

MASTER PLAN REPORT

SEPTEMBER 2025

CASTLEMAINE SECONDARY COLLEGE

REVISION HISTORY

Rev	Date	Issued by	Checked by
A	05.09.2025	MUSK	HM



Castlemaine
SECONDARY COLLEGE



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ASSET MANAGEMENT PLAN CHECKLIST

FORM 06

ISSUED FOR USE 02 | 23 MARCH 2018

School: Castlemaine Secondary College
Project Manager: Justin Hird (Principal)
Principal Design Consultant: MUSK Architecture Studio
Asset Management Plan: BASE (delete the option not applicable)

ENROLMENTS	
Current enrolment: 718	Planning enrolment: 800 (as confirmed by the CSC)

ITEM	BASE	COMPREHENSIVE	INCLUDED
Executive Summary			
1. Project Summary	✓		YES NO NA
2. School and Project Team	✓		YES NO NA
Asset Management Plan (Phase 1)			
3. Educational Directions	✓		YES NO NA
4. Functional Assessment	✓		YES NO NA
Existing Conditions			
5. Buildings	✓		YES NO NA
6. Site Services	✓		YES NO NA
7. Site Infrastructure	✓		YES NO NA
8. Hazardous Material Summary	✓		YES NO NA
Spatial Analysis Plan			
9. Site Context	✓		YES NO NA
10. Site Analysis Plan	✓		YES NO NA
11. Spatial Relationship Plan	✓		YES NO NA
12. Area Analysis	✓		YES NO NA
Priority Projects			
13. Scope	✓	✓	YES NO NA
14. Cost Planning and Management	✓	✓	YES NO NA
15. Project Delivery Strategy	✓	✓	YES NO NA
Appendices			
16. Asset Management Plan (Phase 1)	✓	✓	YES NO NA
17. Property Title		✓	YES NO NA
18. Existing Conditions Plan		✓	YES NO NA
19. Education Specification		✓	YES NO NA
20. Spatial Analysis Plan options		✓	YES NO NA
21. Area Analysis in excel format		✓	YES NO NA
22. Asset Management Plan (Phase 2) in excel format	✓	✓	YES NO NA
23. Safety in Design		✓	YES NO NA

Document owner: Indec-Arup Portfolio Management Team on behalf of the Victorian School Building Authority, Department of Education and Training

ITEM	BASE	COMPREHENSIVE	INCLUDED
24. School Consultation	✓	✓	YES NO NA
25. Other Consultation		✓	YES NO NA
26. School Endorsement	✓	✓	YES NO NA

PROJECT MANAGER'S COMMENTS (include comments for those items that have not been included in the report)	
Item	Comment

PROJECT MANAGER'S ENDORSEMENT (✓ each item below to signify item has been addressed):

This declaration and the submission of documents must be completed by the Principal Design Consultant where an independent Project Manager has not been appointed.

- The risk and issue register in iTWOcx has been updated in accordance with *PMF 5.1: Management of Projects Risks and Issues*.
- A copy of the completed *Form 07: Spatial Analysis design checklist* is attached. Only required for comprehensive Asset Management Plans.
- A copy of the completed *Form 35: School Contributions* endorsed by the school is attached. Only required for Asset Management Plans where a school contribution is proposed.

Signature: *Hannes McNamara* Date: ...05.09.2025.....

Name:Hannes McNamara.....

The Project Manager must submit the Asset Management Plan to the Portfolio Manager via iTWOcx by using a TX: Transmittal form and uploading the Asset Management Plan report, this checklist and other related checklists, documents, etc. to the 10: Asset Management Report sub-folder in the 300:Planning Reports folder using the Upload Manager in the form.

www.schoolbuildings.vic.gov.au

Castlemaine Secondary College Asset Management Plan

EXECUTIVE SUMMARY

01. Project Summary

02. School and Project Team



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01. PROJECT SUMMARY

The proposed Masterplan for Castlemaine Secondary College consists of three new building proposals (Music, Senior and Sports Hub and FLO buildings), refurbishment to the existing gym in the performers space, existing sports oval refurbishment to a full size soccer pitch and new sports courts for basketball & netball covering of an existing outdoor sports court, removal of school portables and major landscaping upgrades across the school grounds to provide increased learning outcomes for students, along with improved wellbeing for staff and students. New covered walkways linking both existing and proposed buildings also form part of this master plan.

The goal of the Masterplan is to provide guidance to School leadership and serve as a backing document for any funding opportunities that the School applies for. The guiding principle of the Masterplan has been to consult widely with the school and local community in the development of the plan. The consultation has included all school representatives and the project control group (PCG) have included a diversity of stakeholders.

The Masterplan also aims to increase opportunity for community engagement with the school facilities, through the opening of School grounds to after school hours access for community programs in the Mount Alexander Shire, improving the School's relationship to the community, providing funding opportunity for School improvement, and serving as an opportunity for building better community infrastructure in the form of sports fields, performance spaces or community teaching spaces.

02. SCHOOL AND PROJECT TEAM

Castlemaine Secondary College

Justin Hird	Principal
Chris Hewitt	CSC Leadership
Nick Cowen	CSC Leadership
Niraj Joshi	Business Manager
Dayyd Kelly	School Council President
Brian Cook	School Council
Ben Nieuwkerk	CSC Staff - Music lead
Courtney Dodlen	CSC Staff
Alex Playsted	CSC Staff - FLO & AL
Georgia Gordon	CSC Staff - PE lead
Royce Williams	Student Representative

MUSK Architecture Studio

Hannes McNamara	Director
Nathan Lucchesi	Graduate Architect

McLeod + Aitken Quantity Surveyors

Fraser McGregor	Associate - McLeod + Aitken
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Castlemaine Secondary College Asset Management Plan

ASSET MANAGEMENT PLAN

- 03. Educational Directions
- 04. Functional Assessment



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3.1 SCHOOL CONTEXT

From the schools '2024 Annual Report to the School Community'

Castlemaine Secondary College (CSC) is a year 7 to 12 education provider located in Castlemaine. Our 2024 enrolment figures were 770 students, 62 teaching staff, two principal class staff and 20 education support staff. We offered a diverse curriculum that aligns with the Victorian Curriculum for students in years 7-10. For our senior students we offered a wide array of VCE subjects and the Vocational Major and Vocational and Education and Training (VET).

Our values of Aspiration, Respect and Empathy define a college that puts equal values into the learning and the wellbeing of every student. The college's vision defines our current educational narrative "At Castlemaine Secondary College we have high learning expectations of staff and students. We promote and support emotional and physical wellbeing, developing resilient community members."

At CSC our dynamic environment features five major buildings, including our administration hub, library, and four dedicated learning precincts. Each student is connected to a precinct and placed in a mentor group aligned with their year level. Our unique mentor system ensures that students have the same mentor teacher from Year 7 through to Year 12, fostering deep, meaningful relationships that support their academic journey and well-being. Mentors act as the vital bridge between school and home, with regular opportunities to strengthen these connections throughout the year.

We offer an engaging education that aligns with the Victorian Curriculum. From Year 7-10 students are encouraged to attempt a wide array of subjects and then narrow their focus in the final two years, which could be the Victorian Certificate of Education or the Vocational Major certification. Students selecting either pathway may also include Vocational Education Training subjects into the subjects.

In our commitment to inclusive education, our Flexible Learning Option (FLO)

was relocated to the main campus during Term 4 2024, ensuring students have access to the same facilities, resources, and opportunities as their peers in a mainstream school setting. FLO is designed for students who may have disengaged from traditional education or thrive in a smaller, more personalized learning environment. With individualized programs and small class sizes, our goal is to support each student in their learning journey- whether that means reintegrating into mainstream education, pursuing alternative pathways, or preparing for long-term employment.

By bringing FLO to the main campus, we're reinforcing our commitment to inclusivity, engagement, and student success, ensuring every learner has the support, resources, and opportunities they need.

3.2 SCHOOL VISION

3.2 School Vision

From the '2023-2026-School-Strategic-Plan'

At Castlemaine Secondary College we have high learning expectations of staff and students. We promote and support emotional and physical wellbeing, developing resilient community members.

3.2.1 School values

College values are Aspiration, Respect and Empathy. At Castlemaine Secondary College we have the following expectations of staff.

Aspiration

- Setting high expectations for ourselves and staff, and empowering staff collective-efficacy.

Respect

- Modelling exemplary positive behaviours and practices.

Empathy

- Active listening, enquiry mindset and positive contribution & responding with consideration to maintain a safe and supportive environment.

3.2.2 Context challenges

- Inconsistency of teaching methods across the school.
- Inconsistency of student expectations across the school.
- Improve the consistency of report writing processes.
- Enhance student connectedness and student attendance, across all year levels.
- Enhance the engagement, attendance and achievement of our indigenous students.

- Provide more opportunities for staff to collaborate with relevant teams across the college.
- Develop consistency with curriculum documentation that provides engaging lessons for all students, and improves the consistency of experience for students.

3.2.3 Intent, rationale and focus

INTENT

To continually improve the teaching and learning that occurs within all classrooms, through the implementation of our School-Wide Instructional Model. A key component of the SWIM is the utilisation of the Berry Street Educational Model (BSEM), which aims to develop positive relationships between staff and students. Associated with improving our pedagogy, is the aim to have very consistent behavioural expectations of students in all areas of the school, which aims to be achieved through the use of the Schoolwide Positive Behaviour Support framework. Initiating a review of assessment and reporting processes, will then lead into the implementation a reporting system that provides students and families with feedback in a timely manner. The next logical step will be enhanced curriculum development, which will also align to our SWIM and BSEM. The incorporation of key literacy and numeracy strategies will also be included.

RATIONALE

Castlemaine Secondary College (8824) - School Strategic Plan Page 3
Improved relationships, combined with enhance teacher practice should lead to improved student outcomes, which would include better student

attendance, improved Attitudes to School Survey and academic results, such as NAPLAN, VCE and destination data. Overall, our college aims to reach academic achievement data and wellbeing measures that regularly reach above the state mean.

PRIORITISATION

Over the 4 years we will maintain a consistent focus on BSEM, SWPBS and our SWIM, with many having overlapping parts, for example many BSEM strategies are incorporated within our SWIM. To enhance teacher's practice the leadership team will have a clear focus on delivering regular professional development that links to our SWIM, BSEM and SWPBS. We will strategically focus on different sections of the SWIM throughout the 4-years, cycling through each stage multiple times. During the later stages of the SP, we aim to introduce college-wide literacy and numeracy strategies to our SWIM, ensuring all teachers are taking responsibility of teaching these essential skills and knowledge. In relation to curriculum and assessment, we will begin with reviewing our assessment and reporting processes, gathering feedback from all stakeholders to identifying areas of strength and those requiring improvement. Once consistent assessment and reporting processes are established, this will provide the cornerstone to develop documentation in a more thorough manner and in alignment with our SWIM and BSEM. The SWPBS framework will continue to develop in accordance to the DET guidelines, initially developing and embedding behaviour expectations across all areas of the school and then reviewing at regular intervals, to determine the success. The next stage will involve the acknowledgement system, whereby students who continually meet our College Values are rewarded for their efforts. This will require extensive student consultation to ensure the system suits our context.

3.3 KEY IMPROVEMENT STRATEGIES

The following Key Improvement Strategies are taken directly from the College Strategic Plan endorsed in 2018.

Achievement - Excellence in Teaching and Learning (Building practice excellence and Curriculum planning and assessment)

1. Embed Literacy for Learning



Suite 215
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Musk Studio PTY LTD
ACN 152 736 877

2. Build capacity & confidence of staff to respond to student data to inform planning and effective instruction.
3. Build the capacity of all staff to implement highly effective teaching practices across all domains.
4. Document sequences of learning and assessment practices consistently across the College and ensure online access for students and parents.

Engagement - Positive Climate for Learning (Empowering students and building school pride)

1. Engage students through positive and supported transition and provide opportunities to enter elite and varied pathways
2. Provide means by which teachers can activate student agency and improve student voice

Wellbeing - Positive Climate for Learning (Health and wellbeing)

1. Build the capacity of and empower all staff to identify and respond effectively to wellbeing issues and take appropriate action for students including self-care strategies.

3.4 GUIDING PRINCIPLES FOR THE MASTERPLAN

Purpose

The Project Control Group (PCG) at Castlemaine Secondary College is responsible for overseeing the evaluation, prioritisation, and recommendation of capital and infrastructure projects. The PCG ensures that project decisions align with the strategic goals of the College, particularly in enhancing student learning, wellbeing, and community engagement.

Guiding Principles for Project Prioritisation

The following principles will guide all decisions made by the PCG:

1. Student Impact

- Projects that directly improve educational outcomes and wellbeing for the greatest number of students will be prioritised.
- Priority will be given to projects that support inclusive and accessible learning environments for all students, including those with additional needs.

2. Facility Condition and Need

- Priority will be given to essential facilities that are currently non-existent or are in a severely dilapidated or unsafe state.
- Projects must be assessed in relation to existing infrastructure, with consideration given to the ability to upgrade, repurpose, or integrate with current facilities.

3. Feasibility and Resourcing

- Projects must be realistic and achievable within the scope of available financial, staffing, and time resources.
- The availability of external funding (e.g. grants) and potential for co-investment will significantly influence the prioritisation of projects.

4. Strategic Alignment

- All projects should align with the College's Strategic Plan, including its commitment to:
 - Student achievement and engagement
 - Wellbeing through models such as BSEM and SWPBS
 - Sustainable practices
 - Safe and inclusive learning environments

5. Community Benefit and Partnerships

- Priority will be given to projects that strengthen partnerships with community organisations, local government, and industry.
- Projects that enhance the College's capacity to be a community hub or contribute to broader regional development should be favourably considered.

6. Sustainability and Long-Term Value

- Projects should demonstrate long-term benefits, including operational efficiency, maintenance sustainability, and a clear plan for ongoing use and upkeep.
- Consideration will be given to environmental sustainability, including energy efficiency, waste reduction, and climate resilience.

Castlemaine Secondary College Asset Management Plan

Decision-Making and Review

The PCG will apply these guiding principles when assessing project proposals and will document rationales for decisions to ensure transparency and accountability.

Projects will be reviewed against these criteria on a regular basis to ensure alignment with evolving school needs and priorities.

Final recommendations will be made to the Principal and School Council for endorsement.

4.1 FUNCTIONALITY ASSESSMENT

4.1 Functionality Assessment

Castlemaine Secondary College currently does not have Capital funding at the time of issue of this report and therefore has not been provided with a functionality template, however this will be completed if and when Capital finding becomes available.

4.2 FACILITY AND BUILDING

The two main spaces of concern relating to functionality are the creative studio 241 in the Engineering precinct and the Creative studio 2 and Creative studio 199 in the Wellbeing building. The issues around functionality stem from the inability to schedule concurrent classes, despite the rooms being of a large size, due to noise transmission across the spaces. The school has opted to nominate moveable partitions to allow for better scheduling and this has been included in the Quantity Surveyors report.

4.3 SUFFICIENCY ASSESSMENT

Castlemaine Secondary College currently has an enrolment of approximately 770 students, with a long term projected enrolment of 800 students by leadership. The Area Analysis conducted as part of the Master Planning process has identified the following:

- Indicative entitlement footprint based on VSBA guidelines for 800 students of 7,535 m²
- Measured existing internal floor area: 7,281.7 m²

This represents a shortfall of 253.3 m² compared to entitlement.

It is the opinion of the PCG team that the shortfall is primarily due to under provision in Learning Base, Food Technology, and Student & Staff Amenities, while other areas such as Music/Drama/Multipurpose and Gymnasium & PE Store exceed entitlement.

4.3 PRIORITY PROJECTS

No priority project has been nominated by the school, however surveys have been completed by the PCG members which have been included in the report's appendix (Section 24 – School consultation) which outline each members priorities and show each projects cost estimated by a licensed quantity surveyor.

School leadership has opted to forgo a particular priority project and agreed to instead prioritise project based on available funding streams available. (See section 24 – School consultation for email correspondence confirming no prioritisation of projects).

EXISTING CONDITIONS

05. Buildings

06. Site Services

07. Site Infrastructure

08. Hazardous Material Summary



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5.0 BUILDINGS

The Castlemaine Secondary College campus is located on the consolidated Blakely Rd site and comprises of five permanent buildings, referred to as precincts and two relocatable classroom blocks. Across the site there are several small sheds of varying condition, service facilities and storage containers along with a some covered circulation areas. The site is typified by steep terrain, which has necessitated significant accessibility works as part of the previous construction projects. Bus access is provided via an entry off Blakely Road which extends deep into the school site and which terminates with a turnaround in front of the School's Wellbeing precinct. Parent drop off and pick up is generally via Lawson parade. The administration building is located in between the main pedestrian entry off Lawson Parade and the staff car park internal to the school grounds. The school previously has benefited from shared facilities with the now redeveloped Etty Street precinct (previously known as the Castlemaine Secondary College Senior Campus) which is being transformed into a shared use community hub and workspaces, however the School has moved to consolidate all its course providing's onto the Blakely Road site.

Wellbeing Precinct

Construction on the Wellbeing precinct commenced in 2011 and concluded in 2014. The Wellbeing precinct contains an indoor Gymnasium, science classrooms, staff and student amenities, staff workspaces and creative studios. The building outlooks onto the bus turnaround, sits adjacent to an outdoor basketball court and has external access on all 4 sides of the building. The building is in good condition and functions as an assembly space for the school. There is a significant foot traffic from students at the beginning and end of the school day around the building, due to its proximity to the bus turnaround, and internal foot traffic before and after assemblies is significant as most student will all use the same access hallway.

Engineers Precinct

Completed in 2016, the Engineers Precinct contains engineering, design, and technology classrooms, along with some General purpose learning rooms. It includes specialist workshops and learning spaces tailored to hands on

learning. The building is well maintained and supports strong connections to outdoor learning areas at the rear of the building. The precinct features a range of purpose built facilities including several workshops, timber cutting areas, and metal working facilities. There are two external project yards, providing workspaces for large scale and automotive related projects. Staff work areas are integrated into the precinct and amenity in the form of store rooms, service facilities and bathrooms is provided for.

Performers Precinct

The Performers precinct, completed in 2020 includes classrooms and specialist spaces for music, drama, media, and performances. The precinct contains dedicated rooms for instrumental music, small ensemble practice, and general music classes, as well as a drama studio and media room. Staff have reported that the music spaces within the Performer's precinct are not of sufficient size for effective music instruction, and as such the spatial configuration within performers is not functional. Two general purpose classrooms (GPC1 and GPC2) are located within the precinct, along with a staff workroom and meeting room. Food Technology is also located in this precinct, however the current configuration of the space is not suitable for teaching two classes at once, despite its size. The precinct is located towards the top end of the school and connects well to other learning areas by way of steps and accessible ramps. The rest of the music program is housed in the adjacent relocatable building, which is in poor condition and requires replacement or refurbishment.

