoria
- provide sound, strategic and coordinated planning of the use and development of land in its area
- review regularly the provisions of the planning scheme for which it is a planning authority
- prepare amendments to a planning scheme for which it is a planning authority, and
- prepare an explanatory report in respect of any proposed amendment to a planning scheme

Strategies and Policy Impacts

Council Plan 2025-2029

Focus Area: Natural Environments (Enhanced and protected natural environments)

Objectives:

- We are working to protect local biodiversity and ecosystems
- A Shire that understands and cares for our environment
- A well prepared, resilient shire with residents and communities well equipped for extreme weather events and disasters

Focus Area: Infrastructure (Appropriate, accessible and climate resilient infrastructure)

Objectives:

- Well-maintained, actively used infrastructure
- Accessible, safe, and inclusive infrastructure for all ages and backgrounds
- Infrastructure designed to protect people, property and the environment from natural disasters
- Built and cultural heritage is safe guarded and celebrated.

Focus Area: Wellbeing Economies (Thriving economies that serve the wellbeing of people, place and the environment)

Objectives:

- Thriving local businesses, enterprises and organisations
- Increased access to meaningful local skills development, work and volunteering
- A resilient, diverse economy serving the wellbeing of people, place and the environment

Municipal Public Health and Wellbeing Plan 2025-2029

The 2025-2029 Municipal Public Health and Wellbeing Plan outlines what Mount Alexander Shire Council will do in partnership with government, health and community service organisations over the next four years to protect, promote and improve community health and wellbeing across the shire.

The Plan identified six key priority areas to focus on in the coming four years:

1. Improving wellbeing

-
2. Increasing healthy eating
 3. Increasing active living
 4. Reducing harm from alcohol and drug use
 5. Tackling climate change and its impacts on health
 6. Preventing all forms of violence

These priority areas will guide efforts to create a safe, healthy, and inclusive community. The plan follows the ideas of a wellbeing economy, an approach that puts people's health and quality of life at the centre of economic decisions.

Industrial Design Guidelines can also provide more sustainable industrial development outcomes, which assists Council to tackle climate change and its impact on health. By actively designing better industrial developments through design guidelines, active transport opportunities can also be considered prior to development occurring, thus potentially increasing active living outcomes should future industrial lands connect into wider active transport networks.

Economic Development Strategy

Addressed in the context section of this report.

Loddon Mallee South Regional Growth Plan (2014)

One of the objectives of the Regional Growth Plan is to provide direction for accommodating growth and change in the region including residential, employment, industrial, commercial, agriculture, and other rural activities. It notes that ensuring adequate industrial zoned land is critical to attracting and maintaining manufacturing businesses and industry in the region. One of the future economic land use actions is to ensure there is adequate zoned and serviced commercial and industrial land for employment in the regional city and centres as sub-regional hubs (Castlemaine is identified as a sub-regional employment centre).

Loddon Campaspe Economic Growth Strategy (2019)

This Strategy outlines a strategic direction for the Loddon Campaspe region (made up of six Local Government Areas) to invest in skills, build capability and leverage current and future capital infrastructure through a package of targeted investment. A specific strategy (at Clause 3.2.4) is related to land use planning to support appropriate growth.

Loddon-Campaspe Regional Economic Development Strategy (REDS) 2022

This Strategy provides a consistent strategic framing of medium- to long-term directions to activate opportunities and define five strategic directions for economic development in the region.

Mount Alexander Planning Scheme

Municipal Planning Strategy

Clause 02.03-7 Economic Development

Planning Framework

Clause 17.03-2S Industrial Land Supply

Objective: To ensure availability of land for industry.

Child Safe Standards

Mount Alexander Shire Council is committed to being a child safe organisation and has zero tolerance for child abuse. We recognise our legal and moral responsibilities in keeping children and young people safe from harm and promoting their best interests.

All children who come in contact with Councillors, employees, contractors and volunteers from the organisation have a right to be and feel safe. We have specific policies, procedures and training in place to support employees, volunteers and contractors to achieve these commitments.

We create environments where all children have a voice and are listened to, their views are respected and they contribute to how we plan for, design and develop our services and activities.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Council Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

9.4.2. Newstead Flood Modelling

This Report is For Decision

Responsible Director: Director Infrastructure and Development, Michael Annear

Responsible Officer: Manager Engineering, Philip Garner

Attachments:

1. Community Consultation Summary [9.4.2.1 - 9 pages]
2. Gender Impact Assessment [9.4.2.2 - 15 pages]
3. R06V03 Newstead Flood Intelligence Documentation [9.4.2.3 - 53 pages]
4. M07V02 Planning Scheme Overlays Memorandum [9.4.2.4 - 5 pages]
5. R08V03 Summary Report [9.4.2.5 - 65 pages]
6. R09V02 Flood Warning Assessment Report [9.4.2.6 - 35 pages]

Executive Summary

This report presents the findings of the Newstead Flood Study and asks Council to note the study outputs and endorsement of the preferred mitigation response. The Study provides a clear basis for improving flood resilience, emergency preparedness and long-term land use planning for Newstead.

Following modelling, peer review, community consultation and cost-benefit assessment, Council Officers recommended to proceed with the detailed design of Mitigation Option 6: raising, extending and realigning the levee. This option provides the greatest overall benefit, protecting 90 properties from above-floor flooding, delivering the largest cost-benefit, and receiving the strongest community support.

The report also presents related outputs including the Flood Intelligence Report, Flood Warning Assessment Report and draft planning overlay material to inform a future planning scheme amendment.

If the recommended mitigation option is endorsed, the next phase will be detailed design of the preferred mitigation option, supported by existing project funding and followed by efforts to secure external funding for construction. Council Officers will also continue community communication, and to progress action under the other flood study outputs.

RECOMMENDATION

That Council:

- 1. Notes the following reports from the Newstead Flood Study project:**
 - **Data Review Report**
 - **Hydrology Report**
 - **Hydraulic Calibration**
 - **Newstead Flood Intelligence Document**
 - **Flood Damage and Structural Mitigation Options Report**
 - **Summary Report**
 - **Flood Warning Assessment Report**
- 2. Endorses the Newstead Flood Study including recommended Mitigation Option 6 of 'Raising, Extending and Realigning the Levee'.**
- 3. Notes that a detailed design will be prepared for the endorsed mitigation option.**

-
4. Notes that Council Officers will inform the community on the findings of the flood study, endorsed mitigation option and next steps.
 5. Notes Council Officers will seek grant funding for implementation of endorsed mitigation upon completion of a detailed design.
 6. Notes Council Officers will advocate to the Department of Transport and Planning for upgrades at Green Gully Creek.
 7. Notes Council and North Central Catchment Management Authority officers will undertake targeted consultation with affected landowners regarding the proposed flood related planning controls.
 8. Notes a future Planning Scheme Amendment to incorporate the findings of the Newstead Flood Study and Overlays will be presented to Council.
 9. Notes the next steps regarding improved flood warning around Newstead and the Mount Alexander Municipal Flood and Storm Emergency Plan.

MOVED COUNCILLOR DRISCOLL

That the Recommendation be adopted.

SECONDED COUNCILLOR MALTBY

CARRIED

Context

Newstead is located on the Loddon River, and the geography of the area has resulted in a history of riverine flooding. While anecdotal flood information exists for Newstead based on historic flood events and recorded flood levels, no detailed flood study has been previously undertaken.

Recent notable major storm events have occurred in 2010, 2011, 2016, and 2022. To date, the Newstead Levee has provided some protection to the township of Newstead from riverine flooding from the Loddon River. Although past major floods have not substantially overtopped the levee, minor overtopping occurred in January 2011, and extensive resources were needed in October 2022 to prevent failure.

A risk assessment performed by Price Merrett Consulting in 2017 found that the levee is vulnerable to failures such as overtopping, slumping of banks, piping, seepage through the foundation and other issues.

In 2023, Council secured funding from the North Central Catchment Management Authority (NCCMA) and the Federal Government's Disaster Ready Fund to undertake a Flood Study and Mitigation Strategy for Newstead.

In April 2024, Water Technology Pty Ltd (consultants) were awarded the Newstead Flood Study and Mitigation Strategy project. The following tasks were included:

- Two community consultation sessions and data collection.
- Calibration with historical rainfall events.
- Hydrologic and Hydraulic modelling to determine flood levels for a range of rainfall events.
- Modelling for climate change scenarios.
- Flood Intelligence Report.
- Flood mitigation options assessment.
- Flood Warning Assessment Report.
- Planning Scheme Amendment memo and recommendation.
- Final Project Report.

Stakeholders from relevant authorities (NCCMA, SES, CFA, DJAARA, Coliban Water) have been included on the Project Steering Committee, together with two Newstead community representatives. The NCCMA has been involved throughout the life of the project and reviewed and provided their input to the modelling outputs.

In June 2024, the first community consultation session was held with the Newstead community for this project. This session provided valuable data collection from the community about existing conditions and flood history. The second community session was in July 2025 focussing on mitigation options. The third session was held on 16 March 2026 to summarise the project and outline recommendations.

Councillors were last provided Briefings on 3 February 2026 and 28 April 2026

Issues

Existing Conditions Modelling Results

Modelling has been completed for various rainfall events ranging from 20% Annual Exceedance Probability (AEP) (1 in 5 year ARI) up to 0.05% AEP (1 in 2000 year ARI). The modelling results highlighted that the existing Newstead township levee system is likely to be overtopped in a *5% AEP (1 in 20 year ARI) rainfall event*.

The following rainfall event years and their approximate AEPs are as shown below. The levee system did not overtop in 2022 and 2011 due to localised protections and sandbags.

- 2022: Approximate AEP Between 2% and 5%
- 2016: Approximate AEP Between 5% and 10%
- 2011: Approximate AEP Between 2% and 5%

The results for a 1% AEP (1 in 100-year ARI) rainfall event estimate that 81 dwellings and 18 commercial properties (99 total) would experience water overtopping floor levels with a further 475 properties impacted by flood water (i.e. property inundation etc.).

Floor level surveys were completed for 148 buildings in Newstead (across the project) to determine the relative flood impacts for these properties for various rainfall events. Potential damage estimates were prepared for each rainfall event and included in the report.

Damages Assessment

Potential flood damage has been assessed for Newstead based on flood modelling undertaken as part of the Study. Under current conditions, in the 1% AEP flood event, 81 dwellings and 18 commercial properties are expected to be inundated above floor level, and a further 475 total properties are expected to be impacted by floodwaters. The total damage cost of this 1% AEP flood event is estimated at \$15.2 million.

To reduce this risk, reduce the damages cost and improve public safety; flood mitigation options were then tested in the model, focusing on reducing damage and hazard associated with the flooding from the Loddon River.

Mitigation Options Assessment

Following existing conditions modelling work, a series of flood mitigations options were developed and modelled. This included proposals and suggestions from the community, the project team and the consultant. The mitigation options were modelled to a 1% Annual Exceedance Probability (AEP) event and are listed below:

- Mitigation Option 1: Vegetation Clearance
- Mitigation Option 2: Raised Levee
- Mitigation Option 3: Raised and Extended Levee
- Mitigation Option 4: Bridge Removed (Pyrenees Highway Bridge)
- Mitigation Option 5: Raised and Extended Levee plus Vegetation Clearance
- Mitigation Option 6: Raised, Extended Levee and realigned levee
- Mitigation Option 7: Green Gully Creek upgrade

Summary of Option Results

Below is a summary of the impact of each mitigation option that was modelled when compared to existing condition. Further information and images of flood extent and depth can be found in the attachments to this report.

Option 1: Vegetation Clearance

Total number of properties protected is five (5) where:

- East of Levee
 - water levels drop by up to 150mm with some change to the extent but not a significant area
 - three fewer properties would experience water above the floor level.
- West of Levee
 - water levels drop by up to 150mm
 - two fewer properties would experience water above the floor level.

Upon review of the results and the very poor waterway and catchment health outcome, the targeted large-scale vegetation removal is not considered feasible. This position was also strongly reinforced by the NCCMA.

Option 2: Raised Levee

Total number of properties protected is thirty-three (33) where:

- East of Levee
 - water levels drop by up to 300mm
 - thirty-three fewer properties would experience water above the floor level
 - above floor flooding continues east of the levee as it is outflanked at several locations by rising flows from the Mia Mia Creek.
- West of Levee
 - water levels increase by up to 100-150mm
 - no additional properties west of levee would experience water above the floor level (remains as seven dwellings as per existing).

Option 3: Raised and Extended Levee

Total number of properties protected is sixty-seven (67) where:

- East of Levee
 - water levels drop by up to 300mm
 - sixty-seven fewer properties would experience water above the floor level
 - extension of the levee to stop the outflanking from the Loddon River shows a larger reduction in extent compared to Mitigation Option 2.
- West of Levee
 - water levels increase by up to 150mm as well as an increase in flood extent
 - nineteen properties would experience increased flow path of water of up 50mm depth
 - The increased flood levels show the breakout of flows from the railway cutting at Dundas Street.

Option 4: Bridge Removed (Pyrenees Highway Bridge)

Total number of properties protected is five (5) where:

- East of Levee
 - water levels drop by up to 150mm
 - three fewer properties would experience water above the floor level.
- West of Levee
 - water levels drop by up to 300mm
 - two fewer properties would experience water above the floor level.

The deepest reductions occur within the river corridor and does not reduce the flood extent significantly. While this shows that the bridge does have some impacts on upstream flood levels, it has a minor impact on flood extent and removing the bridge would provide limited benefits in terms of property inundation.

Option 5: Raised and Extended Levee plus Vegetation Clearance

Total number of properties protected is sixty-seven (67) where:

- East of Levee
 - sixty-seven fewer properties would experience water above the floor level
- West of Levee
 - water levels increase by 250mm in some locations along the Loddon River
 - no additional properties would experience water above the floor level

The impacts of flood extent and property inundation are similar to those observed for Option 3.

