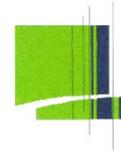

GORDON GARDENS MASTERPLAN REPORT – SEPTEMBER 2019

Prepared by:

Michael Smith and Associates
Landscape Architecture and Urban Design

Office: 1st Floor, 407 Whitehorse Road, Balwyn, 3103
Postal: 5 Jervis Street, Camberwell, 3124
Tel: (03) 9830 0414
Mobile: 0418 172 863
Fax: (03) 9830 2555
Email: mike@msalandurb.com.au



In conjunction with the following subconsultants:

Sands de Vos Architects and Heritage Consultants
Architecture and Heritage Consultancy
Suite 6, 163 Commercial Road,
South Yarra, 3141

ASR Research
Community and Recreation Facility Planning
Suite 7, 321 Chapel Street
Prahran, 3181



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Fax: (03) 9830 2555
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Prahran, 3181

<p>Report Issue: Draft May 2019 REVA - Final September 2019</p>
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ACKNOWLEDGMENTS:

Zane Nichol: Co-ordinator Operational Open Spaces Central Goldfields Shire (CGS)
Karen Douglas: Administrator (CGS)
Rebecca Stockfeld: General Manager Infrastructure Assets and Planning (CGS)
Glenn Deaker: Manager Operations (CGS)
Dunolly Primary School
Philip Ashton
Deborah Halpin

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1 Project Objectives

Project Objectives

Central Goldfields Shire Council has set the following Aims and Objectives for the preparation of the Gordon Gardens Masterplan.

- Provide for a framework and directions to guide Central Goldfields Shire Council's future work including planting and development of the gardens for example, as paths, new plantings, shade, seating, new facilities and removal of facilities.
 - Reinforce the community's value they place on the gardens as an area to relax, socialize and play.
 - Understand the mixed views held by the community in regard to facilities, return to a formal heritage park to provision of sport(s) courts, removal of some or all of the existing tennis courts and the need for a green grassed area.
 - Preparation of a species list for themed gardens.
 - Respect the local heritage of the gardens. The gardens are within Shire's Planning Scheme's Heritage Overlay and are of local significance.
 - Provide guidance on whether the recently made four mosaic art pieces should be located in the gardens and if one or more can be located in the gardens and consider their locations.
 - Build on the recent consultation program already undertaken by Council and Dunolly Primary School children which highlighted the community value the gardens as a place to relax, socialise and play.
- Review the mixed consultation responses from the community ranging from a return to the heritage garden plan, the potential of a basketball backboard / half basketball court, removal of some or all of the tennis courts and the need to keep the area greener. The matter concerning the tennis courts will require comprehensive consultation with the tennis club and other community groups.
 - Consider if the heritage sense of space still registers and whether it is appropriate to pursue a formal heritage space.
 - Understand the environmental / climatic conditions of a hot dry climate and shallow soil profile.
 - The need to maximize shade for park users.
 - The Masterplan report and presentations made during the course of the study need to be clear and concise to minimize ambiguity.
 - Work with council stakeholders and the community to achieve the best outcomes for the local community in the use of resources.
 - Preparation of a concept plan to provide the Key Directions and Strategies based on the stakeholder and community consultation and engagement process, including the Assessment of Merit of ideas already prepared by the Council and the community including the students of the Dunolly Primary School.



2 Introduction

2.1 Context

Before gold was discovered, the area around Dunolly had been selected by a Scottish born immigrant Archibald Campbell McDougall. In 1845 he named his sheep run 'Dunolly' after the rocky crag in the Bay of Oban – Dunolly Castle. The Dunolly area was part of the lands of the Dja Dja Wurrung Clan. The Port Phillip District was a pastoral outpost of the Colony of New South Wales. Within 3 months of separation of Victoria from NSW, gold was found in 1856 and changed the entire picture of the central goldfields region, in terms of influx of miners and settlement. In February 1859 'The Welcome Stranger Nugget' was found at Moliagul, ten kilometres north east of Dunolly. It was the largest nugget ever found in the world and was brought to Dunolly three days after its discovery to be weighed and sold at the London Bank in Broadway, Dunolly's main street.



The goldfields of tents and shacks were generally lawless and there was need to establish law and order and permanence. The Courthouse and Police Barracks addressed the law and order issue.



Broadway's buildings reflect the various professions, trades and commercial endeavors which followed the gold rush. Solicitors, doctors, foundry workers, shopkeepers and hoteliers established a degree of permanence in rural townships and Dunolly was no exception. By 1858 hardware stores, drapers, butchers and hotels lined Broadway. The wide streets on the grid pattern were intended to service a town of similar proportions to that of Maryborough or Castlemaine. Dunolly's historic buildings such as the Royal Hotel with its two iconic Canary Island Palms to the frontage are actively used and reinforce the heritage values of the township.

Dunolly is a service centre for the surrounding farming community and provide basic services for local residents, however there are no major manufacturing or industrial operators in Dunolly.

2.2 Dunolly Urban Design Framework

During 2002 MSA prepared the Dunolly Urban Design Framework (UDF) and it laid the foundation for Dunolly's main street, Broadway, to receive

a significant streetscape upgrade in the form of asphalt footpaths, bisected by a regular grid of exposed aggregate concrete bands.

The UDF identified the Gordon Gardens as a key focus for further community activities. This has recently been reinforced by Council's consultation and engagement with the community and primary school children in 2018 and as part of the current Masterplan process in April 2019.



3 Process

The table below outlines the actions undertaken to inform the preparation of the Gordon Gardens Masterplan in Central Goldfields Shire.

March 2019	<p>Appointment of Consultant</p> <p>Central Goldfields Shire Council appointed Michael Smith and Associates (MSA) in conjunction with Sands de Vos Architects and Heritage Consultants (SDV) and ASR Research (ASR) to prepare the Masterplan for the Gordon Gardens in Dunolly.</p>
April 2019	<p>Council Briefing Meeting / Stakeholder Consultation and Site Visit</p> <p>Council's Co-ordinator Operational Open Spaces (Project Officer) along with Central Goldfields Shire's General Manager, Administrator, and Manager Operations provided briefing advice to Michael Smith and Associates, Sands de Vos Architects and Heritage Consultants and ASR Research on Wednesday the 3rd of April 2019. At the same session, key stakeholders including school children of the Dunolly Primary School were invited to attend and make comment.</p> <p>MSA presented the preliminary draft Masterplan based on community consultation undertaken by council in 2018.</p> <p>Following the briefing meeting / stakeholder consultation, MSA, SDV and ASR undertook</p>

	<p>the initial site analysis at the Gordon Gardens. The consultant team reviewed the attributes, opportunities and constraints for the reserve with council and some stakeholders. Several senior council officers attended a review of the senior citizens and bowls club interface with reference to access and car parking.</p>
April 2019	<p>Community Consultation</p> <p>A User Group consultation meeting was held in the evening of the 3rd of April 2019. The meeting was attended by council's Project Manager, MSA representatives and eighteen members of the community.</p> <p>MSA presented the Preliminary Draft Masterplan based on community consultation undertaken by council in 2018.</p>
May 2019	<p>Preparation of the Background and Findings Report</p> <p>MSA prepared the Background and Findings Report documenting council's 2018 community consultation, MSA's site analysis results of the community and stakeholder workshops for council review.</p>
May 2019	<p>Preliminary Draft Key Directions Plan</p> <p>MSA revised the Preliminary Draft Key Directions Plan following review of the Sketch Plan provided to council.</p>
June - July 2019	<p>Draft Masterplan Public Exhibition period</p> <p>Between 25th June and 31st July 2019, the Draft Masterplan was placed online and as a hardcopy as part of the public exhibition period. Written submissions of community</p>

	comments was obtained to be incorporated into the final Gordon Gardens Masterplan
August 2019	Assessment of Merit and Final Masterplan MSA prepared an Assessment of Merit of the feedback received during the public exhibition period. Only comments and ideas that are either in disagreement to the Masterplan's strategies or new ideas have been recorded. Following the Assessment of Merit, the Masterplan and Masterplan Report was revised to incorporate the community's feedback.

4 Site Analysis

The Gordon Gardens are named after General Robert Gordon, killed in the opening skirmish of the Sudan War in 1882. It is a Crown Reserve of 2.1Ha and Council is the Committee of Management. A key issue for circulation, legibility and providing awareness for particularly visitors to the township is the lack of corridors and visual/ physical connections between Broadway and Barkly Street. Past research with residents during the UDF of 2002, indicated that approximately eighty years ago there were links between Broadway and Barkly Street and the Gordon Gardens. This changed over time as property owners were not comfortable with parts of their property and businesses providing public access to Barkly Street and the gardens. Certain alignments of Elm trees on the Barkly Street side of the Gordon Gardens portray this lost link/ access and the important relationship between Broadway and the Gordon Gardens.



The Gordon Gardens offer opportunity to continue an avenue of trees directly linking Burke Street and the vista line to the former courthouse, now the Masonic Lodge.

In 2002 our UDF identified the need for improved pathways and establish corner elements at the four corners of the gardens to define spaces to the streets and define internal potential elements such as paths and a formal avenue of trees (possibly Elms or Lindens), and perhaps groupings of trees. A fine example of an Elm tree is the large tree north of the Queen Victoria Jubilee Monument. The monument used to be a fountain and has a large trough to its surrounds.





While Broadway has strong historic cues there is little in the Gordon Gardens aside from the Queen Victoria Jubilee Monument and several trees that today outwardly reflect the history or former layout of the gardens. The gardens are located within the Shire's Planning Scheme's Heritage Overlay. There are however elements such as wider paths, diagonal paths, avenues of trees and the creation of a green sitting space that would be very much appropriate to consider in as a design opportunity. Car parking in the reserve is not an approved use. The gardens were formally known as the Market Reserve and came into being in 1867 and later confirmed for use as a Public Gardens in 1883 by the then Borough of Dunolly.

Close to the Queen Victoria Jubilee Monument are the public toilets and a barbecue/ picnic shelter. The gardens provide community services and facilities to the south-west corner. The CFA Depot occupies a considerable site with a shed to accommodate three large fire engines and equipment. Immediately east of the CFA site is the Dunolly Bowls Club which has two creeping bent grass greens and the social club rooms present as a blank wall to the gardens. To the north of the CFA Depot is the Senior Citizens Clubrooms, with a frontage to Bull Street. A central component to the gardens is the Queen Victoria Jubilee

Monument, located immediately north-east of the Bowls Club and constructed around 1887. The Monument commemorates the Jubilee Year of Queen Victoria in 1887 along with the municipality of Dunolly becoming a borough in 1858. A geometric path layout constructed was around the same time. The former gravel paths have since been removed.

During the gardens time, various developments for the open space were proposed and opened including a school (1911), RSL Hall (1958), new council chamber and offices (1968) and an elderly persons unit (1969). Incremental development did take place being the Fire Brigade, children's playspace (1941), bowling greens and clubrooms (c1947), a swimming pool (1956), public toilets and a senior citizens club.

The reserve was once fenced with a low timber picket fence. There is a mixed tree planting of Elms, Kurrajongs, Gums, Planes, She-oaks and Melaleucas. There are groups of Pines to the north west corner.



A small skate park with steel ramps was recently constructed to the far north-eastern corner of the gardens at the Market and Thompson Streets intersection.

There are opportunities to consider dryland shrubs as a massing groundcover to certain areas to create emphasis and manage difficult areas such as the edge of the bowls club clubhouse. Genera such as *Eremophila*, *Rhagodia*, *Maireana*, *Hakea*, *Carpobrotus*, *Myoporum* and some *Cassias* come from the semi-arid inland of Australia and in Dunolly's climate would only require establishment watering over the first twelve to eighteen months, (particularly if planted in April and only supplementary watering in extremely dry periods i.e. 8 weeks in summer without rainfall.)

The Urban Design Framework of 2002 recommended the planting of a strong avenue of deciduous trees, of English Elms (*Ulmus procera*) or Lindens (*Tilia europaea*)



St John's Anglican Church is located to the immediate east side of the gardens. The church and associated school building have a strong visual connection to the gardens.



The former courthouse is located immediately north of the swimming pool and has visual connection to the gardens. Several surrounding homes indicate permanence of the township.

Five tennis courts enclosed by a chain mesh fence and gate are located in the eastern portion of Gordon Gardens with a former tennis pavilion located in the south east corner of the site. The courts are in relatively good condition however, with the absence of a tennis club in Dunolly there is an opportunity to remove some of the courts and return the site to open space. Three solar lights are located at corners of the tennis court fence.



The playspace is located north of the tennis courts and is partially shaded by two large Spotted Gums trees and a medium sized Yellow Box along the northern boundary. It is enclosed by a brown steel fence with gate entry at two points. The playspace contains a basket swing, monkey bars, a cup spinner, a swing set, two seats and a play fort that contains slides, a timber bridge, a shop window and various climbing elements. There is an opportunity to expand the playspace, provide more equipment such as a flying fox and create a theme such as a gold mining heritage theme. The expansion of the playspace would require the removal of the western row of three tennis courts.

The Dunolly swimming pool has an edge to Market Street which allows view lines into and out of the pool area. A large shade sail occupies the eastern half of the pool and the garden area contains few trees, picnic tables and an open lawn area. The area around the pool could benefit from additional shade, seating and trees.



West of the swimming pool is the pines carpark, an informal parking area amongst Canary Island and Monterey Pines which contains a prominent view line to the former courthouse.

The landscape character of the gardens comprises of a mix of exotic, native and indigenous tree species, with a significant portion of vegetation located in the site's eastern half. Large English Elms provide shade to the picnic tables to the south of the site and form an avenue along Barkly Street. Established plantings of trees including River Red Gums, Ironbarks, She-oaks, Kurrajongs, Spotted Gums and White Cedar trees enclose a small concrete and steel ramp skatepark in the north east corner of the site. The scattered trees continue west towards the existing playspace and barbeque shelter creating an open feel due to the tall trunks and lack of understorey plantings.



5 Heritage Review and Recommendations

The Heritage Review Report as an overview document was prepared by Sands de Vos Heritage Architects to accompany the Gordon Gardens Masterplan to assist in guiding council's future work in the Gordon Gardens. Refer to the Appendix section for the Heritage Review Report in whole. The key heritage recommendations in regards to the Masterplan and the impacts of the cultural significance of the gardens are listed below.

In 1986, the Bet Bet Conservation Study recommended any work in the gardens be guided by the following principles:

- Prevent further alienation of the garden area for sporting facilities.
- Screen existing sporting and other uses i.e. the Senior Citizen's Club with plantings consistent with nineteenth century remnants.
- Emphasize the East-West axis which has the Municipal Memorial as its centrepiece and introduce nineteenth century planting to its central area of the gardens.
- Retain the unpaved pathways.

5.1 Planting

The Sands de Vos' Heritage Review documents on page 7, evidence of early tree planting can be found in the 1998 Central Goldfields Shire Council Preliminary Conservation Management Plan. Along Barkly Street

remnant English Elms provide evidence of a former double row of planting – one row as street trees and a second row inside the former fenceline. This provided significant shelter from the direction of prevailing winter winds.

There are additional remnant street trees on the southern side of Barkly Street in the form of English Elms, Planes and Kurrajongs as later replacements. There is evidence of other remnant English Elms around the outskirts of the Gordon Gardens; one lone survivor as a street tree outside the Senior Citizens' Club in Bull Street and additional spaced Elms at the Wesleyan Uniting Church.

Photographic evidence exists of the use of Pines for early structural planting. There are no remnant avenue trees in Market or Thompson Streets which comprise mainly of recent plantings of Casuarinas, Acacias and Ceders. According to the Central Goldfields Shire Council Preliminary Conservation Management Plan, shrub beds did not feature except perhaps at the monument setting and there is no evidence of the early use of annuals.

The Pines in the northwest corner of the gardens were planted circa 1940s as a wind break for hot summer northerlies.

- Proposed sympathetic planting should take reference from historic planting and the earlier existing trees around the site.
- Due to the changing use of the garden from a dedicated public garden in 1883 to a recreation garden in 1949, the location of historic trees may not be as relevant in the current use of the gardens.

5.2 Fences

The site was originally fenced around the perimeter in 1887, for use as a Market Reserve to separate it from the surrounding roads. There is evidence of the fence remaining during the use as a public garden however it began to fall into a state of disrepair in 1929. The fence was removed as the use of the space changed from an open public reserve and developing sports precinct.

- The 1986 Bet Bet Shire Conservation Study recommends that fencing to the gardens should be returned to its original form – the most general design being simple wooden pickets. The 1998 Gordon Gardens Conservation Management Plan recommends that the boundary fencing not be reinstated and an alternative design treatment shall define the boundary.
- The recommended approach would be to re-establish the garden boundaries in a subtle manner with planting at defined entry points while still maintaining transparency and easy public access.
- Some fencing or open gate structure would be appropriate to the primary entry points to reinforce significant axis through the gardens.

5.3 Views and Vistas

- The 1986 Bet Bet Shire Conservation Study recommends that rears of significant buildings extending from Broadway to Barkly Street should be visible from the gardens and should be considered as part of any planning conservation.

- The 1998 Preliminary Conservation Management Plan notes there are several important views and vistas when considering the orientation. These are:
 - Views west to the mountains
 - Views to heritage buildings surrounding the reserve.
 - Views to the Post Office Tower
 - Views from off-site to the central monument.