Administration Building & Library

Also completed in 2020, the Administration Building and Library includes offices and support spaces for leadership, administration and student support rooms. The building contains the Principal's Office, Business Manager's Office, general administration offices, interview rooms, and a nurse's office. A careers office and accessible toilet are located adjacent to the main foyer. Staff facilities include a social room, two conference rooms, and consulting rooms, with a quiet study space and waiting area located next to the Library. The building also includes operational spaces such as a printer room, admin store, server room, and service and distribution areas. Circulation is supported by a

central foyer and airlock, with minimal covered external areas. The building is in good condition and provides a clear address to the School's central garden, known as the Indigenous garden..

Artisans Precinct Again completed in 2020, the Artisans Precinct includes classrooms and spaces for arts, textiles, Visual Communication and general learning. The building contains four general purpose classrooms (GPC1–GPC4), with GPC2 identified as undersized. The precinct also includes Steiner offices (S1 and S2), an Art Guide office, and Canteen with associated store. Additional spaces include a covered outdoor area, storage areas and lockers, and covered outdoor walkways to the North of the building on the Lawson Parade side. Covered outdoor walkways are limited around high traffic zones and the large covered outdoor teaching area does not receive sufficient natural sun light. The building is generally in good condition and supports practical and creative learning programs.

FLO Relocatable

A single relocatable classroom supports the Flexible Learning Options (FLO) program. It is located to provide accessible entry and connection to the Wellbeing Precinct and entry of the school on Lawson Prade. The building is in generally poor condition and recently has been subject to make safe works for a broken window, as well as roof plumbing works for leaks. The building supports small group and individual learning. The FLO program was previously held at the Etty St Campus (previously known as the Castlemaine Secondary College Senior Campus) however has been assimilated into the Blakely Rd Campus.

Music Relocatables

Two relocatable classrooms, joined by a covered roof, support the music program. These buildings are in poor condition, with reported issues including mould, water ingress, and poor thermal performance. These facilities are under review for replacement or refurbishment to better support the growing music program. The School owns these facilities and as such do not receive a maintenance budget.

Castlemaine Secondary College Asset Management Plan

Ancillary Structures and Covered Areas

The site includes some covered walkways and external structures that support circulation across the steep terrain. These covered areas are essential for weather protection and accessibility and are generally in good condition, however do not provide sufficient seating opportunity for students to shelter under them during recess and lunch. Ancillary sheds and stores are located haphazardly around the school site.

6.1 GROUND CONDITIONS

Once a structural engineer is appointed, a geotechnical report will be commissioned.

6.2 EVIDENCE OF ASBESTOS.

Refer to previous Asbestos Reports. Asbestos to be assessed at the commencement of an building projects

6.3 EXISTING SERVICES

The following information has been gathered from observations of physical conditions, assets and discussions with the Principal. All existing services will need to be investigated and current system capacities tested by consultants during the sketch design phase.

6.4 ELECTRICAL

The buildings' electrical systems will need to be investigated and current systems capacities tested by consultants during the sketch design phase.

6.5 GAS

The school currently has natural gas supply and gas mains surround the site on the Lawson Parade and Blakely Road Sides. All existing services will need to be investigated and current systems capacities tested by consultants during the sketch design phase. The location of the Natural gas entry to the site has not been determined in this report.

6.6 WATER & FIRE SERVICES

The fire service pipework will need to be investigated, pressure tested, and current systems capacities tested by consultants during the sketch design

phase. A hydrant booster is located adjacent to the staff entry adjacent to the FLO Building and it connected to an on site fire pump. Another Hydrant booster, with suction point. Dominator, Fire water tank and fire pump enclosure exist in a fenced off area close by and North East of the Wellbeing Building.

6.7 STORM WATER

All existing services will need to be investigated and current systems capacities tested by consultants during the sketch design phase.

6.8 SEWER

A ground scan will need to be undertaken during the sketch design phase to accurately identify the location of sewer infrastructure.

6.9 WATER HARVESTING

There is no significant rainwater harvesting capability at the school.

7.0 SITE INFRASTRUCTURE

The school grounds are generally in good condition due to the hard work of the Castlemaine Secondary College grounds team. Trees and plant life have been well maintained within specifically landscaped areas, however there is a noticeable lack of shade providing trees in key areas within the school that are used by students during recess and lunch. There are a significant number of informal pathways that have been forged by students wishing to cut through landscaping which poses an OHS risk, particularly around the staff parking area as students will often pass through the park in unexpected locations, making it difficult for staff to predict where they will be when reversing and driving in and out.

There is one formal staff carpark which is asphalted with kerbs, surrounding concrete footpaths and line marking within the school grounds, and an informal gravel staff park with soft interface with the surrounding bushland behind the engineering precinct. An asphalted road connects these two carparks with a covered walkway crossing over it in one key location. There is council land on Lawson Parade which is utilised by parents for student pick up and drop off, and a bus turn around internal to the school site which a large portion of the students use when arriving and leaving the school.

There are three bitumen paved basketball courts at the top end of the school which are accessible by two flights of concrete steps. The ground surface of the basketball courts are in extremely poor condition and the rings and backboards are severely degraded. The basketball courts have been out of bounds for some time, however recently have been reinstated as being in bounds after the removal of some dangerous fencing. The fencing surrounding the basketball courts on the Northern side is in poor condition, showing sign of significant corrosion, and poor structural foundations.

There is another basketball court ion the West side of the Wellbeing building which is in good condition and is utilised heavily by the school.

There is evidence of some informal line marking for games on the asphaltting of the bus turnaround, however it is not currently in use by the school.

There is an outdoor gymnasium featuring as range of equipment adjacent to the lower basketball court next to the Wellbeing building, however a large portion of the equipment is broken and as such is not used students.

North of the outdoor gymnasium is a bike shed which is well used and often close to capacity.

8.0 HAZARDOUS MATERIAL SUMMARY

In February 2011, an asbestos division 5 report was prepared for the Department of Education and Early Childhood Development by Sinclair Knight Merz Pty LTD.

All school buildings containing asbestos except the music relocatable have since been demolished.

The report identified asbestos in the music relocatable building inside of the music storeroom and alcove within the corridor. Staff have informed MUSK Architecture Studio that Asbestos has been removed from this building, however this needs to be confirmed. If Asbestos is confirmed to be present within the music relocatable, a division 6 asbestos report will need to be undertaken for any works carried out to this building.

Castlemaine Secondary College Asset Management Plan



Castlemaine Secondary College Asset Management Plan



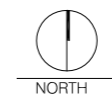
- NOTE
FILES RELIED ON FOR DRAWING:
- SAMS Plans
 - NEAR MAPS Aerial Images
 - Land Survey 20110225 SKM - whole site including boundaries
 - Land survey 20180901 Adrian Cummings and associates
 - Proposed Site Plan PDF by Y2 Architecture

1 Existing Conditions Plan
REF: SCALE : 1:1500 (A3)

Castlemaine Secondary College Asset Management Plan



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838 Collins Street
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Musk Studio PTY LTD
ACN 152 736 877



- NOTE
FILES RELIED ON FOR DRAWING:
- SAMS Plans
 - NEAR MAPS Aerial Images
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1 Existing Conditions Plan
REF: SCALE : 1:1500 (A3)

Castlemaine Secondary College Asset Management Plan

Division 5 Asbestos Register



**Castlemaine Secondary College
Junior Campus**

February 2011

**Sinclair Knight Merz Pty Ltd
Program Managers**

SINCLAIR KNIGHT MERZ PROGRAM MANAGERS

EXECUTIVE SUMMARY

Findings of the asbestos register conducted on the behalf of the Department of Education and Early Childhood Development by AMCOSH Pty Ltd, at Castlemaine Secondary College Junior Campus on the 7th February 2011 are summarised below. A detailed summary of the findings is contained in the body of this report.

The asbestos register was conducted for the purpose of the ongoing asbestos risk management of this school site and may be unsuitable for demolition purposes. Substantial destruction of building fabric may be required to complete the auditing of all-inaccessible areas or materials.

The asbestos register was undertaken in response to Division 5 of Part 4.3 (Asbestos) of the Victorian Occupational Health and Safety Regulations 2007.

The principal items identified as containing asbestos fibres during the audit included the following, listed in priority order:

SPATIAL ANALYSIS PLAN

09. Site Context

10. Site Analysis Plan

11. Spatial Relationship Plan

12. Area Analysis



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09. SITE CONTEXT

09.1

Locality Plan

Castlemaine Secondary College is a co-educational government secondary school catering to students from Years 7 to 12. It is located in the regional township of Castlemaine, approximately 120 km north-west of Melbourne, within the Mount Alexander Shire. The school serves as the sole state secondary education provider in the region, drawing enrolments from a broad catchment area that includes surrounding rural communities such as Guildford, Maldon, Campbells Creek and Harcourt.

The school is situated on Blakeley Road, approximately 0.5 kilometres north of Castlemaine's Central business district. The site is situated within a semi-rural context, with a mix of low and medium density residential development to the north and west, with native bushland to the East and Mount Alexander Golf course to the south. The school site sits within the lands of Dja Dja Wurrung Aboriginal Corporation.

THE SITE

Castlemaine Secondary College occupies a large, consolidated site that has undergone significant redevelopment between 2009 and 2020 in the form of new school precincts and accessibility upgrades.

The campus has been redeveloped into four distinct learning precincts, including the Wellbeing Centre, Engineers' Precinct, Performers' Precinct and Artisans Precinct, as well as a new Admin building.

The site is characterised by sloping topography, which has necessitated significant accessibility works over the years. The majority of the school buildings are arranged around a large, open outdoor area, with the Gymnasium (also known as the wellbeing centre) located lower down on the school site, closer to Blakely road entry to the west and the schools music building being located higher up on the school site and to the east. The layout of the campus supports a precinct-based learning model.



Castlemaine Secondary College Asset Management Plan

Vehicle access to the site is primarily from Lawson Parade, with buses entering the school site from a purpose-built entry from Blakeley Road. Staff parking is located internally within the school grounds. Pedestrian access is supported by paved footpaths along Blakely Rd and internally along the bus drop off.

10. SITE ANALYSIS PLAN

10.1 Features

The following features have assessed in the development of preferred Spatial Relationship Plan

The surrounding residential development and community infrastructure, including housing density, public transport availability and proximity to Castlemaine's central business district, have been considered in relation to the school's layout. These factors influence the number of students, staff, and visitors who arrive via active transport modes such as walking and cycling, public transport in the form of busses and vehicle drop of and pick up. Patterns of arrival and departure, and the way different user groups engage with the various entry points to the school, have been analysed to identify opportunities for site development that encourages entry to the school, improves visual and directional clarity to first time visitors and breaks down potential barriers to potential non attending students who may be at risk.

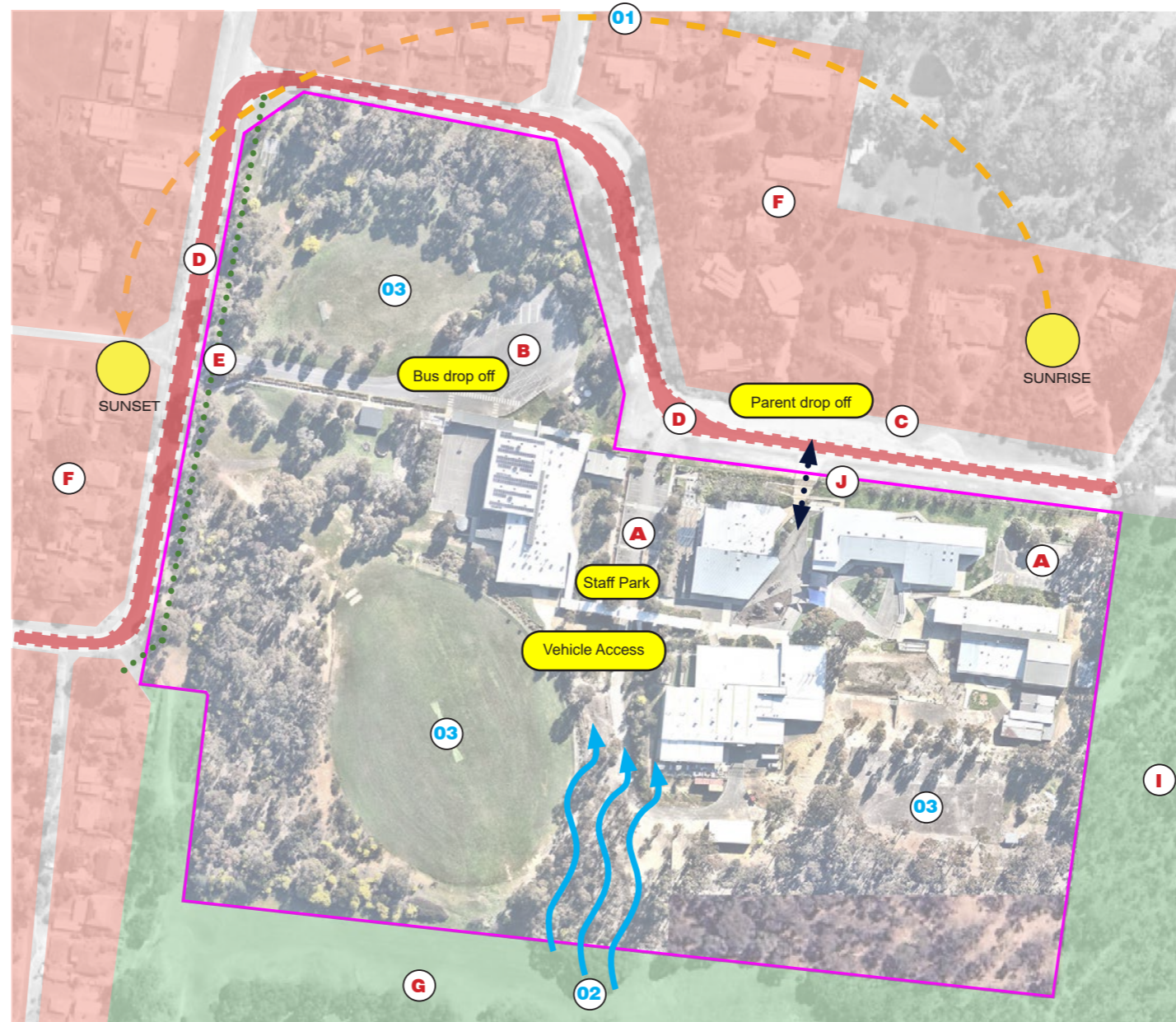
Open space opportunities and connective spaces between buildings for the location of seating (both covered and uncovered) landscaping and outdoor learning.

The recorded location of existing services to avoid disturbance or facilitate ease of connection to them

Pedestrian paths through the site, efficient connections between buildings as well as clear entries and exits to the school site.

Land titles provision of drainage, electrical and water supply easements

SITE ANALYSIS PLAN



FEATURES OF LOCATION

- 01. SUN PATH
- 02. PREVAILING WINDS
- 03. SPORTS COURTS
- 04.

SITE CONSIDERATIONS

- A. CURRENT STAFF PARKING
- B. BUS PICK UP AND DROP OFF
- C. PARENT PICK UP AND DROP OFF
- D. MAIN TRAFFIC SOURCE
- E. FOOTPATHS
- F. PRIVATE RESIDENTIAL LAND
- G. GOLF COURSE
- I. STATE FOREST
- J. SCHOOL ENTRY

LEGEND

- TITLE BOUNDARY

Room A16, 35 Etty Street
 Castlemaine VIC 3450
 Studio@musk.net.au
 www.musk.net.au



through the site

Topography and its effect on spatiality, land use patterns, earthworks and drainage

Vegetation and opportunities for landscaping

10.2 Features

The site is zoned Public Use Zone 2 (PUZ2) – Education and has a bushfire (BMO) overlay and is partially affected by a Flood Overlay (FO) to a very small low laying portion of the school site to the north-west. A portion of the school is also affected by a Heritage overlay (HO) on the back third of the site to the east.

10.3 BAL

Bushfire Prone Area:

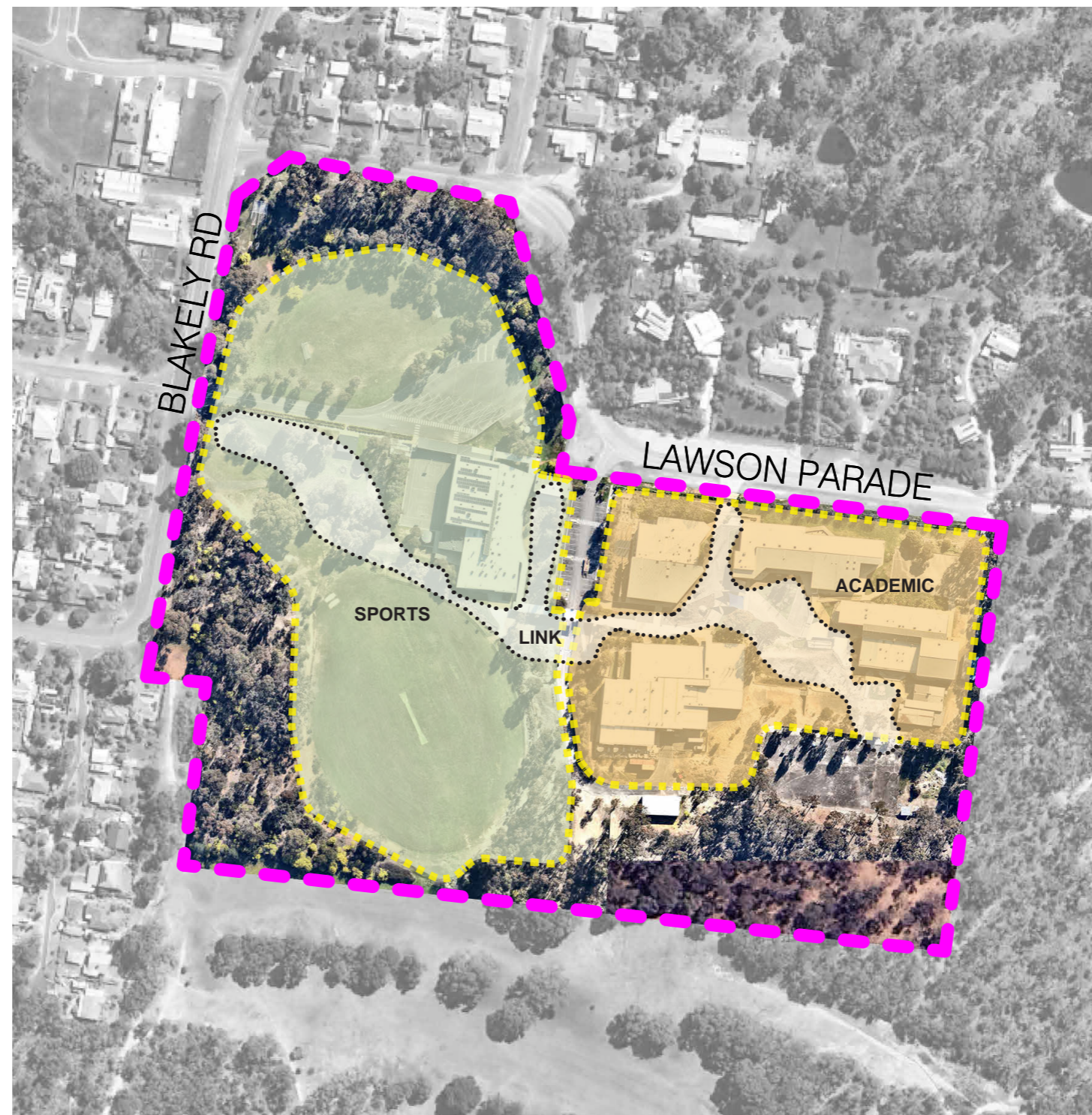
This property is in a designated bushfire prone area and special bushfire construction requirements apply. The map indicates only the eastern edge of the site is subject to the overlay. During Schematic Design, A Bushfire Attack Level Assessor will assess the site to specify a BAL and nominate the required construction requirements for proposed conditions within the bushfire prone area.