Further Modelling Stage

Following the second community consultation meeting (July 2025), and responding to the feedback provided the following additional Options were created and modelled:

- Mitigation Option 6: Raised, Extended and Realigned Levee
- Mitigation Option 7: Green Gully Creek culvert assessment

Option 6: Raised, Extended and Realigned Levee

This option looked at the existing levee being raised and extended to the north addressing the breakout from Mia Mia Creek. The levee was also realigned, raised, and extended to the south based on community feedback.

Feedback from the community regarding the extended levee alignment was identified with several submissions received from the north-eastern area of town. The revised alignment runs closer to Mia Mia Creek rather than the existing alignment which followed the Maldon-Newstead Road. This alignment provides flood protection for an additional five dwellings in the area (from the original Option 5 alignment).

The alignment at the southern end of the levee was modified initially to minimise the extent of levee on private land. Additionally, the alignment was moved closer to the Loddon River to offset the distance from existing dwellings.

In April 2026, following further community input, some refinement of the alignment was undertaken again on the southern end of the levee (around Layard Street). This final refinement was able to produce improved results including reduction of two dwellings flooding above floor level and reduced levels of flooding in the western part of Newstead.

Total number of properties protected is ninety (90) where:

East of Levee

- ninety fewer properties would have water above the floor level

-
- alignment removes the flood extent inside the levee.

West of Levee

- The increase in flood levels west of the levee ranges up to 400mm with the higher increases (close to 400mm) are *right against the levee or within the river channel itself*.
- No additional properties would experience water above the floor level.
- Nine (9) properties flood above floor level. These properties flood above floor level in existing conditions in the 1% AEP event.

Option 7: Green Gully Creek upgrade

Previous flood events showed that the Pyrenees Highway gets overtopped by Green Gully Creek. Hydraulic modelling of existing conditions shows the road becomes impassable at events greater than a 10% AEP and is also overtopped in more regular events. This option was investigated following feedback at the community consultation. It was investigated as a preliminary option and was not modelled in the hydraulic model. It involved calculating the capacity of the existing culverts compared to the flows along Green Gully Creek and breakout flows from the Loddon River.

An assessment was undertaken to examine the capacity of the existing culvert crossing. The assessment indicated that installing an additional culvert, similar to those already in place, would enable extra flows to be conveyed. This would assist in managing the flows that contribute to inundation of the Pyrenees Highway during a 20% AEP event.

This upgrade is estimated to give an additional two to three hours for safe traffic movement into and out of the town before the full flood impact reaches the area. It should be noted that it may have negative impacts on properties upstream, and a comprehensive assessment would be needed to understand the extent of these effects.

This assessment information has been provided to the Department of Transport and Planning (DTP), and they have been briefed on the findings in March 2026, with the request that this road crossing is assessed for future upgrade to improve the community access for local residents and emergency services.

Peer Review

Following NCCMA guidance and best practice, Council Officers engaged Cumulus Engineering to undertake a peer review on the Water Technology Hydrologic Model in September 2025.

The review was overall positive and found no major issues. It requested and actioned the following changes:

- Extension of the gauge rating curves (graphs) in the Flood Intelligence Report for better use in future.
- Refinement of some of the parameters (fraction impervious) in the model for accuracy and consistency.
- Other minor clarifications, edits, and requests for further text descriptions.

Cost Benefit Analysis of Mitigation Options

The consultant used the damage estimates for all rainfall events to prepare an Average Annual Damage cost for the study area with and without mitigation option treatments incorporated. This was an appropriate method to measure comparatively what reduction of damage costs are achieved under different options.

Based on the modelling outcomes a preliminary cost benefit analysis was undertaken for:

- Mitigation Option 2: Raised Levee

- Mitigation Option 3: Raised and Extended Levee
- Mitigation Option 6: Raised, Extended and Realigned Levee

The model results were processed to assess a new Average Annual Damage for Newstead under each of the mitigated scenarios. The reduction in Average Annual Damage is a result of fewer properties being inundated above floor level in the 20% and rarer AEP events. There is also a reduction in properties flooded below floor level in most of the analysed events, and a significant reduction in costs associated with infrastructure damage for events. The resultant Average Annual Damage provided for:

- Mitigation Option 2 was a reduction in Average Annual Damage of approximately \$114,000 per year.
- Mitigation Option 3 was a reduction in Average Annual Damage of approximately \$218,000 per year.
- Mitigation Option 6 was a reduction in Average Annual Damage of approximately \$244,000 per year.

Estimated construction costs of each option are listed below. These were prepared for the purposes of the cost-benefit analysis:

- Mitigation Option 2: Raised Levee - \$1,374,000
- Mitigation Option 3: Raised and Extended Levee - \$2,470,000
- Mitigation Option 6: Raised, Extended and Realigned Levee - \$3,273,000.

Once detailed design level costing is completed later in the project this CBA analysis should again be verified. The CBA analysis is detailed in the attached Summary Report and shows that the greatest reduction in Average Annual Damage is Option 6.

Recommended Option

Following the extensive modelling, community consultation, and CBA Council Officers recommend the best option for implementation is Mitigation Option 6 (Raised, Extended and Realigned Levee) which provides:

- the strongest community support
- the largest reduction in Annual Average Damages of any option
- the highest number (90) of dwellings protected from flooding above floor level.

Design of the endorsed Mitigation Option

If Mitigation Option 6 is endorsed, the detailed design work will commence. Funding for the detailed design work has already been secured through contributions from both Council and Emergency Management Victoria (Disaster Ready Fund).

The investigations, detailed design and relevant permits will allow funding to be sought to construct this option.

If funding is secured and construction is completed, Council would take on the ownership and maintenance responsibilities of upgraded Newstead Levee.

Other Project Outputs

Flood Intelligence Report

A Flood Intelligence Report (attached) has been produced for Newstead.

Several flood intelligence tools have been developed to improve flood response capability for Newstead and the Loddon River, including a flood impact summary table, flood peak timing

estimates, and the development of a quick “Flood/No Flood” tool designed to estimate the magnitude of flooding based on observed rainfall.

This intelligence report will inform and contribute to the Mount Alexander Municipal Flood and Storm Emergency Plan which is being developed by the Municipal Flood Emergency Planning Committee (MFEPC). It will also assist Council and SES community education programs to improve flood awareness. Furthermore, it will assist in updating the ‘Newstead Local Flood Guide’ which is a public SES document.

Flood Warning Assessment

There is a wider project being undertaken by the NCCMA to investigate a Total Flood Warning System for the Loddon River. This includes many agencies and municipalities along the Loddon River. Council is represented on this project by our Emergency Management Officer.

A Flood Warning Assessment Report (attachment) has been prepared as part of the Newstead project to provide an assessment of flood warning components currently in place for Newstead along with recommended improvements to the flood warning system. This work sits under the overarching work being undertaken by NCCMA, described above, for the Loddon River.

The report notes there is currently no formal flood warning system in place for Newstead. However, advice is currently provided from various government agencies. At present the lack of suitable river gauging means there is limiting warning time for impending flooding. The report details various recommended improvements and actions including:

NCCMA

- Improved rainfall gauging in Newstead.
- Improved streamflow gauging upstream, including several ungauged catchments.
- Updated Flood Class Levels and assessment of level of service for the township (predictions) in conjunction with Bureau of Meteorology (BOM).

Council

- Updates to the Mount Alexander Municipal Flood and Storm Emergency Plan.
- Upload data into Victoria Flood Database.

Victoria SES

- Engage with the community with flood awareness programs in conjunction with Council.
- Update the Newstead Local Flood Guide.

Planning Scheme Amendment Planning Scheme Overlays

The flood study and mitigation strategy highlight significant residual risk to properties in Newstead even with the implementation of structural mitigation measures.

There are currently no flood-related planning overlays for Newstead to provide guidance for the use and development of land that is affected by inundation from floodwaters. The consultant has prepared the Planning Scheme Overlay Memorandum (attached) including the draft overlays for Newstead for incorporation into the following planning overlays:

- Land Subject to Inundation Overlay (LSIO)
- Floodway Overlay (FO)
- Special Building Overlay (SBO)

The outputs of the flood study include draft Planning Scheme Overlay shapes to be used to inform a future Planning Scheme Amendment, which is outside of the project scope and will be undertaken separately by the Strategic Planning Team.

Council and NCCMA will undertake targeted consultation with affected landowners regarding the proposed flood related planning controls. This will involve letters to landowners, drop-in sessions, website, and the local paper. The consultation will ensure that the community is aware of the draft planning controls recommended as part of the flood study.

Other Steps

If the Newstead Flood Study is adopted, the following tasks will be undertaken by Mount Alexander Shire Council and other agencies. Some of these projects may require certain elements such as budget, time, and relevant resources for work to commence.

Task	Task Owner	Anticipated Task Timing (following Council adoption and endorsement)
Mitigation Option Detailed Design	Mount Alexander Shire Council – Engineering Team	Start Mid 2026 until early 2027
Planning Scheme Amendment and Planning Scheme Overlays	Mount Alexander Shire Council – Strategic Planning	Start in late 2026 Duration may take 2 years
Mount Alexander Municipal Flood and Storm Emergency Plan	Mount Alexander Shire Council – Emergency Management Team	Start in late 2026
Flood warning actions Including: improved rain and streamflow gauging; update flood service levels and Victorian Flood Database; flood Awareness Programs; and update Newstead Local Flood Guide.	Mount Alexander Shire Council – Emergency Management Team & Engineering Team NCCMA SES	Ongoing and various actions from 2026 onwards

Table 1: Future actions from the study

Finance and Resource Implications

The Newstead Flood Study Project is part of a multi-year project that commenced in 2024.

Of the \$275,000 allocated for the Flood Study Project, 76% has been expended to date, and the project is currently tracking within budget.

A remaining budget of \$125,000 is available to undertake the detailed design of the endorsed flood mitigation option.

Details of the funding for the project is provided in the table below:

Item	Council		DEECA Funding	Emergency Management Victoria - Disaster Ready Fund	Total
	Cash	In-Kind			
FY2024/2025 – Newstead Flood Study	\$ 55,000	\$ 20,000	\$ 125,000	\$ 75,000	\$275,000
FY2025/2026 – Newstead Levee Design	\$ 22,500	\$ 40,000	\$ 0	\$ 62,500	\$125,000
Totals	\$ 77,500	\$ 60,000	\$ 125,000	\$ 137,500	\$400,000

Table 2: Funding Breakdown

Risk Analysis

Asset Risk:

Council's adopted Risk Appetite Statement 2020 does not currently evaluate asset-specific risks.

The Newstead Levee, constructed in the 1920s, has continued to provide functional flood protection for parts of Newstead.

Risk: The levee's ownership and maintenance responsibilities remain unclear, and the materials used in its original construction are unknown. These uncertainties pose potential structural and operational risks.

Mitigation: Council is progressing toward the design of a safe and sustainable flood mitigation solution to address these risks and ensure long-term resilience.

Residual Risk: Until construction works are completed, the residual risk is considered moderate.

Community Health and Safety Risk:

Council's adopted Risk Appetite Statement 2020 has no appetite for Health and Safety risks.

Major storm events occurring in 2010, 2011, 2016, and 2022 have had adverse impacts on the health and safety of the Newstead community.

Risk: Prolonged decision making on the flood study and mitigation strategy may cause increased distress to the Newstead Community. Especially, to the residents who have been affected several times by the floods and has seen no mitigation strategy implemented since the 2017 flood assessment project interpreted as a flood study.

Mitigation: The project team has provided updates to the residents who have requested to be kept informed of the progress of this project.

Residual Risk: The residual risk is moderate until this project is progressed for the detailed design phase.

Environmental Risk:

As outlined in Council's Risk Appetite Statement 2020, Council has a high appetite for investments that mitigate environmental impact and will act to make necessary changes in the interest of the environment and community.

Risk: People and their property are at risk of being impacted during flood events, and mental health continues to be an issue with those most heavily impacted.

Mitigation: The project team is working with the Emergency Response Coordinator to align support for these residents while the options assessment and levee design is ongoing.

Residual Risk: Ensuring the most appropriate levee design is achieved, seeks to reduce the long-term risk for community members, the short-term risk, without the implementation of a mitigation measure is considered medium, while the long-term risk is considered low and acceptable after the implementation of the recommended mitigation option.

Reputation Risk:

Council's adopted Risk Appetite Statement 2020 notes a low appetite for reputational risk.

Risk: This project is highly complex and raises many issues with the community. There are significant reputational risks, particularly if another flood event were to occur, including:

- The significant amount of time that has elapsed since flood events (2010, 2011, 2016, 2022), with no clarification on how future flood events may be mitigated.
- New residents to Newstead may not be aware of the risk of flood or the planned works of flood mitigation.
- Some residents are concerned with potential increases in insurance premiums.
- Some residents have a belief that once levees are constructed, the flood overlays and insurance premiums will be removed or reduced, and that the levees will prevent all future flooding events.
- Some residents from west of the Newstead Levee believe that their properties will be inundated with flood water when the levee is built higher.
- General lack of trust from the community in Council, due to the lack of perceived action and communication following the 2011 floods and continued more recent flood events.

Some perception is that all is needed is for the known low spots in the existing levee to be raised in height to prevent the need to sandbag during flood events. This does appreciate the engineering risks such action presents for the levee to operate effectively.

Mitigation: The project team continues to engage with impacted stakeholders during the development phase, which is helping to mitigate many of these risks. Further planned communications are required, reassurance and trust are needed to be built with the community that Council is actively moving to options and the design phase for levee improvements.

The community also needs to understand why Council cannot simply add to the existing levee and the consequences of a levee failure.

Residual Risk: Given the complexity of the project and the ongoing mitigation actions, the residual risk is considered moderate.

Climate Impact Statement

Climate change poses significant risk to the population and environment through increased likelihood of extreme weather events, including storms and flooding. The Newstead Flood Study project aims to reduce the impact of associated major flood events to the population and environment by building resilient communities.