Significant view to the Post Office tower

- It is recommended that a visual connection with the fronts of significant Victorian Buildings located to Bull, Market and Thompson Streets should be considered as part of the Masterplan.
- The rear of buildings to Barkly Street do not need to maintain a visual connection with the gardens as Victorian buildings were not generally designed to be viewed from the rear.

5.4 Pathways

Early photographs show a compacted gravel path of Dromana crushed rock, or similar and what appears to be a raised brick edge that forms a widening path around the Queen Victoria Jubilee Monument with surrounding garden beds and planting.

- The 1986 Bet Bet Shire Conservation Study recommends that pathway and road surfaces remain unpaved and are to be surfaced with gravel and to retain remnants and stone kerbing and extend where appropriate.
- The principle pathways should reinforce the significant north-south axis with the Queen Victoria Jubilee Monument to the centre. The path should have a compacted gravel surface, with ideally a brick border, particularly around the Monument and surrounded by garden beds.
- Other pathways (gravel) may have more informal borders. It is recommended in the Heritage Review that existing concrete or bitumen paths should be removed and replaced with a suitable compacted gravel.

5.5 Carparking

With the removal of fencing (circa 1930) access to the site has become unrestricted. The existing car parking to the east of the Bowls Club seems to have occurred in an unplanned organic manner and is not an appropriate or approved installation. The 1998 Central Goldfields Shire Conservation Management Plan and the 1986 Bet Bet Shire Heritage Study identified the car parking as unsuitable for the site.

The Heritage Review Report states that the unplanned outcome of car parking to the gardens is an unsuitable outcome. The car park east of the Bowls Club in its existing location adversely impacts on the significance of the site and interrupts the important north-south axis and its connections to the surrounding precinct.

- In consideration of the current use of the site as a recreational reserve and sports precinct, it is not unreasonable to consider car parking within the site. A proposed car park in the garden's north west corner is a reasonable outcome and addresses the practicalities of the current use.
- Reinstatement of appropriate planting around the proposed carpark is encouraged as the area was previously planted out.

5.6 Significant Structures

The Queen Victoria Jubilee Monument contributes to the significance of the gardens as a central axis point and feature. The significance of the Tennis Courts and associated building (1897), bowls club (circa 1946) and pool complex (c1956) have not been documented in the 1998 Conservation Management Plan.

- It is recommended that the appropriate paths and planting around the Monument not be reinstated.
- It is recommended that the monument is restored to a working fountain with the inclusion of interpretive signage that explains the history and significance.

- The existing buildings show the historical development of the site and contribute to the significance of the gardens as it has evolved over time. The buildings themselves are not culturally significant and may be altered in a sympathetic manner to suit the appropriate use and cultural significance of the gardens.



View north east towards the Masonic Centre with the Queen Victoria Jubilee Monument in the Foreground

6 Community Consultation and Engagement Process

6.1 Introduction

The following section summarises the consultation undertaken as part of the development of the Gordon Gardens Masterplan. Prior to this, Council undertook community consultation in 2018 and the results formed the basis of the material presented at the community and consultation workshops in April 2019.

- A stakeholder consultation meeting was held on Wednesday the 3rd of April at the Dunolly Town Hall on Broadway with the Consultant team and Council.
- The following evening, a community consultation workshop was held at the Dunolly Town Hall in which eighteen locals attended.

Below is a summary of the community and stakeholder consultation workshop sessions.

6.2 Stakeholder Consultation Meeting

1:00pm – 2:30pm Wednesday 3rd April 2019, Dunolly Town Hall

After introductions by Council, MSA welcomed and introduced the consultant team and explained the aims and objectives of the study and the preliminary ideas raised by the community in 2018, as listed on a plan

The meeting was opened to discussion of the 21 points listed on the preliminary plan.

Refer below for the key points of discussion:

- Dump point for waste for caravans could be considered near point No.3. Is it an appropriate place/site? Overall consensus is no, a dump point should be at or near the caravan park.
- There hasn't been a tennis club since the mid-80s or early 90s, although people do play social/casual tennis. Gates are locked. Why lock the courts? The Dunolly Primary School use the courts and the swimming pool.
- Several school children are keen to retain up to three courts. The school has two courts. The school children prefer basketball over tennis.
- The Senior Citizens site is uneven for car parking and safe access
- Accessibility is an important factor in the Masterplan, is the toilet block accessible/DDA compliant?
- The Bowls club's concern at losing car parking for the green space or corridor listed east of the bowls club.
- The advantage of the green corridor emphasised by the potential link to Broadway. There is a gap between buildings of 4 metres + corridor across Barkly Street, avenue of trees and grassed corridor encapsulating the fountain and vista to the Masonic Lodge. (Former Courthouse).
- Car loss east of the bowls club can be offset by car parking in Barkly Street, currently two crossovers. The pines area could be car parking to the northwest corner.
- Sitting under the cool shade of deciduous/evergreen trees was important to the community.

- Swimming Pool Manager: Could use swimming pool water for irrigation (water from pool can be used for in-ground sprinklers for about 3 days)
- Art involved 400 local people represented by the tiles on 4 large ceramic artworks. The tiles on the back of the four mosaic artworks are based on the theme 'sense of place' and depict elements that give Dunolly a sense of place.
- School Children: CCTV security cameras required at the tennis courts. Shade required at the swimming pool. The school children plotted shade required to the surrounding grassed area. The school children requested additional seating around the pool and the possibility of grassed mounding. Improve the grass to pool edge interface.

After meeting discussion:

- There was a request to make the gate more prominent. There was interest in artistic displays on the gates i.e. laser cut steel animals/toddlers drawings.
- Is there a citation for the heritage overlay?
- Inspection of the Senior Citizens and bowls club interface: Potential ramp and access gate to bowls club northeast corner of the senior citizens
- Potential gate east of the storage shed
- Potential disabled parking between the water tanks and shed
- Improve the visual amenity using screens/green walls/mural artworks
- The pines have tops removed, potential removal and construct a gravel car park area is uneven at present. Add new trees to the gravelled surface.
- The courthouse needs to be considered in its view line
- Potential for senior citizens to expand northward, as a forecourt

- Chalkboard near playspace or a concrete area where children can draw with chalk
- Burke Street 4 No. Brachychitons on the east nature strip. 13 metres of seal could reduce to 7.5-8 and convert to nature strip with double row of trees linked to the gardens.
- Inspection of artworks at the founding photos taken by MSA. Double sided works acknowledgement of community members' contribution of up to 400 locals.

6.3 Community Consultation Meeting

7:00pm – 9:15pm Wednesday 3rd April 2019, Dunolly Town Hall

After introductions by Council, MSA welcomed and introduced the consultant team and explained the aims and objectives of the study and the preliminary ideas raised by the community in 2018, as listed on a plan .

The meeting was opened to discussion of the 21 points listed on the preliminary plan.

Refer below for the key points of discussion:

Locals' comments:

- Cluttered lost the heritage due to competing activities. There has been no understanding of heritage.
- Can the dump point be established in the gardens? Is it an appropriate space for a dump point?
- Mining history has been ignored. Dunolly is important in the goldfield history. Many gold prospectors come to Dunolly now
- The artwork is too modern, whilst I like it, is it the right image for the gardens?
- Tourist buses need to be considered

- In a recent RACV journal, Dunolly was described as “a lovely little heritage town”
 - The bowls club will strongly object to the loss of the gravel car park east of the clubrooms. Have bowlers in the 80s and 90s who need a safe, convenient access
 - [MSA, Council] The benefits of the “hub area”, safer for children at the picnic / rotunda shelter and barbeque without cars intruding into the garden space. The visual and physical corridor between a green spine and avenue of trees and potential connection to Broadway.
 - Can a heritage mining display be incorporated in the unused tennis shed?
 - Council doesn't look after trees, my partner wheelbarrows water to the recently planted trees.
 - Concern of elderly people accessing gravel car park. They need stable surface. Consider concrete or asphalt paths within car parking areas.
 - The proposed basketball court is good as the school children are not allowed to use the courts out of hours at school.
 - The skate park is limited. Hot metal, sharp edges and 3 jumps. The locals preferred concrete ramps with multi-use space. Metal ramps are noisy.
 - Hedges create problems with motorist and pedestrian sightlines.
 - [Council] Hedges 700mm high are acceptable. Corner flowerbeds as an alternative to hedging.
 - The north west corner was meant to be a library
 - Has lighting been considered? Lighting to around the swimming pool is required
 - Lighting for the swimming pool is a high priority as it can remain open longer on hot summer nights.
 - The pool should be opened more for adults to use during the day
 - Wheel chair and gofer wheeler frame access is critical. It is a number one design consideration.
 - The bowling club is an evacuation point in an emergency. Access is important.
 - Is Barkly Street the planned truck access route? Could it be located in Inkerman Street?
 - [MSA] Truck access along Barkly Street would severely impact on the amenity, safety of the gardens and particularly the hub area (rotunda, bandstand and shelter(s)/picnic area).
 - Loss of car parking within the gravelled horseshoe shaped zone east of the bowls club. The bowls club members present at the meeting, thought if car parking could be established at the senior citizens.
 - The pines area with access to gates that would offset the loss and inconvenience of access from the east.
 - Not uncommon to have 30 grain trucks parked.
 - Like art but can artwork go in Broadway rather than the gardens? The artwork link from Broadway to Gordon Gardens (between No. 84 and Old Coach Building) is the preferred option depending on a title search. A secondary option for the artwork location is along Thompson Street to the gardens.
 - Officially the gardens are a dog-on-lead park
 - Broken glass on grass and path near the Queen Victoria Jubilee Monument
 - Online, hard copies and Welcome Record – local paper.
- Those attending the meeting voted on the 21 points at the request of one resident. The voting was recorded by MSA and will assist in determining the next strategies. Council warned that 18 members is not a representative collection of Dunolly.

7 Assessment of Merit of Community Comments

The following consultant team's comments are in support of the strategies developed which derived from the consultation and engagement process conducted by the shire in 2018 and at the consultant's two meetings within the community on Wednesday, 3rd April 2019. A summary of the Assessment of Merit is below:

Tennis courts

There was strong support to remove up to three of the five existing tennis courts, as tennis has declined in popularity within the township and not all courts are used simultaneously. The courts are currently used by the Dunolly Primary School children, who support the establishment of a basketball court. There was strong support for the establishment of a basketball court and this should double up as a netball court. One of the tennis courts should remain as a tennis court. The tennis court should be fenced to contain balls and the proposed basketball / netball court should be unfenced.

Playspace

With the removal of three tennis courts (the most westerly), there is significant potential to establish additional open space within the central area of the gardens. There was support for the upgrade and expansion of the existing playspace as a regional destination playspace, featuring special play apparatus including accessible apparatus and possibly some mining related interpretation. By creation of a regional destination playspace visitors would be attracted to the facility and other

improvements to the gardens, with benefits to the retail economy of the township. The current playspace does not have provision of shade and the expanded playspace including improvements to the existing playspace will have shade sails and canopy trees.

Car park

The north west corner presently a grassed area with a group of pine trees, offers potential for establishment of a sealed car park with drainage to trees planted within the car park. Rain gardens and tree vaults would be established for supplementary watering of the car park trees. The car park should be sealed to allow safe and convenient access for people attending the adjoining senior citizens centre. The new car park will provide convenient access to the bowls club with a path to the north side of the bowls greens. It is recommended to relocate the bowls club's maintenance shed north and the three water tanks to facilitate an east west pedestrian corridor linking the new car park to the bowls club and has an added benefit of directly lining up with the Queen Victoria Jubilee Monument, which provides interest and a point of reference. An alternative access for the bowls club is along the existing grassed area between the players shelters and the greens. This would be accessed via a ramp located at the north west corner of the bowling green.

Wheelchair access

There was strong support to provide wheelchair, gofer and walking frame access to the bowls club. Several disabled parking spaces need to be provided in Barkly Street. An existing grassed mound south of the clubrooms needs to be reshaped to provide a ramped concrete path from Barkly Street to the entrance gate. DDA compliant access from the proposed north west car park mentioned above can be gained via the access corridor parallel to the bowls club's north fenceline.

Pathways

The gardens has a narrow one metre wide diagonal path parallel to the tennis courts and an access path from the Burke Street end. With improvement of gardens including access within the proposed car park to the north west corner of the site, pathways will be an important. Access paths with DDA compliance within public spaces nowadays is mandatory and it is recommended 2.5 metre wide paths are provided within the gardens. This allows for oncoming prams, wheelchairs, goefers or walking frames to pass one another without the need to deviate from the pathway. There is merit in the provision of wider paths in terms of historical context as pathways within 19th century gardens were generally 3-5 metres in width.

Provide at least two grassed areas

The gardens have an existing irrigation system to which council has recently tested and it appears issues have been with the solenoid valves and controller, rather than spray heads and pipework. During council's consultation with the local community there was strong support for the establishment of greener spaces which is linked with the key value that locals placed on the gardens as a place to relax, socialise and play. Providing several green grassed areas will improve the visual presentation of the gardens. The irrigated grassed areas coincide with the key people congregating space. The irrigated areas need to be associated with key spaces or corridors of activity and planting within the gardens.

Perennial plants at the corners of the gardens

There was community support during the 2018 construction with locals, for better definition of the gardens along all or part of its boundaries and the interface to surrounding roads. Traditionally, 19th century gardens had timber picket or metal rod fencing to boundaries and often in parts hedges. At the consultant's community meeting in April 2019, there was

general community resistance to complete hedging or fencing of the gardens, one of the reasons was the restriction of motorist's sightlines at the corners. Following discussion at the consultant's meeting, it was decided a compromise could be met through the provision of perennial and low shrubs planted at corners and access points(paths) and their intersection to the garden's boundaries.

Seats

There are several existing picnic shelter/rotundas and several seats within the gardens, however additional seating associated with both existing and proposed canopy trees would be commensurate with the intended increase in patronage of the gardens as a community recreation resource and destination place for visitors.

Picnic facilities

The intended improvements to the gardens such as a destination playspace, gold mining interpretation, provision of updated sports courts, an up-to-date skate bowl/park, greater recognition of heritage values and the provision of irrigated grassed areas, allows for greater visitation and intensified use. The gardens have the potential for locals to host family and friends groups functions and cater for the enjoyment of visitors passing through Dunolly.

Provide barbeque, shelter and shade

There is a barbeque unit within each of two existing shelters within the gardens. As patronage of the gardens increases over time, there maybe need for the provision of additional barbeque units and associated shelters.

Provide water tanks, and provide drinking fountains

With the intended increase patronage of the gardens there is certainty the need to have two drinking fountains and bicycle racks close to the playspace, skatepark and tennis courts.

Four artworks

There was mixed community response to the provision of up to four of the recently made ceramic tile artworks in which 400 locals had contributed ideas towards the themes of the four pieces of artwork. Some community members thought the artwork was too contemporary for the gardens, others were enthusiastic to have all or some of the ceramic artworks within the gardens. On balance, artwork could be linked to Broadway and along Thompson Street then into the gardens. There is potential to connect the garden with Broadway through an old right of way (R.O.W) (subject to land ownership) between the Old Coach Building and No.84 'Thrifty on Broadway' shop. There is a direct axis line from Broadway across the gardens along Burke Street to the Masonic Lodge (former courthouse). Consideration should be given to the journey along the R.O.W across Barkly Street and the gardens as an art trail that may involve additional process of artwork by locals and the primary school.

Signage

At the meeting in April 2019 with the consultants, Dunolly's gold mining heritage was raised as an important historic aspect of the township that should be recognised and celebrated. With the removal and relocation of the skatepark, the gold mining heritage by means of a poppet head and gold panning could be created through sculpture and other elements such as sluicing, living conditions and coach transport could be depicted through interpretive signage. It is intended that interpretive signage would focus on the history of the gardens with the aid of photographs (several already sourced by the consultant team) and include interpretive

information on the mining history and art and craft movement in the township.

Currently there is general information signage about the gardens within Broadway, however additional signage in Broadway would be of benefit, as to would signage within the gardens, particularly at key people gathering areas.

Community artwork

Linked with the four ceramic tile artwork pieces recently commissioned through Deborah Halpin, there would be the opportunity to install other commissioned work, including within the main Street Broadway. Several immediate opportunities present themselves for commissioned work by preferably local/regional artisans to prepare murals/screens green walls to areas such as the east wall of the bowls club rooms, the bowls club's maintenance shed, and the three water tanks to the north west corner of the bowls club. The murals or screens should be subtle in their presentation, so as not to detract from the character and heritage's values of the gardens.

Pool opening hours

During council's community consultation program there was strong support for the swimming pool hours to be extended until 8-9 p.m. At the consultant team meeting in April 2019 there was support for increased opening hours of the swimming pool during the day. This is likely to be subject to council funding and availability of personnel.

Convert the car park east of the bowls club to a green spine

Currently there is a gravelled elongated horseshoe-shaped access track that extends north from Barkly Street to near the Queen Victoria Jubilee Monument. The gravelled area is a local and visiting team bowler's as a car park. The gravelled car park provides convenient access to the shelters and picnic facilities to the eastern edge. There was strong

support during the consultation process for establishment of green spaces for people to relax and socialise. Given the location of the rotunda, the picnic shelter/barbeque and the Queen Victoria Jubilee Monument, it is appropriate a feature green spine is created and replaces the existing gravel access track. The spine will prevent vehicles from entering into the gardens which is inappropriate use of a public area particularly where children are playing and participating in gatherings conducted at the shelter and rotunda. The green spine needs to be linked visually to Broadway and to Burke Street as previously described in No.19. The green spine should be enhanced with appropriate canopy shade trees. Early photographs already sourced by the consultant team, show large canopy trees at the vicinity of the Queen Victoria Jubilee Monument.