11 SPATIAL RELATIONSHIPS PLAN

11.1 Preferred Solution

The school aims to build community partnerships with a range of local organisations, including the Castlemaine Basketball, Soccer and Footy Clubs, local council and regional music and arts groups. How these stakeholders may engage with the school through shared use of facilities, joint programs, and community events has been a driving factor in the development of the spatial analysis plan.

The spatial planning of the Master plan considers how these groups interact with the school, particularly in relation to access, scheduling, and shared infrastructure. Most of the existing precincts become part of an educational or academic zone and predominately make up the east half of



LEGEND	
	SPORTS ZONE
	ACADEMIC ZONE
	LANDSCAPED LINKAGE
	TITLE BOUNDARY



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the school site, while the sporting facilities generally take up the west side of the site. This spatial organisation facilitates simple access to sporting zones during out of school hours, while access to the music areas is kept well away from disruptive activities while maintaining easy access through separate entry and carpark.

12 AREA ANALYSIS

12.1 Area Analysis

The following table presents a comparison between the Victorian School Building Authority (VSBA) recommended entitlement for a long-term enrolment (LTE) of 800 students and the measured internal floor areas currently provided at Castlemaine Secondary College. The measured areas include both permanent and relocatable buildings.

The measured internal floor area is 7281.7 m² which is 253.3 m² below the VSBA entitlement for an enrolment of 800 students. Variances across individual categories reflect the current configuration and use of space at the school. Areas such as Music / Drama / Multi-purpose and Gymnasium & PE Store exceed entitlement, while areas including Learning Base and Food Technology are below the recommended provision.

Existing Totals

Element	VSBA		Variance (m ²)
Administration	429	383.1	-45.9
Student & Staff Amenities	256	223.3	-32.7
Library / Learning Resource Centre	510	543.9	+33.9
Music / Drama / Dance / Multi-purpose	200	404.5	+204.5
Gymnasium & PE Store	862	1015.1	+153.1
Canteen	50	57.2	+7.2
Food Technology	262	202	-60
Learning Base	1820	1501.2	-318.8
Staff Work	283	314.8	+31.8
Science	689	686.5	-2.5
Technology	791	809.7	+18.7
The Arts	870	857.6	-12.4
Distributed Circulation	291	268.4	-22.6
Cleaning / Maintenance	32	14.4	-17.6
Total Internal Floor Area	7535	7281.7	-253.3

12.2 Area Analysis of Permanent and Relocatable Buildings

The following table summarises the areas of permanent physical buildings to relocatables and provides a comparison between the measured and proposed conditions.

Element Area	School Facility Area Schedule m ² -measured conditions	School Facility Area Schedule m ² - proposed conditions
1. Permanent	7081	8451
2. Relocatable	454.4 (289.1+165.3)	0
3. Total	7535	8451

The proposed permanent buildings are in 916m² area excess to those associated with the school's entitlement.

The proposed area of relocatable buildings in the Master Plan shall be reduced from 454 to 0m² with the removal of two portables.

12.3 Total Area Excess to the Entitlement – Justification

The proposed Music/Drama/Dance/Multi-Purpose Spaces at Castlemaine Secondary College will total 1,110 m² and will exceed the VSBA entitlement of 200 m² by 910 m². This excess in entitlement is directly linked to the school's strategic vision for a comprehensive Music building that will better support the student's musical education and also enable community connections.

The 200m² entitlement designated by the VSBA does not allow for sufficient functional music teaching spaces, Instrument storage or rehearsal spaces as explained by the Music lead. Sufficient floor area in these categories is essential for a functioning music program, and the current spatial organisation of the program being run at the school is not functioning smoothly, with area

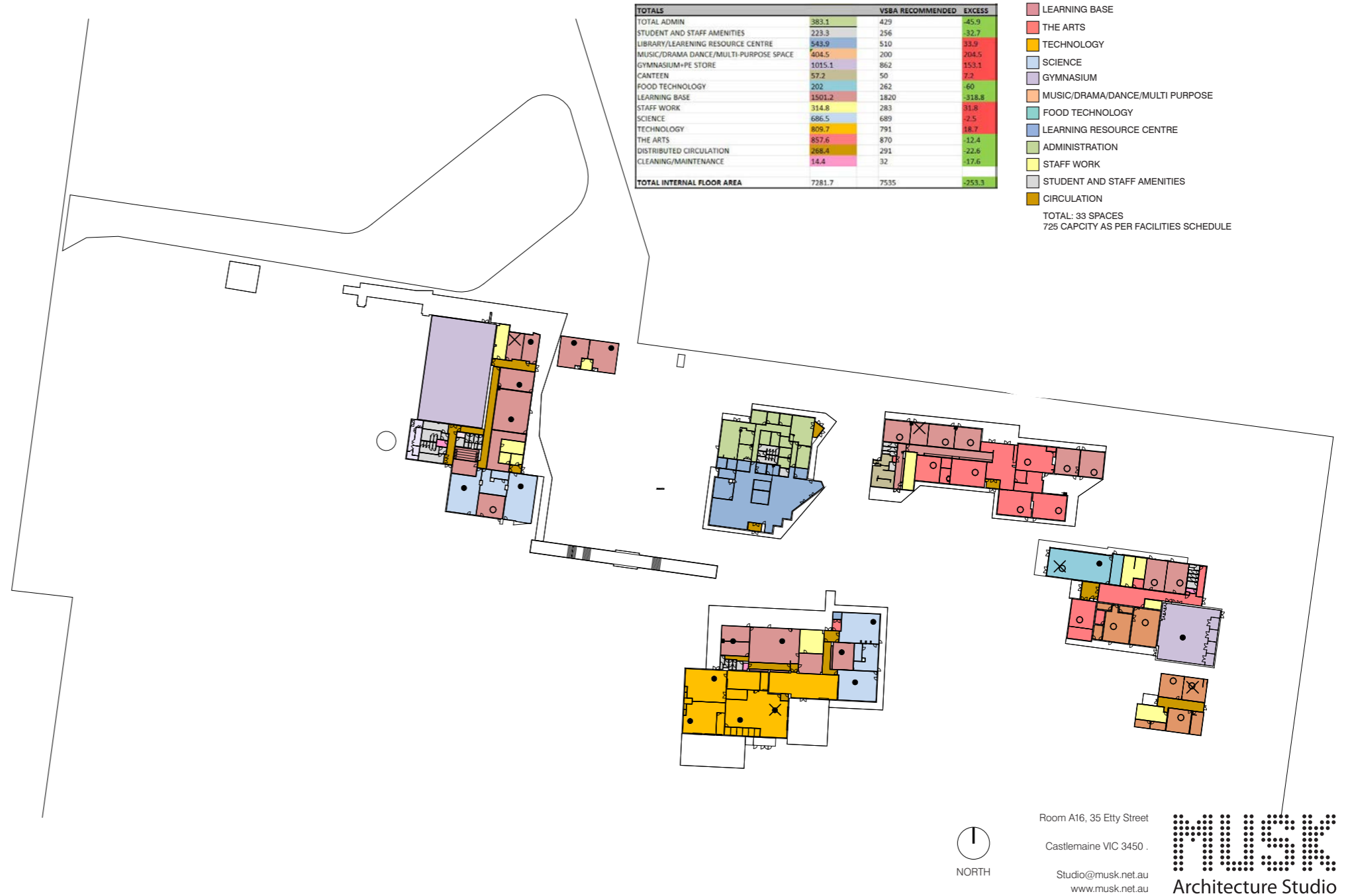
Castlemaine Secondary College Asset Management Plan

and number of music teaching rooms being provided for the musical cohort being insufficient, requiring extra classes to be run in other General purpose classrooms which are not designed acoustically or spatially to support this function.

The proposed Music building is intended to serve as a regional hub for music education and performance, reflecting the school's strong music program and promoting potential partnerships with community groups such as the Thompsons Foundry Band or the Castlemaine State Festival. The VSBA's 'Community Use of Schools – Hiring and Licensing' policy states that "Schools are strongly encouraged to share their facilities with their local communities. Hire and licence agreements can facilitate shared-use arrangements that benefit both schools and their local communities" (VSBA, 26 October 2023).

The facility is intended to support daily curriculum delivery, ensemble rehearsals, individual tuition, and public performances. The excess in the proposed Music area is being largely driven by the inclusion of a 20x20m ensemble rehearsal space and twelve dedicated practice rooms, which the Music lead has directed as being a requirement for the functional use of a dedicated music space.

EXISTING SITE PLAN WITH AREAS

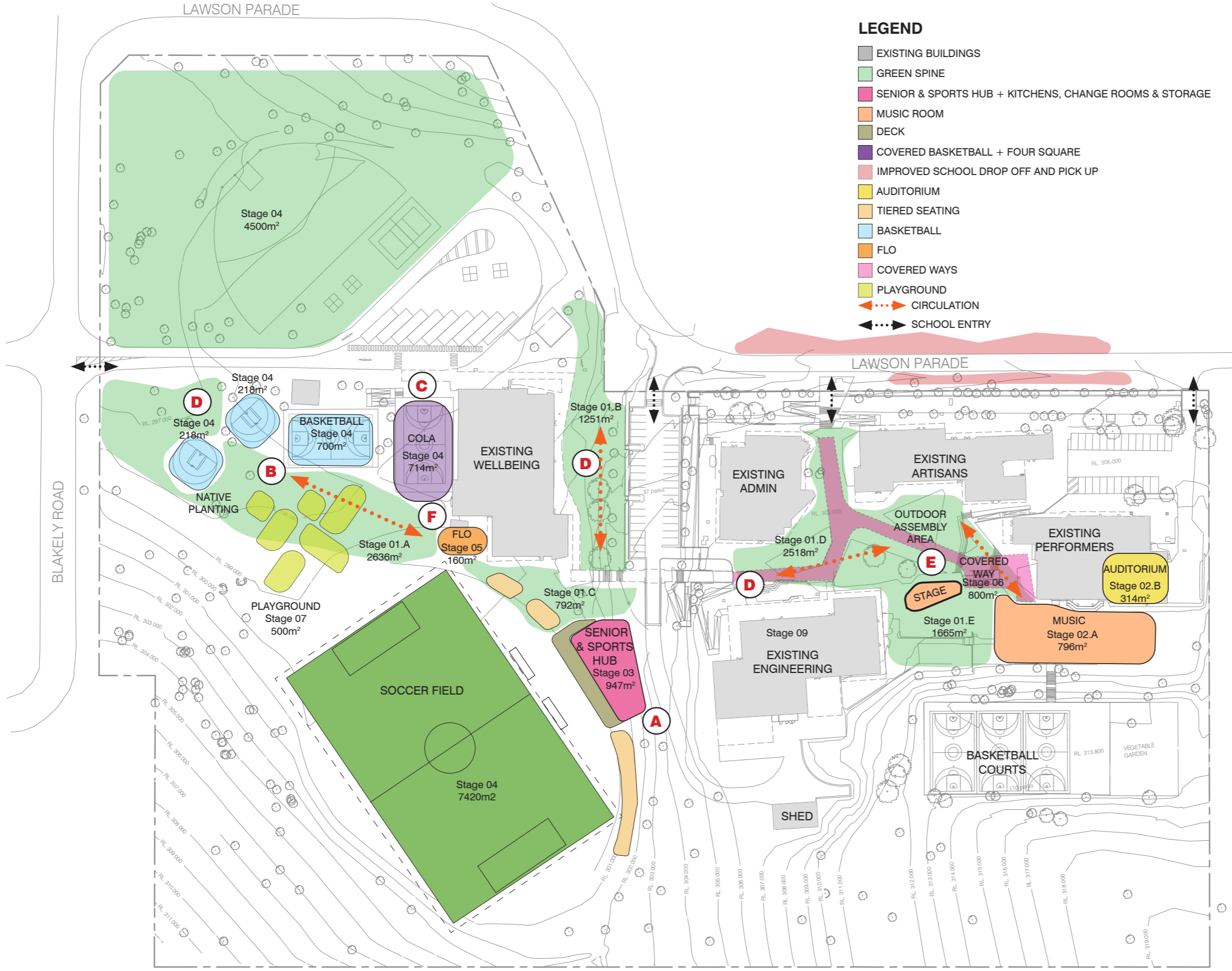
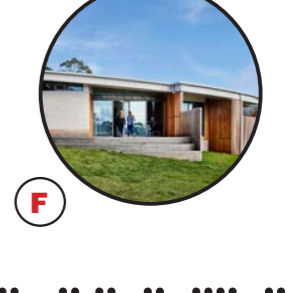
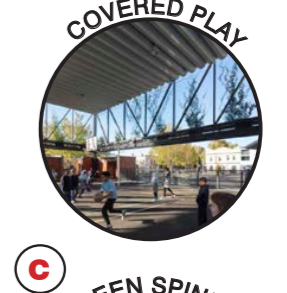


Castlemaine Secondary College Asset Management Plan

LAWSON PARADE

LEGEND

- EXISTING BUILDINGS
- GREEN SPINE
- SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE
- MUSIC ROOM
- DECK
- COVERED BASKETBALL + FOUR SQUARE
- IMPROVED SCHOOL DROP OFF AND PICK UP
- AUDITORIUM
- TIERED SEATING
- BASKETBALL
- FLO
- COVERED WAYS
- PLAYGROUND
- CIRCULATION
- SCHOOL ENTRY



CASTLEMAINE SECONDARY COLLEGE MASTER PLAN



Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
Docklands VIC 3008
Musk Studio PTY LTD
ACN 152 736 877

PRIORITY PROJECTS

13. Scope

14. Cost and Planning Management

15. Project Delivery Strategy



Castlemaine
SECONDARY COLLEGE



Architecture Studio

13. SCOPE

Priority projects are as follows:

Note: No individual project priority between the agreed 9 projects was established during the master plan process.

Project priority to be established as funding opportunities arise.

Green Spine Landscaping Works

(Project 1)

A staged landscaping implementation intended to better link the two ends of campus and create comfortable interstitial spaces between buildings. Works include general planting, a varied assortment of seating types and covered outdoor stage.

New Music Building & Existing Gym Upgrade

(Project 2)

A staged project which includes a new music facility adjacent to existing performers precinct, featuring soundproofed classrooms, ensemble, percussion rooms as well as storerooms, recording studio, staff spaces. The existing half gymnasium will be converted into a performance and drama space as part of a substage of the project with tiered seating, acoustic insulation, lighting, and stage. This project will support performing arts education and community engagement through upgraded facilities.

Seniors and Sports Hub

(Project 3)

A new 2 storey building combining senior learning spaces and sports amenities. The ground floor includes change rooms, canteen, public toilets, and sports storage. The first floor features classrooms, study areas, function space, and staff workrooms. External works include seating and an allowance for a services upgrade. The hub benefits student wellbeing provides staff support and encourages connection with community stakeholders.

Sports Upgrade

(Project 4)

Upgrade outdoor sports infrastructure. Includes resurfacing the main oval with synthetic turf, installation of fencing, drainage, and electronic scoreboard. A covered structure (COLA) is implemented over the existing basketball court adjacent to the Wellbeing centre. Additional basketball courts and netball capable half courts are included as part of thus stages. Upgrades to the secondary smaller oval include a resurfacing of the existing pitch with natural turf and irrigation upgrades.

FLO Building

(Project 5)

A standalone single storey building designed for the FLO (Flexible Learning Options) program. This building will include two classrooms, breakout space and accessible amenities.

Covered Walkways

(Project 6)

New covered walkway located within the green spine to improve connectivity between the school and provide weather protection, as well as seating for students

Playground

(Project 7)

New playground with soft landscaping and play equipment.

Outdoor Hockey Field

(Project 8)

Construction of a synthetic turf hockey field. Provides opportunity for community use. Includes stormwater infrastructure and line marking.

Operable Walls

(Project 9)

Installation of new operable walls in 2 locations to provide improved time tabling and adaptability of large inflexible spaces.

14. COST PLANNING AND MANAGEMENT

The school currently has no funding allocation for capital works projects.

Financial risks associated with this project include but are not limited to:

- Capacity of existing site services and infrastructure.
- In ground conditions (rock)
- In ground conditions (requirement for increased founding depths).
- In ground conditions (sewer main)

The following pages contain Cost Plan A provided by Fraser McGregor of McLeod + Aitken Limited Chartered Quantity Surveyors. McLeod + Aitken's Stage 1 Costs are for the construction of a central landscaping project, referred to in the cost plan as Green Spine'. The cost plan includes a provision for contingencies of 10% for all stages.

In ground conditions will be assessed by geotechnical engineer in the sketch design phase. In ground services will be identified by ground scan in the sketch design phase.