The updated Australian Rainfall and Runoff Guidance Climate Change Considerations was referenced for the hydrologic modelling process which, included the 1% Annual Exceedance Probability (AEP) plus Climate Change 2100 flood events.

The impact of increased rainfall intensity associated with climate change was investigated, with current day scenario design modelling based on the near-term climate change considerations for 2030. The following two scenarios were also considered:

- Projected flows to 2100 under SSP5 – 8.5
- Projected flows to 2100 under SSP3 – 7.0 (1% AEP and 10% AEP)

In addition, we examined the Probable Maximum Flood, the largest flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in a particular area.

Gender Equity Statement

It is considered that this report goes towards promoting gender equity principles as outlined in the *Gender Equity Act 2020* and does not contribute to the promotion of inequalities. Mount Alexander Shire Council is committed to meeting its obligations as stated in the Act and to further promoting the right to equality as set out in the Charter of Human Rights.

A Gender Impact Assessment was deemed appropriate to be completed and the outcomes contribute to promoting gender equity principles. A Gender Impact Assessment was completed for this project as it was deemed to have a direct and significant impact on the community based on the pre-screening Matrix. The overall gender impact score for this project is two (Positive Gender Impact) based on the Gender Impact Assessment.

Alternate Options

As highlighted previously in the report several mitigation options were considered:

- Option 1: Vegetation Clearance
- Option 2: Raised Levee
- Option 3: Raised and Extended Levee
- Option 4: Bridge Removed (Pyrenees Highway Bridge)
- Option 5: Raised & Extended Levee + Vegetation Clearance
- Option 7: Green Gully Creek culvert assessment

As outlined in the Report above, a number of alternative options have been explored. These are not recommended as they do not provide the greatest reduction in above floor flooding, or cost benefit for the Newstead community. In addition, Option 6 is supported by the community.

Communication and Consultation

Community engagement is a key component of the study.

Both the landowners and occupiers who have been or may be in the future affected by flooding were proactively contacted. Communication methods included direct mail, social media posts and community session advertising were aimed at informing and involving the community in the study process.

In June 2024, the first community engagement session was held. The Newstead community was encouraged to provide information on their experiences of flood events. Information from the community and flood level surveys conducted by the consultant informed the Data Review and Validation Report provided to the community.

In July 2025, at the second community engagement session the project team shared an overall project update, existing conditions flood modelling results and five flood mitigation options were presented to the community to provide their feedback. Thirty-six residents attended the community engagement session. During the feedback period of 28 July 2025 to 27 August 2025, eleven submissions were received via the project webpage, direct email, and drop-in at Council. A summary of the second community engagement session has been attached with this report.

After each community engagement session, residents who registered their details for future updates on the project have been contacted by email. In the email, the residents have been thanked for their participation in the community engagement and provided updates on the project.

One of the submissions supported multiple options. As part of the Mitigation Options provided by the community, the following options were supported by submissions:

	Support provided	Support (percentage)
Option 1: Vegetation Clearance	1	7.7%
Option 2: Raised Levee	1	7.7%
Option 3: Raised and Extended Levee	1	7.7%
Option 4: Bridge Removed	0	0%
Option 5: Raised & Extended Levee + Vegetation Clearance	10	77%

Table 3: Community Support for Mitigation Options

Following the feedback from the community meeting and consultation period, the following themes were heard from the community and actions taken:

- Strong community support for Option 5 (approximately 10 of 13) with adjustment to alignment.
- Review and revise alignment of levy (including north and south ends). This item was investigated and further modelled as 'Option 6'.
- Undertake a final review of the modelling work and mitigation options results. Part of this item resulted in additional floor level survey being undertaken. We also completed an independent peer review on the model (outlined below). Additional flood
- Improve the road access at Green Gully Creek. This item was investigated and modelled as 'Option 7'.

Furthermore, stakeholders from relevant authorities (e.g. NCCMA, SES, CFA, BoM, DJAARA, Coliban Water) have been kept updated on the project during the Project Steering Committee meetings which includes two Newstead community representatives. It should be noted that the NCCMA has been involved throughout the life of the project and reviewed and provided their input to the modelling outputs.

March 2026 Community Information Session

A community information session was held in Newstead on Monday 16 March 2026 to keep the community informed of the outcomes of this project. The session was well attended, with approximately 60 residents in attendance. Residents were invited to ask questions on the

night, speak direct to staff and agency after the session, or meet separately with the project team.

The final reports were released in hard copy and via SHAPE.

Following the community consultation session, individual discussions were held with 11 residents in March 2026. The details of these discussions are outlined in Table 2.

Resident	Type	Item	Officer response / action
1	Phone & Email	Increased flood impact on property	<ul style="list-style-type: none"> - Provided hardcopy of Newstead Flood Study reports, maps, and the Local Government Act 2020 as requested to read before the Community Information Session - Query on why resident's house would be inundated with water if Mitigation Option 6 was selected has been addressed via another community member (member of the Newstead Flood Study Project Steering Committee) at the Community Information Session - Will close the loop via meeting or letter
2	Meeting	Increased flood impact on property	<ul style="list-style-type: none"> - Met with resident to discuss the increased flood impact on property from the recommended mitigation option 6 - Provided hardcopy of Newstead Flood Study reports to read before the Community Information Session - Confirmed with resident a future Planning Scheme Amendment will be implemented as a separate - Will close the loop via meeting or letter
3	Meeting	Levee alignment on private land	<ul style="list-style-type: none"> - Met with resident in the Council office to discuss the increased flood impact on property from the recommended mitigation option 6 - Provided hardcopy of Newstead Flood Study reports to read before the Community Information Session - Confirmed that the proposed levee realignment affecting the resident's property will be examined and discussed in detail during the project's detailed design phase - Will close the loop via meeting or letter
4	Meeting	Community session feedback, consultant report feedback, and detail on cost benefit analysis	<ul style="list-style-type: none"> - Met with resident in Newstead to discuss the overall project, timeframes and mitigation options - Discussed process and inputs of Cost Benefit Analysis - Will close the loop via email

Resident	Type	Item	Officer response / action
5	Email	Scope of study	<ul style="list-style-type: none"> - Provided information requested via Resident 4 - Does the study consider local stormwater flows. - What is the strategy for managing a flood event prior to mitigation being built. - Will close the loop via email.
6, 7, 8, 9	Meeting	Levee alignment along Mia Mia Creek	<ul style="list-style-type: none"> - Met with residents in Newstead at Codrington Street to walk along the Mia Mia Creek track and to hear about the local knowledge - Residents have provided support for proposed northern end of levee
10, 11	Meeting	Levee alignment refinement	<ul style="list-style-type: none"> - Met with residents in Newstead along proposed southern levee realignment and to hear about the local knowledge and flood history - Residents have provided support for proposed realignment of the southern end of levee - Provided description of detailed design process and further refinement and detail of levee design

Table 4: Details of individual community discussions

Legislation

Aboriginal Heritage Act 2006

Catchment and Land Protection Act 1994

Climate Change Act 2017

Environment Protection and Biodiversity Conservation Act 1999

Flora and Fauna Guarantee Act 1988

Heritage Act 2017

Land Acquisition and Compensation Regulations 2010

Land Act 1958

Planning and Environment Act 1987

Traditional Owner Settlement Act 2010

Victoria State Emergency Service Act 2005

Victorian Planning Authority Act 2017

Water Act 1989

Strategies and Policy Impacts

Council Plan 2025-2029

Focus area – Communities

- Objective 4 - Council decisions, services, and planning are actively informed by the diverse voices of all people from across the shire.

Focus area – Natural Environments

- Objective 3 - A well prepared, resilient Shire where residents are equipped for extreme weather events and disasters.

Focus area – Infrastructure

- Objective 3 - Accessible, safe, and inclusive infrastructure for all ages and backgrounds.
- Objective 4 - Infrastructure is designed to protect people, property, and the environment from natural disasters.

North Central Regional Floodplain Management Strategy 2018 – 2028

Regional Priority 3: MAS.301 Undertake a flood study for Newstead.

Child Safe Standards

Mount Alexander Shire Council is committed to being a child safe organisation and has zero tolerance for child abuse. We recognise our legal and moral responsibilities in keeping children and young people safe from harm and promoting their best interests.

All children who come in contact with Councillors, employees, contractors, and volunteers from the organisation have a right to be and feel safe. We have specific policies, procedures,

and training in place to support employees, volunteers and contractors to achieve these commitments.

We create environments where all children have a voice and are listened to, their views are respected and they contribute to how we plan for, design and develop our services and activities.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Council Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Council Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

9.4.3. Indigenous Naming of Campbells Creek Trail

This Report is For Decision

Responsible Director: Director Infrastructure and Development, Michael Annear

Responsible Officer: Principal Project Engineer, Kerrie Eldridge

- Attachments:
1. Gender Impact Assessment - GIA Toolkit - MASC - Campbells Creek Trail Naming [9.4.3.1 - 20 pages]
 2. Resident Survey Form - naming Off road Trail - Campbells Creek [9.4.3.2 - 2 pages]
 3. DJAARA Language Approval Letter - Mount Alexander Shire Council - Campbells Creek Off road trail [9.4.3.3 - 1 page]
 4. Info email notification for CR 170142 - in principle support - VES response [9.4.3.4 - 1 page]
 5. Community Engagement Summary - Naming of Campbells Creek Track 2025 [9.4.3.5 - 13 pages]

Executive Summary

The purpose of this report is to seek Council's endorsement for formally naming the 4.3 kilometre off road trail from Campbells Creek Park to Camp Reserve in Castlemaine, as *Watjarang Baring*, meaning platypus track in Dja Dja Wurrung (DJAARA) language. The name reflects the cultural significance of the area and supports Council's ongoing commitment to recognising Traditional Owners and incorporating First Nations language into public place naming.

The proposal has been developed in accordance with the Naming Rules for Places in Victoria – Statutory Requirements for Naming Roads, Features and Localities (2022).

Council has received in principle support from DJAARA, through the provision of the name and in principle support from Geographic Names Victoria (GNV) for its submission. Council received overwhelming support from the community on the proposal to naming the trail.

Subject to final approval from Geographic Names Victoria, the adoption of the name *Watjarang Baring* will formally recognise the cultural heritage of the Dja Dja Wurrung people and strengthen the visibility of First Nations language within our region.

RECOMMENDATION

That Council:

1. **Endorses the use of *Watjarang Baring* as the formal name for the trail adjacent to Campbells Creek between Campbells Creek Park and Camp Reserve in Castlemaine.**
2. **Approves the submission of *Watjarang Baring* as the formal name of the trail adjacent to Campbells Creek between Campbells Creek Park and Camp Reserve in Castlemaine to Geographic Names Victoria for consideration and approval.**

MOVED COUNCILLOR HASTWELL

That the Recommendation be adopted.

SECONDED COUNCILLOR MADDOCK

CARRIED.

Context

In 2025 Council completed works to connect two sections of an offroad trail that follows the alignment of Campbells Creek.

The 4.3 kilometre trail between Campbells Creek Park and Camp Reserve in Castlemaine has become an increasingly significant recreational and active transport corridor for the local community since being completed.

Councillors were briefed on the project and supported the proposal to consult on the trail naming in early 2024. This reflects Council's broader commitment to recognising Traditional Owner language and cultural heritage in public spaces. The proposed renaming of the trail further aligns with Council's Reconciliation priorities and supports greater visibility of Traditional Owner language across the municipality.

The exploration of the naming of the trail was identified and agreed to under the LUAA agreement as part of the recently completed section of trail.

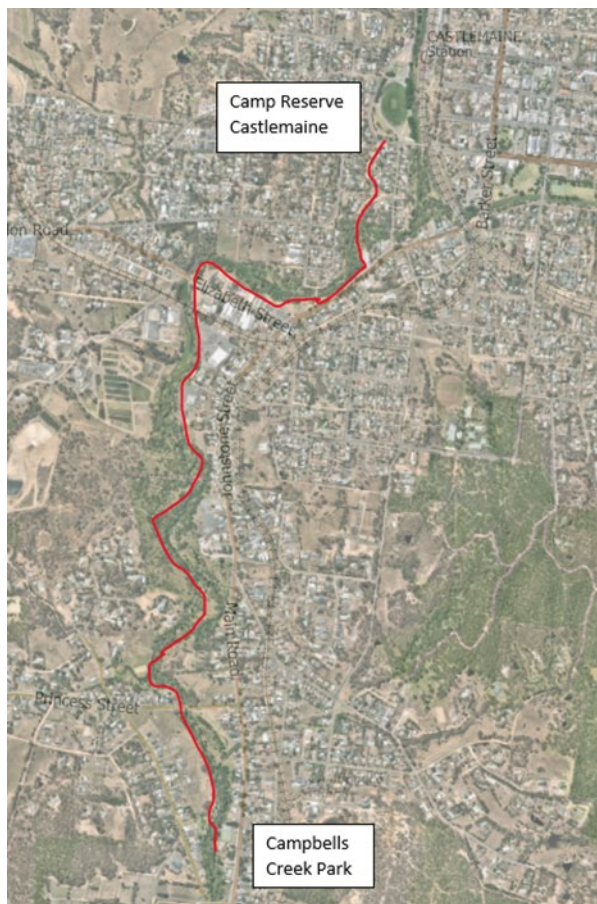


Image 1: Alignment of the Trail

Issues

The naming of public roads, localities and landscape features in Victoria is governed by the Naming Rules for Places in Victoria – Statutory Requirements for Naming Roads, Features and Localities (2022). These rules set out strict protocols to ensure names are culturally appropriate, geographically relevant, and are supported by the community and relevant authorities.

In accordance with these requirements, Council engaged with DJAARA, who have provided guidance and in principle support through the provision of the name from their language

team. Council has also received in principle support from Geographic Names Victoria to process with a formal naming submission.

The proposed name, *Watjarang Baring* meaning platypus track in the Dja Dja Wurrung language reflects both the ecological character of the creek environment and the cultural connection of the Dja Dja Wurrung people to the area.