Tennis club house

The existing weatherboard tennis club room is half a shelter with perimeter seating within the shelter space. There was mixed reaction to retention or removal at the consultant team meeting. It would be appropriate to retain the building which is approximately 15 metres x 4 metres as a part shelter for people using the basketball court and the tennis court. The remaining closed section could be used as a meeting room for community based organisations.

Fountain

The gardens have a heritage overlay and the Queen Victoria Jubilee Monument is one of the few heritage elements that remain and the location is pivotal in the connection and vista along Burke Street to the Masonic Lodge (former courthouse). The recommissioning of the fountain will assist in the memorial providing a focal point for the green spine.

Swimming pool's shade trees

In discussion with some of the Dunolly Primary School students, the students indicated the need for improvement to the swimming pool's amenity and surrounds. This should be done by the provision of several shade sails to the grassed areas, in conjunction with additional seating and improvements to the concourse apron around the pool.

Gate

The existing pool gate to the north east corner of the pool complex could become a feature for artwork.

Ramp to the bowls club

Already mentioned

Lighting

Currently there are two solar panelled lights within the gardens and with intended increased use lighting is important to the key people congregating areas including the proposed car park to the north west corner of the gardens. Lighting to the swimming pool complex should be provided.

August 2019 Assessment of Merit

Between June and July 2019, the Gordon Gardens Draft Masterplan was displayed publically as a hardcopy and on Council's website for comment as part of the public exhibition period. In August 2019, Michael Smith and Associates prepared an Assessment of Merit of the feedback received during the public exhibition. Only comments and ideas that are either in disagreement to the Masterplan's strategies or new ideas have been recorded. Refer to Appendix 3 for the August 2019 Assessment of Merit.

8 Key Directions

8.1 Introduction

The following is a list of realistic strategies and actions taken from Council's consultation with the community in 2018 and the consultant meetings with the community and stakeholders in early April 2019.

- 1. Remove three tennis courts to return to open space grass. Upgrade one court and convert one court to a combined basketball and netball court. Consider the installation of CCTV cameras. The tennis court is to be fenced and the gate unlocked. Consider a name for the tennis court or former tennis pavilion – the name Raselli is for consideration subject to Council's approval.**

There was strong support to remove up to three of the five existing tennis courts, as tennis has declined in popularity within the township and not all courts are used simultaneously. The original tennis court was constructed in 1897 (and possibly a basketball / netball court), with additional courts and clubhouse in 1955. The early association of the courts and the gardens seem to contribute to the changing nature of the gardens to a recreation reserve (1949). The courts are currently used by the Dunolly Primary School children, who support the establishment of a basketball court. There was strong support for the establishment of a basketball court and this should double up as a netball court. One of the tennis courts should remain as a tennis court. The tennis court should be fenced, the basketball / netball court will not be fenced. During the final consultation stage, the suggestion was made to name the tennis court and / or the clubhouse after the Raselli Family. This requires further

consultation with the community and approval through the formal process and by Council.

- 2. Convert the car park area east of the bowls club to an irrigated grassed area. Provide a green link to Burke Street and the former courthouse (Masonic Lodge) to the gardens and Broadway with a strong avenue of feature trees and landscape treatment. Removal of vehicle parking in the area east of the bowls club will increase the safety for children playing and participating in gatherings at the picnic shelter and rotunda.**

Currently there is a gravelled elongated horseshoe-shaped access track that extends north from Barkly Street to near the Queen Victoria Jubilee Monument. The current informal carpark location severely compromises the axis and connection between the historic government/civic precinct to the north and the commercial precinct to the south. The removal of the informal carpark and the re-emphasise of this access with a permeable pathway and connection to the Queen Victoria Jubilee Monument will provide a good outcome in improving the historic significance of the site.

The gravelled area is a local and visiting team bowler's as a car park. The gravelled car park provides convenient access to the shelters and picnic facilities to the eastern edge of the gravelled area. There was strong support during the consultation process for establishment of green spaces for people to relax and socialise. Given the location of the rotunda, the picnic shelter/barbeque and the Queen Victoria Jubilee Monument, it is appropriate a feature green spine is created and replaces the existing gravel access track. The spine will prevent vehicles from entering into the gardens which is inappropriate use of a public area particularly where children are playing and participating in gatherings conducted at the shelter and rotunda. The green

spine needs to be linked visually to Broadway and to Burke Street and should be enhanced with appropriate canopy shade trees such as English Elms or Lindens. Early photographs already sourced by the consultant team, show large canopy trees at the vicinity of the Queen Victoria Jubilee Monument.

- 3. Provide an east – west asphalt path connecting the Senior Citizens' Club and the car park access to the bowls club. Create a visual focus to the Queen Victoria Jubilee Monument by relocating the existing bowls club maintenance shed and water tanks north.**

This will open up an important east – west axis which supports the heritage significance of the gardens through the creation of a view to the Queen Victoria Jubilee Monument.

- 4. Extend the playspace with feature play elements, including sensory features and a chalkboard. Provide additional shade trees. Make the playspace a regional destination attraction and include an all abilities selection of apparatus. Provide canopy shade trees to the playspace.**

With the removal of three tennis courts (the most westerly), there is significant potential to establish additional open space within the central area of the gardens. There was support for the upgrade and expansion of the existing playspace as a regional destination playspace, featuring special play apparatus including playspace apparatus that is accessible for people of all abilities. There is the opportunity to create gold mining related interpretation. By creation of a regional destination playspace visitors would be attracted to the facility and other improvements to the gardens, with benefits to the retail economy of the township. The current playspace does not have provision of shade and the expanded playspace including improvements to the existing playspace will have shade sails and canopy trees.

The 1986 Bet Bet Conservation Study was concerned with the use of the area as gardens as it transitioned more and more from gardens to public recreation reserve. The 1998 CMP seems to recognise this change and accepts it as the developing nature of the site and is less inclined to preserve the area as gardens and more as a public reserve, as the site has gone through dramatic change with the introduction of many public sporting facilities (bowling, tennis, basketball, swimming, skating, as well as the CFA and senior citizens club). Therefore, additional play space would further contribute to the changing (council approved) use of the gardens. However, any proposed works should also respect and be influenced by the cultural heritage of the site as early gardens; its connection with other significant surrounding sites; the connection with the north and south precincts and the axis running through the gardens that reinforce this connection. Refer to the Sands de Vos Heritage Review Report for other heritage design considerations.

- 5. Convert the Pines area to a sealed car park, suitable for approximately 40 cars. Provide tree planting of Sheoaks and Native Pines that frame the view to the courthouse.**

The north west corner of the gardens is presently a grassed area with a group of pine trees and offers potential for establishment of a sealed car park with drainage to trees planted within the car park. Rain gardens and tree vaults would be established for supplementary watering of the car park trees. It is appropriate for the planting to reflect the character of the past. The car park should be sealed to allow safe and convenient access for people attending the adjoining senior citizens centre. The new car park will provide convenient access to the bowls club with a path to the north side of the bowls greens. It is recommended to relocate the bowls club's maintenance shed north and relocate the three water tanks to facilitate an east west pedestrian corridor linking the new car park to the bowls club and has an added benefit of

directly lining up with the Queen Victoria Jubilee Monument, which provides interest and a point of reference. An alternative access for the bowls club is along the existing grassed area between the players shelters and the greens. This would be accessed via a ramp located at the north west corner of the bowling green. This option would not require relocation of the maintenance shed or the water tanks.

The open gardens and more specifically the pines have a strong association with the early planting in the gardens. The informal carparks that currently exist within the gardens was never an approved use, and occurred in an unofficial organic manner. The 1986 and 1998 conservation studies suggest that carparking on the site will dramatically compromise its significance. The proposed carpark is also directly adjacent the Former Courthouse, a significant building with a state listing (H1468). Any proposed changes should reinforce the connection of the 'gardens' with the surrounding historic buildings, including views and vistas.

To suit current and future use of facilities, it is not unreasonable to consider carparking within the gardens given the current use of the site as a recreational reserve and sports precinct. Reinstatement of appropriate planting around the proposed carpark is encouraged.

6. Provide wheelchair, gopher and walking frame access to the bowls club via a ramp at the Barkly Street frontage. Provide four disabled parking bays in Barkly Street.

There was strong support to provide wheelchair, gopher and walking frame access to the bowls club. Several disabled parking spaces need to be provided in Barkly Street. An existing grassed mound south of the clubrooms needs to be reshaped to provide a ramped concrete path from Barkly Street to the entrance gate.

DDA compliant access from the proposed north west car park mentioned above can be gained via the access corridor parallel to the bowls club's north fenceline.

7. Provide additional information and interpretive signage about the Gordon Gardens and its facilities within Broadway and the gardens. The bowls club is an emergency community evacuation point.

Currently there is general information signage about the gardens within Broadway, however additional signage in Broadway would be of benefit, as to would signage within the gardens, particularly at key people gathering areas.

The signage should also include some historical information and photographs relating to the history of the gardens and its significance. This is also outlined in Central Goldfields planning schemes:

21.10 Heritage, "Interpretation and awareness of the Shire's heritage would be improved by better interpretative signage and heritage brochures.

21.11 Tourism, "Improve heritage interpretative signage and local heritage information brochures for the townships and their mine-site environs".

8. Provide 2.5 metre wide asphalt pathways within the gardens. Provide compliant access for prams, gophers, wheelchairs and walking frames. Consider installation of several fitness stations. Construct a 2 metre wide granitic gravel path to all sides of the gardens.

The gardens have a narrow one metre wide diagonal path parallel to the tennis courts and an access path from the Burke Street end. With improvement of gardens including access within

the proposed car park to the north west corner of the site, pathways will be an important. Access paths with DDA compliance within public spaces nowadays is mandatory and it is recommended 2.5 metre wide paths are provided within the gardens. This allows for oncoming prams, wheelchairs, gophers or walking frames to pass one another without the need to deviate from the pathway. There is merit in the provision of wider paths in terms of historical context as pathways within 19th century gardens were generally 3-5 metres in width. Consider the provision of a brick border to main the north – south axis asphalt path and around the Queen Victoria Jubilee Monument.

9. Provide at least two irrigated grassed areas within the gardens close to paths, rotunda/ shelter and shade trees, to improve the visual presentation of the gardens and allow people to enjoy a green space.

The gardens have an existing irrigation system to which council has recently tested and it appears issues have been with the solenoid valves and controller, rather than spray heads and pipework. During council's consultation with the local community there was strong support for the establishment of greener spaces within the gardens which is linked with the key value that locals placed on the gardens as a place to relax, socialise and play. Providing several green grassed areas will improve the visual presentation of the gardens. The irrigated grassed areas coincide with the key people congregating space. The irrigated areas need to be associated with key spaces and corridors of activity and planting within the gardens.

Refer to the Sands de Vos Heritage Review, Recommendations – Views, Vistas and Visual Connections.

10. As reference to the former perimeter fencing of the gardens, plant low shrubs and perennials at corner points and midway points.

There was community support during the 2018 consultation with locals, for better definition of the gardens along all or part of its boundaries and the interface to surrounding roads. Traditionally, 19th century gardens had timber picket or metal rod fencing to boundaries and often in parts hedges. At the consultant's community meeting in April 2019, there was general community resistance to complete hedging or fencing of the gardens, one of the reasons was the restriction of motorist's sightlines at the corners. Following discussion at the consultant's meeting, it was decided a compromise could be met through the provision of perennial and low shrubs planted at corners and access midway points (paths) and their intersection to the garden's boundaries.

Refer to the Sands de Vos Heritage Review, Recommendations – Fencing and Visual Connections.

11. Provide additional seats throughout the gardens in conjunction with new and existing canopy trees for shade.

There are several existing picnic shelter/rotundas and several seats within the gardens, however additional seating associated with both existing and proposed canopy trees would be commensurate with the intended increase in patronage of the gardens as a community recreation resource and destination place for visitors.

12. Provide additional picnic facilities at key people gathering locations and ensure DDA access compliance.

The intended improvements to the gardens such as a destination playspace, gold mining interpretation, provision of updated sports courts, greater recognition of heritage values and the provision of irrigated grassed areas, allows for greater visitation and

intensified use. The gardens have the potential for locals to host family and friends' groups functions and cater for the enjoyment of visitors passing through Dunolly.

13. Provide barbecue facilities with shelters for shade and weather protection.

There is a barbeque unit within each of two existing shelters within the gardens. As patronage of the gardens increases over time, there may be need for the provision of additional barbeque units and associated shelters.

14. Provide drinking fountains, bicycle racks and additional litter bins, at people gathering locations.

With the intended increase patronage of the gardens there is certainly the need to have two drinking fountains and bicycle racks close to the playspace, and the two sports courts.

15. Install one of the four recently created ceramic artworks to the Barkly Street frontage close to the new avenue of trees. The other artworks will be located on a journey from Broadway.

There was mixed community response to the provision of up to four of the recently made ceramic tile artworks in which 400 locals had contributed ideas towards the themes of the four pieces of artwork. During the recent consultation process, some community members thought the artwork was too contemporary for the gardens, others were enthusiastic to have all or some of the ceramic artworks within the gardens. On balance, artwork could be linked to Broadway and along Thompson Street then into the gardens. There is potential to connect the garden with Broadway through an old right of way (R.O.W) (subject to land ownership) between the Old Coach Building and No.84 'Thrifty on Broadway' shop. There is a direct axis line from Broadway

across the gardens along Burke Street to the Masonic Lodge (former courthouse). Consideration should be given to the journey along the R.O.W across Barkly Street and the gardens as an art trail that may involve additional pieces of artwork by locals and the primary school.

16. Install mining heritage elements in the area of the existing skate park (to be removed.) Provide a roofed shelter over the mining heritage elements.

At the meeting in April 2019 with the consultants, Dunolly's gold mining heritage was raised as an important historic aspect of the township that should be recognised and celebrated. With the removal of the skatepark, the gold mining heritage by means of a poppet head and gold panning could be created through sculpture and other elements such as sluicing, living conditions and coach transport could be depicted through interpretive signage. Parts of the display should be roofed for shelter from sun and rain. It is intended that interpretive signage would focus on the history of the gardens with the aid of photographs (several already sourced by the consultant team) and include interpretive information on the mining history and art and craft movement in the township.

The steel ramps of the skatepark are noisy and the edges can be a hazard to riders and were not favourable among some of the school children present at the community consultation session. The proposed basketball court can double up as a larger flat surface for skating / riding.

The 1986 Bet Bet Conservation Study outlines the growth of Dunolly as a direct consequence of the 1856 gold rush and the current significance.

The town of Dunolly grew around the site of the Old Lead rush from the middle of 1856. The town of Dunolly grew as an administrative centre for the gold fields of central Victoria. The civic and religious buildings within the defined area reflect this expectation of continued growth. The broad expanse of Broadway also indicates the expected future role of the town. Dunolly prospered as a centre for mining, but for the rest of the nineteenth century it gradually lost people, buildings and political and economic prominence.

The significance of Dunolly lies in

1. The range of buildings which represent the immediate post-alluvial rush period.
2. The street plantings, dimensions and major commercial structures along Broadway. This street where it passes through the Area of Special Significance retains a special period character, largely created by the verandahs of shops, the larger hotels and the period features of shop fronts.
3. Some of the remaining post-gold rush buildings erected as private dwellings.

17. Consider additional community art within the gardens, including sculpture and appropriate artwork or murals canopy/ screening to the bowls club's east wall.

Linked with the four ceramic tile artwork pieces recently commissioned through Deborah Halpin, there would be the opportunity to install other commissioned artwork, including within Broadway, the main street. Several immediate opportunities present themselves for commissioned artwork by preferably local/regional artisans to prepare murals/screens green walls to areas such as the east wall of the bowls club rooms, the bowls club's maintenance shed, and the three water tanks to the north west corner of the bowls club. The murals or screens should be subtle in their presentation, so as not to detract from the character and heritage's values of the gardens.

18. Provide an additional dog poo bag station and restrict access. Officially the garden is a dog-on-lead park.

It is expected in open space areas dog poo bags are available. The gardens currently have two dispensers.

19. Extend the pool opening hours on hot evenings to 8 or 9pm and provide lighting to the swimming pool. Consider the pool opening for adults during the day.

During council's community consultation program there was strong support for the swimming pool hours to be extended until 8-9 p.m. At the consultant team meeting in April 2019 there was support for increased opening hours of the swimming pool during the day. This is likely to be subject to council funding and availability of personnel.

20. Find a use for the tennis club house, possibly community use. Half is currently a shelter and should contain a drop-in centre for specific activities. If no useful purpose is found, consider removal.

The existing weatherboard tennis club room is half a shelter with perimeter seating within the shelter space. There was mixed reaction to retention or removal at the consultant team meeting. The tennis club was part of the early development of the gardens as a public reserve and developing sporting use. The club house contributes to the changing nature of the space and should be retained and an appropriate use found. The building, which is approximately 15 metres x 4 metres could be a part shelter for people using the basketball court and the tennis court. The remaining closed section could be used as a meeting room for community-based organisations. If no useful purpose is found, consider removal.

21. Re-commission the Queen Victoria Jubilee Monument as a working fountain.

This is outlined in the conservation studies and would be a good outcome for the historic significance of the gardens. Some investigation and research would be required to ensure this was undertaken in a suitable manner.

The gardens have a heritage overlay and the Queen Victoria Jubilee Monument is one of the few heritage elements that remain and the location is pivotal in the connection and vista along Burke Street to the Masonic Lodge (former courthouse). The recommissioning of the fountain will assist in the memorial providing a focal point for the green spine.