Executive Summary

Stage	Element	Construction Cost \$	Construction Cost m/2 \$	Project Cost \$	Project Cost m/2 \$	Area m2
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$102	\$1,175,006	\$133	8,862
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$68	\$233,229	\$88	2,636
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$117	\$190,143	\$152	1,251
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$66	\$67,927	\$86	792
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$110	\$359,936	\$143	2,518
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$150	\$323,770	\$194	1,665
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$6,262	\$9,402,260	\$8,471	1,110
Stage 02A	New Music Building	\$6,219,200	\$7,813	\$8,392,810	\$10,544	796
Stage 02B	Existing Half Gym upgrade	\$731,750	\$2,330	\$1,009,449	\$3,215	314
Stage 03	Seniors and Sports Hub	\$5,099,710	\$5,385	\$6,627,073	\$6,998	947
Stage 04	Sports Upgrade	\$2,574,638	\$187	\$3,345,742	\$243	13,784
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$8,573	\$1,782,394	\$11,140	160
Stage 06	Covered Walkways	\$825,000	\$1,031	\$1,072,088	\$1,340	800
Stage 07	Playground	\$275,000	\$550	\$357,363	\$715	500
Stage 08	Outdoor Hockey Field	\$219,780	\$314	\$285,604	\$408	700
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$1,080	\$140,346	\$1,403	100
OVERALL PROJECT COST ESTIMATE		\$18,328,876		\$24,187,875		

Castlemaine Secondary College Asset Management Plan

10 Year Masterplan

at

Castlemaine Secondary College
2 Lawson Parade, Castlemaine VIC 3450

for

MUSK Architecture Studio

Concept Stage

Cost Plan A - REV B
Aug-25

McLeod + Aitken Limited
Chartered Quantity Surveyors
Suite 3 Level 6
390 St Kilda Road
Melbourne, VIC 3004
www.mcleod-aitken.com
Tel: 03 9079 2390
E: fraser.mcgregor@mcleod-aitken.com



General Notes and Assumptions

Project: -
Scope of works for the project comprises of 10 Year Masterplan at Castlemaine Secondary College generally comprising the reconfiguration, renovation and extension of existing facilities and external works projects.

Cost Plan compiled in accordance with MUSK Architecture Studio revised documentation issued 12th June 2025. The masterplan comprises of the following stages of works: -

Stage 01 - Green Spine (Landscaping Works)

Landscaping upgrade including:
- Outdoor Stage with Covered Stage
- Limited Covered areas
- Seating (general)
-Planting

Divided into following substages:

Stage 1A - 2636m2 - Low Spend
Stage 1B - 1251m2 - Low Spend
Stage 1C - 792m2 - Low Spend
Stage 1D - 2518m2 - Medium Spend
Stage 1E - 1665m2 - Medium Spend

Stage 02A - New Music Building

Allow for removal of existing Music Rooms (in portables)
New Single Storey Building on flat site connected to existing performers space.
Refurbish existing Music Classroom in existing School

Stage 02B - Existing Half Gym upgrade

Convert existing half Gymnasium (314m2) into a performance space and combine with drama
Thermal insulation to walls and ceiling
Tiered Seating with storage below (area 125m2)
Acoustic insulation to internal walls
Curtain track and Curtain
Temporary Stage
Additional fire escape door
Lighting Track and Lighting

Stage 03 - Seniors and Sports Hub

New 2 Storey Building on sloped site adjacent soccer pitch
Tiered seating on each side of the building
Fixed Joinery
Allow for ICT and Hearing Augmentation
Medium level finish to first floor

Stage 04 - Sports Upgrade

Main Oval (currently football and Cricket) oval
Implementation of synthetic soccer field and fencing
Synthetic turf as the primary option
Natural turf as cost option including irrigation upgrade

Wellbeing Zone

COLA Covered structure over existing basketball court, footings, structure and roof
Additional seating adjacent the court
Addition of 1 new uncovered basketball courts near the same location with netball capabilities
Half basketball courts to have informal basketball capability including concrete, line marking and ring

Secondary Oval

Resurfacing of existing pitch, natural maintain turf
Irrigation Upgrade
Fixed Sports Equipment
Line Marking

Stage 05 - FLO Building (Flexible Learning Options program)

Standalone building
2 classrooms
Small breakout space/foyer
Medium level finish and glazing
Natural hard-wearing materials
Fixed Joinery
ICT and Hearing Augmentation
Acoustic separation between the classrooms

Stage 06 - Covered Walkways

New Covered walkway through campus

Stage 07 - Playground

New Playground

Stage 08 - Outdoor Hockey Field

Implementation of synthetic hockey field and fencing

Stage 09 - Operable wall – Dividing existing large room

New Operable Wall to divide large room
Allowance for new demolitions, steelwork and make good

General Provisions & On-Costs

Provision for Contingencies - 10% for all Stages
Provision for Escalation in line with proposed base dates per staging advised by PDC
Provision for Head Contract Preliminaries - 10% for Stage 01, 03, 04, 06, 07 & 08; 15% for Stage 02A, 25% for Stage 02B, 20% for Stage 05 & 09

Provision for Fee's and Approvals etc at 13% of Construction to Cover PDC, Approvals, & QS

Staging Assumptions

Provision for Decanting/Temp Relocation Works to each stage to be reviewed - No Allowance for hire of temporary teaching modules or the like.
Assumed relocation of teaching spaces to be done within existing buildings - provision included to cover moving equipment + minor mods to existing facilities to reconfigure for temporary use

All Stages - Q4 2026

Exclusions

The following items are specifically excluded from this cost plan, general contingency included only per On-Costs above: -

GST
Legal Fees
Temporary Additional Teaching/Accommodation Facilities - Relocatable etc for GLA's
Removal of Hazardous Materials and/or Contaminated Arisings
Delay or acceleration costs
Excavations in rock or other unforeseen ground conditions
Cost of finance
Works to Existing Areas/Buildings not detailed in the Masterplan
Works outside of Project Areas
Roadworks and Works out of the Site Boundary
Works to existing building facades other than where necessitated by demolition/alteration works
Temporary Car Parking Facilities
Diversion of existing incoming services for landscape works
Lighting to grandstand and sports pitch
PA System

Notes

Castlemaine Secondary College - Masterplan - Cost Plan A REV B

Castlemaine Secondary College - Masterplan - Cost Plan A REV B

Elem Code	Element	Base Date	Area m2	Total \$	Cost \$/m2
Stage 01A - Green Spine (Landscaping Works)					
		Q4 2026	2,636	\$ 233,229	\$ 88
1	Stage 01A - Green Spine (Landscaping Works)		2,636	\$ 179,476	\$ 68
				Construction Total	\$ 179,476 \$ 68
<u>On Costs</u>					
2	Contingency		2,636	\$ 17,948	\$ 7
3	Escalation		2,636	\$ 8,974	\$ 3
4	Professional/Consultant Fee's		2,636	\$ 26,832	\$ 10
5	FFE/Client Direct Costs		2,636	\$ -	\$ -
Stage 01B - Green Spine (Landscaping Works)					
		Q4 2026	1,251	\$ 190,143	\$ 152
1	Stage 01B - Green Spine (Landscaping Works)		18	\$ 146,320	\$ 8,129
				Construction Total	\$ 146,320 \$ 117
<u>On Costs</u>					
2	Contingency		1,251	\$ 14,632	\$ 12
3	Escalation		1,251	\$ 7,316	\$ 6
4	Professional/Consultant Fee's		1,251	\$ 21,875	\$ 17
5	FFE/Client Direct Costs		1,251	\$ -	\$ -
Stage 01C - Green Spine (Landscaping Works)					
		Q4 2026	792	\$ 67,927	\$ 86
1	Stage 01C - Green Spine (Landscaping Works)		18	\$ 52,272	\$ 2,904
				Construction Total	\$ 52,272 \$ 66
<u>On Costs</u>					
2	Contingency		792	\$ 5,227	\$ 7
3	Escalation		792	\$ 2,614	\$ 3
4	Professional/Consultant Fee's		792	\$ 7,815	\$ 10
5	FFE/Client Direct Costs		792	\$ -	\$ -
Stage 01D - Green Spine (Landscaping Works)					
		Q4 2026	2,518	\$ 359,936	\$ 143
1	Stage 01D - Green Spine (Landscaping Works)		18	\$ 276,980	\$ 15,388
				Construction Total	\$ 276,980 \$ 110
<u>On Costs</u>					
				\$ 13,849.00	
2	Contingency		2,518	\$ 27,698	\$ 11
3	Escalation		2,518	\$ 13,849	\$ 6
4	Professional/Consultant Fee's		2,518	\$ 41,409	\$ 16
5	FFE/Client Direct Costs		2,518	\$ -	\$ -
Stage 01E - Green Spine (Landscaping Works)					
		Q4 2026	1,665	\$ 323,770	\$ 194
1	Stage 01E - Green Spine (Landscaping Works)		18	\$ 249,150	\$ 13,842
				Construction Total	\$ 249,150 \$ 150
<u>On Costs</u>					
2	Contingency		1,665	\$ 24,915	\$ 15
3	Escalation		1,665	\$ 12,458	\$ 7
4	Professional/Consultant Fee's		1,665	\$ 37,248	\$ 22
5	FFE/Client Direct Costs		1,665	\$ -	\$ -

Castlemaine Secondary College
10 Year Masterplan
Cost Summary - Projects & Stages **Aug-25**

Elem Code	Element	Base Date	Area m2	Total \$	Cost \$/m2
Stage 02A - New Music Building					
		Q4 2026	796 \$	8,392,810 \$	10,544
1	Stage 02A - New Music Building		796 \$	6,219,200 \$	7,813
	Construction Total			6,219,200 \$	7,813
	<u>On Costs</u>				
2	Contingency		796 \$	621,920 \$	781
3	Escalation		796 \$	310,960 \$	391
4	Professional/Consultant Fee's		796 \$	929,770 \$	1,168
5	FFE/Client Direct Costs		796 \$	310,960 \$	391
Stage 02B - Existing Half Gym upgrade					
		Q4 2026	314 \$	1,009,449 \$	3,215
1	Stage 02B - Existing Half Gym upgrade		314 \$	731,750 \$	2,330
	Construction Total			731,750 \$	2,330
	<u>On Costs</u>				
2	Contingency		314 \$	73,175 \$	233
3	Escalation		314 \$	36,588 \$	117
4	Professional/Consultant Fee's		314 \$	109,397 \$	348
5	FFE/Client Direct Costs		314 \$	58,540 \$	186
Stage 03 - Seniors and Sports Hub					
		Q4 2026	947 \$	6,627,073 \$	6,998
1	Stage 03 - Seniors and Sports Hub		947 \$	5,099,710 \$	5,385
	Construction Total			5,099,710 \$	5,385
	<u>On Costs</u>				
2	Contingency		947 \$	509,971 \$	539
3	Escalation		947 \$	254,986 \$	269
4	Professional/Consultant Fee's		947 \$	762,407 \$	805
5	FFE/Client Direct Costs		947 \$	- \$	-
Stage 04 - Sports Upgrade					
		Q4 2026	13,784 \$	3,345,742 \$	243
1	Stage 04 - Sports Upgrade		13,784 \$	2,574,638 \$	187
	Construction Total			2,574,638 \$	187
	<u>On Costs</u>				
2	Contingency		13,784 \$	257,464 \$	19
3	Escalation		13,784 \$	128,732 \$	9
4	Professional/Consultant Fee's		13,784 \$	384,908 \$	28
5	FFE/Client Direct Costs		13,784 \$	- \$	-
Stage 05 - FLO Building (Flexible Learning Options program)					
		Q4 2026	160 \$	1,782,394 \$	11,140
1	Stage 05 - FLO Building (Flexible Learning Options program)		160 \$	1,371,600 \$	8,573
	Construction Total			1,371,600 \$	8,573
	<u>On Costs</u>				
2	Contingency		160 \$	137,160 \$	857
3	Escalation		160 \$	68,580 \$	429
4	Professional/Consultant Fee's		160 \$	205,054 \$	1,282
5	FFE/Client Direct Costs		160 \$	- \$	-

Castlemaine Secondary College
10 Year Masterplan
Cost Summary - Projects & Stages **Aug-25**

Elem Code	Element	Base Date	Area m2	Total \$	Cost \$/m2
Stage 06 - Covered Walkways					
		Q4 2026	800 \$	1,072,088 \$	1,340
1	Stage 06 - Covered Walkways		800 \$	825,000 \$	1,031
	Construction Total			825,000 \$	1,031
	<u>On Costs</u>				
2	Contingency		800 \$	82,500 \$	103
3	Escalation		800 \$	41,250 \$	52
4	Professional/Consultant Fee's		800 \$	123,338 \$	154
5	FFE/Client Direct Costs		800 \$	- \$	-
Stage 07 - Playground					
		Q4 2026	500 \$	357,363 \$	715
1	Stage 07 - Playground		500 \$	275,000 \$	550
	Construction Total			275,000 \$	550
	<u>On Costs</u>				
2	Contingency		500 \$	27,500 \$	55
3	Escalation		500 \$	13,750 \$	28
4	Professional/Consultant Fee's		500 \$	41,113 \$	82
5	FFE/Client Direct Costs		500 \$	- \$	-
Stage 08 - Outdoor Hockey Field					
		Q4 2026	700 \$	285,604 \$	408
1	Stage 08 - Outdoor Hockey Field		700 \$	219,780 \$	314
	Construction Total			219,780 \$	314
	<u>On Costs</u>				
2	Contingency		700 \$	21,978 \$	31
3	Escalation		700 \$	10,989 \$	16
4	Professional/Consultant Fee's		700 \$	32,857 \$	47
5	FFE/Client Direct Costs		700 \$	- \$	-
Stage 09 - Operable wall – Dividing existing large room					
		Q4 2026	100 \$	140,346 \$	1,403
1	Stage 09 - Operable wall – Dividing existing large room		100 \$	108,000 \$	1,080
	Construction Total			108,000 \$	1,080
	<u>On Costs</u>				
2	Contingency			5,400.00	
3	Escalation		100 \$	10,800 \$	108
4	Professional/Consultant Fee's		100 \$	5,400 \$	54
5	FFE/Client Direct Costs		100 \$	16,146 \$	161
				- \$	-
DEVELOPMENT TOTAL			26,011 \$	24,187,875 \$	930

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 01A - Green Spine (Landscaping Works) **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 01A - Green Spine (Landscaping Works)		2,636	m2		
External Works					
	Green Spine (Landscaping Works) - Low Spend	2,636	m2	\$ 60.00	\$ 158,160.00
	Extra over for 1800mm seats	10	no	\$ 500.00	\$ 5,000.00
	Preliminaries	10.00%	item	\$ 163,160.00	\$ 16,316.00
Total				\$	179,476.00
TOTAL FOR STAGE/PROJECT (Construction)				\$	179,476.00
Stage 01A Contingency & Escalation					
	Construction Contingency	5%	item	\$ 179,476.00	\$ 8,973.80
	Design Contingency	5%	item	\$ 179,476.00	\$ 8,973.80
	Escalation - 15 Months - Q4 2026	5%	item	\$ 179,476.00	\$ 8,973.80
Total				\$	26,921.40
Stage 01A Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 206,397.40	\$ 26,831.66
Total				\$	26,831.66
Stage 01A FFE / Client Direct Costs					
	FFE Allowance - Excluded	0%	item	\$ 179,476.00	\$ -
	IT Allowance - Excluded	0%	item	\$ 179,476.00	\$ -
Total				\$	-
Stage 01A Decant / Relocation Costs					
	Excluded				
Total				\$	-
TOTAL FOR STAGE/PROJECT (Project Cost)				\$	233,229.06

Castlemaine Secondary College
10 Year Masterplan
Stage 01B - Green Spine (Landscaping Works) **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 01B - Green Spine (Landscaping Works)		1,251	m2		
External Works					
	Green Spine (Landscaping Works) - Low Spend	1,251	m2	\$ 60.00	\$ 75,060.00
	Demolishing/removal of 2 portables	2	no	\$ 25,000.00	\$ 50,000.00
	Preliminaries	17.00%	item	\$ 125,060.00	\$ 21,260.20
Total				\$	146,320.20
TOTAL FOR STAGE/PROJECT (Construction)				\$	146,320.20
Stage 01B Contingency & Escalation					
	Construction Contingency	5%	item	\$ 146,320.20	\$ 7,316.01
	Design Contingency	5%	item	\$ 146,320.20	\$ 7,316.01
	Escalation - 15 Months - Q4 2026	5%	item	\$ 146,320.20	\$ 7,316.01
Total				\$	21,948.03
Stage 01B Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 168,268.23	\$ 21,874.87
Total				\$	21,874.87
Stage 01B FFE / Client Direct Costs					
	FFE Allowance - Excluded	0%	item	\$ 146,320.20	\$ -
	IT Allowance - Excluded	0%	item	\$ 146,320.20	\$ -
Total				\$	-
Stage 01B Decant / Relocation Costs					
	Excluded				
Total				\$	-
TOTAL FOR STAGE/PROJECT (Project Cost)				\$	190,143.10

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 01C - Green Spine (Landscaping Works) **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 01C - Green Spine (Landscaping Works)					
		792	m2		
External Works					
	Green Spine (Landscaping Works) - Low Spend	792	m2	\$ 60.00	\$ 47,520.00
	Preliminaries	10.00%	item	\$ 47,520.00	\$ 4,752.00
				Total	\$ 52,272.00
TOTAL FOR STAGE/PROJECT (Construction)				\$	52,272.00
Stage 01C Contingency & Escalation					
	Construction Contingency	5%	item	\$ 52,272.00	\$ 2,613.60
	Design Contingency	5%	item	\$ 52,272.00	\$ 2,613.60
	Escalation - 15 Months - Q4 2026	5%	item	\$ 52,272.00	\$ 2,613.60
				Total	\$ 7,840.80
Stage 01C Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 60,112.80	\$ 7,814.66
				Total	\$ 7,814.66
Stage 01C FFE / Client Direct Costs					
	FFE Allowance - Excluded	0%	item	\$ 52,272.00	\$ -
	IT Allowance - Excluded	0%	item	\$ 52,272.00	\$ -
				Total	\$ -
Stage 01C Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)				\$	67,927.46

Castlemaine Secondary College
10 Year Masterplan
Stage 01D - Green Spine (Landscaping Works) **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 01D - Green Spine (Landscaping Works)					
		2,518	m2		
External Works					
	Green Spine (Landscaping Works) - Medium Spend	2,518	m2	\$ 100.00	\$ 251,800.00
	Preliminaries	10.00%	item	\$ 251,800.00	\$ 25,180.00
				Total	\$ 276,980.00
TOTAL FOR STAGE/PROJECT (Construction)				\$	276,980.00
Stage 01D Contingency & Escalation					
	Construction Contingency	5%	item	\$ 276,980.00	\$ 13,849.00
	Design Contingency	5%	item	\$ 276,980.00	\$ 13,849.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 276,980.00	\$ 13,849.00
				Total	\$ 41,547.00
Stage 01D Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 318,527.00	\$ 41,408.51
				Total	\$ 41,408.51
Stage 01D FFE / Client Direct Costs					
	FFE Allowance - Excluded	0%	item	\$ 276,980.00	\$ -
	IT Allowance - Excluded	0%	item	\$ 276,980.00	\$ -
				Total	\$ -
Stage 01D Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)				\$	359,935.51