Community consultation was undertaken to gauge local support for the proposed name *Watjarang Baring*. Community input included 103 submissions which demonstrated an engaged and enthusiastic community. In total 81% of submissions supported the proposed name. Further details are provided in the Communication section.

If Council endorses the proposed name *Watjarang Baring*, the naming process will continue in line with statutory requirements. Noting that final approval is to be determined by Geographic Names Victoria.

Finance and Resource Implications

Financial implications relate primarily to the installation of new wayfinding signage and trailhead boards identifying the trail and its official name, *Watjarang Baring*. Costs will include finalisation of design, fabrication and installation of signage, as well as any required updates to printed maps, digital platforms and promotional materials.

It is anticipated that this will be undertaken under existing operational budgets.

Risk Analysis

Reputation Risk:

While the use of a First Nations name has received strong cultural endorsement and broad community support, a small number of community members may disagree with the naming due to unfamiliarity with indigenous language (i.e. hard to pronounce) or differing views on cultural recognition. Clear communication about the meaning and significance of *Watjarang Baring*, along with resources such as the provision of a pronunciation video on our website, helps mitigate concerns. Given the depth of engagement already undertaken, the proposal presents a significant opportunity to strengthen Council's reputation for commitment to reconciliation and respectful partnership with DJAARA.

Residual risk: is low.

Social Risk:

The naming of *Watjarang Baring* promotes cultural inclusion, strengthens community identity and supports positive relations with Traditional Owners. Some community members may initially feel uncertain or resistant to change; however, providing accessible information, universal designed signage and culturally safe engagement will help build understanding and acceptance. The proposal is expected to have an overall positive social impact by enhancing cultural visibility, bring awareness to our local ecology and fostering a more inclusive and connected community.

Residual risk: is low.

Climate Impact Statement

The formal naming of the trail as *Watjarang Baring* has minimal direct climate impact; however, the initiative supports several broader environmental and climate positive outcomes associated with active transport, ecological awareness and sustainable land management.

The installation of signage will have a small one-off carbon footprint associated with materials and fabrication. These impacts can be minimised through sustainable procurement practises, including the use of durable low impact materials and local suppliers where possible.

Gender Equity Statement

A Gender Impact Assessment (GIA) has been completed to ensure the naming proposal and its implementation consider the needs and experiences of people of all genders, as well as those who may experience overlapping forms of disadvantage. The assessment examined potential barriers, safety considerations, accessibility needs and cultural impacts to ensure the initiative supports equitable outcomes for the whole community.

The outcomes of the GIA have informed the approach to implementing the naming of *Watjarang Baring*, particularly in relation to inclusive communication, universal-design signage and culturally safe engagement. Actions such as providing clear and accessible information, ensuring signage is legible and inclusive. These considerations help ensure that the naming initiative promotes gender equity, supports intersectional needs and strengthens cultural inclusion across the municipality.

Alternate Options

The alternative is not to endorse the proposed naming of the trail, or to propose an alternative name.

This is not recommended as the proposed name *Watjarang Baring* reflects Council's Reconciliation priorities and supports greater visibility of Traditional Owner language across the municipality. The name is the only culturally endorsed and compliant option, reflecting DJAARA's support, the ecology of the area, and meeting all legislative and strategic requirements.

Furthermore, no other names have been identified or supported through community consultation or statutory processes.

Communication and Consultation

Community consultation was undertaken to gauge local support for the proposed name *Watjarang Baring*. A community survey was open on SHAPE Mount Alexander from 3 June 2025 to 3 July 2025, meeting the minimum 30 day requirement under Section 7.1 of the Naming Rules for Places in Victoria. Feedback indicated broad support for the naming, a total of 103 public submissions were received, with:

- 83 supportive (81%)
- 20 opposed (19%)

Supportive themes included:

- Recognition of Dja Dja Wurrung heritage.
- Encouragement of cultural healing and self-determination.
- Appreciation of the natural symbolism i.e. platypus.
- Strong regional pride in Indigenous naming.

Oppositional themes included:

- Preference for familiar names such as “Campbells Creek Track” or “Platypus Track”.
- Difficulty pronouncing the name, particularly in situations where Emergency Services may need to reference the location.
- Differing views on cultural recognition.
- Perceptions that First Nations language is being overused when an English name/version could be used instead.
- Waste of money to name the trail.
- Scepticism about relevance to track history or fauna.
- Suggestions for dual naming (English and Dja Dja Wurrung).

Overall, the SHAPE data indicates strong community support for the proposed name, particularly regarding cultural and ecological recognition.

In addition to the public survey, letters were sent to 151 adjoining landowners along the trail corridor, as per the requirement of Naming Rules for Places. Of these:

- 14 supported the proposed name
- 2 did not support the proposed name

As outlined in the consultation letter, a lack of response would be considered acceptance of the naming proposal. The two objections received did not raise concerns that meet the criteria for legitimate objections under the Naming Rules for Places in Victoria.

Further engagement occurred on 4 March 2025, when Council Officers attended a Wartaka with six members of the Djaara community as part of the interpretive sign design and installation for the recently completed section of the Campbells Creek Trail. During this session, the proposed name and its cultural and ecological relevance were discussed, including how it would inform interpretive signage. One of the signs installed specifically references the Watjarang (platypus), reinforcing the appropriateness of the name.

If Council supports the proposed naming of the trail, the community will be informed of the outcome in line with statutory requirements and Council’s communications protocols.

Legislation

Geographic Place Names Act 1998

This act establishes the legal framework for assigning, altering and registered place names in Victoria, and gives Geographic Names Victoria (GNV) the authority to approve or reject naming proposals.

The Act requires Council to follow the prescribed statutory process, undertake appropriate consultation, and ensure the proposed name meets all legislative and cultural criteria before submission. The impact of the Act is that the name *Watjarang Baring* cannot be formally adopted until GNV has reviewed and endorsed it, and once approved, the name becomes legally recognised and must be used consistently across all mapping, signage and public records.

Naming Rules of Places in Victoria – Statutory Requirements for Naming Roads, Features and Localities (2022)

Sets out the mandatory processes and protocols for naming public features across the State. These rules ensure that names are culturally appropriate, geographically relevant, supported

by the community and relevant authorities, and have been followed during the naming identification stage and consultation stage.

Legislative impacts include the requirement to obtain cultural authority from DJAARA, undertake community consultation, and seek approval from Geographic Names Victoria before the name can be formally adopted. Once approved, Council is responsible to update relevant signage, mapping systems and public information to reflect the official name. The proposal complies with all statutory requirements and supports Council's broader legislative commitments to reconciliation, inclusion and equitable community outcomes.

Strategies and Policy Impacts

Council Plan 2025-2029

Focus Area: Communities - Healthy, connected and inclusive communities.

- Strong relationships with Traditional Owners, First Nations, groups and community members.

The Council plan commits to strengthening relationships with Traditional Owners, First Nations groups and community members. The adoption of a Dja Dja Wurrung language name for a significant public asset demonstrates Council's commitment to cultural recognition, reconciliation, and inclusive community identity.

Focus Area: Natural Environments - Enhanced and protected natural environments.

- First Nations knowledge and cultural values are embedded into environmental decision-making and organisational processes.

The Council plan emphasises embedding First Nations knowledge and cultural values into environmental decision making and organisational processes. Naming the trail *Watjarang Baring* aligns with this objective by acknowledging the cultural significance of the landscape and incorporating First Nations language into the way the environment is understood, interpreted and experienced by the community.

Reconciliation Action Plan 2023-2026

The proposal to name the trail *Watjarang Baring* strongly aligns with the Reconciliation Plan 2023-2026, which provides a framework for strengthening partnerships with Traditional Owners, recognising Dja Dja Wurrung culture, and supporting self-determination. The Plan's vision to "walk together with courage and purpose" is reflected in the collaborative approach taken with DJAARA, including cultural authority for the name and integration of Dja Dja Wurrung language and knowledge.

The naming supports key themes of the Plan – Partnership, Recognition and Empowerment – by honouring Dja Dja Wurrung cultural heritage, valuing traditional ecological knowledge and contributing to a culturally safe and inclusive community. It also upholds Council's responsibilities under the Recognition and Settlement Agreement with DJAARA, reinforcing Council's commitment to protecting cultural rights, celebrating local Indigenous identity, and advancing reconciliation outcomes for the whole community.

Child Safe Standards

Mount Alexander Shire Council is committed to being a child safe organisation and has zero tolerance for child abuse. We recognise our legal and moral responsibilities in keeping children and young people safe from harm and promoting their best interests.

All children who come in contact with Councillors, employees, contractors, and volunteers from the organisation have a right to be and feel safe. We have specific policies, procedures, and training in place to support employees, volunteers, and contractors to achieve these commitments.

We create environments where all children have a voice and are listened to, their views are respected and they contribute to how we plan for, design and develop our services and activities.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Council Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Council Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

9.5. Wellbeing Economies

Nil.

9.6. Organisation

9.6.1. Appointment of Trustee to the Mount Alexander Affordable Housing Trust

This Report is For Decision

Responsible Director: Chief Executive Officer, Darren Fuzzard

Responsible Officer: Housing Solutions Broker, Clare Richards

- Attachments:
1. Mount Alexander Affordable Housing Trust- Trust Deed - DGR and Income Tax Exempt with Creative Common [9.6.1.1 - 16 pages]
 2. EOI for Appointment of Trustee to the Mount Alexander Affordable Housing Trust - Report and Resolution from Meeting of Council 16 September 2025 [9.6.1.2 - 6 pages]
 3. CONFIDENTIAL: Evaluation Report - Request for Proposals - Trusteeship of the Mount Alexander Affordable Housing Trust [9.6.1.3 - 21 pages]
 4. CONFIDENTIAL: MAAHT Trustee Presentation Middle Ground Housing [9.6.1.4 - 16 pages]

Executive Summary

Council has been examining options for establishment of a housing trust since February 2022 when discussion commenced in a Councillor affordable housing workshop. Since that time there have been several briefings, multiple CEO updates to Councillors and several decisions of Council in relation to establishment of a housing trust.

The process of establishing the Mount Alexander Affordable Housing Trust (the Trust) has been undertaken incrementally to ensure:

- Minimal reputational and financial risks to Council.
- Flexibility to respond to current and future housing needs in the Shire.
- Broad capacity to partner operationally to deliver appropriate, affordable, secure rental housing to a wide range of cohorts.
- ACNC registration and DGR endorsement to enable access to a wide range of funding, finance and donor contributions.
- Independent functioning of the Trust as an organisation from Council once established.
- Perpetuity so resources that go into the Trust will serve the housing needs of Mount Alexander Shire community forever.

In June 2024, Council adopted the Trust Deed; the founding governance document which defines at a high level the scope and operations of the Trust.

In that same meeting, Council allocated \$500,000 towards the establishment of the Trust.

The Advisory Committee to the Trust was appointed in September 2024.

In September 2025, Council approved a public Request for Proposal for the Trusteeship role, and the request was opened on 3 October 2025 and closed on 28 November 2025.

An extensive assessment process was completed in February and March 2026, and MAAHT Pty Ltd (a special purpose entity that is 100% owned by Middle Ground Housing Australia Limited) is recommended for appointment as the Trustee.

This recommendation is unanimously supported by the Advisory Committee to the Mount Alexander Affordable Housing Trust.

RECOMMENDATION

That Council:

- 1. Appoints MAAHT Pty Ltd ACN 697097411 as Trustee of the Mount Alexander Affordable Housing Trust.**
- 2. Authorises the Chief Executive Officer to:**
 - a. Execute the Deed of Trust as Founder, on behalf of Council.**
 - b. Develop a Letter of Appointment with MAAHT Pty Ltd outlining the terms and conditions of its appointment as Trustee, including a requirement to sign the Deed of Trust and to act in accordance with the conditions proposed in this report.**
 - c. Commit up to \$100,000 of the \$500,000 previously allocated by Council to the Mount Alexander Affordable Housing Trust, to reimburse MAAHT Pty Ltd for expenses in establishing the Trust.**
- 3. Notes that control of rights over the Deed of Trust has been asserted by Mount Alexander Shire Council and DF Mortimer & Associates.**

MOVED COUNCILLOR DRISCOLL

That the Recommendation be adopted.

SECONDED COUNCILLOR MALTBY

CARRIED

Context

Background

This report follows several past reports regarding establishment of the Mount Alexander Affordable Housing Trust and selected previous documents (Attachments 9.6.1.1 and 9.6.1.2) relevant to the decision presented in this report have been included. Also attached are a confidential Evaluation Report (Attachment 9.6.1.3) and a confidential presentation by Middle Ground Housing Australia Ltd (Middle Ground Housing) (Attachment 9.6.1.4).

Following the Council resolution from the meeting of Council on 16 September 2025 (Attachment 9.6.1.2), a Request For Proposal (RFP) for the Trusteeship of the Mount Alexander Affordable Housing Trust (the Trust) was released. It is noted that the timeframes originally identified in the September 2025 report, were not met due to the impact of the January fires on organisational capacity.

The worker housing project jointly funded by Community Bank Maldon and District and Council is progressing. Land was purchased in March 2026 and planning permit preparation by Haven Home Safe is underway. It is expected that this project will be ready for tenants in 2027.

Should Council determine to establish the Trust through the appointment of a Trustee, these assets in Maldon will be transferred to the Trust in accordance with the previous Council report on the Big Project.

Request for Proposal and Assessment Process

The RFP process and outcome of the assessment is discussed in depth in confidential Attachment 9.6.1.3.

Applications opened on 3 October 2025 and closed on 28 November 2025. The assessment panel consisted of the Chair of the Advisory Committee to the Mount Alexander Affordable Housing Trust, Councillor Driscoll (Deputy Mayor and Advisory Committee member) and Council's Housing Solutions Broker. Council's Procurement Coordinator was a non-scoring member of the assessment panel and provided oversight on process and probity.

Interviews were conducted during February and March 2026 with Middle Ground Housing. Middle Ground Housing was represented by Tim Riley (Middle Ground Housing and Property Collectives), Nicola Foxworthy (Middle Ground Housing and Imagine Housing) and Erin Dolan.