22. Provide shade trees and shade sails within the pool's grassed areas. Provide additional seating to the pool and grassed mounding.

In discussion with some of the Dunolly Primary School students, the students indicated the need for improvement to the swimming pool's amenity and surrounds. This should be done by the provision of several shade sails to the grassed areas, in conjunction with additional seating and improvements to the concourse apron around the pool.

Consideration will need to be given to the visual bulk of the shade sails and how this can work in with the associated connections with the adjacent areas as well as the views and vistas. Also refer Sands de Vos Heritage Review Report and surrounding significant historic places.

23. Make the pool gate at the north east corner of the swimming pool more prominent by providing feature artwork.

The existing pool gate to the north east corner of the pool complex could become a feature for artwork.

24. Provide disabled car parking north east of the bowls club near the area of the three existing water tanks.

There was strong support to provide wheelchair, gopher and walking frame access to the bowls club. The disabled car parks in this location supports improved accessibility to the bowls club. Sands de Vos advised:

It would create less impact on the significance of the site if this could be located outside the perimeter of the gardens and directly adjacent to the required access points.

25. Provide a forecourt area on the north east side of the Senior Citizens Centre.

This will increase the amenity of the Senior Citizens Centre and provide a link to the proposed car park area. Refer previous points relating to the carparks by Sands de Vos.

26. Provide a link from Broadway (between No. 84 'Thrifty on Broadway' and the Old Coach Building) to the Gordon Gardens.

As mentioned in No. 15, there is potential to connect the garden with Broadway through an old right of way (R.O.W) (subject to land ownership) between the Old Coach Building and No.84 'Thrifty on Broadway' shop. There is a direct axis line from Broadway across the gardens along Burke Street to the Masonic Lodge (former courthouse).

27. Reduce the existing seal of Burke Street from approximately 13 metres to 7.5 metres, creating wide nature strips to facilitate tree planting on either side.

This will strengthen the significant axis from Broadway to Burke Street and enhance the green space within Burke Street. The view to the former courthouse, now Masonic Hall is on the axis of Burke Street.

28. Provide a bicycle pump track in the area north east of the playspace

A pump track contains a series of mounds (rollers) and berms in a compact course allowing the rider to roll through the track without the need to pedal. It is situated near the existing skatepark that is proposed to be removed and provides a less noisy form of active recreation for both teenagers and children.

29. Provide four exercise stations to the south of the playspace along the proposed path.

The exercise stations will support the health and wellbeing of the community by providing a variety of exercise opportunities in an easily accessed location. The location in close proximity to the playspace is ideal as parents / carer's may use the equipment while having surveillance over the playspace.

30. Paint colour to structures such as gazebos, shelters, rotundas, doors to toilets to be of a consistent colour. To the band rotunda / pavilion connect a power supply.

A consistent colour palette for the built form in the gardens would retain the overall visual integrity and unite elements. It would also provide a guide for maintenance crews to follow when repainting structures within the gardens. A power supply to the rotunda would support events in the western portion of the gardens.

31. Ceramic artwork should be a consideration on Market Street near the courthouse. Artisans in the community should have a say in the selection of the ceramic artworks for the gardens.

The artisans involved in facilitating the ceramic artworks should be involved in the placement and installation of the artworks. The provision of one of the ceramic artworks outside of the courthouse on Market Street will assist in the integration of the

ceramic artwork piece(s) in the gardens and strengthen the association of art within the immediate township zone.

Appendix 1

Gordon Gardens Heritage Review

Prepared by Sands de Vos Heritage Architects May 2019

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Appendix

1. Central Goldfields Shire Council, *Gordon Gardens Conservation Management Plan*, Sept 1998
2. Bet Bet Shire, Conservation Study: Volume Two, 1986
3. Central Goldfields Planning Scheme, Clause 21.10 Heritage
4. Central Goldfields Planning Scheme, Clause 22.03 Heritage

1. Introduction

This report has been prepared to accompany the Gordon Gardens, Dunolly, Master Plan, prepared by Michael Smith and Associates Landscape Architects, for the Central Goldfields Shire Council, to guide Council's future work which may include planting and development of the Gardens.

The content of this report is mainly to do with the cultural significance of the Gardens and the recommendations relating to the impacts and design suggestions to provide a historically appropriate and sympathetic outcome.

2. The Site

The Gardens are located to the east of Broadway, the main street of Dunolly. The subject site originally served to separate the Commercial Precinct to the west and the Government Precinct to the east, as well as the Hospital Reserve to the north and Church Reserve to the south¹. The subject site has a north-west to south-east axis (north-south for the purpose of this report) and is bordered by Bull Street to the north, Market Street to east, Thompson Street to the south and Barkly Street to the west. Several heritage buildings back onto the subject site from Broadway as well as several significant buildings located to the surround streets that front the Gardens.

The *Central Goldfields Shire Council Preliminary Conservation Plan* dated September 1998 describes the Gordon Gardens as follows...

Gordon Gardens is a Crown Reserve of 2.1 hectares, managed by the Central Goldfields Shire Council as the Committee of Management. Its approved use is for public parks and gardens, including bowls, tennis, swimming, children's play and social club. Car parking on the reserve is not an approved use. The western corner of the reserve is not included (it was excised for a preexisting Fire Brigade Station in 1947) An NRE inspection in 1996 reported that the reserve was 'well-maintained'.²

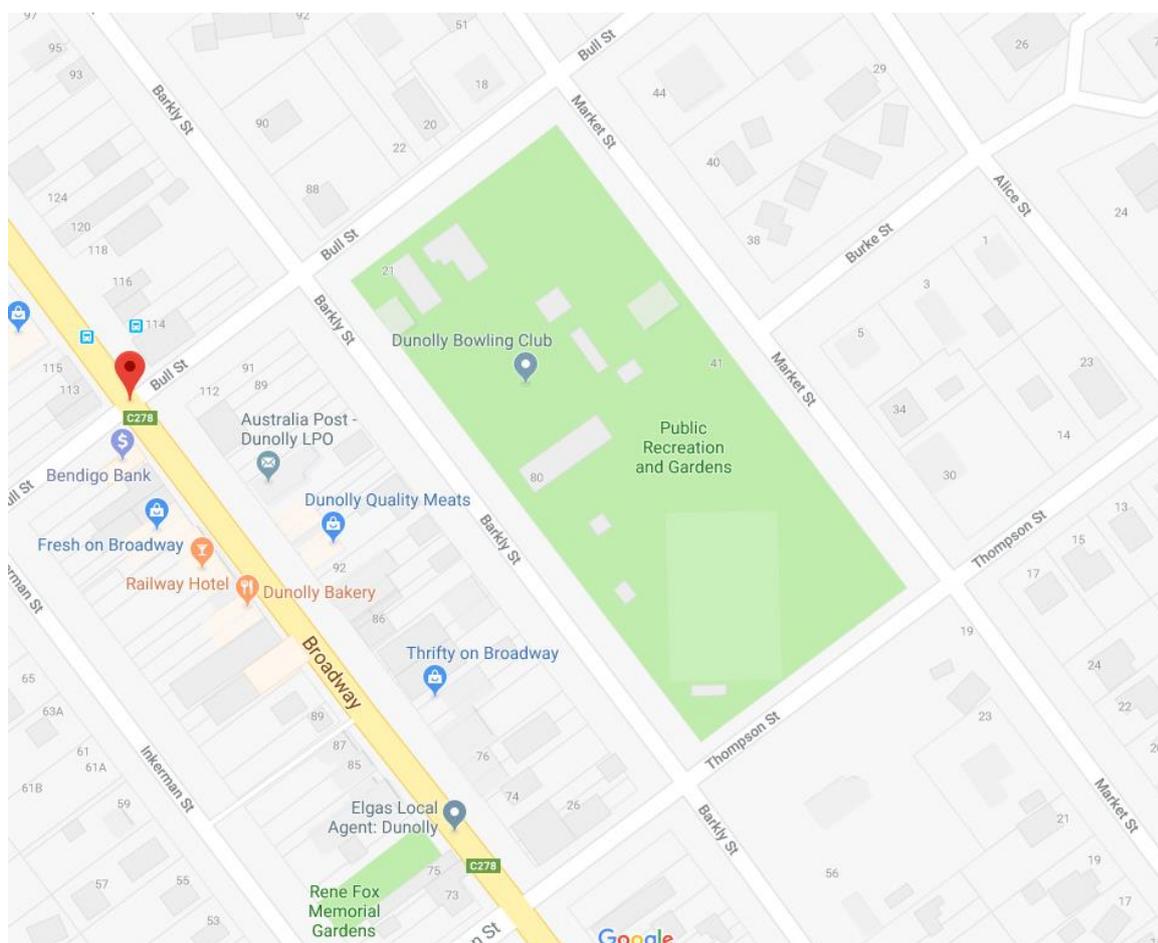


Figure 1: Gordon Gardens locality plan, Google Maps, taken 18/4/2019

¹ Bet Bet Shire, *Conservation Study: Volume Two*, 1986, pp. 14

² Central Goldfields Shire Council, *Gordon Gardens Preliminary Conservation Management Plan*, Dunolly, Sept 1998, pp 6

3. Brief History

The Gordon Gardens, formally known as The Market Reserve, came into being in 1867, it was later confirmed for use as Public Gardens in 1883 by the then Borough of Dunolly

This extract has been taken from the *Central Goldfields Shire Council Preliminary Conservation Plan* dated 1998...

The area of land now known as Gordon Gardens was originally planned as a MARKET RESERVE, a bisecting road (of 150 links. Note 100 links = 1 chain = 66 ft. = 20.12 metres) dividing the area into two equal squares with side of approximately 450 links (see plan 2 Appendix 3). Improvements included a shed 60ft x 40ftW(aligned north-south), a weighbridge and possibly fencing. Market Square was often the focus of community celebrations and concerts.

By 1867, preparations for tree planting 'on three sides' were under way, and trees were supplied by Meuller.

In 1883, the function of the reserve was changed to PUBLIC GARDENS and the central road reserve revoked. Presumably, by this time, the boundary trees were starting to impact and the market function had been abandoned. The gardens were probably named in memory of the British General Gordon, c. 1886.

A major feature of the gardens, the Queen Victoria Jubilee monument, was placed in the centre of the Gardens c. 1887. It seems likely that a simple geometric path layout, as known from a plan c1947 was constructed at this time.

Apart from the path layout, the central monument, boundary trees and fences, there is no record of other features, which probably signaled 'available empty space', as incremental development of

the gardens had commenced by 1897 with construction of tennis courts (and pavilion???)

Various other developments for the open space were proposed and opposed, including a new school (1911, the idea abandoned 1919), RSL Hall (1958), new Council Chamber and Offices (1968) and Elderly Persons Units (1969).

However, incremental development of the Gardens did occur over time, without regard for the intrinsic value of the open space, viz. The Fire Brigade Station (date unknown), children's playground c.1941, bowling green c.1946 and clubrooms c.1947, a swimming pool c.1956, modern conveniences c.1956 and Senior Citizens' Club (date unknown)

In addition, although the Pine Plantation and 'other ornamental trees had been planted, the existing 'occupations' prompted a re-evaluation of the Gardens as a PUBLIC RECREATION AND PUBLIC GARDEN RESERVE, with new Regulations and appointment of Council as Committee of Management.

Today, (September 1998), the layout and structural planting of the Gordon Gardens are significantly disrupted, and a remnant only.

The current existing conditions plan (1985) shows layout and "occupations' (see plan 7 Appendix 3).

Refer Appendix 5 Summary Development Chronology, for details.

New modern toilets were established in Garden Gardens in September 1998.³

4. Significance

The 1982 Bet Bet Conservation Study identifies the 'Commercial and Civic Precinct' including the Gordon Gardens and historic buildings, dating back to 1856, as **SIGNIFICANT**, as part of the growth as an administrative centre during the time of the gold rush.⁴

The Jubilee Monument c. 1887, also known as Queen Victoria Memorial Fountain, is the central feature of the Gardens. It demonstrates the British focus of sentiments of the time, it also marks the change from a market reserve to garden reserve.

The original perimeter planting and compacted gravel pathways around the Monument have been removed. The current base planting is a weakened treatment, lacking design integrity.

Views from the site to local landmarks and from off-site to the central monument are also significant.

An incremental loss of gardens to development has weakened the cultural significance and contributed the loss of paths; original layout; of structural planting; and of fencing. This has devalued the passive open space and the role of the Gardens⁵

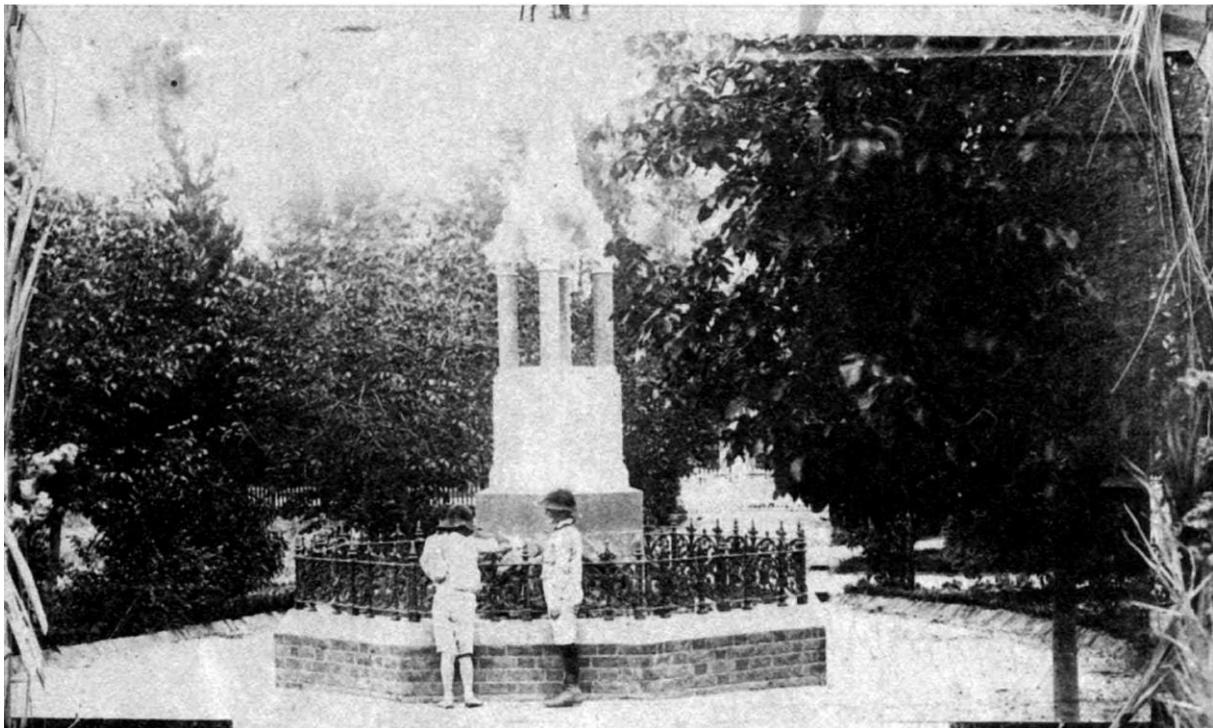


Figure 2: Queen Victoria Memorial Fountain, Gordon Gardens Dunolly, 1890s. shows the gravel path running around the perimeter with raised brick edging to the adjacent garden beds and dense planting

³ Central Goldfields Shire Council, *Gordon Gardens Preliminary Conservation Management Plan*, Dunolly, Sept 1998, pp 2

⁴ Bet Bet Shire, *Conservation Study: Volume Two*, 1986, pp. 14

⁵ Central Goldfields Shire Council, *Gordon Gardens Preliminary Conservation Management Plan*, Dunolly, Sept 1998, pp 6



Figure 3: Queen Victoria Memorial Fountain, Gordon Gardens Dunolly, c. 1920



Figure 4: Recent photo of the Fountain with the Bowls Clubhouse in the background, photo taken 25/01/2019

5. Recommendations

As part of the proposed Master Plan for The Gordon Gardens we have undertaken preliminary investigations of available material relating to the cultural significance of the Gardens and its ongoing development as a Reserve and Recreational Sports Precinct. We have prepared preliminary recommendations relating to the proposed Master Plan and the impacts on the cultural significance on the Gardens.

The 1986 *Bet Bet Conservation Study* recommended any work on the gardens be guided by the following principles:

1. Prevent Further alienation of the garden area for sporting facilities
2. Screen existing sporting and other uses (i.e. Senior Citizen's Club) with plantings consistent with nineteenth century remnants.
3. Emphasize the East-West axis which has the Municipal Memorial as its centrepiece and introduce nineteenth century planting to its central area of the Gardens.
4. Leave the unpaved pathways.⁶

The 1998 *Central Goldfields Shire Council Preliminary Conservation Management Plan* outlines further recommendations in Section 3.0 – Recommendations and Section 4.0 - The Concept Plan.

5.1 Planting

Proposed sympathetic planting should take reference from historic planting and the earlier existing trees around the site. The location of the historic trees may not be as relevant due to the changing use of the Garden from a dedicated public garden in 1883 to a public recreation area in 1949.

Some evidence of early planting can be found in the *Central Goldfields Shire Council Preliminary Conservation Management Plan* for the Gardens...