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 01E - Green Spine (Landscaping Works) **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 01E - Green Spine (Landscaping Works)		1,665	m2		
External Works					
	Green Spine (Landscaping Works) - Medium Spend	1,665	m2	\$ 100.00	\$ 166,500.00
	Outdoor Stage with Cover	1	item	\$ 60,000.00	\$ 60,000.00
	Preliminaries	10.00%	item	\$ 226,500.00	\$ 22,650.00
				Total	\$ 249,150.00
TOTAL FOR STAGE/PROJECT (Construction)					\$ 249,150.00
Stage 01E Contingency & Escalation					
	Construction Contingency	5%	item	\$ 249,150.00	\$ 12,457.50
	Design Contingency	5%	item	\$ 249,150.00	\$ 12,457.50
	Escalation - 15 Months - Q4 2026	5%	item	\$ 249,150.00	\$ 12,457.50
				Total	\$ 37,372.50
Stage 01E Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 286,522.50	\$ 37,247.93
				Total	\$ 37,247.93
Stage 01E FFE / Client Direct Costs					
	FFE Allowance - Excluded	0%	item	\$ 249,150.00	\$ -
	IT Allowance - Excluded	0%	item	\$ 249,150.00	\$ -
				Total	\$ -
Stage 01E Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 323,770.43

Castlemaine Secondary College
10 Year Masterplan
Stage 02A - New Music Building **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 02A - New Music Building		796	m2		
Demolition					
	Removal of existing Music Rooms (in portables)	2	no	\$ 25,000.00	\$ 50,000.00
New Works: Building Fabric					
	New Single Storey Building	796	m2	\$ 3,000.00	\$ 2,388,000.00
New Works: Fit-Out					
	Soundproofed Music Classroom (2 x 65m2)	140	m2	\$ 3,000.00	\$ 420,000.00
	Ensemble Room	400	m2	\$ 3,300.00	\$ 1,320,000.00
	Recording Studio	16	m2	\$ 3,200.00	\$ 51,200.00
	Instrumental Teaching Rooms	128	m2	\$ 3,300.00	\$ 422,400.00
	Percussion Room	36	m2	\$ 3,300.00	\$ 118,800.00
	Instrument Store Room	30	m2	\$ 1,800.00	\$ 54,000.00
	Sound Equipment Store Room	16	m2	\$ 1,800.00	\$ 28,800.00
	Music Store Room	12	m2	\$ 1,800.00	\$ 21,600.00
	Staff Room	18	m2	\$ 2,400.00	\$ 43,200.00
	AV Allowance (Recording Studio)	1	item	\$ 20,000.00	\$ 20,000.00
New Works: Refurbishment					
	Music Classroom	120	m2	\$ 3,500.00	\$ 420,000.00
External Works					
	Services Upgrade	1	item	\$ 50,000.00	\$ 50,000.00
	Preliminaries	15.00%	item	\$ 5,408,000.00	\$ 811,200.00
				Total	\$ 6,219,200.00
TOTAL FOR STAGE/PROJECT (Construction)					\$ 6,219,200.00
Stage 02 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 6,219,200.00	\$ 310,960.00
	Design Contingency	5%	item	\$ 6,219,200.00	\$ 310,960.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 6,219,200.00	\$ 310,960.00
				Total	\$ 932,880.00
Stage 02 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 7,152,080.00	\$ 929,770.40
				Total	\$ 929,770.40
Stage 02 FFE / Client Direct Costs					
	FFE Allowance	3%	item	\$ 6,219,200.00	\$ 186,576.00
	IT Allowance	2%	item	\$ 6,219,200.00	\$ 124,384.00
				Total	\$ 310,960.00
Stage 02 Decant / Relocation Costs					
	Excluded - Music program decanting will be required, anticipated to be a school cost				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 8,392,810.40

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 02B - Existing Half Gym upgrade **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 02B - Existing Half Gym upgrade					
		314	m2		
Refurbishment; Fit-Out					
	Tiered Seating with storage below (area 125m2)	1	item	\$ 350,000.00	\$ 350,000.00
	Acoustic insulation to internal walls	504	m2	\$ 100.00	\$ 50,400.00
	Curtain Track and Curtain	1	item	\$ 40,000.00	\$ 40,000.00
	Temporary stage	1	item	\$ 50,000.00	\$ 50,000.00
	Add additional fire escape door	1	item	\$ 15,000.00	\$ 15,000.00
	Add lighting track and lighting	1	item	\$ 60,000.00	\$ 60,000.00
	AV Allowance	1	item	\$ 20,000.00	\$ 20,000.00
	Preliminaries	25.00%	item	\$ 585,400.00	\$ 146,350.00
				Total	\$ 731,750.00
				TOTAL FOR STAGE/PROJECT (Construction)	\$ 731,750.00
Stage 02 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 731,750.00	\$ 36,587.50
	Design Contingency	5%	item	\$ 731,750.00	\$ 36,587.50
	Escalation - 15 Months - Q4 2026	5%	item	\$ 731,750.00	\$ 36,587.50
				Total	\$ 109,762.50
Stage 02 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 841,512.50	\$ 109,396.63
				Total	\$ 109,396.63
Stage 02 FFE / Client Direct Costs					
	FFE Allowance	3%	item	\$ 731,750.00	\$ 21,952.50
	IT Allowance	5%	item	\$ 731,750.00	\$ 36,587.50
				Total	\$ 58,540.00
Stage 02 Decant / Relocation Costs					
	Excluded - decanting will be required for exams and storage, anticipated to be a school cost				
				Total	\$ -
				TOTAL FOR STAGE/PROJECT (Project Cost)	\$ 1,009,449.13

Castlemaine Secondary College
10 Year Masterplan
Stage 03 - Seniors and Sports Hub **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 03 - Seniors and Sports Hub					
		947	m2		
New Works; Building Fabric					
	New Double Storey Building	947	m2	\$ 2,700.00	\$ 2,556,900.00
New Works; Fit-Out					
Ground Floor					
	Entry / Foyer	14	m2	\$ 1,500.00	\$ 21,000.00
	Change Rooms	200	m2	\$ 1,500.00	\$ 300,000.00
	Airlock	14	m2	\$ 1,800.00	\$ 25,200.00
	Toilets	72	m2	\$ 3,800.00	\$ 273,600.00
	Canteen including Kitchen Setup	25	m2	\$ 4,500.00	\$ 112,500.00
	Sports Storage	34	m2	\$ 1,200.00	\$ 40,800.00
	General Storage	32	m2	\$ 1,200.00	\$ 38,400.00
	Public Toilets	14	m2	\$ 3,800.00	\$ 53,200.00
	First Aid Room	18	m2	\$ 1,500.00	\$ 27,000.00
	Officals Change Room	20	m2	\$ 1,500.00	\$ 30,000.00
	Stairs	20	m2	\$ 1,200.00	\$ 24,000.00
	Lift	1	item	included	\$ -
First Floor					
	Classrooms	140	m2	\$ 2,100.00	\$ 294,000.00
	Private Study Area	60	m2	\$ 1,800.00	\$ 108,000.00
	Kitchen/Pantry	25	m2	\$ 3,500.00	\$ 87,500.00
	Small Workrooms/Meeting Rooms	24	m2	\$ 1,800.00	\$ 43,200.00
	Seniors Room/Function Space	120	m2	\$ 1,800.00	\$ 216,000.00
	Staff Work	22	m2	\$ 2,000.00	\$ 44,000.00
	Foyer	16	m2	\$ 1,800.00	\$ 28,800.00
	Amenities (Toilets)	40	m2	\$ 3,800.00	\$ 152,000.00
	Outdoor Covered Deck	25	m2	\$ 1,200.00	\$ 30,000.00
External Works					
	Allowance for outdoor seating	1	item	\$ 30,000.00	\$ 30,000.00
	Services Upgrade	1	item	\$ 100,000.00	\$ 100,000.00
	Preliminaries	10.00%	item	\$ 4,636,100.00	\$ 463,610.00
				Total	\$ 5,099,710.00
				TOTAL FOR STAGE/PROJECT (Construction)	\$ 5,099,710.00
Stage 03 - Contingency & Escalation					
	Construction Contingency	5%	item	\$ 5,099,710.00	\$ 254,985.50
	Design Contingency	5%	item	\$ 5,099,710.00	\$ 254,985.50
	Escalation - 15 Months - Q4 2026	5%	item	\$ 5,099,710.00	\$ 254,985.50
				Total	\$ 764,956.50
Stage 03 - Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 5,864,666.50	\$ 762,406.65
				Total	\$ 762,406.65
Stage 03 - FFE / Client Direct Costs					
	FFE Allowance	3%	item	\$ 5,099,710.00	\$ 152,991.30
	IT Allowance	1%	item	\$ 5,099,710.00	\$ 50,997.10
				Total	\$ 203,988.40
Stage 03 - Decant / Relocation Costs					
	Excluded				
				Total	\$ -
				TOTAL FOR STAGE/PROJECT (Project Cost)	\$ 6,831,061.55

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 04 - Sports Upgrade
Aug-25

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 04 - Sports Upgrade		13,784	m2		
Main Oval					
<u>Surfacing</u>					
	Remove existing surface, dispose off site and excavate (assume minimal excvatio required)	7420	m2	\$ 10.00	\$ 74,200.00
	Synthetic Turf including membrane and sub-base	7420	m2	\$ 130.00	\$ 964,600.00
	Line Markings	1	item	\$ 5,000.00	\$ 5,000.00
	Concrete Kerb to Perimeter	352	m	\$ 130.00	\$ 45,760.00
<u>Fence</u>					
	Perimeter Fencing	352	m	\$ 100.00	\$ 35,200.00
<u>Drainage</u>					
	Install storm water pits	1	item	\$ 30,000.00	\$ 30,000.00
	Supply and install drainage to the new spoon drain soccer field	352	m	\$ 160.00	\$ 56,320.00
	Backfill as required and make good surfaces disturbed by new drainage network	1	item	\$ 15,000.00	\$ 15,000.00
<u>Sport Equipment</u>					
	Soccer Goals, Benches etc	1	item	\$ 20,000.00	\$ 20,000.00
<u>Scoreboard</u>					
	Electronic Scoreboard including structure, footings and power	1	item	\$ 60,000.00	\$ 60,000.00
	Preliminaries	10.00%	item	\$ 1,306,080.00	\$ 130,608.00
TOTAL FOR MAIN OVAL (Construction)					\$ 1,436,688.00
<u>Wellbeing Zone</u>					
<u>Covered structure over existing basketball</u>					
	New cover including sheeting, gutters/downpipes, structure and foundations	714	m2	\$ 750.00	\$ 535,500.00
	Additional seating adjacent the court	1	item	\$ 20,000.00	\$ 20,000.00
<u>New Basketball Courts</u>					
	1 new uncovered basketball court including, breaking out existing surface, re-grading and concrete surface	714	m2	\$ 240.00	\$ 171,360.00
	2x Half basketball courts including, breaking out existing surface, re-grading and concrete surface	436	m2	\$ 240.00	\$ 104,640.00
	Line marking	1	item	\$ 3,000.00	\$ 3,000.00
	Sport Equipment	1	item	\$ 15,000.00	\$ 15,000.00
	Allowance to adjust drainage to suit new levels	1	item	\$ 20,000.00	\$ 20,000.00
	Preliminaries	10.00%	item	\$ 869,500.00	\$ 86,950.00
TOTAL FOR WELLBEING ZONE (Construction)					\$ 956,450.00
<u>Secondary Oval</u>					
	Resurfacing of existing pitch	4,500	item	\$ 30.00	\$ 135,000.00
	Irrigation upgrade	1	item	\$ 20,000.00	\$ 20,000.00
	Line Markings	1	item	\$ 10,000.00	\$ 10,000.00
	Preliminaries	10.00%	item	\$ 165,000.00	\$ 16,500.00
TOTAL FOR SECONDARY OVAL (Construction)					\$ 181,500.00
TOTAL FOR STAGE (Construction)					\$ 2,574,638.00
Stage 04 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 2,574,638.00	\$ 128,731.90
	Design Contingency	5%	item	\$ 2,574,638.00	\$ 128,731.90
	Escalation - 15 Months - Q4 2026	5%	item	\$ 2,574,638.00	\$ 128,731.90
Total					\$ 386,195.70

Castlemaine Secondary College
10 Year Masterplan
Stage 04 - Sports Upgrade
Aug-25

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 04 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 2,960,833.70	\$ 384,908.38
Total					\$ 384,908.38
Stage 04 FFE / Client Direct Costs					
Excluded					
Total					\$ -
Stage 04 Decant / Relocation Costs					
Excluded					
Total					\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 3,345,742.08

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 05 - FLO Building (Flexible Learning Options program) **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 05 - FLO Building (Flexible Learning Options program)					
		160	m2		
New Works: Building Fabric					
	New Single Storey Building	160	m2	\$ 3,300.00	\$ 528,000.00
New Works: Fit-Out					
	Small breakout space/foyer	30	m2	\$ 3,200.00	\$ 96,000.00
	Classroom (2 x 65m2)	130	m2	\$ 3,800.00	\$ 494,000.00
External Works					
	Services Upgrade	1	item	\$ 25,000.00	\$ 25,000.00
	Preliminaries	20.00%	item	\$ 1,143,000.00	\$ 228,600.00
				Total	\$ 1,371,600.00
TOTAL FOR STAGE (Construction)					\$ 1,371,600.00
Stage 04 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 1,371,600.00	\$ 68,580.00
	Design Contingency	5%	item	\$ 1,371,600.00	\$ 68,580.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 1,371,600.00	\$ 68,580.00
				Total	\$ 205,740.00
Stage 04 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 1,577,340.00	\$ 205,054.20
				Total	\$ 205,054.20
Stage 04 FFE / Client Direct Costs					
	Excluded				
				Total	\$ -
Stage 04 Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 1,782,394.20

Castlemaine Secondary College
10 Year Masterplan
Stage 06 - Covered Walkways **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 06 - Covered Walkways					
		800	m2		
External Works					
	New Covered Walkway include footings, steel structure and roofing	800	m2	\$ 900.00	\$ 720,000.00
	Seating	1	item	\$ 30,000.00	\$ 30,000.00
	Preliminaries	10.00%	item	\$ 750,000.00	\$ 75,000.00
				Total	\$ 825,000.00
TOTAL FOR STAGE (Construction)					\$ 825,000.00
Stage 06 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 825,000.00	\$ 41,250.00
	Design Contingency	5%	item	\$ 825,000.00	\$ 41,250.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 825,000.00	\$ 41,250.00
				Total	\$ 123,750.00
Stage 06 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 948,750.00	\$ 123,337.50
				Total	\$ 123,337.50
Stage 06 FFE / Client Direct Costs					
	Excluded				
				Total	\$ -
Stage 06 Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 1,072,087.50

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 07 - Playground **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 07 - Playground					
		500	m2		
External Works					
	Playground	500	m2	\$ 500.00	\$ 250,000.00
	Preliminaries	10.00%	item	\$ 250,000.00	\$ 25,000.00
				Total	\$ 275,000.00
TOTAL FOR STAGE (Construction)					
\$ 275,000.00					
Stage 07 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 275,000.00	\$ 13,750.00
	Design Contingency	5%	item	\$ 275,000.00	\$ 13,750.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 275,000.00	\$ 13,750.00
				Total	\$ 41,250.00
Stage 07 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 316,250.00	\$ 41,112.50
				Total	\$ 41,112.50
Stage 07 FFE / Client Direct Costs					
	Excluded				
				Total	\$ -
Stage 07 Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 357,362.50

Castlemaine Secondary College
10 Year Masterplan
Stage 08 - Outdoor Hockey Field **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 08 - Outdoor Hockey Field					
		700	m2		
Hockey Field					
Surfacing					
	Remove existing surface, dispose off site and excavate (assume minimal excavation required)	700	m2	\$ 10.00	\$ 7,000.00
	Synthetic Turf including membrane and sub-base	700	m2	\$ 130.00	\$ 91,000.00
	Line Markings	1	item	\$ 5,000.00	\$ 5,000.00
	Concrete Kerb to Perimeter	120	m	\$ 130.00	\$ 15,600.00
Fence					
	Perimeter Fencing	120	m	\$ 100.00	\$ 12,000.00
Drainage					
	Install storm water pits	1	item	\$ 15,000.00	\$ 15,000.00
	Supply and install drainage to the new spoon drain hockey field	120	m	\$ 160.00	\$ 19,200.00
	Backfill as required and make good surfaces disturbed by new drainage network	1	item	\$ 15,000.00	\$ 15,000.00
Sport Equipment					
	Hockey Goals, Benches etc	1	item	\$ 20,000.00	\$ 20,000.00
	Preliminaries	10.00%	item	\$ 199,800.00	\$ 19,980.00
				Total	\$ 219,780.00
TOTAL FOR STAGE (Construction)					\$ 219,780.00
Stage 08 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 219,780.00	\$ 10,989.00
	Design Contingency	5%	item	\$ 219,780.00	\$ 10,989.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 219,780.00	\$ 10,989.00
				Total	\$ 32,967.00

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 08 - Outdoor Hockey Field **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 08 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0%	item	\$ 252,747.00	\$ 32,857.11
				Total	\$ 32,857.11
Stage 08 FFE / Client Direct Costs					
	Excluded				
				Total	\$ -
Stage 08 Decant / Relocation Costs					
	Excluded				
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 285,604.11

Castlemaine Secondary College
10 Year Masterplan
Stage 09 - Operable wall – Dividing existing large room **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 09 - Operable wall – Dividing existing large room		100	m2		
Refurbishment: Fit-Out					
	Demolition/Strip Out	1	item	\$ 10,000.00	\$ 10,000.00
	New Operable Wall	1	item	\$ 25,000.00	\$ 25,000.00
	Structural Beam, Columns and Footings	1	item	\$ 25,000.00	\$ 25,000.00
	Carpentry/Plastering/Painting & Make Good	1	item	\$ 30,000.00	\$ 30,000.00
	Preliminaries	20.00%	item	\$ 90,000.00	\$ 18,000.00
				Total	\$ 108,000.00
TOTAL FOR STAGE (Construction)					\$ 108,000.00
Stage 08 Contingency & Escalation					
	Construction Contingency	5%	item	\$ 108,000.00	\$ 5,400.00
	Design Contingency	5%	item	\$ 108,000.00	\$ 5,400.00
	Escalation - 15 Months - Q4 2026	5%	item	\$ 108,000.00	\$ 5,400.00
				Total	\$ 16,200.00

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College
10 Year Masterplan
Stage 09 - Operable wall – Dividing existing large room **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
Stage 08 Professional / Consultant Fee's					
	Design, Consulting & Approval Fee's	13.0% item	\$	124,200.00	\$ 16,146.00
				Total	\$ 16,146.00
Stage 08 FFE / Client Direct Costs					
Excluded					
				Total	\$ -
Stage 08 Decant / Relocation Costs					
Excluded					
				Total	\$ -
TOTAL FOR STAGE/PROJECT (Project Cost)					\$ 140,346.00

Castlemaine Secondary College
10 Year Masterplan
COST OPTIONS **Aug-25**

Elem Code	Description	Quantity	Unit	Rate	Total
COST OPTIONS					
Main Oval - Soccer Pitch					
<u>Deduct Synthetic Turf</u>					
	Remove existing surface, dispose off site and excavate (assume minimal excavation required)	7420 m2	\$	-10.00	\$ -74,200.00
	Synthetic Turf including membrane and sub-base	7420 m2	\$	-130.00	\$ -964,600.00
	Concrete Kerb to Perimeter	352 m	\$	-130.00	\$ -45,760.00
<u>Add Natural Turf</u>					
	Level, Grade, prepare and lay turf, rolled and watered for two weeks	7,420 m2	\$	50.00	\$ 371,000.00
	Irrigation	1 item	\$	35,000.00	\$ 35,000.00
	Preliminaries	10.00% item	\$	-678,560.00	\$ -67,856.00
				Total	\$ -746,416.00
Wellbeing Zone					
<u>Water Tanks</u>					
	10,000L Water Tank	2 no	\$	5,000.00	\$ 10,000.00
	Preliminaries	10.00% item	\$	10,000.00	\$ 1,000.00
				Total	\$ 11,000.00

Castlemaine Secondary College Asset Management Plan

15. PROJECT DELIVERY STRATEGY

Stage 01 - Green Spine (Landscaping Works)

Landscaping upgrade including:

- Outdoor Stage with Covered Stage
- Limited Covered areas
- Seating (general)
- Planting

Divided into following substages:

- Stage 1A
- Stage 1B
- Stage 1C
- Stage 1D
- Stage 1E

Breaking the project into substages allows for the progressive development of the Green spine and reduces the potential for major disruption to student flow and activity throughout the school.