Through a series of interviews, both the assessment panel and Middle Ground Housing representatives were able to explore and develop greater detail in the proposed arrangement to:

- satisfy the assessment panel that the values, skills, experience and networks of the applicants are aligned with the purpose of the Trust, and that possible risks in the written RFP proposal for the Trusteeship can be effectively mitigated and managed.
- ensure that the business model, including the initial investment support needed to establish the Trust, is sound and achievable for Middle Ground Housing and Council.

Referees for the individual lead applicants were also interviewed. The skills, values, experience and networks identified in the referee interviews were consistent with Middle Ground Housing's RFP response and subsequent interview discussions.

The recommendation of the selection panel (as outlined in this report) was discussed with the Advisory Committee to the MAAHT and received unanimous support.

Recommendation Rationale

MAAHT Pty Ltd (ACN 697097411) is a 100% owned subsidiary of Middle Ground Housing. At the request of the assessment panel, Middle Ground Housing established MAAHT Pty Ltd to ensure that the assets, activities and governance of the Trust are appropriately separated from other activities of Middle Ground Housing.

In addition, Erin Dolan, who brings extensive philanthropic grant management and fundraising experience, is not a member of the Middle Ground Housing board, but is a board member of MAAHT Pty Ltd.

While more detail is provided in the confidential attachment, in summary Middle Ground Housing has satisfactorily demonstrated to the assessment panel that it has:

- existing connections to Mount Alexander Shire.
- awareness and appreciation of the culture of innovation in the Shire.
- strong expertise across design and development, community housing, philanthropic grant-making and funding mechanisms.
- strong financial and cost-management skills and capacity.
- a culture of collaborative, respectful partnership.
- demonstrated experience and history in successful management of innovation and values-driven housing work.
- sophisticated understanding of the probity and governance requirements of a charitable trust.
- preference for long term stewardship of the Trust.

Issues

Governance

The proposed governance actions and relationships between Council, the Advisory Committee and the Trustee is as follows:

Chief Executive Officer, Mount Alexander Shire Council

- Signs Letter of Appointment.
- Signs and issues the Deed of Trust on behalf of Mount Alexander Shire Council under this proposed resolution.

Housing Solutions Broker – Agreement and Trustee manager

- Administers development and execution of the Letter of Appointment.
- Monitors Trustee performance against the Letter of Appointment and the Deed of Trust.
- Supports the Advisory Committee to the Trust as a non-voting member.
- Acts as the key point of contact in Council for the Trustee.

Advisory Committee to the Trust

- Acts in accordance with the Advisory Committee Terms of Reference, including:
 - advising the Trustee on affordable housing needs and opportunities in the Shire.
 - representing the community in an inclusive way that accounts for all affordable housing needs in the community.

-
- presenting informed, balanced and fair advice based on objective evidence and broad engagement with the Mount Alexander community.
 - providing such advice free from personal or representational bias.
 - providing advice on potential projects and donation and funding opportunities in and for the community.

Council

- Receives and notes the Trustee's Annual Report.
- Receives a 3-monthly update on progress of the Trust during the first year of operation and as agreed thereafter.
- Removes the Trustee if a significant or persistent breach of the Deed of Trust occurs.

Middle Ground Housing Australia Pty Ltd

- Establishes MAAHT Pty Ltd under Middle Ground Housing to separate the Trust's governance and assets. Initial board members to include Tim Riley, Nicola Foxworthy and Erin Dolan.
- Appoints additional skill sets to the MAAHT Pty Ltd board including in finance and community engagement and placemaking.
- Actions priorities identified in the Letter of Appointment.
- Provides Council and the Advisory Committee an Annual Report and 3-monthly updates in the first year of operation, and as agreed thereafter.

Tenure

Middle Ground Housing wishes ongoing tenure of the Trusteeship to be awarded to MAAHT Pty Ltd.

Officers and the Advisory Committee to the Trust support appointing MAAHT Pty Ltd as the ongoing Trustee. Such a long-term commitment to the Trust is considered important to support building its corpus and capacity to respond to unmet housing needs in the Shire.

Trust law enables Council to remove a Trustee at any point in time if there is a significant or ongoing breach of the duties of the Trustee and/or failure to deliver on the Trust's purpose. This is considered a more appropriate approach than assigning an arbitrary tenure.

If appointment of MAAHT Pty Ltd is approved as proposed, ongoing tenure of MAAHT Pty Ltd and Council's rights as the Appointor of the Trustee will be included in the Letter of Appointment.

Pre-operational Reimbursement

Middle Ground Housing has proposed a budget to conduct the activities necessary to establish the Trust that fits within Council's available budget for the project of \$100,000. In addition, Middle Ground Housing is pursuing philanthropic funding opportunities to further enable this establishment work.

If appointment of MAAHT Pty Ltd is approved as proposed, this funding allocation from Council will be included in the Letter of Appointment.

Board Skills

As indicated in the confidential attachment, the inaugural board members of MAAHT Pty Ltd, being Tim Riley, Nicola Foxworthy and Erin Dolan, have a range of essential skills, knowledge, experience, and networks relevant to the governance requirements of the Trust. A summary of these skills is:

TIM RILEY

Tim Riley has over 20 years of medium density infill development experience and is the founder of Property Collectives and has been developing the building group citizen led housing model since 2010. Tim has been responsible for developing projects worth over \$102m in a portfolio of 90 homes. In 2018 Tim was a recipient of The Urban Developer Award for Excellence in Commercial Innovation.

Tim is the co-founder of Property Collectives Advisory and is the director of Property Collectives (Aust) Pty Ltd and acts in the capacity as Development Director on building group projects.

Tim is also a co-founder of Middle Ground Housing, an incubator for a new model of cooperative housing that provides secure, sustainable cost-stabilised homes for Australians locked out of homeownership.

NICOLA FOXWORTHY

Nicola Foxworthy has over 20 years of experience in affordable housing delivery, holding executive roles in the Victorian Community Housing and Public Service sectors.

Nicola has a deep understanding of the policy, regulatory, funding and commercial environment for affordable housing in Australia and extensive experience in affordable housing program design and implementation, strategic planning and stakeholder engagement. Nicola has extensive networks across Government, not-for-profit and commercial organisations involved in affordable housing delivery and expertise in cross sector working group facilitation.

Nicola is Founding Director of Imagine Housing, an affordable housing consultancy specialising in innovative and collaborative delivery models. Nicola is also a co-founder of Middle Ground Housing, an incubator for a new model of cooperative housing that provides secure, sustainable cost-stabilised homes for Australians locked out of homeownership, and a Sessional Member of Planning Panels Victoria.

Nicola is also a Director of Haven Home Safe, the largest regional Victorian focused Community Housing Provider.

ERIN DOLAN

Erin has nearly 25 years of experience as a grants program manager and uses *structured giving* to affect community change.

Erin has worked in a variety of impact areas including homelessness, housing, family violence and access to the law. Erin has also worked with a variety of charitable trust structures and has worked to influence the emerging area of *impact investing* in Australia. Erin created and is chair of the Affordable Housing Funders Network through Philanthropy Australia. Erin has a particular interest in underutilised land, alternative housing structures and blended finance.

In 2024, Erin was awarded a Churchill Fellowship to investigate international housing funds to increase affordable housing in Australia. Erin's report 'Affordable Housing Foundations' was published in January 2026. Erin recently left her position as Senior Program Manager – Homelessness and Affordable Housing at the Lord Mayor's Charitable Foundation after 7 years. Erin now works to make the recommendations from her Churchill Fellowship a reality by using philanthropy to solve Australia's housing crisis.

If appointment of MAAHT Pty Ltd is approved as proposed, a condition requiring a good faith commitment of these individuals to remain on the board for an agreed minimum period will be included in the Letter of Appointment.

Finance and Resource Implications

Adopting the recommendations in this report will commit \$100,000 towards establishing the Trust.

Such a commitment is consistent with Council's original decision to allocate \$500,000 to the Mount Alexander Affordable Housing Trust. It complements Council's decision to invest \$400,000 of that budget to the delivery of the two worker rental homes in Maldon (in partnership with the Community Bank Maldon and District *Big Project* funding).

Council has no other existing or ongoing cash commitments to the Trust. However, during each annual budget cycle, Council may wish to consider making a financial contribution to the Trust or to allocate land owned by Council to the Trust.

The associated legal costs for appointing the Trustee would not exceed \$5,000 and, if this recommendation is approved, will be funded from the 2025/26 operating budget allocated to the Affordable Housing initiative.

Supporting establishment of the Trust will be a primary focus of the Housing Solutions Broker role for the next 18 months.

A budget request to support the ongoing operation of the Advisory Committee to the Trust has been submitted for consideration in the 2026/27 Council budget process.

Risk Analysis

The key risks and opportunities associated with the establishment of the Trust have been identified and addressed in preceding reports and therefore are not duplicated here.

The focus of this report is appointment of a Trustee to the Trust, and the following specific process risks and mitigating actions have been identified:

Relationships

The effectiveness of the relationship between a Trustee and the MAAHT Advisory Committee will be critical to the success of the Trust. The MAAHT Advisory Committee holds significant experience and expertise in many of the activities that will be performed by a Trustee.

Mitigation:

Two members of the Advisory Committee were on the RFP assessment panel. The recommendation of the panel was presented to the MAAHT Advisory Committee for endorsement prior to the matter coming to Council and it was unanimously supported.

The assessment of the interview panel is that Middle Ground Housing has evidenced in their work history, stated values and plans for the Trust's establishment, a strong commitment to working closely and respectfully with the Advisory Committee.

Residual Risk: Low

Capability

As discussed in the September 2025 report, the wide range of capabilities and resources needed in a Trustee created a low likelihood of finding all the desired strengths in one existing entity.

Mitigation:

The recognition of this challenge by respondents to the RFP was considered an important assessment factor. So too their willingness to develop capabilities, partnerships and an approach to managing these risks were all areas of focus for the interview panel.

Middle Ground Housing's intention to adopt a flexible governance model for MAAHT Pty Ltd that enables project specific expertise and community engagement to occur, is considered an

appropriate response to this risk. In addition, constructive dialogue continues regarding the additional board members and skill areas being recruited to the board.

Residual Risk: Low

Financial/Investment

The proposed model limits Council's own financial risk to that stated in this and previous reports with no ongoing obligations, unless Council chooses to have them.

The financial or (more accurately) investment risk to the success of the Trust relates to the ability to attract sufficient funds and/or assets to become self-sustaining.

Mitigation:

Middle Ground Housing has individual and collective experience working in complex affordable and social housing delivery environments and managing the related finances and financial risks and opportunities. This is well supported by strong connections to philanthropic enterprises.

Tim Riley's experience brings rigor to how MAAHT Pty Ltd will, as Trustee, assess the financial viability of individual prospective projects.

The Housing Solutions Broker and members of the Advisory Committee are in discussion with significant potential donors to help launch the Trust.

Residual Risk: Low-medium

Control of Rights over the Deed of Trust

With this decision the Deed of Trust is publicly accessible. If authorship rights were not specifically stated and protected there is a risk of other parties seeking to claim commercial rights and restrictions over the Deed of Trust.

Mitigation:

To protect authorship rights, control of rights by Council and DF Mortimer & Associates over the Deed of Trust of the Mount Alexander Affordable Housing Trust has been asserted.

A form of copyright designed specifically for the not-for-profit sector has been applied. This being a Creative Commons BY-NC-SA 4.0 Attribution-Non-commercial-Share Alike 4.0 International Licence.

The scope of this licence is described on the last page of the Deed of Trust (Attachment 9.6.1.1).

This form of copyright is used to allow other parties to use the document for not-for-profit purposes while prohibiting commercial use. This licence therefore prohibits any other party from seeking or asserting ownership or control over the copyright of the Trust Deed. It also means that any future innovations that may arise from adaptation of this Trust Deed will also be required to remain freely available for others to use for not-for-profit purposes.

Residual risk: Low.

Climate Impact Statement

Due to its philanthropic status, the Trust will have the capacity to attract donations and funding that facilitate climate adapted and appropriate housing. The nature of the developments created through the Trust, will also attract legislative support and/or direction for environmentally focused development and construction.

Gender Equity Statement

There are several ways in which establishing the Trust addresses gender equity issues. As an independent organisation in the community that is solely focused on addressing unmet local rental housing needs, the Trust will be guided by data. As noted below, this data will assure a focus on responding to women's housing needs.

Data

Family violence is predominantly perpetrated by men against women and children within intimate partner relationships and immediate family contexts.¹ Approximately one in four women has experienced intimate partner violence, compared to one in 13 men.

More than one in three Australians has experienced violence by a male perpetrator since the age of 15 (36 per cent or 6.7 million), compared to one in ten by a female perpetrator (11 per cent or two million) (ABS, 2016).

In addition, ABS Personal Safety Survey data from 2021-22 indicates that women who were renting were more likely than women who owned their home to have experienced:

- violence by a partner (3.5% compared with 1.1%)
- emotional abuse by a partner (7.3% compared with 4.8%)
- economic abuse by a partner (5.5% compared with 2.3%)

Women also have lower lifetime incomes and superannuation and so are more likely to be renting into older age. The 2023 AHURI study, *Mapping Australia's older, low-income renters* found the average low-income renter aged 50+ years in Australia is most likely to be:

- female
- be in the 'young old' age cohort (aged 50–64 years).
- live alone and have a higher need for assistance with activities for daily living than the average older Australian.
- most likely to have a lower education level (high school only) and not be in the labour force compared to other Australians aged 50+ years.
- more likely to be renting from a social or public housing provider than privately.

In Victoria, over 40 per cent of this cohort are dependent on private rentals for housing despite there being higher levels of unaffordability in the private rental housing market.

The provision of secure rental housing to women and their families who have experienced partner or family violence, and women over 50 is consequently an important role for the Trust.