*The reserve boundary was once fenced, (see photos Appendix 2) defining it within its street context (refer Fig 8). 'Remnant trees and historic photographs provide evidence of former boundary and street tree planting. Along Barkly Street, remnant **Elms (Ulmus procera)** provide evidence of a former double row of planting, one row as street trees and a second row inside the former fence line. This is significant as shelter against the predominant direction of winter winds. In addition, there are remnant street trees on the opposite side of Barkly Street (**Elms, with Plane Trees and Kurrajongs** as later replacements). One Elm tree has survived as a street tree outside the Senior Citizens' Club in Bull Street and there are additional spaced Elms at the Wesleyan Uniting Church (Cnr. Barkly Street).*

*As there is photographic evidence of the use of **Pines (Pinus radiata)** for early structural planting, and no age assessments have been completed for the Elms, we cannot be sure which species was provided by Mueller in 1867, when the site was planted on 3 sides (see Summary Development Chronology, Appendix 5).*

*There are no remnant avenue trees in Thompson Street or Market Street, but miscellaneous species exist along the Market Street line (**Casuarina, Acacia, Cedar**) and seem to be modern plantings. Tree planting also complemented the paths layout eg. **Kurrajongs (Brachychiton populneus)**, (see photos Appendix 2) and remnant double row of **Elms** to Barkly Street, reinforcing a strong structural frame-work for the Gardens, and feature specimen trees (species unknown) were planted in the grassed areas. **Shrub beds did not feature, except perhaps in***

⁶ Bet Bet Shire, *Conservation Study: Volume Two*, 1986, pp. 48

the monument setting. *There is no evidence of the early use of annuals, (but some featuring of them today around the monument, where they are an unsuitable substitute for the missing base structure).*

A Pine (*Pinus radiata*) plantation c. 1940s exists at the Market/Bull street corner (acting as a wind break for hot summer northerlies). **Various non-indigenous natives are planted on the eastern side.** *There is a photograph and on-site evidence of a limited plant species palette of Pines., Elms, Kurrajongs (and *Prunus spp*???) but only remnants remain. There are no remnant indigenous species or botanic collections.⁷*

This extract from the Conservation Management Plan provides an indication of the planting around the subject site from between the mid nineteenth century and c. 1940. The trees nominated in the Conservation Management Plan and a comparative assessment with the existing planting should guide the landscape design for the site.



Figure 5: Gathering in Gordon Gardens in 1949 showing the extent of planting within the perimeter picket fence.



Figure 6: Photo of the Bowls Clubs c.1940 looking back to Barkly Street, showing the extent of southern planting.

⁷ Central Goldfields Shire Council, *Gordon Gardens Preliminary Conservation Management Plan*, Dunolly, Sept 1998, section 2.2, pp 3

5.2 Fences

The site was originally fenced around the perimeter in 1887, for the use a Market Reserve, separating it front the surrounding roads. The fence remained during the use as a public garden, but started to fall into disrepair in 1929. The fence was later removed as the use changed to an open public reserve and the developing sports precinct.

The Bet Bet Shire Conservation Study recommends that fencing to the Gardens ought to be returned to its original form – the most appropriate general design being simple wooden pickets.⁸ However the 1998 Gordon Gardens Conservation Management Plan recommends that the boundary fencing not be reinstated and an alternative design treatment be found to define the boundary of the Gardens.

The picket fence, while appropriate for the earlier garden use, seems to be less suitable for the contemporary use of the Reserve and Sports Precinct. The recommended approach would be to re-establish these boundaries in a subtle manner with planting and defined entry points, while still maintaining transparency and easy public access. Some fencing or open gate structures would be appropriate to the primary entry points to reinforce significant axis through the Gardens.



Figure 7: Gathering in the Gardens in 1949, a simple low picket fence can be seen in the background

5.3 View and Vistas

The 1986 *Bet Bet Conservation Study* recommends that the rears of the significant buildings, extending from Broadway through to Barkly Street, ought to be visible from the gardens and should be considered as part of any planning for conservation.⁹

The 1998 *Preliminary Conservation Management Plan* notes several views and vistas the are important when considering the orientation, these include...

- views west to the mountains
- views to heritage buildings surrounding the reserve
- views to Post Office tower
- views from off-site to central monument¹⁰

It is our recommendaiton that a visual connection with the fronts of the significant Victorian buildings located to Bull, Market and Thompson Streets should be considered as part of the Master Plan. Views

⁸ Bet Bet, *Conservation Study: Volume 2*, 1986, pp. 49

⁹ Bet Bet, *Conservation Study: Volume 2*, 1986, pp. 49

¹⁰ Central Goldfields Shire Council, *Gordon Gardens Preliminary Conservation Management Plan*, Dunolly, Sept 1998, section 2.6, pp 5

through the buildings along Barkly Street through to Broadway and the associated connections to the north-south axis of the Gardens are also important.

However, we do not agree that the rear of the building of buildings to Barkly Street need to maintain a visual connection with the Gardens. Victorian Building were generally not designed to be viewed from the rear.

5.4 Pathways

The 1986 *Bet Bet Conservation Study* recommends that pathways and road surfaces remain unpaved and are to be surfaced with gravel and to keep remnants and stone kerbing and extend where appropriate.¹¹

Early photographs show a compacted gravel path of Dromana crushed rock, or similar, with what appears to be a raised brick edge forming a widening path around the Fountain, with surrounding garden beds and planting, refer Figure 2

We recommend that the principle pathways should reinforce the significant north-south axis with the Jubilee Monument to its centre. The path should have a compacted gravel surface, ideally with a brick boarder, particularly around the fountain, and surrounded by garden beds. The arrangement of path should be of a circular or elliptical form to provide a nexus for the pathways to connect directly into.

Other paths, while still gravel, may have more informal boarders. Existing concrete or bitumen paths should be removed and replaced with a suitable compacted gravel.

5.5 Carparking

With the removal of the fencing (c.1930) access to the site has become unrestricted. The existing carparking to the east of the Bowls Club seems to have occurred in an unplanned organic manner and is not an appropriate or an approved installation. The 1998 *Central Goldfield Shire Conservation Management Plan* and the 1986 *Bet Bet Shire Heritage Study* identify car parking to the site as unsuitable.

The unplanned introduction of the carparking to the Gardens is an unsuitable outcome. The location of the existing carpark to the east of the Bowls Club interrupts the important north-south axis and its connections to the surrounding precinct. The car park in its existing location adversely impacts on the significance of the site.

However, in consideration of the current use of the site as a recreational reserve and sports precinct, it is not unreasonable to consider carparking within the site. The location of the proposed carpark to the north west corner was originally planted out. The reinstatement of appropriate planting around the new carpark provides a return to this setting. The proposed carpark is a reasonable outcome and addresses the practicalities of the current use.

¹¹ Bet Bet, *Conservation Study: Volume 2*, 1986, pp. 48 & 49

5.6 Significant Structures

The Jubilee Monument is a historically significant element which also contributes to the significance of the Gardens as a central axis point and feature. It is recommended that the appropriate paths and planting around the monument be reinstated. It is also recommended that some consideration be given to restoring the monument to a working fountain as well the installation of signage explaining its history and significance.

The original Tennis courts and pavilion (1897), bowls club (from c.1946) and pool complex (c.1956) form part of the developing use of the gardens and contribute to the public, recreational activities associated with the site. The significance of these buildings has not been documented in the 1998 Conservation Management Plan.

It is our view that the existing buildings show the historical development of the site and contribute to the significance of the Gardens as it has evolved over time. However, the buildings themselves are not culturally significant and may be altered in a sympathetic manner to suit the appropriate use and cultural significance of the gardens.

Gordon Gardens Dunolly

PRELIMINARY FOR DISCUSSION ONLY
CENTRAL GOLDFIELDS SHIRE COUNCIL
OPEN Space Planing
NO. 3; GORDON GARDENS
Dunolly.
September 1998.

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APPENDICES *(not included in this document copy, but summaries and extracts used. Most of it is of no value. Steve Barnham 2014)*

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ACKNOWLEDGMENTS

1.0 INTRODUCTION

This report is one of a series which provides guidelines for the conservation of cultural significance and sensitive future development in the major reserves, parks and gardens of the Central Goldfields Shire. The Brief for this work is attached as Appendix 1.

The process has included limited research and community consultation.

The results are now made available for additional comments by the community.

The Central Goldfields Shire was constituted on 18th January 1995, by amalgamation of the City of Maryborough, the Shire of Tullaroop, the Talbot District of the Shire of Talbot and Clunes (*Clunes is Hepburn Shire*) and the Dunolly and Bealiba districts of the Shire of Bet Bet. It has a population of approximately 15,000 people.

1.1. Land Status

Gordon Gardens is a Crown Reserve of 2.1 hectares, managed by the Central Goldfields Shire Council as the COMMITTEE OF MANAGEMENT.

Its approved use is for public parks and gardens, including bowls, tennis, swimming, children's play and social club.

Car parking on the reserve is not an approved use.

The western corner of the reserve is not included (it was excised for a preexisting Fire Brigade Station in 1947)

An NRE inspection in 1996 reported that the reserve was 'well-maintained'.

1.2 History of Development

The area of land now known as Gordon Gardens was originally planned as a MARKET RESERVE, a bisecting road (of 150 links. Note 100 links = 1 chain = 66 ft. = 20.12 metres) dividing the area into two equal squares with side of approximately 450 links (see plan 2 Appendix 3). Improvements included a shed 60ft x 40ftW(aligned north-south), a weighbridge and possibly fencing. Market Square was often the focus of community celebrations and concerts.

By 1867, preparations for tree planting 'on three sides' were under way, and trees were supplied by Mueller.

In 1883, the function of the reserve was changed to PUBLIC GARDENS and the central road reserve revoked. Presumably, by this time, the boundary trees were starting to impact and the market function had been abandoned. The gardens were probably named in memory of the British General Gordon, c. 1886.

A major feature of the gardens, the Queen Victoria Jubilee monument, was placed in the centre of the Gardens c. 1887. It seems likely that a simple geometric path layout, as known from a plan c1947 was constructed at this time.

Apart from the path layout, the central monument, boundary trees and fences, there is no record of other features, which probably signalled 'available empty space', as incremental development of the gardens had commenced by 1897 with construction of tennis courts (and pavilion???)

Various other developments for the open space were proposed and opposed, including a new school (1911, the idea abandoned 1919), RSL Hall (1958), new Council Chamber and Offices (1968) and Elderly Persons Units (1969).

However, incremental development of the Gardens did occur over time, without regard for the intrinsic value of the open space, viz. The Fire Brigade Station (date unknown), children's

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playground c.1941, bowling green c.1946 and clubrooms c.1947, a swimming pool c.1956, modern conveniences c.1956 and Senior Citizens' Club (date unknown)

In addition, although the Pine Plantation and 'other ornamental trees had been planted, the existing 'occupations' prompted a re-evaluation of the Gardens as a PUBLIC RECREATION AND PUBLIC GARDEN RESERVE, with new Regulations and appointment of Council as Committee of Management.

Today, (September 1998), the layout and structural planting of the Gordon Gardens are significantly disrupted, and a remnant only.

The current existing conditions plan (1985) shows layout and 'occupations' (see plan 7 Appendix 3).

Refer Appendix 5 Summary Development Chronology, for details.

New modern toilets were established in Garden Gardens in September 1998.

2.0 ANALYSIS

In this section, the available research data, including plans, photographs, reserve file notes, early newspaper reports and oral history, is analysed and compared with existing conditions, to establish the essence of CULTURAL HERITAGE SIGNIFICANCE and resulting IMPLICATIONS for future development of the reserve.

2.1 Gardens Layout;

As the Gardens were developed on the site of an earlier market reserve, the layout probably accepted the levels and planting which existed, with a gentle westerly fall across the naturally flat site. Although no early layout plan has been found, a file plan c. 1947 (see plan 5 Appendix 3) shows a central focus on the 1887 monument with cross paths continuing to building lines (note original paths probably modified by 1947 by 'occupations' on site) and a central plan aligning with Burke Street.

The paths are shown in early photographs as compacted (local) gravel. Edges are generally not defined by another material, except in the monument setting (see photos Appendix 2).

Today (Sept 1998), the strong simple path layout, the central focus and monument setting have been lost and only the north-south path appears to follow a former alignment, although its surface has been concreted. There is no opportunity to restore the original path layout, which has been cut off by the swimming pool and bowling green.

2.2. Planting;

The history of the development and planting of the Gordon Gardens is far more complex than indicated in the Street Tree Strategy.

The reserve boundary was once fenced, (see photos Appendix 2) defining it within its street context. 'Remnant trees and historic photographs provide evidence of former boundary and street tree planting. Along Barkly Street, remnant Elms (*Ulmus procera*) provide evidence of a former double row of planting, one row as street trees and a second row inside the former fence line. This is significant as shelter against the predominant direction of winter winds. In addition, there are remnant street trees on the opposite side of Barkly Street (Elms, with Plane Trees and Kurrajongs as later replacements). One Elm tree has survived as a street tree outside the Senior Citizens' Club in Bull Street and there are additional spaced Elms at the Wesleyan Uniting Church (Cnr. Barkly Street).

2.2 Planting;

As there is photographic evidence of the use of Pines (*Pinus radiata*) for early structural planting, and no age assessments have been completed for the Elms, we cannot be sure which species was provided by Mueller in 1867, when the site was planted on 3 sides (see Summary Development Chronology, Appendix 5).

There are no remnant avenue trees in Thompson Street or Market Street, but miscellaneous species exist along the Market Street line (*Casuarina*, *Acacia*, *Cedar*) and seem to be modern plantings. Tree planting also complemented the paths layout eg. Kurrajongs (*Brachychiton populneus*), (see photos Appendix 2) and remnant double row of Elms to Barkly Street, reinforcing a strong structural frame-work for the Gardens, and feature specimen trees (species unknown) were planted in the grassed areas. Shrub beds did not feature, except perhaps in the monument setting. There is no evidence of the early use of annuals, (but some featuring of them today around the monument, where they are an unsuitable substitute for the missing base structure).

A Pine (*Pinus radiata*) plantation c. 1940s exists at the Market/Bull street corner (acting as a wind break for hot summer northerlies). Various non-indigenous natives are planted on the eastern side. There is a photograph and on-site evidence of a limited plant species palette of Pines., Elms, Kurrajongs (and *Prunus* spp???) but only remnants remain. There are no remnant indigenous species or botanic collections.

2.3 Site Boundaries;

The site was first fenced as a market c. 1865. A timber picket boundary fence, (see photo 2 Appendix 2), may have been constructed c.1887. It was in need of repairs by 1929. Today (28/10/1998), the land between the reserve boundary and the surrounding roads presents a continuum of the lawns of the reserve (with no footpaths), and an impression that the reserve continues to the roads. The western side of the Gardens has largely been occupied by recreational facilities.

2.4 Entrances;

Timber picket gates were installed where the paths met the fences (see plan 5 Appendix 3 and photo 3 Appendix 2). Today (28/10/1998), there are no fences or gates, and access including car parking is largely unrestricted.

2.5 Structures/Features;

Extant 19th Century Weighbridge c. 1863

significance unknown

The Jubilee Monument c. 1887

central feature in the Gardens, demonstrates the British focus of sentiments of the time, also marks the change from market reserve to garden reserve.

- historically and culturally significant
- missing base structure (octagonal brick wall, decorative iron fence and pond)

The current base planting is a weakened treatment, lacking design integrity.

Tennis pavilion & courts (from 1897)

- part pavilion appears to be original, courts modern construction.
- current usage unknown.
- significance of pavilion unknown

Extant modern: post WWII

Gordon Gardens Dunolly

Bowling greens, clubhouse & sheds (from c. 1946)

- significance unknown

Picnic tables/shelter/BBQ:

- do not contribute significance

Treated pine log barriers:

- do not contribute significance

Seats:

- do not contribute significance

Netball courts:

- do not contribute significance

Signs:

- do not contribute significance

Band Rotunda (kit construction):

- does not contribute significance

Play Equipment:

- does not contribute significance

Fire Brigade:

- (land excised)

Senior Citizens Clubrooms:

- does not contribute significance

Swimming Pool/buildings/kiosk c. 1956:

- significance unknown

Toilet Block c.1956:

- does not contribute significance

Market Shed Missing (known):

(60ft. x 40ft. with 16ft. walls and iron roof, stood on north/south alignment at centre of Market Square)

Lighting:

-a standard light is known (see photo 4 Appendix 2)

2.6 Views and Vistas:

Several views and vistas are important for orientation

- views west to the mountains
- views to heritage buildings surrounding the reserve
- views to Post Office tower
- views from off-site to central monument

2.7 Sense of Place:

The quality of light, the dry climate and the colour of the earth all contribute a powerful sense of place, which could be further developed in design details.

2.8 Miscellaneous:

Regulations for the care, protection and management of the Gardens remain as gazetted in 1949.

2.9 Summary: Cultural Heritage Significance

The central Jubilee monument is the major feature of cultural heritage significance, although its significance is compromised by the loss of base details.

Views from the site to local landmarks and from off-site to the central monument are also significant.

An incremental loss of Gardens to development has weakened cultural heritage significance and contributed loss of paths layout, loss of structural planting and loss of fencing. This has devalued the passive open space role of the Gardens.

3.0 RECOMMENDATIONS:

The following recommendations for the future 'rejuvenation' of the Gordon Gardens are made in the context of the analysis of cultural heritage significance and the detailed analyses in the previous chapter.