Stage 02A - New Music Building

New Single Storey Building on flat site connected to existing performers space. During construction of the new music building, students will be decanted into the existing performers precinct adjacent.

Stage 02B - Existing Half Gym upgrade

Convert existing half Gymnasium into a performance space. Half Gym is rarely used, therefore works to this area do not necessitate decanting.

Stage 03 - Seniors and Sports Hub

New 2 Storey Building on sloped site. New building and therefore does not necessitate decanting.

Stage 04 - Sports Upgrade

Implementation of synthetic soccer field and fencing. Existing main oval is rarely used due to poor condition of surface. Secondary oval works will take place once main oval has been completed, depending on availability of funding, the order of these can be freely exchanged,

Stage 05 - FLO Building (Flexible Learning Options program)

New standalone building.

New building and therefore does not necessitate decanting.

Stage 06 - Covered Walkways

New Covered walkway through campus.

Works to covered area will require site fencing during construction. Works can be undertaken during school holidays to reduce impact on student movement.

Stage 07 - Playground

New Playground.

Works to playground will require fencing off during construction.

Stage 08 - Outdoor Hockey Field

Implementation of synthetic hockey field and fencing. Works can be undertaken during school holidays to reduce impact on student movement.

Works to Outdoor Hockey Field will require fencing off during construction.

Stage 09 - Operable wall – Dividing existing large room

New Operable Wall to divide large room. Works will need to be carried out during school holidays to avoid impact on student use of the space and time tabling, as it will not be feasible to have students in the space as works are carried out.

Staging Assumptions

Provision for Decanting/Temp Relocation Works to each stage to be reviewed - No Allowance for hire of temporary teaching modules or the like. Assumed relocation of teaching spaces to be done within existing buildings - provision included to cover moving equipment + minor mods to existing facilities to reconfigure for temporary use.

All Stages - Q4 2026



APPENDICES

- 17. Property Title
- 18. Existing Conditions Plan
- 20. Spatial Analysis Plan
- 21. Area Analysis
- 23. Safety in Design
- 24. School Consultation
- 25. Other Consultation
- 26. School Endorsements



Castlemaine
SECONDARY COLLEGE



Architecture Studio



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CROWN FOLIO STATEMENT

Page 1 of 1

VOLUME 11724 FOLIO 829
No CofT exists

Security no : 124120145111R
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CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 7A Section 4A1 Parish of Castlemaine.
Created by instrument MI067819J 06/08/2016

CROWN LAND ADMINISTRATOR

MINISTER ADMINISTERING THE EDUCATION AND TRAINING REFORM ACT 2006 (SCHOOLS)
of LEVEL 2 2 TREASURY PLACE EAST MELBOURNE VIC 3002
AN908035K 06/06/2017

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI067821X 06/08/2016
TEMPORARY
STATE SCHOOL

DIAGRAM LOCATION

SEE CD028957H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "CASTLEMAINESECONDARY COLLEGE-JUNIOR CAMPUS" 2 BLAKELEY ROAD
CASTLEMAINE VIC 3450

DOCUMENT END

Castlemaine Secondary College Asset Management Plan



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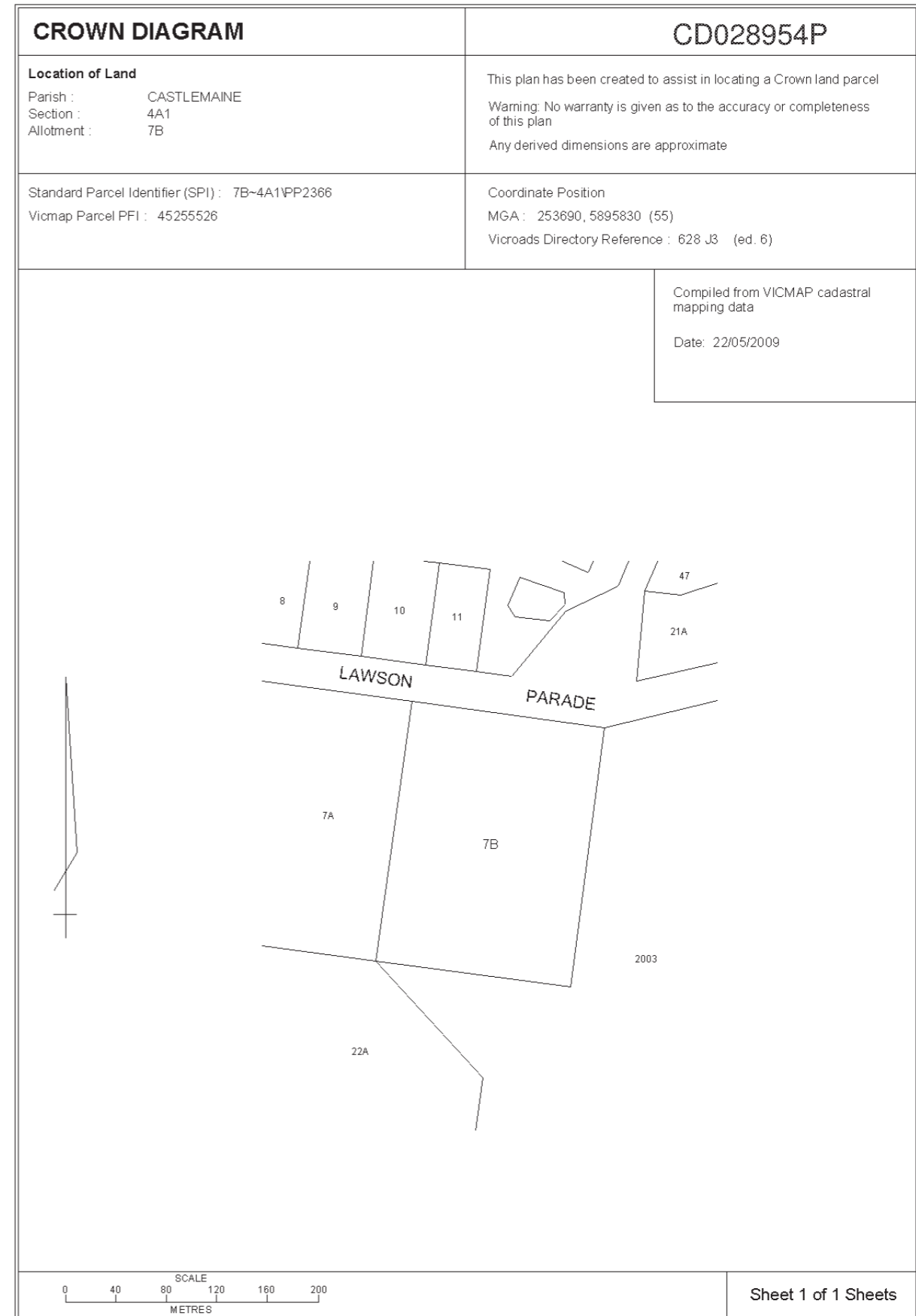
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Castlemaine Secondary College Asset Management Plan



- NOTE
FILES RELIED ON FOR DRAWING:
- SAMS Plans
 - NEAR MAPS Aerial Images
 - Land Survey 20110225 SKM - whole site including boundaries
 - Land survey 20180901 Adrian Cummings and associates
 - Proposed Site Plan PDF by Y2 Architecture

1 Existing Conditions Plan
REF: SCALE : 1:1500 (A3)

2 LAWSON PARADE, CASTLEMAINE



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Hannes McNamara 0410 223 676 hannes@musk.net.au
Daniel Yusko 0478 164 248 daniel@musk.net.au
Chris Le Page 0431 561 239 chris@musk.net.au

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REV.	DATE	DRAWN	NOTE
A	02.11.2024	NL	MASTER PLAN PCG MEETING 01

MASTER PLAN - NOT FOR CONSTRUCTION
VERIFY ALL DIMENSIONS ON SITE

HM
CHECKED

Castlemaine Secondary College Master Plan
2 Lawson Parade Castlemaine VIC 3450



1:1500
SCALE

Existing Site Plan

A 0.01 A
DRAWING NO. REV.

Castlemaine Secondary College Asset Management Plan

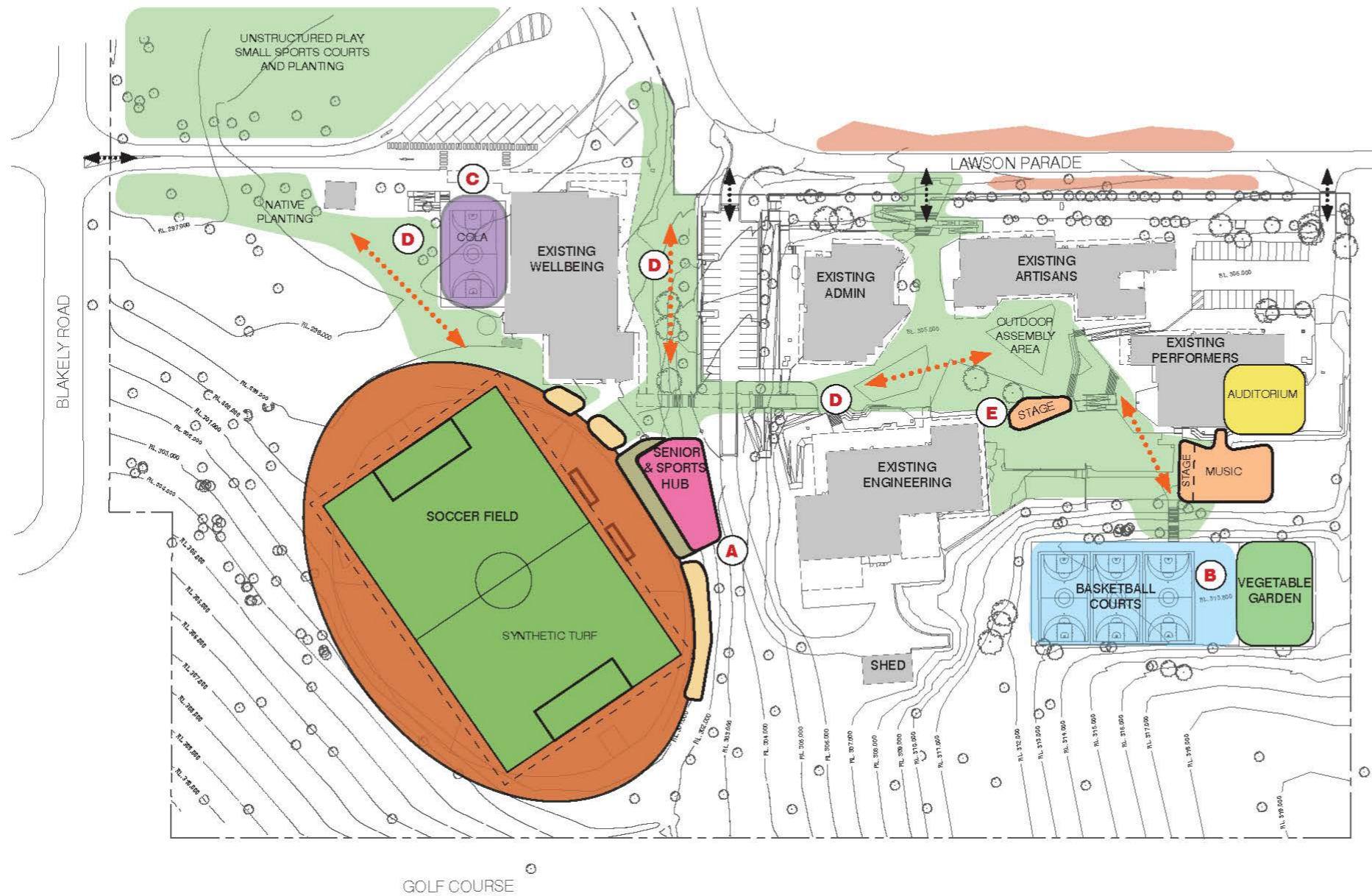


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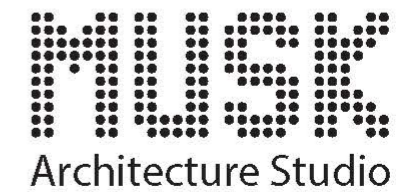


LEGEND

EXISTING BUILDINGS	SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE	DECK	IMPROVED SCHOOL DROP OFF AND PICK UP	TIERED SEATING	SCHOOL ENTRY
GREEN SPINE	MUSIC ROOM	COVERED BASKETBALL + FOUR SQUARE	AUDITORIUM	BASKETBALL	CIRCULATION