It is therefore considered that appointing a Trustee will play a significant role in addressing the unmet housing needs of women in Mount Alexander Shire and will also address broader gender equity issues including safety, security and the impacts of lower lifelong incomes.

¹ [Australian Institute of Health and Welfare, 2019; Australia's National Research Organisation for Women's Safety, 2018](#); Diemer, K. (2015). ABS Personal Safety Survey: Additional analysis on relationship and sex of perpetrator. Documents and working papers, Research on violence against women and children. Melbourne, Vic: University of Melbourne

Alternate Options

Council could choose not to appoint the proposed Trustee.

If this were to occur, then it would be important to also identify what, if any, changes could be made to the current approach to appointing a Trustee, as it is considered the process undertaken was rigorous and has identified a very suitable candidate.

Council could also choose not to proceed with appointing any Trustee to the Trust and to abandon the initiative.

Given the highly innovative nature of the proposed Trust model, Officers have been mindful of ensuring that Council had (and has) the option to abandon it at each step of approval, should the risks be considered unacceptable or the anticipated outcomes not achievable.

The appointment of a Trustee is the final major decision required of Council to enact the Trust. The risks associated with taking this step are considered manageable, and the outcomes expected from proceeding are considered realistic given the proposed Trustee and the high functioning Advisory Committee in place.

Communication and Consultation

Consultation and engagement on each phase of this initiative, and other housing related proposals by Council, has consistently reinforced community support for Council to pursue such innovative approaches to addressing housing needs in the Shire.

Since at least 2016, the community has said that more affordable rental housing in the Shire is a need and priority. This persistent need and concern was captured in both Council Plans for 2021-2025 and 2025-2029. It has also been identified through many Council consultation processes in recent years focused on other matters, such as early childhood needs and economic development.

As previously detailed, the invitation for proposals (RFP's) from potential entities to take on the role of Trustee was advertised and promoted widely.

If Council chooses to proceed with appointment of the recommended Trustee, officers and the Advisory Committee will work closely with MAAHT Pty Ltd, to develop the Trust's philanthropic strategy, stakeholder and community engagement strategy and communications strategy.

Legislation

Charities Act 2013 (Federal)

The Trustee will seek registration as a charity under the Australian Charities and Not-for-profits Commission and this Act for the Mount Alexander Affordable Housing Trust.

Income Tax Assessment Act 1997 (Federal)

The Trustee will seek Deductible Gift Recipient (DGR) endorsement for the Trust under this Act. DGR endorsement enables the Trust to seek and receive tax deductible gifts of cash and property and be nominated as a beneficiary in peoples wills and estate planning.

As an entity holding charitable status, the Trust will also be exempt from income tax and a range of other taxes and charges.

Local Government Act 2020

Under the *Local Government Act 2020* (the Act) Part 5 – Council Operations Division 3 – Beneficial Enterprises section 110, Councils may establish certain legal vehicles, and this includes Trusts.

A law firm experienced in the charitable sector and Charitable Trusts was engaged to draft the Trust Deed. The Trust is a legally sound mechanism for securing land for the purpose of providing affordable housing in the Shire, in perpetuity.

Section 111 of the *Local Government Act 2020* notes that, among other points, Council must:

- assess the total investment involved
- assess the total risk exposure
- ensure that its total risk exposure does not exceed its total investment
- establish risk management arrangements

Appointment of a professional Trustee (bound by law to strict standards of governance and prudential management) is one means of addressing the requirement to “establish risk management arrangements”.

A further mechanism to manage this risk is afforded by appointment of an Advisory Committee by resolution of Council under the *Local Government Act 2020*. Under the Trust Deed, the appointed Trustees must have regard for the advice of an Advisory Committee.

The Advisory Committee was appointed by Council via a public Expression of Interest process which sought a broad range of capacity across Committee members. The Advisory Committee operates within the authority afforded it under the Mount Alexander Affordable Housing Trust Advisory Committee Terms of Reference, and as amended from time to time.

Once the Trust is established by the appointed Trustee, it operates as a separate legal entity. Thus, it is not a subsidiary of Mount Alexander Shire Council and Council has no legal fiduciary duty to manage or support it once established.

Section 116 of the *Local Government Act 2020* is relevant to the transfer of land or capital to the Trust, if established. Section 116 states that Council is not restricted by the limits of sections 114 and 115 (which would otherwise require community consultation) in exercising its powers to sell or exchange land or lease land when the transfer, exchange or lease of land is to a trust with public or municipal purposes. Provision of affordable housing for the residents of Mount Alexander Shire is a public purpose. Thus, Council can choose whether to seek community views prior to the transfer, exchange or lease of land to the Trust.

Under the *Local Government Act 1989* there are exemptions from payment of rates where land is used for charitable purposes.

Housing Act 1983

Establishment of the Trust under the management of a Trustee creates an independent organisation in the community that can contract community housing providers registered under the *Housing Act 1983*. With its philanthropic status, and capacity to develop long term partnerships with specialist organisations in the housing sector, the Trust will access a wide range of funding options and can set in place long term planning for a pipeline of secure rental housing.

Planning and Environment Act 1987

The *Planning and Environment Act 1987* gives specific definitions to income bands that qualify for social and affordable housing, respectively. The current upper income band for eligibility for affordable housing for single people is \$54,010; for a couple or two people is \$81,020; and for a family is \$113,430. This means that many people struggling to secure housing are not deemed eligible under State definitions and funding that is tied to these definitions.

The Trust can respond to a far wider range of housing needs than is possible under the definitions of the *Planning and Environment Act 1987*. Another significant benefit of the

Trust's philanthropic purposes and fundraising capacity, is that it can seek a range of sources of donation, funding and finance apart from State or Federal programs.

Trustee Act 1958

The *Trustee Act 1958* defines the governance requirements of charitable trusts in Victoria. This includes strict requirements on adherence to delivering on the defined purpose of a charitable trust, and modest maximum remuneration (currently 1.056% of the gross value of the trust fund).

If appointed, the Trustee will be bound to operate according to these high standards of financial and operational probity. Using a trust structure provides a risk management framework that ensures the intention and funds of the Trust remain focused on its intended purpose in perpetuity.

Strategies and Policy Impacts

Council Plan 2025-2029

Under the Infrastructure focus area, the 2025-2029 Council Plan has the following objective:

- Increase access to housing, which is affordable, appropriate, accessible and considers environmentally sustainable design principles.

This objective is operationalised in the following strategic priorities:

- Facilitate affordable and environmentally sustainable housing that supports a diverse community.
- Encourage diverse and innovative housing options and in-fill residential development in appropriate locations.
- Enable development that considers heritage, connectivity to place and neighbourhood character.
- Champion and advocate for the prioritisation of public land for diverse and affordable housing.

Appointing a Trustee will enable the Trust to commence action on each of these strategic priorities and is a means of achieving the overarching objective.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

9.6.2. Property Acquisition and Disposal Policy

This Report is For Decision

Responsible Director: Director Infrastructure and Development, Michael Annear

Responsible Officer: Property Portfolio Coordinator, Lynne Williamson

Attachments: 1. Draft Property Acquisition and Disposal Policy 2026 [9.6.2.1. – 8 pages]

Executive Summary

The purpose of this report is to update Councillors on the review of the Land Disposal Policy (2013) following the Community Engagement process, and to seek adoption of the draft Property Acquisition and Disposal Policy 2026.

Council's property portfolio should be managed to ensure the greatest benefit or best value (financial or non-financial) to the community and Council.

The 2026 draft policy seeks to ensure that Council's property portfolio remains relevant and fit for purpose. It establishes a framework for acquisition, disposal or retention of Council owned and managed properties, through a consistent, transparent, and accountable process in compliance with legislative and best practice requirements and Council's risk management practices.

The new policy establishes principles that will guide the review of Council's property portfolio to identify property which is surplus to requirements and could be made available for disposal, or property that could be suitable for acquisition to support or facilitate the delivery of a current or future Council, community, or commercial service.

The draft policy was published on Council's Shape page from 12 February to 12 March 2026. One submission was received that does not have relevance to the policy. Council Officers do not recommend any material change to the draft Policy because of the feedback.

A supporting draft Property Acquisition and Disposal Procedure 2026 has also been developed and outlines the process for policy implementation.

RECOMMENDATION

That Council:

- 1. Notes the feedback received on the draft Property Acquisition and Disposal Policy 2026 following a period of community engagement.**
- 2. Adopts the Property Acquisition and Disposal Policy 2026.**

MOVED COUNCILLOR CORDY

That the Recommendation be adopted.

SECONDED COUNCILLOR ANNEAR

CARRIED

Context

Council owns or manages a considerable property portfolio consisting of freehold parcels, Crown land reserves, and unreserved Crown land. Often this land will include buildings or other infrastructure. Council's requirement for particular property assets varies from time to time.

Council has a program to periodically review its property portfolio to ensure it remains fit for purpose and relevant to need. Property transactions have to date been guided by the Land Disposal Policy 2013, which though still generally relevant to purpose was overdue for review.

Legislative Changes

Legislative changes to the Local Government Act 2020 prompted a complete review of the old policy.

The draft Property Acquisition and Disposal Policy 2026 (draft Policy) incorporate changes to the Local Government Act 2020 relating predominantly to public notice and previous section 223 processes now superseded by community engagement processes.

Importantly the draft Policy has been updated to include property acquisition as well as disposal and reflects additions to the Local Government Act 2020 requiring for the first time that any property acquisition must be undertaken in accordance with Council's community engagement policy.

A principles-based approach

The structure of the policy has been updated to make a clearer separation between policy and procedure.

The draft policy sets out guiding principles rather than prescriptive terms and conditions, or legislative and process requirements and the procedure details how the guiding principles will be implemented.

Council's property portfolio should be managed to ensure the greatest benefit or best value (financial or non-financial) to the community and Council, guided by the following principles:

1. Alignment with Council Plan 2025 - 2029

Property holding, acquisition or disposal of Council properties will align with Council's values, objectives and strategies as identified in the Council Plan 2025 - 2029, and other related Council policies.

Additional property will only be acquired where it can be demonstrated that the property is required to support a function of Council or facilitate the provision of a service by Council or the community that cannot be provided in an existing Council property. Surplus property will be considered for disposal

2. Community Benefit

Council's property portfolio will be managed for the best interests of the community, now and into the future, including rationalising property assets for financial sustainability. Proceeds from the sale of property will be used to fund priorities identified in Council's long term financial plan, annual budget, or any other plans, policies, or strategies, or as legislated, but not for recurrent or operational expenses.

3. Multi-use of Properties

Optimise the use of Council properties through enabling multiple users where practicable.

4. Transparency

Property transactions will be through a public process, unless circumstances exist that justify an alternative method.

5. Accountability

All acquisitions or disposals of property will comply with the provisions of the Local Government Act 2020, the Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land, and other relevant legislation and guidelines.

6. Risk Management

When determining the acquisition or disposal of property, Council will consider the mitigation and management of any risks associated with the property, its use and management.

7. Access

Council will seek to retain public access to Council property, either through the service provided, or through the availability of the property for hire.

8. Environmental Impacts

Council will consider any impacts of a property transaction on the environment and any impacts the environment might have on a property.

Property Acquisition and Disposal Procedure

A supporting draft Property Acquisition and Disposal Procedure 2026 has also been developed that outlines the process for policy implementation. The procedure includes assessment criteria to ensure a fair, equitable and consistent approach that complies with legislative and best practice requirements and is consistent with Council's risk management practices.

Issues

Feedback from Community Engagement

The draft Policy was published on Council's Shape page from 12 February to 12 March 2026. One submission was received that is not relevant to the policy. The feedback highlights obligations under the Traditional Owner Settlement Act and Land Use Activity Agreements when undertaking activities on Crown land. This is detailed in the Communication and Consultation section below.

Council Officers do not recommend any change to the draft Policy because of the feedback.

Finance and Resource Implications

There are no direct or indirect costs associated with development of this policy. However, there will be costs associated with implementation of the policy and the due diligence required when disposing of land, such as surveys, valuations, legal fees, marketing, and agent's fees.

Council will aim to achieve a maximum sale price for any land that is sold. Land will be sold at or above market value unless, by Council resolution, a justification of circumstances to sell the land at less than market value is approved, adopted, or resolved.

Proceeds from the sale of property will be used to fund priorities identified in Council's long term financial plan, annual budget, or any other plans, policies, or strategies, or as legislated. Proceeds must not be utilised for recurrent/operational purposes.

If land that has been provided for public open space is to be sold, section 20(2) of the Subdivision Act 1988 states that Council must spend the proceeds to buy other land for

public space, or improve other existing public open space, or seek approval to improve land not specifically set aside for public open space.

Risk Analysis

Financial Risk

Council has a low appetite for not actively managing Council's financial position including costs for managing assets.

Key Risk: Council has a large property and asset portfolio. Many buildings are old and while they are maintained functionally, often undertaking minor works unearths that significant more future works will be required.

Mitigation: Undertaking a periodic review of Council's property portfolio to identify surplus properties for disposal, could reduce Council's property portfolio and maintenance responsibilities.

With regards to major works, all properties are audited every five years as part of Council's overall building condition audit. This identifies any major works required and allows for long term financial planning to support works being carried out in a timely manner to ensure the buildings remain available and safe for community use.

Residual Risk: Low

Regulatory Risk

As outlined in the Risk Appetite Statement:

Council has no appetite for the violation of laws or regulatory requirements.

Key Risk: That Council is not meeting its obligations under the Local Government Act 2020, specifically a14 which states that a Council is capable of acquiring, holding, dealing with, or disposing of property for the purpose of performing its functions and exercising its powers.

Mitigation: The draft Acquisition and Disposal Policy and Procedure are aligned with legislative and regulatory requirements that relate to Local Government property acquisition and disposal. It prescribes a biennial review of Council's portfolio, which is sufficiently frequent to support that Council's portfolio remains relevant to current and future need.

By adopting and implementing this policy, Council is adhering to the Local Government Act 2020.