- Develop a new master plan with input from local residents, to integrate existing 'occupations' into the Gardens.
- Provide a new path layout, focus views, restore a 'sense of place',
- Provide new shade trees and windbreaks
- Define the boundary and generally enhance the passive recreation values of the Gordon Gardens for pleasure, play and celebration. (Note that a detailed existing conditions plan with contours/ground levels is required for master planning).
- Conserve cultural heritage significance by restoring the Jubilee Monument and its former base details (or alternatively, restore base details to allow access to the pond) in conjunction with a new master plan.
- assess the existing tennis pavilion, bowls clubrooms and pool complex (etc???) for cultural heritage significance with a view to future restoration works. (Note Conservation Architect required). (Do not allow continued incremental development)
- Assess the ages of existing Elm trees (to inform assessment of cultural heritage significance)
- Provide disabled access into Gardens (in conjunction with a new master plan)
- Establish a direct walking link between the Gordon Gardens and Broadway (with appropriate directional signage)
- Remove all car parking from the site (not an approved use for the reserve)
- Preserve view lines to historic buildings fronting the reserve, to the mountain setting, to the Post Office tower and to the central Jubilee monument (do not allow planting or buildings to obscure vistas)
- Place all power lines underground.
- Redefine the Gardens boundary (do not replace fencing – design an alternative treatment)
- Replant Elm trees along boundaries as street trees on bounding streets (follow existing tree spacings)
- Plant additional (new theme) trees for summer shade.
- Retain the pine plantation for its windbreak function.
- Provide additional seating and compacted gravel/stone areas for intensive use.

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- Irrigate lawn areas.
- Review the 1949 Regulations.

4.0 The Concept Plan:

The Gordon Gardens is in need of a new master plan beyond the scope of this Brief, to provide an order to incremental development and maximise the opportunities which the site presents. This concept plan provides guidelines only and is based on an inadequate base plan, with no reference to site levels.

Main features of the concept are:

- New boundary planting and shade planting
- Monument restoration.
- New entrances including disabled access.
- New layout with central axis.
- Additional seats and picnic facilities.

Gordon Gardens Dunolly Conservation Plan
Summary Development Chronology
Gordon Gardens Dunolly formerly Market Square Dunolly.

This was compiled in 1998 subsequent to advertisements in the Welcome record 12-6-1998.

1863

Market Square submerged by heavy or consistent rain.

Celebration of the Marriage of the Prince of Wales with the Princess Alexandra of Denmark, including procession from Market Square 16th May, an ox roasted whole in Market Square. Two English Oak trees planted in Town Hall reserve.

Cows wandering around Market Square, frightening children, lowering their horns at adults, lying in the middle of streets.

Proposal to erect weighbridge and offices (200 pounds), market shed 60ft. x 40ft. with 16ft walls (150 pounds).

Town surveyor to prepare plans. Tenders called and received for erection of market shed with iron roof. Shed site to be centre of Market Square, to stand north and south. Site for weighbridge to be in Market Square at corner of Bull and Barkly Streets.

25/4/1864

'Market opened, not so many persons present as expected, some carts with garden produce had arrived but as hour of opening was not set, they were driven off again. Weather against it, sudden sharp showers. Those there, however, cleared out all their stock. No doubt when this news spreads it will be more successful. It is not its beginning but what will become that matters, when in 12 months the surrounding country wends its way to the market town.'

1865

Tender from Cullum and son received and accepted for rent of market and weighbridge for 6 months. (Mr Cullum offered to be dog inspector if his tender for Market accepted).

Completion of 'park fencing' (?) proposed and adopted, 'which would then bring in a revenue of 25 pounds per annum.

Queen's Birthday fireworks in Market Square 4/5/1865.

1867

Letter from Mueller, in reference to plants for Market Square and recreation reserve. Day labourer to prepare Market Square on three sides for trees.

Proposal that Cobb and Co should pay rent for leaving their coaches in the market shed.

Demonstration at Dunolly started at half past six, when Brass Band played anthem in Market Square. Procession ended at Market shed where children sang the National Anthem, three cheers for HRH, children fed, then left for recreation ground, where games commenced. Bonfire on hill behind Catholic Church. 'Fireworks were a failure as usual'.

1868

Dunolly Brass Band advertised monthly open concerts in Market Square (Saturdays at 3 pm)

Advertised program mainly dance tunes and operatic selections.

8/4/1872

4 acres 3 roods 20 perches permanently reserved for market purposes. Crown Grant.

1/11/1883

The whole of the ground held in trust under special act of Parliament No. DCCLXXI in the names of the Board of Lands and Works, the Mayor, Councillors and Burgesses of the Borough of

Dunolly, for (public) garden purposes only.

1885

General Gordon killed at Khartoum. Reserve probably named in his memory after this date.

1887

A stone monument to Queen Victoria's Jubilee, complete with fish pond and cast iron fence, was placed in the centre of Gordon Gardens Dunolly.

1897

Tennis and Basketball (???) area constructed (reference DNRE file letter signed J.J. Walsh to Lands Department 27/8/1947).

1911

Dunolly Borough Council voted to offer 3 of the 5 acres comprising the Gordon Gardens to the Education Department as a site for the new school. 147 ratepayers petitioned against this alienation. Subsequent to the transfer of the land, the Education Department declined to construct such buildings and the existing school was repaired. In 1919 the land was transferred back as part of the Public Gardens, following a request by the Borough of Dunolly.

1914 - 1918

First World War

1929

Application to the Lands Department requesting 20 pounds for renovations to Gordon Gardens 'in urgent need of repairs'. Expenditure documented as 'repairing fence, rehangng gate, trimming and lopping trees, burning off grass, picking up and carting asphalt from second tennis court in eadiness for laying new court'.

12 links wide unused and unmade road closed and added to the reserve (23/5/1929).

1931

Regulations for the care, protection and management of Gordon Gardens, Dunolly gazetted (superseded 1949).

1939 - 1945

Second World War

1941

Council agreed to charge 3 pounds per annum against Tennis Club for use of Reserve. Noted that 'rest used as children's playground'.

Note 100 links = 1 chain = 66ft. = 20.12 metres

1946

Bowling green constructed. (Reference DNRE file letter signed J.J. Walsh to Lands Department 27.8.1947).

1947

Site excised for legal occupation by Fire Brigade Station (100 links frontage to Bull Street and 140 links frontage to Barkly Street).

'A bathing pool to be constructed shortly'.

'A small plantation of Pinus insignis (now Pinus radiata), and other ornamental trees are planted on the vacant areas' (Reference DNRE file letter J.J. Walsh to Lands Department 27/8/1947). (2)

Bowling green clubrooms built ???

1949

Existing 'occupations' deemed not in keeping with reserve for public gardens, temporarily reserved for public recreation and public gardens.

Council appointed Committee of Management; new Regulations drawn up.

1953

Shire of Bet Bet local Committee of Management for the gardens.

Present improvements — tennis courts and pavilion; bowling green and clubhouse; equipped children's playground; modern public conveniences (not yet completed).

1955

Extension of bowling club and tennis club.

Bowling club granted extra area 70 feet x 40 feet for extension of its links, Tennis Club recently extended from 2 double courts to 4 double and 1 single. Neither club has own conveniences.

Increase in rent for bowling club and tennis club (each to 6 pounds).

1956

Melbourne Olympic Games

Swimming Pool completed ???

File entry 15/2/1956 notes: Existing Pine Plantation, planted by Boy Scouts — trees purchased and supplied by Progress Association (note local anecdotal evidence that Pine plantation planted by local school, c. 1940);

Existing slide and swings; Existing War Memorial (now removed to Main Street - Broadway);

Conveniences uncompleted; Excavation only completed for pool 15/2/56)

Fence pickets unmaintained.

1958

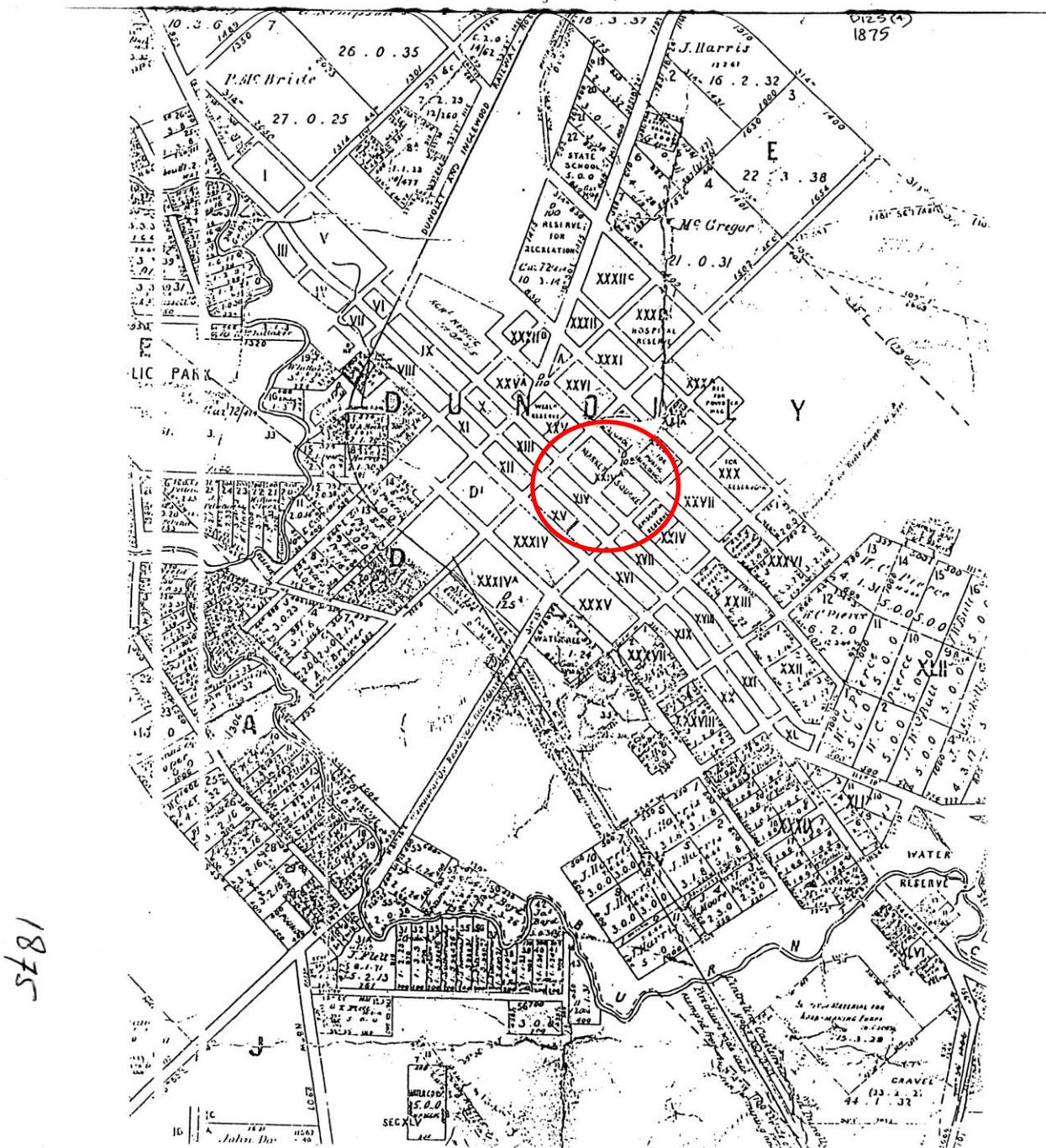
Proposal for RSL hall on site - not agreed by Lands Department.

1967

Photograph on file shows several large trees in Gordon Gardens; possibly a Bunya Bunya Pine behind the Elderly Citizens Club? And a Eucalypt outside the CFA; also white safety posts.

Plan 3

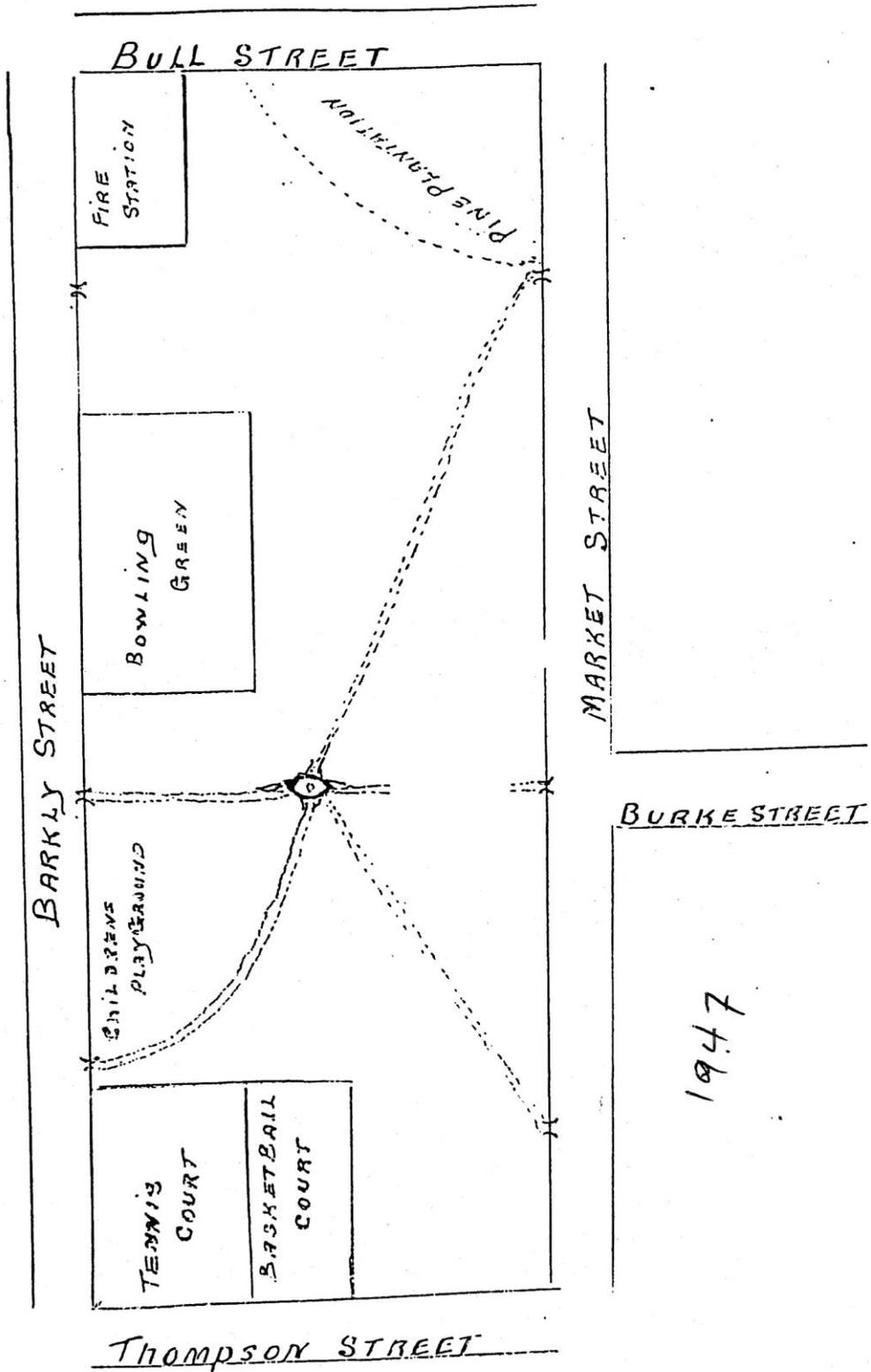
(1875) shows context of Market Square, as central to the functioning community. Note also the 'Reserve for Recreation' (now Delidio Reserve), the Railway and the large Public Park west of the creek. (This map shows the Inglewood railway line which did exist until 1888, Steve Barnham)
Reference: Plan D125(4) NRE Melbourne.