MASTER PLAN

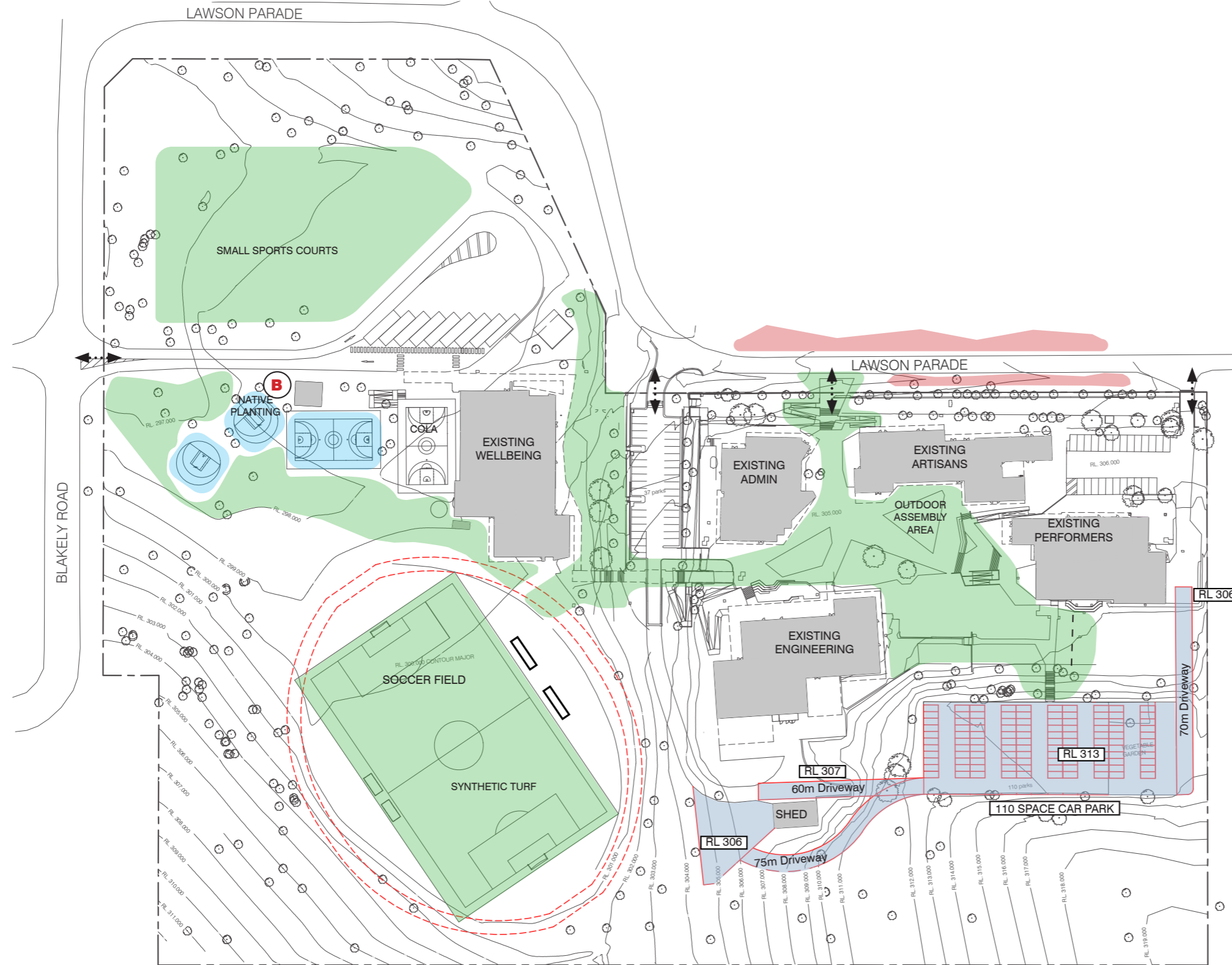


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TOP CAR PARK ACCESS OPTIONS



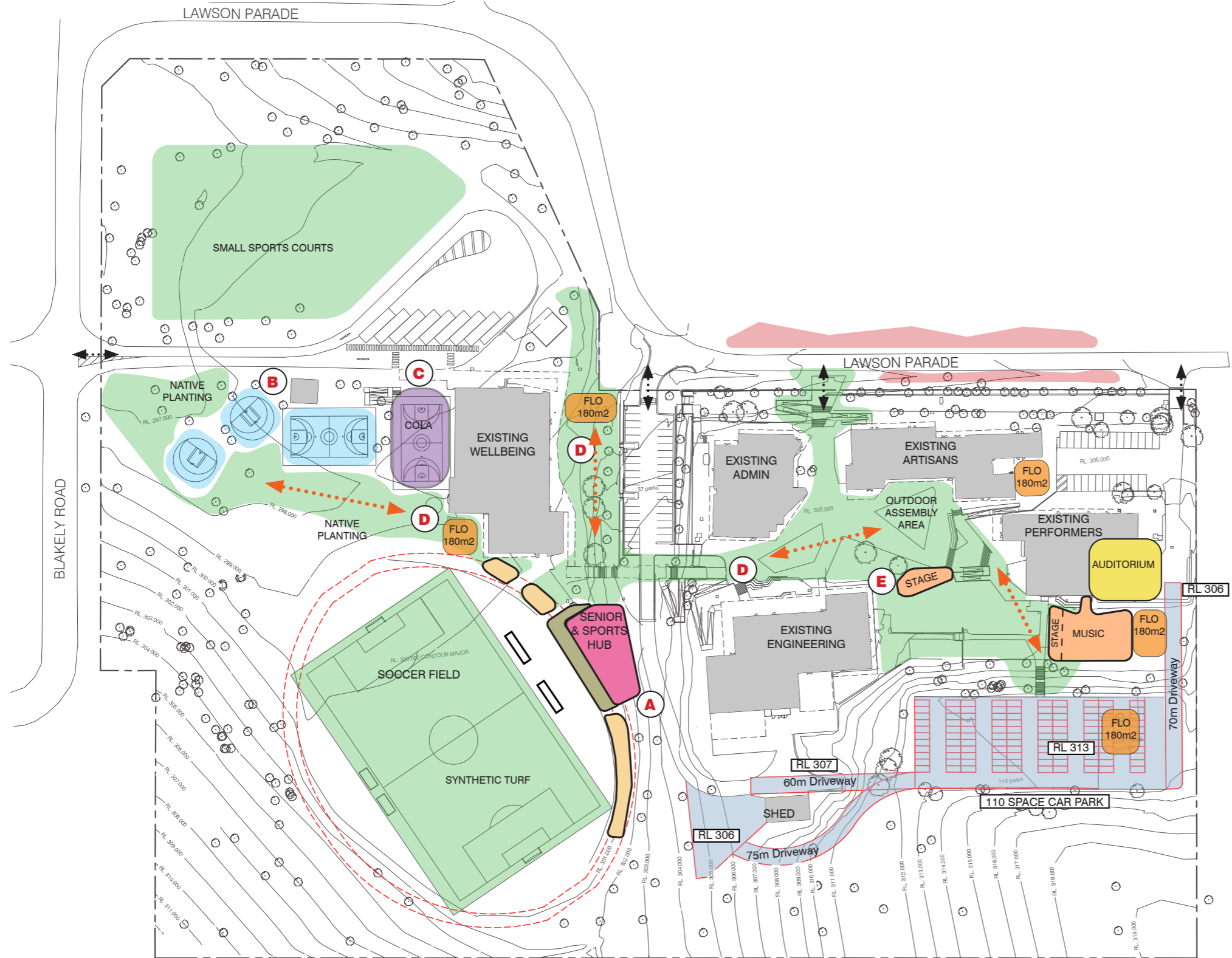
Pedestrian access would require approximately 100m of ramping (from RL 306 to RL 313, 7 meter height difference)

LEGEND

- | | | | | | | | |
|--------------------|--|-------------|------------|--------------------------------------|----------------|---------------------------------|--------------|
| EXISTING BUILDINGS | SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE | GREEN SPINE | DECK | IMPROVED SCHOOL DROP OFF AND PICK UP | TIERED SEATING | FLEXIBLE LEARNING OPTIONS (FLO) | SCHOOL ENTRY |
| MUSIC ROOM | COVERED BASKETBALL + FOUR SQUARE | AUDITORIUM | BASKETBALL | CIRCULATION | | | |

Castlemaine Secondary College Asset Management Plan

CSC MASTER PLAN - FLO OPTIONS AND SPORTS FIELD OVERLAY

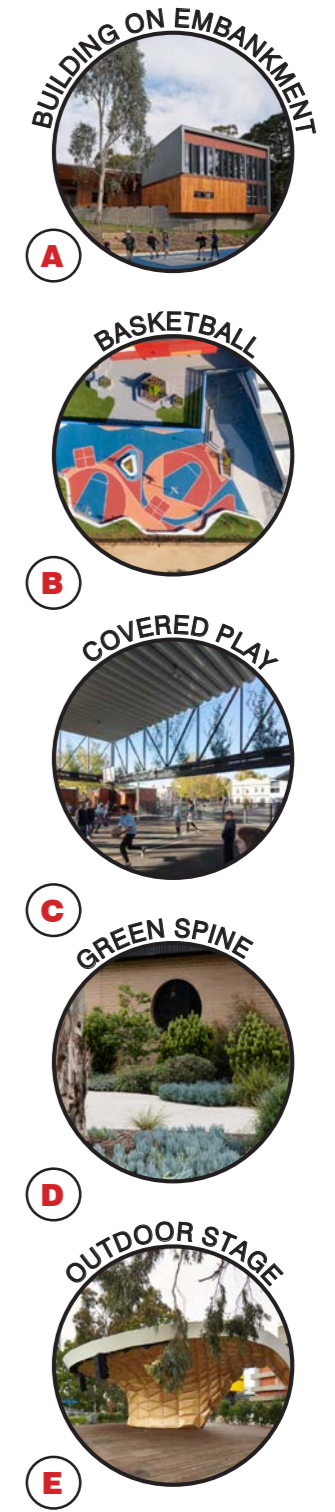
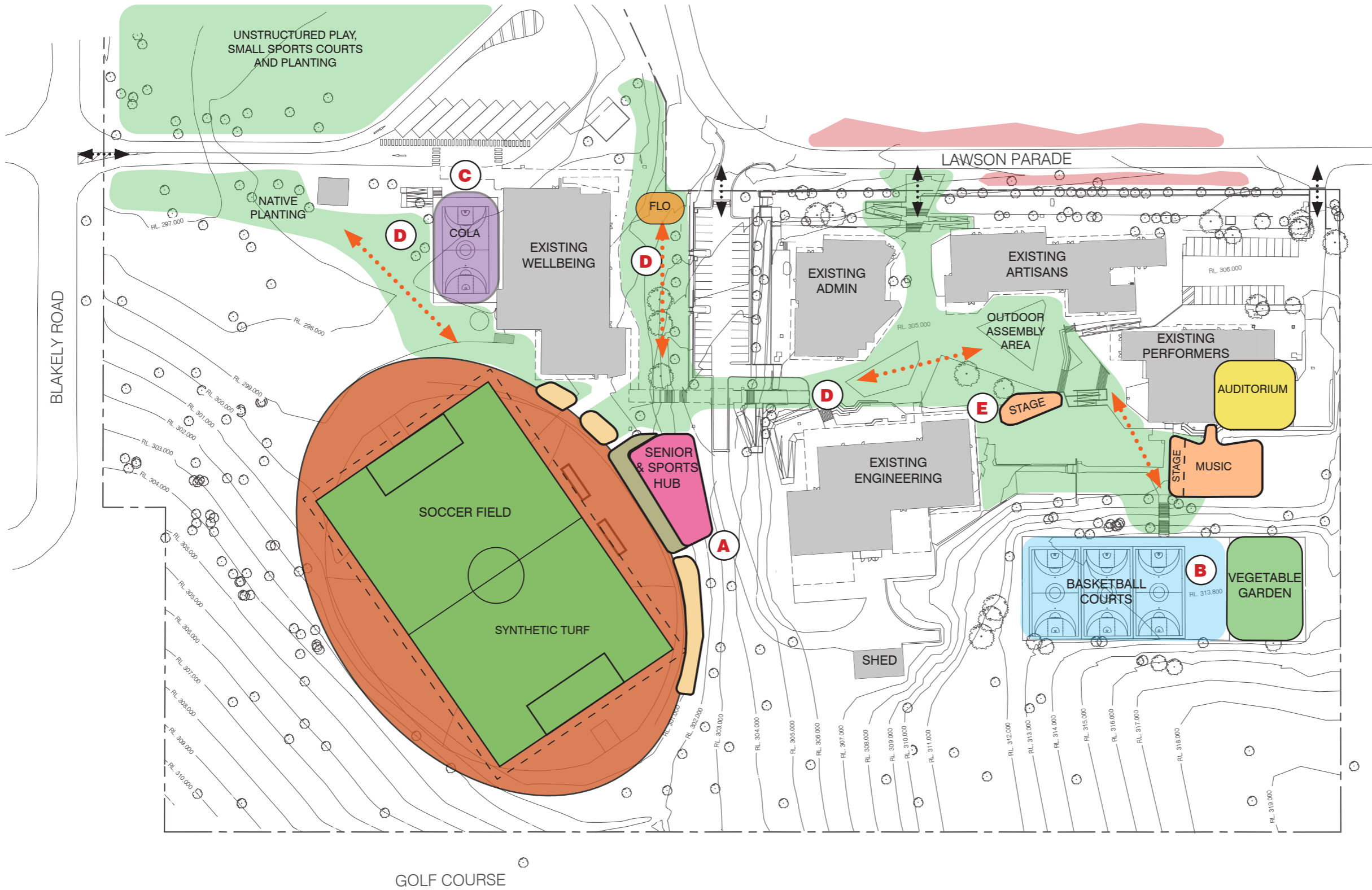


LEGEND

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| MUSIC ROOM | COVERED BASKETBALL + FOUR SQUARE | CIRCULATION | | | | | | | |

Castlemeaine Secondary College Asset Management Plan

CASTLEMAINE SECONDARY COLLEGE MASTER PLAN (REV A)

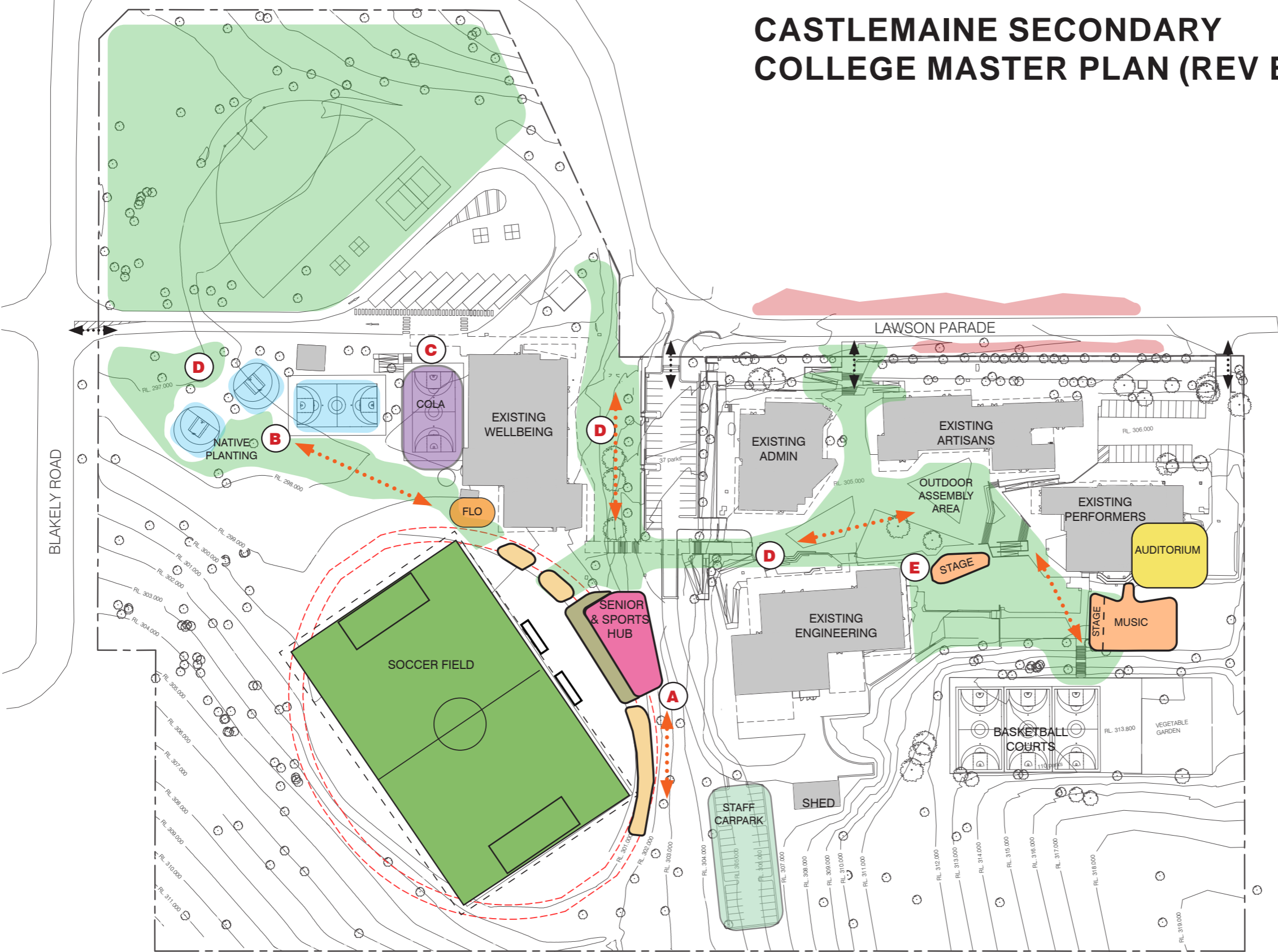


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| MUSIC ROOM | COVERED BASKETBALL + FOUR SQUARE | AUDITORIUM | BASKETBALL | CIRCULATION | | | |

Castlemaine Secondary College Asset Management Plan

CASTLEMAINE SECONDARY COLLEGE MASTER PLAN (REV B)



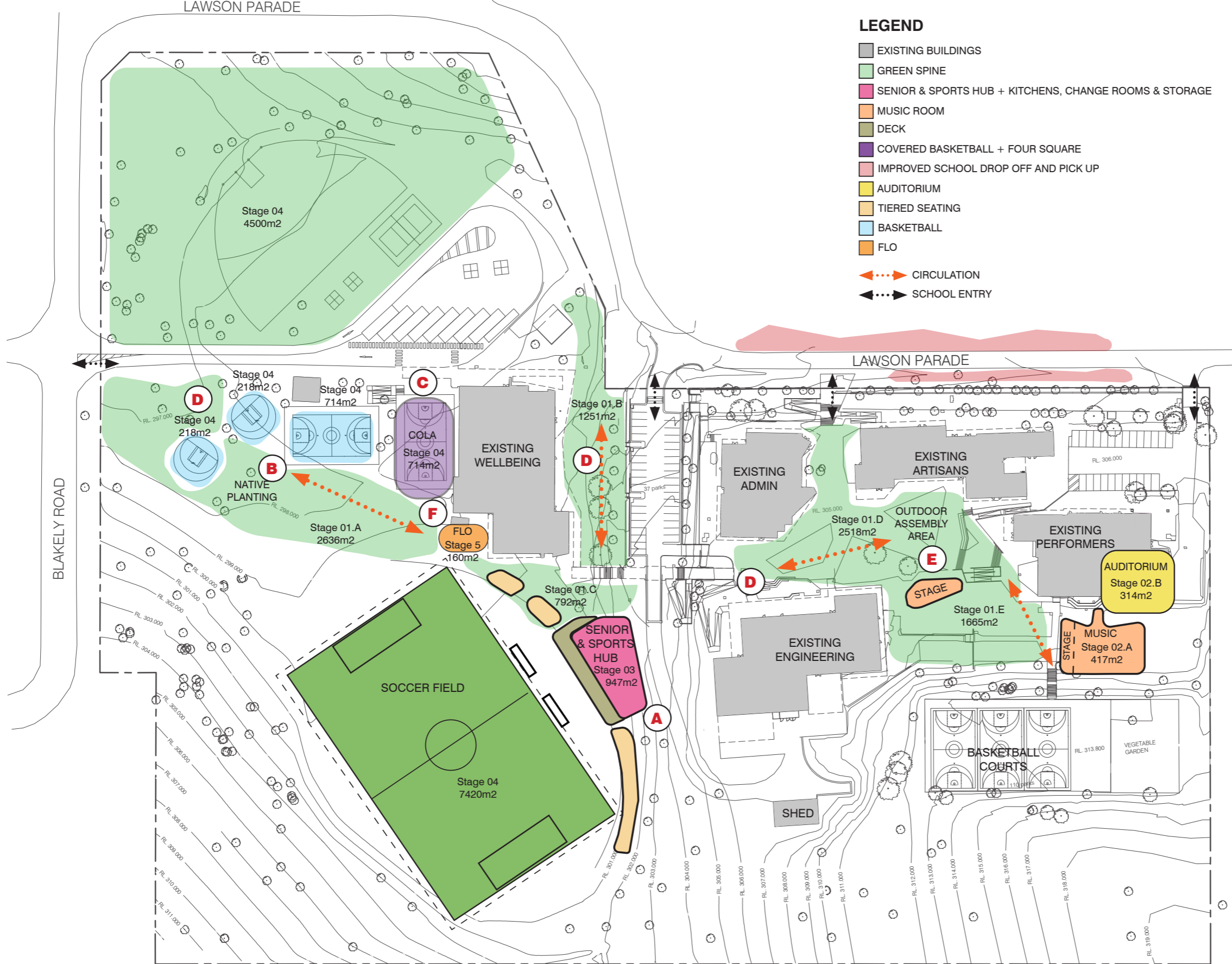
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- SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE
- GREEN SPINE
- COVERED BASKETBALL + FOUR SQUARE
- DECK
- AUDITORIUM
- IMPROVED SCHOOL DROP OFF AND PICK UP
- TIERED SEATING
- BASKETBALL
- FLEXIBLE LEARNING OPTIONS (FLO)
- SCHOOL ENTRY
- CIRCULATION