Residual Risk: Low

Reputational Risk

As outlined in the Risk Appetite Statement:

Council has a low appetite for actions that may harm Council's reputation.

Key Risk: Properties are acquired or disposed of without a solid basis, which can lead to community dissatisfaction.

Mitigation: Having a clearly communicated policy statement for the control and management of acquisition and disposal of Council properties based on an identified assessment and criteria, rather than an ad hoc approach, provides a visibly consistent and transparent process.

Residual Risk: Low

Climate Impact Statement

There will be little to no climate impact caused by endorsing the draft Policy. Council will continue current programs aimed at increasing sustainability of Council buildings, with greater emphasis provided by listing environmental sustainability as one of the guiding principles and criteria to be considered in the assessment of the occupation of Council properties.

Gender Equity Statement

A Gender Impact Assessment has not been completed for this project and will not be undertaken until Council's property portfolio is to be periodically reviewed and evaluation highlights some tangible gender impact considerations that may arise from property transactions.

Alternate Options

Council could choose not to adopt the draft Property Acquisition and Disposal Policy 2026. Property transactions are already significantly regulated through the *Local Government Act 2020*, the Local Government Best Practice Guidelines for the Sale, Exchange & Transfer of Land, and other legislation.

However, updating is recommended as having a Council specific policy will provide a clear and transparent framework for its property transacting.

Communication and Consultation

Following the meeting of Council 2 December 2025, the draft Policy was published on the Shape platform for a period of four weeks from 12 February 2026 to 12 March 2026 to seek feedback. The page received 207 views from 181 visits by 162 visitors, and 36 downloads.

One submission was received -

In terms of potential disposal of Crown land and compliance with legislation, please consider the Traditional Owner Settlement Act and relevant Land Use Activity Agreements under this Act. The Land Use Activity Agreements give procedural rights to the Dja Dja Wurrung and Taungurung people regarding proposed activities on public land (also known as Crown land). The greater the impact of those activities on Traditional Owner rights, the higher the level of procedural rights under the LUAA. Certain activities under this draft policy may trigger rights to negotiate or reach agreement with Traditional Owners.

The policy does not contain any actions that might be considered as activities under relevant Land Use Activity Agreements and thus does not raise any obligations under either of the Land Use Activity Agreements that impact Mount Alexander Shire.

Disposal is defined in the draft Policy as it relates to Crown land, as 'ceding management of Crown land.' Handing back Crown land to the Department of Energy, Environment and Climate Action (DEECA) is not regarded as an activity under the relevant Land Use Activity Agreements.

Acquisition is defined in the policy as it relates to Crown land, as 'assuming management of Crown land.' Appointment of Council as a Committee of Management of Crown land by DEECA is not an activity under the relevant Land Use Activity Agreements.

Reservation or re-reservation of Crown land is undertaken by DEECA and is an Advisory Activity that would be notified by DEECA before Council would become a committee of management.

Should Council decide to adopt the draft Policy, the community will be informed via updates on Council's news website page. The policy will be published on Council's website, and a personal response will be provided to the one submitter.

Legislation

Local Government Act 2020

Section 14(1)(d) of the Local Government Act 2020 provides that a Council is capable of acquiring, holding, and dealing with or disposing of property for the purpose of performing its functions and exercising its powers.

Sections 112, 113, 114 and 116 specify Council's powers, and obligations, in relation to Acquisition and Compensation, Creation of easements, and Restrictions on power to sell, exchange or transfer land, respectively.

Section 112 stipulates that a Council may purchase or compulsorily acquire land which is or may be required by the Council in connection with, or is incidental to, the performance of its functions or powers. Any purchase or compulsory acquisition under this section must be undertaken in accordance with Council's Community Engagement Policy.

Section 114 stipulates that at least four weeks prior to dealing with land to be sold, Council must publish notice of intention to do so on the Council's website and undertake a Community Engagement process, in accordance with its community engagement policy, and obtain from a suitably qualified person, a valuation that is made not more than six months prior to dealing with the land.

Section 116 Transfer, exchange or lease of land without consideration, allows that Council can validly transfer, exchange or lease any land with or without consideration to a range of government and public bodies and sections 114 and 115 do not apply to any transfer, exchange, or lease under this section to a person or body specified.

It is permissible for Council to transfer, exchange, or lease land without consideration to other parties however, the requirements of section 114 will apply.

Section 9 of the Local Government Act 2020 identifies that the role of Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community, and stipulates actions to that effect including relevantly that priority is to be given to achieving the best outcomes for the municipal community, including future generations, innovation and continuous improvement is to be pursued, and the ongoing financial viability of the Council is to be ensured.

Crown Land (Reserves) Act 2020

Section 14 allows for the appointment of Council as committee of management of land that is either permanently or temporarily reserved.

Strategies and Policy Impacts

Council Plan 2025-2029

Focus Area: Infrastructure

Objective 1:

- Well-maintained, actively used infrastructure

Strategic Priority:

- Encourage integrated, inclusive, and multipurpose use of infrastructure with equitable access.

Strategic priority:

- Undertake and respond to asset renewal and maintenance obligations, guided by asset management principles and community needs.

The purpose of periodically reviewing Council's property portfolio is to ensure Council maintains a portfolio that is sufficient for needs without excess.

The Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land (the Guidelines) outline the general principles and best practice for the sale, exchange, or transfer of land, 2009.

The Guidelines outline the legislative and best practice requirements to follow to ensure compliance and probity in sale, exchange, and transfer of land.

Child Safe Standards

Mount Alexander Shire Council is committed to being a child safe organisation and has zero tolerance for child abuse. We recognise our legal and moral responsibilities in keeping children and young people safe from harm and promoting their best interests.

All children who come in contact with Councillors, employees, contractors, and volunteers from the organisation have a right to be and feel safe. We have specific policies, procedures, and training in place to support employees, volunteers, and contractors to achieve these commitments.

We create environments where all children have a voice and are listened to, their views are respected and they contribute to how we plan for, design and develop our services and activities.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

Councillor Driscoll left the Chamber due to a declared Conflict of Interest with Item 9.6.3 of the Agenda.

9.6.3. Community Asset Committee Membership Appointment - 2025/2026

This Report is For Decision

Responsible Director: Director Corporate Services, Julie Landy

Responsible Officer: Governance Coordinator, Augustine Sheppard

Attachments: Nil

Executive Summary

In accordance with the *Local Government Act 2020*, at the Meeting of Council on 16 September 2025, Council established Community Asset Committees and appointed members to these committees.

In line with the current Instruments of Delegation from the Chief Executive Officer to the Community Asset Committees, members are appointed for two years. The term of membership for all Committee members have common start and end dates. Any member appointed to fill a casual vacancy will leave office at the original expiry date of the member they are replacing. The current membership term expires on 1 July 2026.

The following Committees have notified Council of changes to their membership subsequent to holding annual general meetings; Baringhup Community Association, Campbells Creek Community Centre, John Powell Reserve, Metcalfe Hall, Muckleford Community Centre, Newstead Community Centre, and Wattle Flat Reserve.

The purpose of this report is for Council to appoint the new nominated members, noting that all Committees have existing members that do not require re-appointment.

RECOMMENDATION

That Council appoints the nominated members to the following Community Asset Committees and acknowledges each committee member retiring from their role as listed below:

Baringhup Community Association

Name	Expiry
Brendan McKnight	1 July 2026
Alan Johnson	Retired

Campbells Creek Community Centre

Name	Expiry
Jack Davidge	1 July 2026

John Powell Reserve

Name	Expiry
Colin Casley	1 July 2026
Jeanette Gillespie	Retired

Metcalfe Hall

Name	Expiry
Susan White	1 July 2026
John Topfer	1 July 2026
Suzi Lomas	1 July 2026
Alice Bleby	Retired
Hartley Mitchell	Retired
Margaret Naish	Retired
Neil Girvan	Retired
Sue Whittaker	Retired
Kate Hammond	Retired

Muckleford Community Centre

Name	Expiry
Mim Brown	1 July 2026
Emily Driscoll	1 July 2026
Eddie Harvey	Retired

Newstead Community Centre

Name	Expiry
Graeme Lees	1 July 2026
Jessica Louchard	1 July 2026
Jennifer Gregory	1 July 2026
Kelly Skinner	1 July 2026
Joy Walker	1 July 2026
Darryl O'Bryan	1 July 2026
Denis Miller	1 July 2026
Wendy Ashton	Retired
Mark Pearse	Retired
Anthony Santamaria	Retired
Vanessa Case	Retired
Robyn Ruggels	Retired

Wattle Flat Reserve

Name	Expiry
Tracey Peter	Retired
Ann Black	Retired
Pam Mawson	Retired

MOVED COUNCILLOR WALKER

That the Recommendation be adopted.

SECONDED COUNCILLOR CORDY

CARRIED

Context

Council has 20 Community Asset Committees established under section 65 of the *Local Government Act 2020* (the Act). These Committees manage community assets on behalf of Council.

Council may appoint as many members as is considered necessary to enable the Community Asset Committee to achieve its purpose. The current Instruments of Delegation from the Chief Executive Officer to the Community Asset Committees, allows for a minimum of five members and a maximum of 12 members. Together with current members for each Community Asset Committee, the nominated members listed in the recommendation ensure this requirement is met.

Issues

There are no known issues with appointing these members to the Community Asset Committees.

It should be noted that all members are volunteers who dedicate time and energy to managing these assets on behalf of Council and recruiting new members can be difficult.

Finance and Resource Implications

Community Asset Committees provide a valuable voluntary service to Council and the community which has not been quantified. The proposed action in this report does not alter the existing financial implications for Council.

Risk Analysis

Asset Risk:

Community Asset Committees manage their particular assets on behalf of Council. Committees provide oversight and financial support to the maintenance and upgrade of their assets to a standard acceptable to the community and a standard that reduces the likelihood of liability for incidents.

Reputation Risk:

While the work of these committees can be challenging and requires considerable effort by volunteers, they have long enabled members of the community who have a connection to such assets, or a passion for the services that the assets support, to make a meaningful contribution to the wider community. By recreating these committees under the Act, Council has retained this close link with community and has shown that it wishes to continue to work closely with the community.

Climate Impact Statement

There are no climatic impacts linked to appointing members to Community Asset Committees.

Gender Equity Statement

This report does not contribute to the promotion of gender inequalities. Mount Alexander Shire Council is committed to meeting its obligations as stated in the Gender Equity Act 2020 and to further promoting the right to equality as set out in the Charter of Human Rights. Mount Alexander Shire Council is committed to meeting its obligations as stated in the Act and to further promoting the right to equality as set out in the Charter of Human Rights.

Alternate Options

Council may resolve not to appoint the Committee members nominated by the Committee. If Council does so, it is recommended that Council provide a reason why any appointment has not been made.

Communication and Consultation

Collaborate:

We will work together with our community to formulate solutions and incorporate our community's advice and recommendations into our decisions to the maximum extent possible.

Legislation

Local Government Act 2020

65 Community Asset Committee

1. *A Council may establish a Community Asset Committee and appoint as many members to the Community Asset Committee as the Council considers necessary to enable the Community Asset Committee to achieve the purpose specified in subsection (2).*
2. *A Council may only establish a Community Asset Committee for the purpose of managing a community asset in the municipal district.*

Note: See section 47 for delegation to members of a Community Asset Committee by the Chief Executive Officer.

47 Delegations by Chief Executive Officer

1. *The Chief Executive Officer may by instrument of delegation delegate any power, duty or function of the Council that has been delegated to the Chief Executive Officer by the Council to—*
 - a. *a member of Council staff; or*
 - b. *the members of a Community Asset Committee.*
2. *The Chief Executive Officer may by instrument of delegation delegate any power, duty or function conferred by this Act or any other Act on the Chief Executive Officer, other than this power of delegation and the power of delegation under subsection (1), to a member of Council staff.*
3. *A delegation under this section to a member of Council staff may be made to—*
 - a. *a person named in the delegation; or*
 - b. *the holder of an office or position specified in the delegation.*
4. *A delegation under this section to the members of a Community Asset Committee is to be exercised subject to the terms and conditions specified by the Chief Executive Officer, which must include the following—*
 - a. *the specified limit on any financial delegation and the specified purpose for which the financial delegation may be used;*
 - b. *compliance with specified governance requirements to ensure appropriate standards of probity are met;*
 - c. *specified monitoring and reporting of the activities and performance of the Community Asset Committee.*

-
5. *A member of a Community Asset Committee to whom a delegation is given under this section can only exercise the delegation while acting as a member of the Community Asset Committee at a meeting of the Community Asset Committee.*
 6. *A Chief Executive Officer must submit an annual report to the Council in relation to the activities and performance of a Community Asset Committee in respect of which the members have been given a delegation under this section.*
 7. *A Chief Executive Officer must keep a register of delegations made under this section.*
 8. *Unless sooner revoked, a delegation made by a Chief Executive Officer under the Local Government Act 1989 continues in force until 1 September 2020.*

Strategies and Policy Impacts

Council Plan 2025-2029

Focus Area: Communities - Healthy, connected and inclusive communities.

- A strong, connected network of community-led wellbeing initiatives.
- Vibrant townships, reflecting local spirit and aspirations.

Child Safe Standards

Mount Alexander Shire Council is committed to being a child safe organisation and has zero tolerance for child abuse. We recognise our legal and moral responsibilities in keeping children and young people safe from harm and promoting their best interests.

All children who come in contact with Councillors, employees, contractors, and volunteers from the organisation have a right to be and feel safe. We have specific policies, procedures, and training in place to support employees, volunteers, and contractors to achieve these commitments.

We create environments where all children have a voice and are listened to, their views are respected and they contribute to how we plan for, design and develop our services and activities.

Declarations of Conflict of Interest

Under section 130 of the *Local Government Act 2020*, Officers providing advice to Council must disclose any interests, including the type of interest.

No conflicts of interest

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

10. DELEGATES REPORTS

Meetings attended by CEO and Mayor from 22 April 2026 to 19 May 2026.