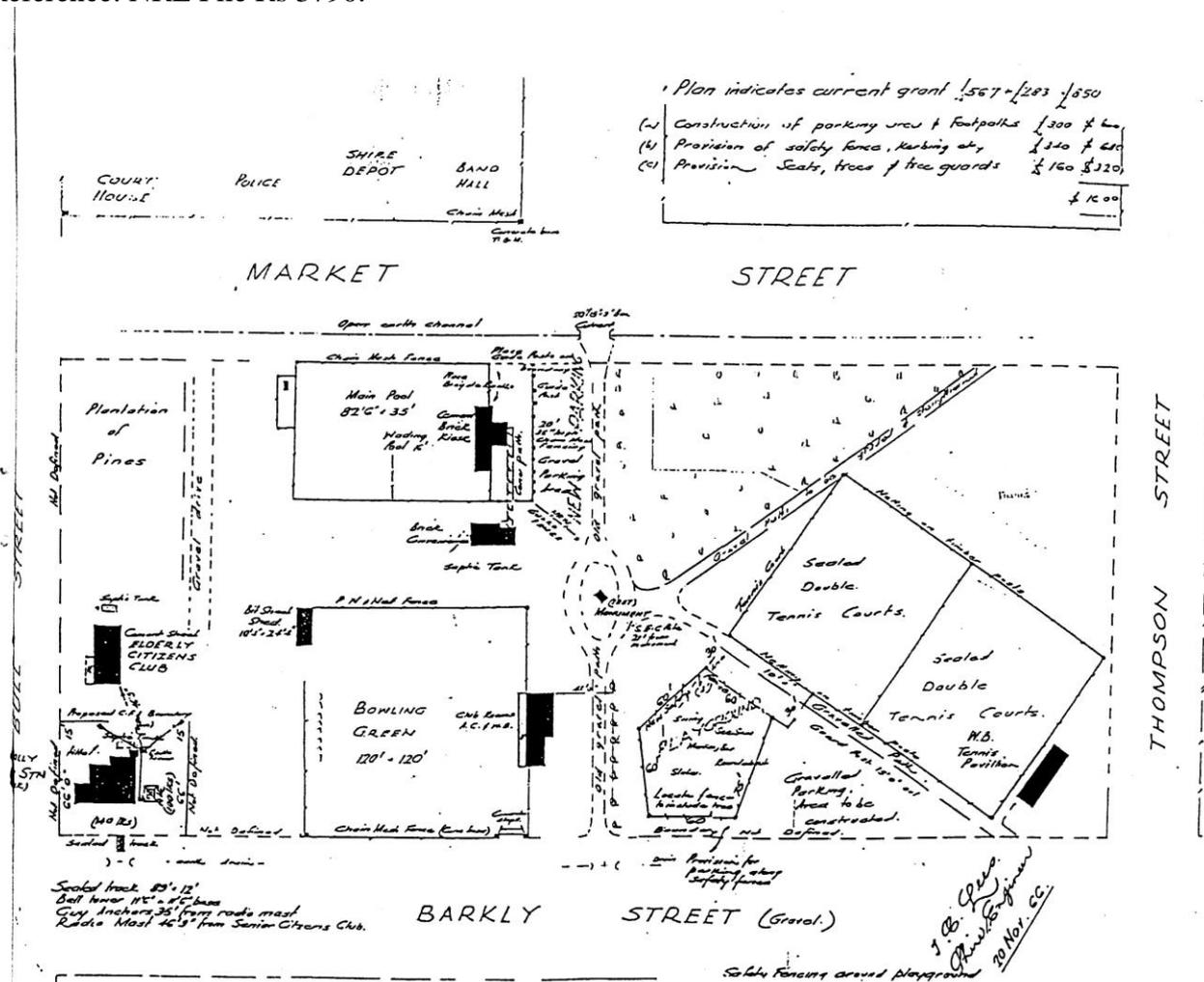
Plan 5

(c.1947) shows 'occupations'. The accuracy of location of the courts is questioned.

Reference: NRE File Rs 3790

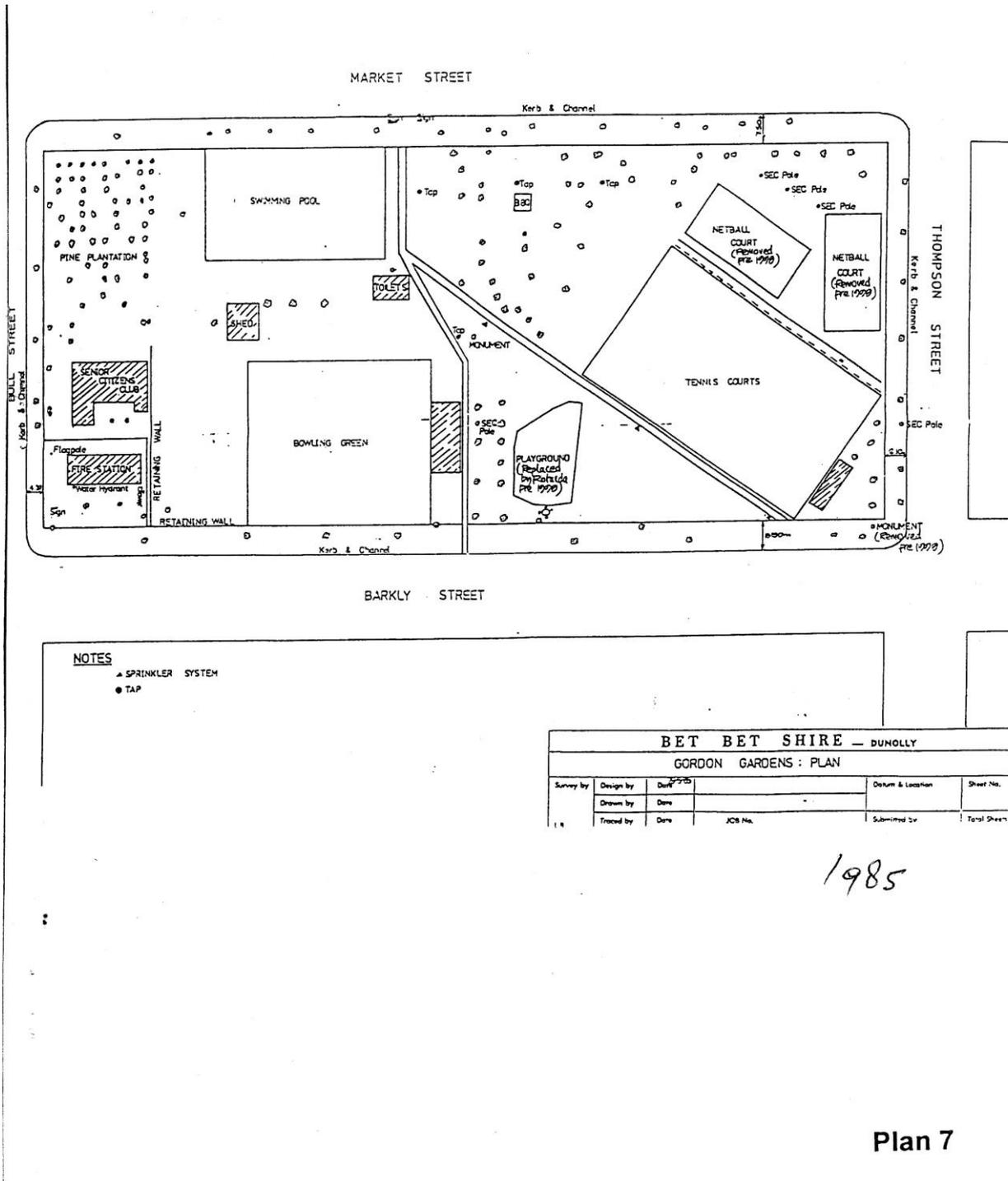


Plan 6
 (1966) shows details of existing and proposed development of the reserve.
 Reference: NRE File Rs 3790.



1966

Plan 6



1985

Plan 7

Plan 7
 (1985) existing conditions plan as supplied to the consultant. Note major changes to path system since 1966 have destroyed design structure and incremental changes have continued without master planning of the site.
 (Note that the war memorial in Broadway in front of the Rene Fox Gardens seems to have a history of being moved from the station Dam/Caravan Park area to the corner of Barkly and Thompson then to the Broadway site. The indicated place of the monument on this map was also the site of a standpipe when reticulated water was supplied to the town. Steve Barnham 2014)

BET BET CONSERVATION STUDY: VOLUME TWO

AREAS OF SPECIAL SIGNIFICANCE**DUNOLLY: COMMERCIAL AND CIVIC PRECINCT (4)****LOCATION**

The proposed Area of Special Significance covers the civic and religious buildings to the east of the town and the central section of the commercial district. The North-Easternmost point of this area is formed by the hospital reserve. The boundary then follows the North-eastern side of Havelock St. in a Southerly direction to the intersection of Havelock and Burke Streets. It includes 3-4 of Sec. 29 and runs South-west, parallel to Burke Street, then North West, along Alice Street to the junction with Bull St. Including Sand 6 of sec. 31, the boundary runs south-west, taking in 5-8 of 26. The boundary crosses Market St. turning North-West along Market Street. It then runs South-West along tweedale Street, crossing Broadway to Inkerman St. It runs South-West along Inkerman Street to the junction with Thompson Street. It then runs North-West to the Church Reserve in Barkly Street. the boundary includes the Church Reserve and continues to Alice Street and runs North-East along Burke Street passing to the rear of 5/30 A.

SIGNIFICANCE

The town of Dunolly grew around the site of the Old Lead rush from the middle of 1856. The town of Dunolly grew as an administrative centre for the gold fields of central Victoria. The civic and religious buildings within the defined area reflect this expectation of continued growth. the broad expanse of Broadway also indicates the expected future role of the town. Dunolly prospered as a centre for mining, but for the rest of the nineteenth century it gradually lost people, buildings and political and economic prominence.

The significance of Dunolly lies in

1. The range of buildings which represent the immediate post-alluvial rush period.
2. The street plantings, dimensions and major commercial structures along Broadway. This street where it passes through the Area of Special Significance retains a special period character, largely created by the verandahs of shops, the larger hotels and the period features of shop fronts.
3. Some of the remaining post-gold rush buildings erected as private dwellings.

BET BET CONSERVATION STUDY: VOLUME TWO

SPECIFIC CONSIDERATIONS

Each of the proposed conservation zones or areas of special significance within the Shire pose special problems for conservation. The following guidelines refer to specific areas

1. DUNOLLY

The area recommended for zone controls includes the major public buildings of the town grouped around Market Square and the commercial shopping strip along Broadway. The following principle ought to apply

a. Market Square

Most of the original lay-out of the gardens has disappeared although some of the imported trees on the Western boundary date back to the early twentieth century and the memorial to the creation of the Dunolly municipality is still in the centre of the gardens. Work on the gardens ought to be guided by the following principles.

1. Prevent further alienation of garden area for sporting facilities.
2. Screen existing sporting and other uses (i.e. Senior Citizen's Club) with plantings consistent with nineteenth-century remnants.
3. Emphasise the East-West axis which has the Municipal Memorial as its centrepoin and introduce nineteenth-century plantings to this central area of the gardens.

MARKET SQUARE / GORDON GARDENS

The Gardens are at the centre of some of the principle public buildings in the town. As well they link the old government centre to the East of the square with the rear of the commercial precinct. The rear of one of the most interesting buildings in the Shire can be seen from the Market Square. Infill around this square will be central to the future character of the town. Principles governing the periphery of the Square are as follows:

1. Leave unpaved pathways and road surfaced unpaved. Surface with gravel where necessary.
2. Prevent buildings intruding between the Square and the listed buildings which face across the surrounding streets.

BET BET CONSERVATION STUDY: VOLUME TWO

3. Keep remnants of stone kerbing and extend where possible.
4. The dominant building material of the churches and the public buildings in this area is the local red brick. This ought to be maintained as much as possible and painting ought not be permitted over unpainted brickwork.
5. Any plantings in areas facing the Market Square ought to be consistent with the plantings to be encouraged in the Square itself.
6. Fencing which faces the square ought to be returned to original form – the most appropriate general design being simple wooden pickets.
7. The rears of significant buildings extend from Broadway through to Barkly St. These are visible from Market Square. The rears of these buildings are important to the character of the town and so ought to be considered as a part of any planning for conservation. The prohibition of buildings at the rear of these properties ought to be considered.
8. In Broadway itself, any infill building ought to be kept to the existing building line and conform in facade to the general properties of adjoining buildings.
9. The principle characteristic of the streetscape are the post-supported verandahs. These wood and iron structures ought to be protected and consideration given to extending these building forms in any addition to the street.

It cannot be emphasised enough that no part of Dunolly town has remained untouched over the last one hundred years. Elements of a gold town still dominate the townscape and these dominant elements require protection from alteration, deterioration or demolition. At the same time to embark on any ambitious scheme to recreate a gold town or a nineteenth century village would ruin the charm of the town. Rather restoration ought to be piecemeal. Emphasis on protection rather than enhancement ought to be central. Any changes ought to reflect the gradual process of alteration which has occurred over the towns history and at the same time reflect the dominance of the gold town structures and lay-out. In this context, minor items like kerbing (or lack of it) plantings and street furniture and signage ought to be protected from 'improvement' or 'beautification'.

HERITAGE

Overview

Pastoral settlement occurred at Carisbrook in the 1840's, although gold mining, in various forms, was the initial reason for the region's development and set the land use and settlement patterns that are evident in the shire today. Gold is proudly the origin of the Shire's name.

Heritage buildings, streetscapes and places provide the Shire and its towns with their distinctive identity and image. Heritage is also the foundation of the Shire's tourism industry.

Heritage of the shire has been documented in several studies including the City of Maryborough Heritage Study (1992), Shire of Bet Bet Conservation Study (1987), Talbot and Clunes Conservation Study (1987) and the Tullaroop District Heritage Study - Stage One (1999).

Whilst there are currently 11 buildings on the State Heritage Register a further sixty-one (61) buildings, objects, historic sites, mine sites and structures are proposed for the Victorian Heritage Register. Included is a cluster of heritage buildings in the civic precinct area of Maryborough and various buildings in the townships of Talbot and Dunolly. A total of sixty-four (64) new entries are similarly proposed for the Register of National Estate (some being different sites to the State Register proposals).

Issues

- Significant heritage streetscapes, buildings and precincts exist in Maryborough, Dunolly and Talbot.
- Maryborough Railway Station has become a heritage and tourism icon for the shire.
- Further heritage identification and subsequent protection in the planning scheme is required for buildings, streetscapes and places located in the Shire's urban centres.
- Cultural tourism in Central Goldfields is closely associated with the shire's heritage assets.
- Interpretation and awareness of the Shire's heritage would be improved by better interpretative signage and heritage brochures.
- Evidence of pastoral cultural settlement (e.g. homesteads, infrastructure) that needs to be protected.
- Deep lead mines located in proximity to former settlements are a significant part of larger cultural landscape.
- Significant aboriginal heritage sites are located in the shire (middens, scarred trees aboriginal rock wells and ceremonial site).
- Many heritage places in the Shire, which are in a ruinous condition, need to be documented to raise community awareness and attract funds for restoration works.

Objective 1

Conserve and enhance those buildings, works, streetscapes, areas, precincts, objects, trees and sites in the Shire which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural or social value.

Strategies

- Continue to identify and protect places of heritage, natural or cultural value.
- Promote recycling and the re-use of heritage buildings for compatible new uses.
- Promote the protection and management of Aboriginal cultural heritage sites and values.
- Utilise the Heritage Restoration Fund to assist in funding appropriate heritage restoration projects, in consultation with the Heritage Adviser.

CENTRAL GOLDFIELDS PLANNING SCHEME

- Continue to joint fund, with the Department of Infrastructure, a Heritage Advisory Service in the Shire to assist with expert advice on a broad range of heritage matters including heritage education and promotion initiatives.

Objective 2

Protect the shire's heritage from intrusive and unsympathetic development.

Strategies

- Promote sympathetic design and construction in respect to new "in-fill" developments in the vicinity of listed buildings and in heritage precincts and areas.

Implementation

These strategies will be implemented by:

- Include in a Heritage Overlay schedule those places listed on the Australian Heritage Commission's Register of the National Estate and classified by the National Trust of Australia (Victoria).
- Include in the Heritage Overlay schedule the recommendations of the various heritage/conservation studies undertaken within the Shire including Maryborough, Bet Bet, Talbot and Tullaroop studies.
- Use of the Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria as a reference document in the assessment of land use and development applications with potential to affect sites of aboriginal cultural significance.
- Use of a Heritage local policy to guide decision making in the assessment of proposed developments that have heritage value or proposed developments that have the potential to have a visual impact on adjacent heritage buildings or places
- Use of an Urban Design local policy in the assessment of development proposals to protect the heritage identity and image of urban areas in the shire.

Undertake further strategic work

- Complete the Shire's heritage studies including Stage Two of Tullaroop Heritage Study.
- Pursue funding to assist in preservation and protection of heritage buildings and sites.

HERITAGE

This policy applies to all buildings, sites, places and landscapes identified as being of cultural heritage significance in the Shire, including those listed in the schedule to the Heritage Overlay.

Policy Basis

Nineteenth century heritage buildings and streetscapes are an integral element of the built form of the shire's urban settlements. Conservation, protection and maintenance of this heritage are of community, economic and cultural significance to the Shire. This policy builds on the MSS objectives in Clauses 21.10 and 21.11 relating to the conservation and enhancement of heritage places and the development of the Shire's tourist potential.

Objectives

- To encourage sympathetic design and construction of "in-fill" developments in the vicinity of listed buildings and heritage precincts and areas.
- To protect and enhance the cultural significance and visual character of heritage buildings, site and places.
- To protect and manage Aboriginal cultural heritage values.

Policy**Exercising discretion**

Where a permit is required for development, it is policy to:

- Encourage new development to be sited and designed having regard to the heritage character and values of adjacent sites, buildings, places and landscapes.
- Encourage proposals for new development to demonstrate how the design of the proposed development, including building mass, scale and bulk, retains and/or enhances the heritage character and context of a locality.

Decision guidelines

It is policy that the responsible authority will consider as appropriate:

- The current Aboriginal heritage study document for the municipality.
- The Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria.
- Where applicants are proposing to develop land in areas where there is a known site or a potential Aboriginal archaeological site, a report from a suitably qualified archaeologist demonstrating that the impact of proposed developments on Aboriginal cultural heritage values has been addressed.

Reference documents

The following reference documents may be considered in the assessment of planning applications:

Shire of Bet Bet Conservation Study 1987.

Talbot & Clunes Conservation Study 1987.

City of Maryborough Heritage Study, 1992.

Tullaroop District Heritage Study - Stage One – 1999.

Maryborough - A Social History 1854-1904, B Osborne and T Du Borg.

Against the Odds, Maryborough 1905-1961 Maryborough; B Osborne (1995).

Appendix 2

Community and Stakeholder Consultation Meeting Notes

Prepared by Michael Smith and Associates – April 2019

GORDON GARDENS, DUNOLLY MASTERPLAN
COMMUNITY MEETING 7pm – 9:15pm Wednesday 3rd April 2019
Dunolly Town Hall

Present:

Eighteen locals

Zane Nichol: Co-ordinator Operation Open Space (CGS)

Chris Greber: Graduate Landscape Architect (MSA)

Michael Smith: Landscape Architect, Horticulturist and Urban Designer (MSA)

MS: Welcome, thank you for your interest in attending the meeting. Introduction of the team including Zane. We conducted a stakeholder (user group) meeting this afternoon. Background community consultation in 2018 has informed our preparation of some preliminary strategies. Aims and objectives read out. Preliminary strategies read out from the preliminary plan in no particular order.

Locals' comments:

- Cluttered lost the heritage due to competing activities. There has been no understanding of heritage.
- Can the dump point be established in the gardens? Is it an appropriate space for a dump point?
- Mining history has been ignored. Dunolly is important in the goldfield history
- Many gold prospectors come to Dunolly now
- The artwork is too modern, whilst I like it, is it the right image for the gardens?
- Tourist buses need to be considered
- In a recent RACV journal, Dunolly was described as "a lovely little heritage town"
- The bowls club will strongly object to the loss of the gravel car park east of the clubrooms. Have bowlers in the 80s and 90s who need a safe, convenient access
- MS and ZN pointed out the benefits of the "hub area", safer for children at the picnic / rotunda shelter and barbeque without cars intruding into the garden space. The visual and physical corridor between a green spine and avenue of trees and potential connection to Broadway.
- Can a heritage mining display be incorporated in the unused tennis shed?
- Council doesn't look after trees, my partner wheelbarrows water to the recently planted trees.

ZN: Council has instigated irrigation inspections and reviews to this and many other parks in the shire. Issue is likely to be the dated 15 year old controller as manual turn on of the system revealed sprays work. Further investigation and repairs/replacements will take place. The Shire would welcome people to assist in watering trees and general care of trees. 4 trees had died in the gardens

Locals' comments:

- Concern of elderly people accessing gravel car park. They need stable surface. Consider concrete or asphalt paths within car parking areas
- The proposed basketball court is good as the school children are not allowed to use the courts out of hours at school
- Skate Park is limited. Hot metal, sharp edges and 3 jumps. The locals preferred concrete ramps with multi-use space. Metal ramps are noisy.
- Hedges create problems with motorist and pedestrian sightlines.
- ZN: Hedges 700mm high are acceptable. Corner flowerbeds as an alternative to hedging.
- Northwest corner was meant to be a library

- Has lighting been considered? MS advised noted several solar lights but lighting is likely to be inadequate. Lighting to around the swimming pool is required
- Lighting for the swimming pool is a high priority as it can remain open longer on hot summer nights
- The pool should be opened more for adults to use during the day
- Wheel chair and gofer wheeler frame access is critical. It is a number one design consideration
- The bowling club is an evacuation point in an emergency. Access is important
- Is Barkly Street the planned truck access route? Could it be located in Inkerman Street?
- Loss of car parking within the gravelled horseshoe shaped zone east of the bowls club. The bowls club members present at the meeting, thought if car parking could be established at the senior citizens, Pines area with access to gates that would offset the loss and inconvenience of access from the east.

MS: I don't know the context of Inkerman Street, but truck access along Barkly Street would severely impact on the amenity, safety of the gardens and particularly the hub area (rotunda, bandstand and shelter(s)/picnic area).

- Not uncommon to have 30 grain trucks parked
- Like art but can artwork go in Broadway rather than the gardens? The artwork link from Broadway to Gordon Gardens (between No. 84 and old coach building) is the preferred option depending on a title search. A secondary option for the artwork location is along Thompsons Road to the gardens
- Officially the gardens are a dog-on-lead park
- Broken glass on grass and path near the Queen Victoria fountain
- The next stage 2-3 weeks information for Zane and his team to review prior to presentation. Online, hard copies and Welcome Record – local paper.
- Those attending the meeting voted on the 21 points at the request of one resident.
- The voting was recorded by MSA and will assist in determining the next strategies. ZN warned that 18 members is not a representative collection of Dunolly.

**GORDON GARDENS, DUNOLLY – MASTERPLAN
STAKEHOLDER MEETING 1-2:30pm Wednesday 3rd April 2019
Dunolly Town Hall**

Present:

Zane Nichol: Co-ordinator Operational Open Spaces Central Goldfields Shire (CGS)

Karen Douglas: Administrator (CGS)

Rebecca Stockfeld: General Manager (CGS)

Glenn Deaker: Manager Operations (CGS)

School children (seven)

Teacher – Dunolly Primary School

Philip Ashton (Artist)

Deborah Halpin (Artist)

Jeremy de Vos: Conservation Architect (Sands se Vos)

Adrian Fernon: Community Facilities and Recreation Planner (ASR Research)

Chris Greber: Graduate Landscape Architect (MSA)

Michael Smith: Landscape Architect, Horticulturist and Urban Designer (MSA)

ZN: Welcome and thank you for attending. Builds on the community consultation already undertaken by the Shire in 2018.

MS: Welcome and brief introduction of the team. Explained the Aims and Objectives of the study, preliminary ideas as raised by the community in 2018, listed on a plan. Points 1-21 considered appropriate and realistic preliminary strategies, in no particular priority.

JDV: Advised he has already spoken to Colin Sullivan at the museum and John Tulley. Emphasised the central spire axial view to the Masonic Lodge in Burke Street and the Queen Victoria memorial fountain. The Gardens was called Market Square, as the site was a market.

KD: We must recognise the Djadjawurrung people.

The meeting was opened to discussion of the 21 points listed on the preliminary plan.

- Dump point for waste for caravans could be considered near point No.3. Is it an appropriate place/site? Overall consensus is no, a dump point should be at or near the caravan park.
- There hasn't been a tennis club since the mid-80s or early 90s, although people do play social/casual tennis. Gates are locked. Why lock the courts?
- The Dunolly Primary School use the courts and the swimming pool.
- Several school children are keen to retain up to three courts. The school has two courts. The school children prefer basketball over tennis.
- Senior Citizens site uneven for car parking and safe access
- Accessibility is an important factor in the Masterplan, is the toilet block accessible/DDA compliant? ZN to check auditing program.
- Bowls club concern at losing car parking for the green space or corridor listed east of the bowls club.

MS: The advantage of the green corridor emphasised by the potential link to Broadway. A gap between buildings of 4 metres, corridor across Barkly Street, avenue of trees and grassed corridor encapsulating the fountain and vista to the Masonic Lodge. (Former Courthouse).

GD: Car loss east of the bowls club can be offset by car parking in Barkly Street, currently two crossovers. The pines area could be car parking to the northwest corner.

Sitting under the cool shade of deciduous/evergreen trees was important to the community

Swimming Pool Manager: Could use swimming pool water for irrigation (water from pool can be used for in-ground sprinklers for about 3 days)

DH: Art involved 400 local people represented by the tiles on 4 large ceramic artworks. The tiles on the back of the four mosaic artworks are based on the theme 'sense of place' and depict elements that give Dunolly a sense of place.

School Children: CCTV security cameras required at the tennis courts. Shade required at the swimming pool. The school children plotted shade required to the surrounding grassed area. The school children requested additional seating around the pool and the possibility of grassed mounding. Improve the grass to pool edge interface.

After meeting discussion:

- There was a request to make the gate more prominent. Deborah and the school children were interested in artistic displays on the gates i.e. laser cut steel animals/toddlers drawings.

JDV: Is there a citation for the heritage overlay?

Inspection of the Senior Citizens and bowls club interface:

- Potential ramp and access gate to bowls club northeast corner of the senior citizens
- Potential gate east of the storage shed
- Potential disabled parking between the water tanks and shed
- Improve the visual amenity using screens/green walls/mural artworks
- The pines have tops removed, potential removal and construct a gravel car park area is uneven at present. Add new trees to the gravelled surface.
- The courthouse needs to be considered in its view line
- Potential for senior citizens to expand northward, as a forecourt
- Chalkboard near playspace or a concrete area where children can draw with chalk

Burke Street 4 No. Brachychitons on the east nature strip. 13 metres of seal could reduce to 7.5-8 and convert to nature strip with double row of trees linked to the gardens.

Inspection of artworks at the founding photos taken by MSA. Double sided works acknowledgement of community members' contribution up to 400 locals.

Appendix 3

Gordon Gardens Masterplan Assessment of Merit – August 2019

Prepared by Michael Smith and Associates – August 2019

GORDON GARDENS MASTERPLAN - ASSESSMENT OF MERIT AUGUST 2019

This assessment is based on comments returned to Central Goldfields Shire Council from the community during the public display of the Gordon Garden Masterplan in July 2019.

Only comments and ideas that are either in disagreement to the Masterplan's strategies or new ideas have been recorded within the assessment below. The authorship of the comments is noted more as a reference to ensure all respondents were recorded in this assessment. The consultant team has made comment in support or otherwise on each comment or idea



COMMUNITY FEEDBACK	CONSULTANTS ASSESSMENT OF MERIT		MSA COMMENTS
	Agree	Disagree	
Fiona Lindsay			
Gravel paths of compacted Dunolly Gravel.		✓	Asphalt paths are more serviceable and comfortable for people with limited mobility.
Tennis courts reduce to half court only.		✓	The school uses the courts and at least one tennis court and a basketball court will have demand / need.
Name the tennis court or pavilion after the Raselli family.	✓		Investigate further, there are other families or benefactors to consider
Tennis club house as community use.	✓		At this stage, the tennis clubhouse should be retained and its future discussed at a community level.
Relocate the Queen Victoria Jubilee Monument (fountain) away from a power pole and the bowls clubhouse.		✓	To relocate would be costly and for little benefit. The fountain is more or less in line with the proposed green treed avenue.
The surrounding brickwork to the fountain is modern. The early setting included plantings within the octagon. Important children can step over the fencing into the octagon.		✓	Seems contradictory to have planting in the octagon, then access for children. Replacement and resetting brickwork is likely to be a costly procedure.
The car park to the north west corner should include native pines Casuarina forests are native to creek banks in the district.	✓		It would be appropriate to include Allocasuarina (Sheoaks) and Callitris (Native Pine) to the new carpark to reflect the character of the past pine tree planting to the north west corner. The planting should include screening shrubs except at access junctions in the carpark where motorist / pedestrian views are important.
Remove the Senior Citizens building and use the former Council building on the corner of Thompson Street and Broadway as a comprehensive community hub, library and senior citizens.	~	~	Council to review.
Paint colour and consistency should be focused on picnic shelters, tennis clubhouse, public toilets.	✓		Consider as a Key Direction for the picnic shelters and public toilets (brick anyway) have a consistent paint colour. Playspace colours should be varied to reflect the type of apparatus and children respond to the use of various colours, including bright colours.
Community sculptures requires careful thought.	✓		
Reinstate the original façade of the courthouse.	✓		A sound idea, Council to consider as an extension to the Masterplan.
Philip Ashton			
Action 15 advises five sculptures, there are infact four.	✓		Amended on plan to four.
An artwork should be considered on Market Street, visible from the courthouse precinct, rather than the Rene Fox Garden and Thompson Street.	✓		Agree, this would be in preference to the sculpture planned for Thompson Street.
The Artisans involved in facilitating the ceramic artworks would like involvement in the selection of sculptures.	✓		Agree.

GORDON GARDENS MASTERPLAN - ASSESSMENT OF MERIT AUGUST 2019

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COMMUNITY FEEDBACK	CONSULTANTS ASSESSMENT OF MERIT		MSA COMMENTS
	Agree	Disagree	
D. John Smith			
Conflict of recreation and heritage. i.e. skate park and tennis courts.		✓	The development of the gardens over time has reduced the garden's historic values, however much was completed many years ago and with modern-day demands for facilities and services the gardens in a central location have had a healthy and diverse range of activities introduced and the Masterplan aims at enhancing and promoting the former heritage values of plantings, formal avenues of trees and increased grassed areas. The consultant team will add additional trees where the skate park was.
Relocate the skate park to Deledio Reserve.	✓		Council to consider with the community and the reserve's committee.
Open up the tennis clubhouse as an all weather shelter by removal of the northern face.	✓		This appears to be a sound solution.
Dunolly is a town built on gold mining and to a lesser degree, timber. Suggest interpretive panels and signs depicting the mining history and motion activated sensors.	✓		the Draft Masterplan shows mining heritage elements at the site of the skate park. This was a request by several community members. The activated interpretive signage and lighting should be incorporated in the display.
Ensure there are no pseudo artistic expression of broken china (mosaics) No place for modern art. Dunolly is a town based on history of gold.		✓	The mosaics were a community lead initiative and approximately 400 locals contributed to the ideas and creation of the four artworks. Small towns in today's economy need to reinvent themselves as places of difference or distinction to compete for tourism and benefit to the local economy. Dunolly's gold history while locally relevant, is not as significant as other surrounding centres and towns. There is opportunity to Dunolly to re-invent itself as a place for artistic endeavours, particularly working with the local community as community capacity building projects.
Lighting in the form of solar panels with battery storage, completed in stages with government grants and council funding.	✓		Solar lighting is a worthy solution
No need for a pedestrian link to the gardens. Land acquisition and no community benefit.		✓	The connection from Broadway was identified in the 2003 Urban Design Framework and was further discussed and agreed unanimously by locals that the Broadway link would create an interesting journey and is aligned with the feature avenue of trees planned to visually connect to the Queen Victoria Jubilee Monument (fountain). Investigation will be undertaken to determine if the link is on a right of way or on private land. Either way, the link will promote the gardens from a tourism perspective.
Rachel Buckley			
Agreement with the Masterplan.	~	~	
Ro Wells			
The tennis clubhouse could become a bicycle repair station and information centre.	✓		The use of the tennis clubhouse needs to be an agreed community action.
There was a 15 metre deep mine shaft under the tennis courts.	✓		This could be included in the interpretive information on gold mining at Dunolly.
Anne Doran			
The Heritage Overlay means nothing, Council must create a Heritage Policy.	~	~	

GORDON GARDENS MASTERPLAN - ASSESSMENT OF MERIT AUGUST 2019

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COMMUNITY FEEDBACK	CONSULTANTS ASSESSMENT OF MERIT		MSA COMMENTS
	Agree	Disagree	
Remove all the tennis courts, retain as open space.		✓	The masterplan balances modern day and projected trends within the site. While tennis has declined, there was community consensus to retain one tennis court and establish a multi-purpose court.
Irrigation will be costly to maintain.		✓	There is in parts an irrigation system that Council recently investigated the condition of and it appears the system can be reinstated / extended. To provide at least green grass to several key grassed spaces in the summer months.
No play stations or sensory features.	✓		The purpose of the Masterplan is to provide a general direction. The consultant team will prepare a list of sensory plants and a suggested playspace selection palette.
Fitness stations not required.		✓	During the community engagement process, the idea of a perimeter pathway system was raised on its own on the Masterplan. Fitness stations are becoming increasingly popular as part of the multi-purpose facilities in parks nowadays. It establishes community connectedness and health and well-being.
2 metre wide gravel paths not required.		✓	With increasing use of the gardens through the improvements, encouragement of participation in activities for all ages and abilities, it is expected in current planning that a 2 or 2.5 metre wide pathway is now the standard.
Install power inside the band rotunda for various events, band recitals.	✓		The consultant team will make note on the plan regarding power.
Install an extra BBQ unit.	✓		An additional barbeque unit would spread the load and probably meet current demand.
No bicycle racks.		✓	The provision of bicycle racks is almost a mandatory requirement in modern day facility planning as many families, groups and individuals travel by bicycle.
No ceramic sculptures - alien to the history of Dunolly.		✓	The ceramic sculpture pieces were a community led initiative and involved several community members and a community artist in the delivery of the four sculpture pieces. There has been input into the project by approximately 400 community members. It was unanimously agreed at the consultation meeting in April 2019 that at least one or more of the four ceramic sculptures be placed in the gardens. While the history of Dunolly is important, so too are the current residents and their contributions, which not only are for the promotion and advancement of Dunolly, but in another generation or two, the production of the sculpture pieces become another contributing layer in Dunolly's history. Community capacity building projects such as this are really important. The ceramic sculptures link with the already established ceramic art in Broadway.

GORDON GARDENS MASTERPLAN - ASSESSMENT OF MERIT AUGUST 2019

This assessment is based on comments returned to Central Goldfields Shire Council from the community during the public display of the Gordon Garden Masterplan in July 2019.

Only comments and ideas that are either in disagreement to the Masterplan's strategies or new ideas have been recorded within the assessment below. The authorship of the comments is noted more as a reference to ensure all respondents were recorded in this assesment. The consultant team has made comment in support or otherwise on each comment or idea



COMMUNITY FEEDBACK	CONSULTANTS ASSESSMENT OF MERIT		MSA COMMENTS
	Agree	Disagree	
The mining element should be a covered kiosk with panels.	✓		A covered area would be considered as part of the mining display. The covered area by roof only, not walls.
Tennis clubhouse - remove .		✓	Given the intended use of a tennis court and basketball and netball court, a pump track and a destination - type playspace, there would appear need for a shelter as a social retreat and shelter from the elements.
No artworks to pool gates.		✓	The pool gates could do with improvement and capturing the local artisans talent.
Street link from Broadway - bad move.		✓	
No bicycle pump track.		✓	A small pump circuit is planned as an adjunct to the playspace in which there was community support to improve the playspace as a destination space.
No exercise stations, no play area.		✓	The gardens are centrally located in Dunolly and need to cater for many and varied needs and interests of the community. A circuit or perimeter path is planned to assisting in defining the gardens. It is considered several items of exercise stations would be helpful in the promotion of health and well-being in the community.