MEETING	CEO	MAYOR
Attended funding announcement by Lisa Chesters MP for the James Creek bridge replacement project (Deputy Mayor Matthew Driscoll; Councillor Phillip Walker; Michael Annear, Director Infrastructure and Development; Phil Garner, Manager Engineering also in attendance)	✓	
Attended Loddon Campaspe Councils CEOs meeting	✓	
Attended Local Government Professionals CEO Dinner and Forum	✓	
Gold Central Vic radio interview	✓	
Meeting with Gaelle Broad MP to discuss the Harcourt Recovery Prospectus	✓	
Attended Community Waste Reference Group meeting		✓
Provided evidence at the 2026 summer fires public inquiry hearing at Harcourt	✓	✓
Attended Rural Councils Victoria Committee CEOs meeting to discuss proposed 2026 State election platform	✓	
Attended Rural Councils Victoria Committee meeting as Loddon Campaspe's CEO representative	✓	
Held listening posts at Maxi IGA and Woolworths, Castlemaine		✓
Mayor presided over Citizenship Ceremony (Lisa Chesters MP; Councillors Rosalie Hastwell and Phillip Walker; Julie Landy, Director Corporate Services; Michael Annear, Director Infrastructure and Development also in attendance)	✓	✓
Gold Central Vic radio interview	✓	
Power, Prosperity and Planet book launch		✓
MAINfm – Saltgrass Podcast – Discussion around waste management		✓
Attended funding announcement by Maree Edwards MP for the Castlemaine Skatepark design project and Newstead Outdoor Exercise Equipment project (Michael Annear, Director Infrastructure and Development; Karen Evennett, Manager Parks Recreation and Community Facilities also in attendance)	✓	✓

MEETING	CEO	MAYOR
Meeting with Maree Edwards MP to discuss matters of common interest for Mount Alexander Shire	✓	✓
Meeting with Regional Director, Regional Development Victoria and Director A&NZ Flowserve to discuss matters of common interest for Castlemaine (Daniel Bone, Acting Manager Economy and Culture also in attendance)	✓	
Attended Loddon Campaspe Shire Councils Mayors and CEOs meeting (Councillor Phillip Walker also in attendance)	✓	✓
Attended Victorian Goldfields World Heritage, Regional Partnership Summit		✓
Meeting with CEO, Workspace to discuss lease of Etty Street, Castlemaine site	✓	
Co-Chaired (Mayor Heydon) Indigenous Roundtable		✓
Meeting with CEO, Dhelkaya Health and Principal, Castlemaine Secondary College to discuss matters of common interest for Mount Alexander Shire	✓	
Onsite tour and meeting with General Manager – Maldon Gold Project, Kaiser Reef to discuss current and future activities (Michael Annear, Director Infrastructure and Development and Daniel Bone, Acting Manager Economy and Culture also in attendance)	✓	✓
Gold Central Vic radio interview	✓	
Meeting with developer to discuss potential tourism development opportunity for Mount Alexander Shire (Daniel Bone, Acting Manager Economy and Culture also in attendance)	✓	✓
Meeting with representative from My Home Network		✓
Meeting with Regional Director, Department of Energy, Environment and Climate Action to discuss matters of common interest for Mount Alexander Shire	✓	
Attended Municipal Association of Victoria's monthly connect meeting for CEOs	✓	
Meeting with Principal, Castlemaine Secondary College to discuss traffic management concerns	✓	
Meeting with resident to discuss potential funding donation opportunity	✓	✓
Gold Central Vic radio interview	✓	

Councillor Maddock noted that he had attended the David Attenborough 100th Birthday Fringe fundraiser, the Castlemaine Community House Town Open Day and enjoyed coaching the Under 5's Mini Roo's at the Chewton Soldier Memorial Fields.

Councillor Hastwell advised that she attended Maldon's 60th Anniversary as a notable town and a memorial event for Graham Pitts, a Maldon resident, writer, activist and creative.

Councillor Walker advised that he had attended the launch of the new CFA building in Metcalfe.

Mayor Heydon noted that he presided over a Citizenship Ceremony earlier in the month and noted what positive experience it was.

Councillor Annear noted the impact of Council decisions and the stress experienced by Councillors in relation to those decisions such as Camp Reserve. She advised that she had experienced disrespect and judgement from community members, which is draining and unnecessary.

Councillors expressed respect and support for Councillor Annear, acknowledged the 'emotional rollercoaster' of being on Council and thanked her for raising impactful parts of experiences as Councillors.

11. NOTICES OF MOTION

Nil.

12. URGENT SPECIAL BUSINESS

12.1. Urgent Special Business 2026/001 - Castlemaine Childcare Co-operative Ltd (Carinya) Lease

MOVED COUNCILLOR ANNEAR

That a matter of Urgent Special Business be accepted, in relation to the Castlemaine Childcare Co-operative Ltd (Carinya) Lease.

SECONDED COUNCILLOR MALTBY

CARRIED

Councillor Maddock declared a Material Conflict of Interest with the matter and left the Chamber at 9.26 pm.

MOVED COUNCILLOR ANNEAR

That Council:

- 1. Acknowledges the important and long-standing role that Castlemaine Childcare Co-operative Ltd (Carinya) has played in offering childcare and early education services to our community, their established partnership with Council through their recently expired 30-year peppercorn lease of 15 Templeton Street, Castlemaine, and the urgent need to expand early education services in our Shire.**
- 2. Acknowledges that Carinya needs to confirm they have a lease or agreement to a long-term lease of 30-years for 15 Templeton Street, Castlemaine, to be eligible to apply for the current round of Building Early Education Fund grants, intending to expand its service, if successful.**
- 3. Acknowledges the responsibility in accordance with section 115 of the *Local Government Act 2020* and Council's Community Engagement Policy to give public notice of the intention to enter a Lease with the Castlemaine Childcare Co-operative Ltd for the Council owned property at 15 Tempelton Street, Castlemaine.**
- 4. Considers it justifiable to accept a shorter-than-normal timeframe for community consultation, given the time constraints, and the potential benefit to the community in supporting the expansion of Carinya's services.**
- 5. Notes the consultation data gathered during community consultation on this matter.**
- 6. Approves the CEO to issue a Letter of Agreement to enter into a 30-year lease with Carinya for use of the land at 15 Templeton Street, Castlemaine at peppercorn rent rates.**
- 7. Delegates to the CEO authority to enter into a 30 year lease with Castlemaine Childcare Co-operative Ltd for 15 Templeton Street, Castlemaine at peppercorn rent and including conditions deemed appropriate by the CEO.**
- 8. Notes the relevant deadline for the Building Early Education Fund small-scale capital grant application of 5.00pm AEST on 29 May 2026 and seeks that the letter of agreement to enter into a lease and a letter of support be delivered to Carinya in a timely manner to enable the completion of their application.**

SECONDED COUNCILLOR MALTBY

CARRIED.

COUNCILLOR ANNEAR CALLED FOR A DIVISION

Councillors For: Annear, Walker, Driscoll, Cordy, Maltby, Hastwell and Heydon

Councillors Against: Nil.

Background:

Carinya Early Education Hub is a not-for-profit community co-operative situated on land owned by the Cooperative at 17 Templeton Street and Mount Alexander Shire Council-owned land at 15 Templeton Street, in Castlemaine, and has been providing accredited, quality childcare to the Mount Alexander Shire community since 1979. The Co-operative continues to be governed by a Committee of Management of elected parents who are shareholders.

At present, the hub provides 65 places for long daycare for children between the ages of six weeks and five years of age, including a full kinder and pre-kinder program.

The hub also manages and operates the Carinya Family Day Care scheme; a network of educators who provide programs for under school age children in their own homes and school-age children in schools including daycare, before and after school care, holiday care, and 24-hour care.

Our Shire continues to experience childcare shortages that are impacting many families. All local childcare options have extensive waitlists – with Carinya’s containing around 200 families waiting to access childcare.

“Childcare deserts” like this, disproportionately affect regional and rural communities and are compounded by the lack of affordable housing, qualified staff, and appropriate infrastructure, and higher operational costs for childcare centres.

Lack of access to childcare has been found to contribute to children’s educational and social disadvantage from a young age. It limits their parents’ and carers’ ability to engage in employment, and disproportionately affects women, who are often primary carers. This, in turn, limits family income and leads to financial stress, particularly under the current housing, cost of living, and fuel crises.

Proposed grant application:

Recognising these ongoing challenges, Carinya has expressed their desire to apply for a small-scale capital grant through the Federal Government’s Building Early Education Fund, to enable them to expand their childcare capacity. The grant is open to small, not-for-profit Child Care Subsidy-approved providers, and targets outer suburbs, regional, and remote communities, and areas of high unmet need.

To apply, the applicant must:

1. Have the support of their local Council and;
2. Have secured tenure over the subject land.

As Council owns 15 Templeton Street Castlemaine, and Carinya’s previous 30-year lease with Council is currently in overholding, they require a new, long-term lease to satisfy the requirements of the grant application and proceed with their submission, which is due very soon – by 29 May 2026.

Given this tight timeframe, as well as the timing of Meetings of Council, the only way to meet the grant application deadline is to make a decision about the future-lease of the Carinya site at tonight’s Council meeting.

Applicable Legislation and Policy:

Local Government Act 2020

Section 115 of the *Local Government Act 2020* states that if a Council proposes to lease land, and the lease is —

(a) for one year or more and—

- (i) the rent for any period of the lease is \$100 000 or more a year; or

-
- (ii) the current market rental value of the land is \$100 000 or more a year; or
(b) for 10 years or more—

Then the Council must undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal before entering into the lease.

Mount Alexander Shire Council's Community Engagement Policy 2024

Mount Alexander Shire Council's Community Engagement Policy 2024 establishes a clear standard for the exchange of information between Council and the community, ensuring that community engagement is integrated into core business to support decision-making, build relationships, and strengthen communities.

Mount Alexander Shire Council's Property Leasing and Licensing Policy 2025

Mount Alexander Shire Council's Property Leasing and Licensing Policy 2025 establishes an operational framework for the allocation and administration of leases and licences of Council owned and managed properties through a fair, equitable, consistent, and transparent process.

It highlights that, "There is considerable community benefit to be gained by providing property to community groups, clubs, and other not-for-profit groups as their purpose is generally to promote and deliver social, recreational, sporting, educational and/or community engagement benefits for residents".

The Need for Speed:

Due to the impending deadline (29 May 2026) for Carinya to submit a grant application to the *Building Early Education Fund*, and the fact that there is only one scheduled Meeting of Council before then (19 May 2026), there is not time to engage in community consultation for the usual length of time (typically between 3-4 weeks).

To facilitate Carinya's application, Council has opted to hold community consultation for a shorter period of time – from 6 May until 15 May (10 days). Council Officers have advised that this is sufficient to meet its obligations under the *Local Government Act 2026* and, while not normative practice, is still in line with Council policy requirements.

Conducted via Council's online consultation portal, SHAPE Mount Alexander, community members are given background on Carinya's operations, their intention to seek a grant to expand their centre for which they need a renewed 30-year lease, and the reasons why the consultation process is condensed.

The yes/no question then posed is: Do you support Council offering this lease?

Data from this poll will be shared with Councillor's prior to the Meeting of Council 19 May 2026, ensuring community voice informs their decision.

Council Officer Comment

To support Council's consideration of the Urgent Business, Council Officers provide the following information.

Mount Alexander Shire Council is the owner of 15 Templeton Street, Castlemaine and has leased the premises to Castlemaine Childcare Co-operative Ltd for over 30 years. Over this time, the buildings and site has been established for the provision of childcare services. Where Castlemaine Childcare Co-operative Ltd has offered childcare to the community of Mount Alexander.

In accordance with the Mount Alexander Shire Council's Property Leasing and Licensing Policy 2025, and Property Leasing and Licensing Procedure 2025, Council Officers have advised Council of the requirement in accordance with section 115 of the *Local Government*

Act 2020 and Council's Community Engagement Policy to give public notice of the intention to enter a lease with the Castlemaine Childcare Co-operative Ltd for the Council owned property at 15 Tempelton Street, Castlemaine.

Public notice was posted on the Shape Mount Alexander Shire website from 6-15 May 2026. In total 310 responses were received, with 305 indicating support and five response opposed to Council offering a long-term lease to the Castlemaine Childcare Co-operative Ltd for the use of 15 Tempelton Street, Castlemaine.

Council Officers have undertaken a rapid review of the Community Benefit of the property. This has noted the property:

- has been established for the provision of childcare or similar services;
- is not suitable to be licenced to multiple organisations due to the function of the property and regulations related to childcare provision, and that a lease arrangement could be considered.

The rapid review further identified the provision of childcare services aligns with Council's:

- Annual Plan 2025-2029, Focus Area 1 – Communities, and the recognition of the importance of investigating in and advocating for increased childcare and kindergarten opportunities.
- Early Years Plan 2022-2026, Priority Area 2: Supporting (Our families are supported by their communities and services), action 2.1.2 Support efforts to increase childcare places throughout the Shire (including kinder and OSHC) and State funding for infrastructure.

The Mayor adjourned the Meeting at 9.40 pm to reconvene at 9.50 pm.

All Councillors returned to the chamber at 9.50pm

The Meeting reconvened at 9.51 pm.

12.2. Urgent Special Business 2026/002 - Planning Permit Application PA077/2025 - Camp Reserve, Castlemaine

MOVED COUNCILLOR MALTBY

That Council accept a matter of urgent special business, in relation to Planning Permit Application PA077/2025 , in accordance with Council Rules 13.1 (h). A motion is required as it is a planning permit application.

SECONDED COUNCILLOR WALKER

CARRIED.

MOVED COUNCILLOR HASTWELL

That this matter be deferred to a future Meeting of Council to enable Officers to prepare grounds for refusal.

SECONDED COUNCILLOR CORDY

CARRIED.

13. CONFIDENTIAL ITEMS

Nil.

14. MEETING CLOSE

Meeting closed at 9.59 pm.