Castlemaine Secondary College Asset Management Plan

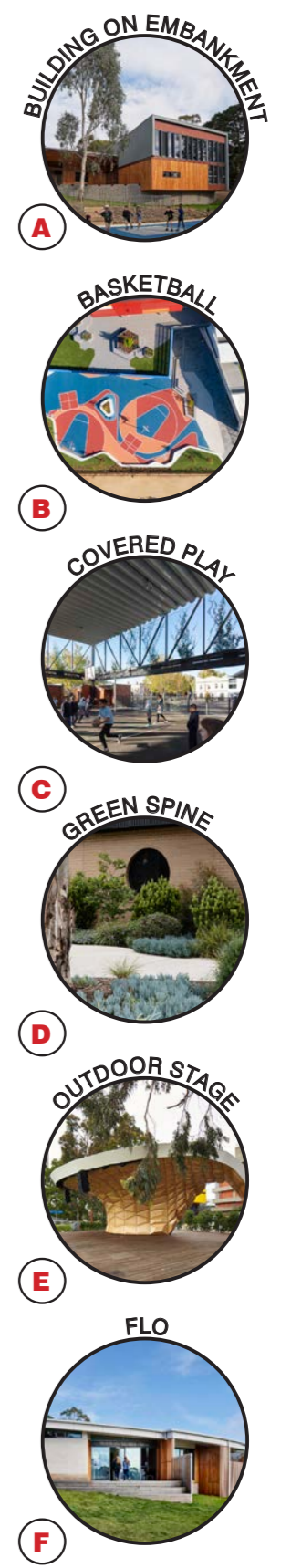


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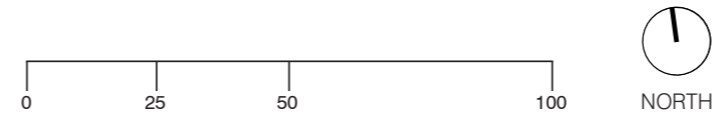


LEGEND

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- SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE
- MUSIC ROOM
- DECK
- COVERED BASKETBALL + FOUR SQUARE
- IMPROVED SCHOOL DROP OFF AND PICK UP
- AUDITORIUM
- TIERED SEATING
- BASKETBALL
- FLO
- CIRCULATION
- SCHOOL ENTRY



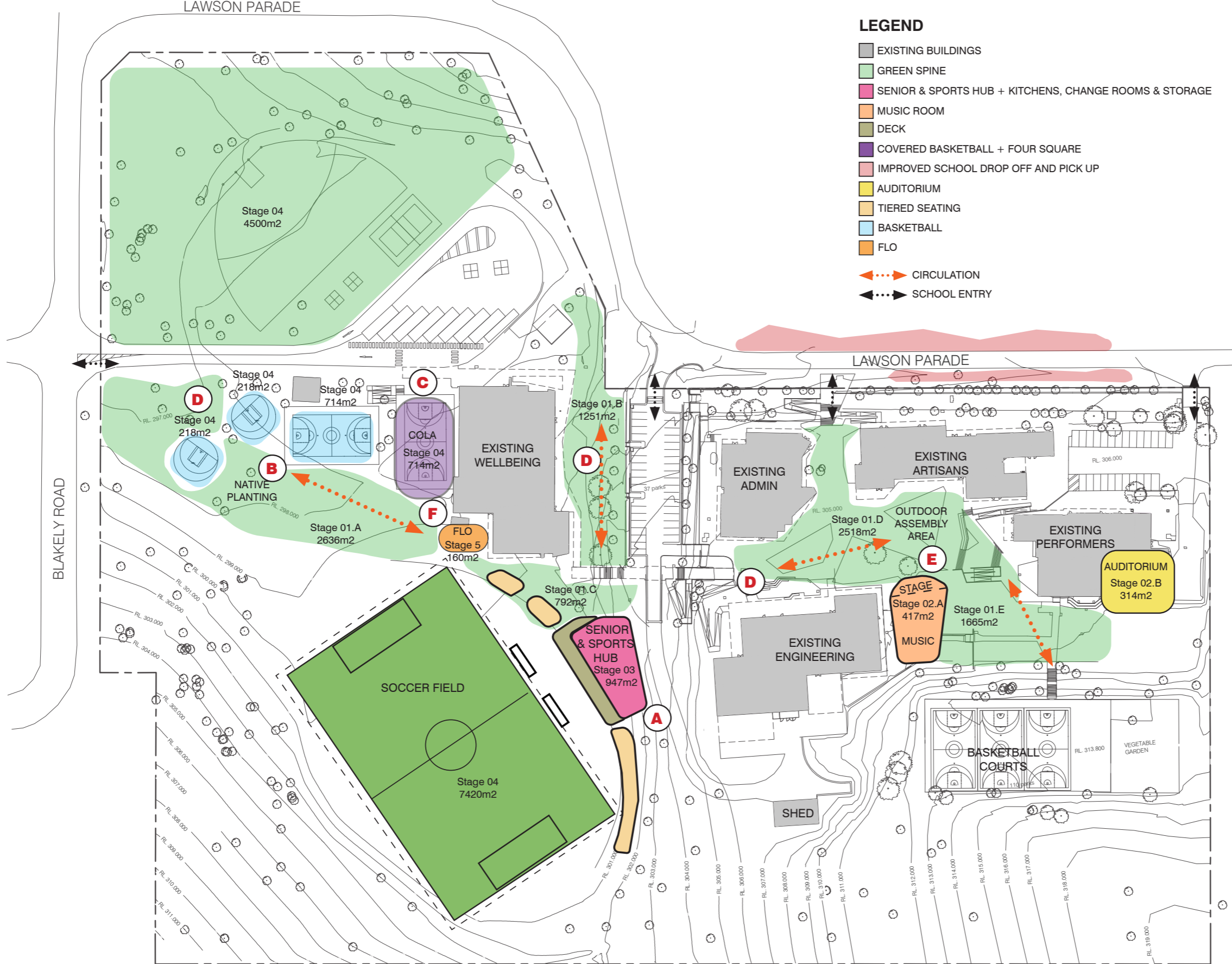
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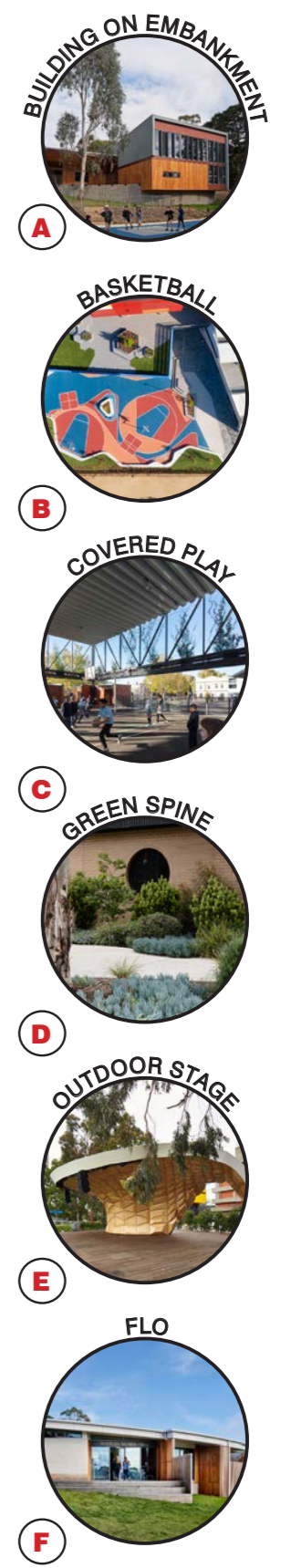


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LEGEND

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- BASKETBALL
- FLO
- CIRCULATION
- SCHOOL ENTRY



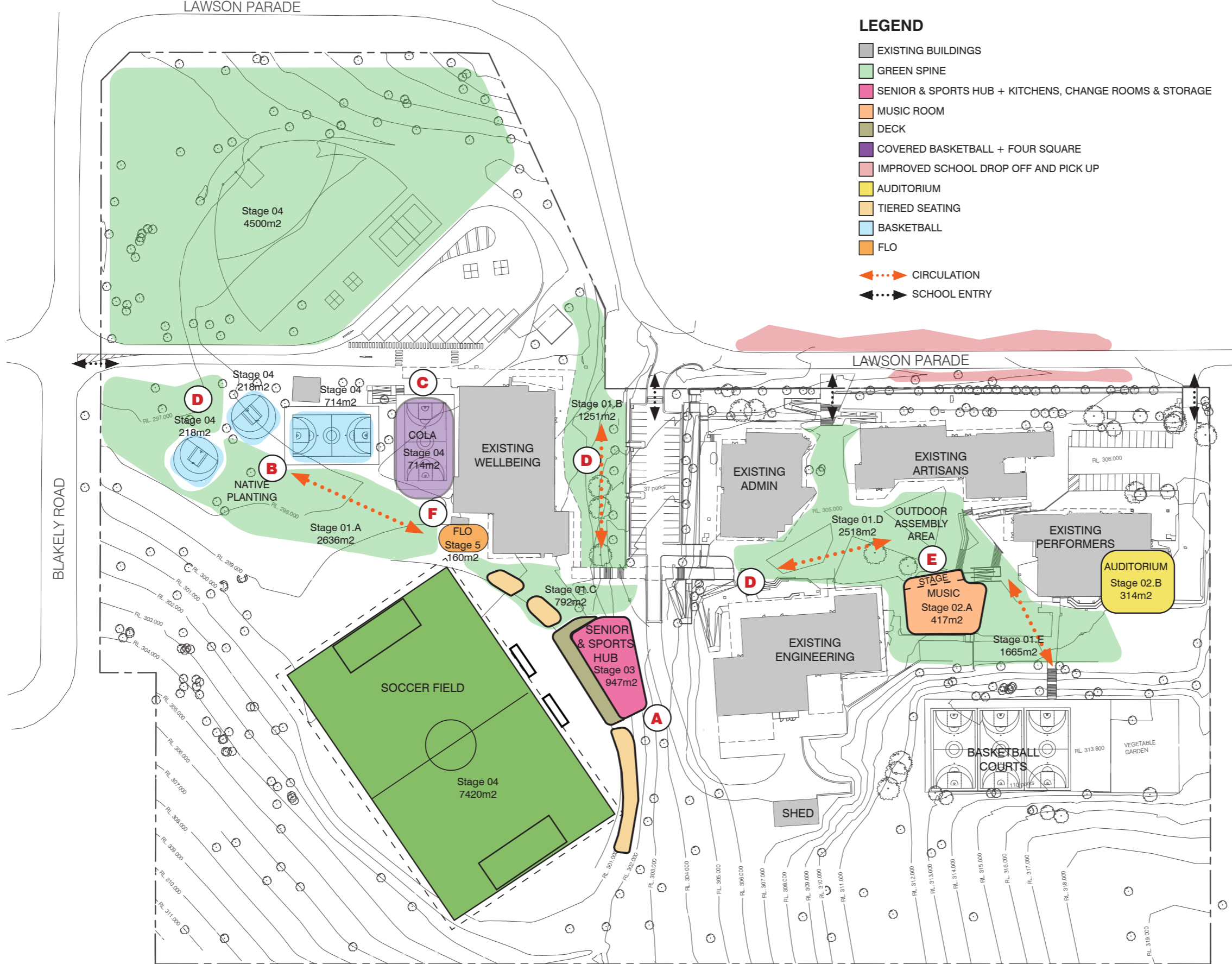
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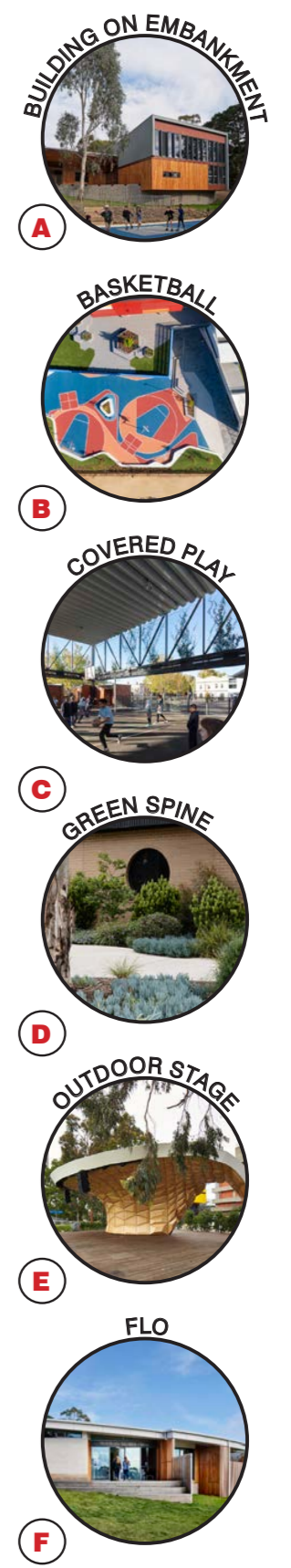


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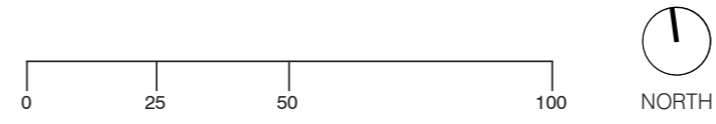


LEGEND

- EXISTING BUILDINGS
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- SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE
- MUSIC ROOM
- DECK
- COVERED BASKETBALL + FOUR SQUARE
- IMPROVED SCHOOL DROP OFF AND PICK UP
- AUDITORIUM
- TIERED SEATING
- BASKETBALL
- FLO
- CIRCULATION
- SCHOOL ENTRY



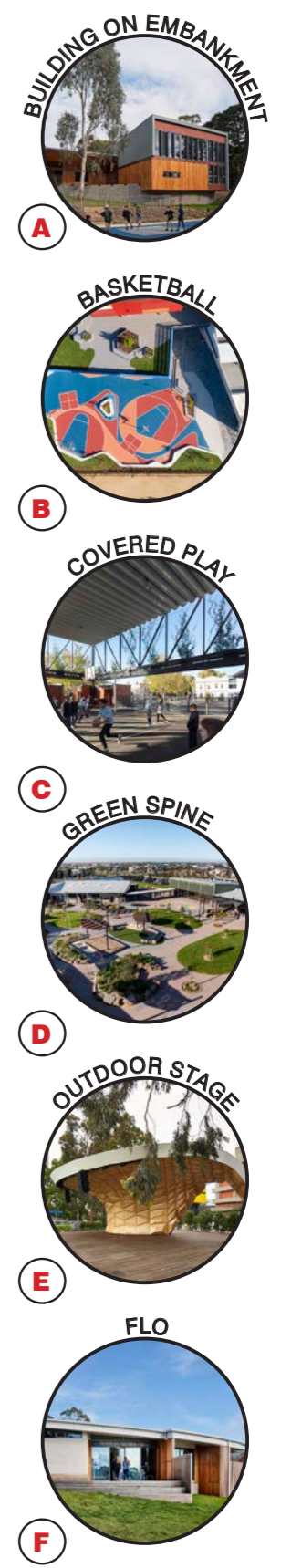
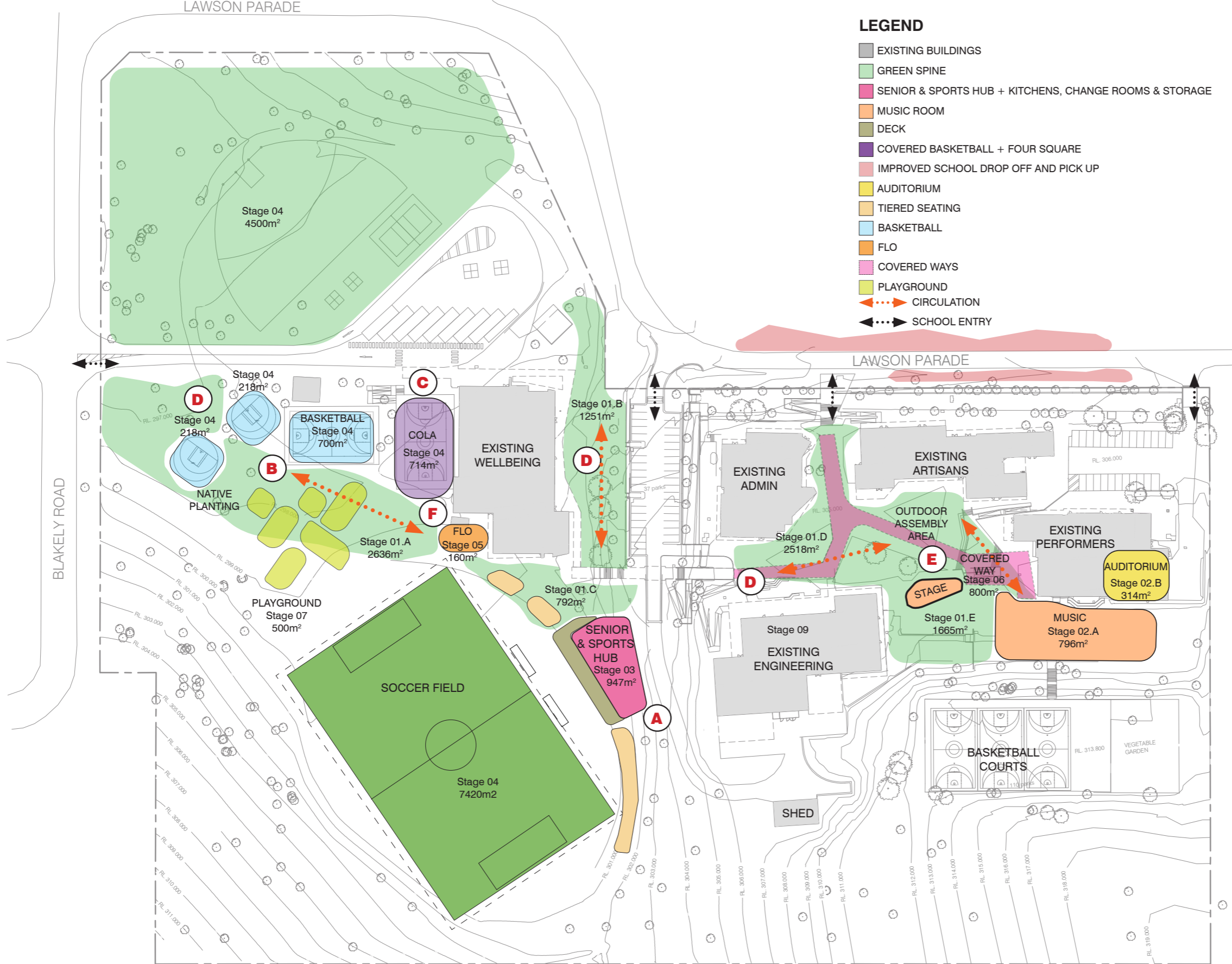
CASTLEMAINE SECONDARY COLLEGE MASTER PLAN (REV E)



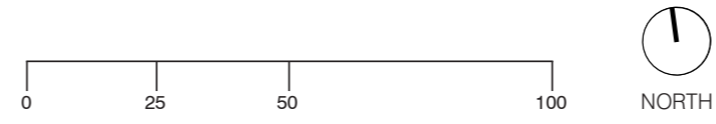
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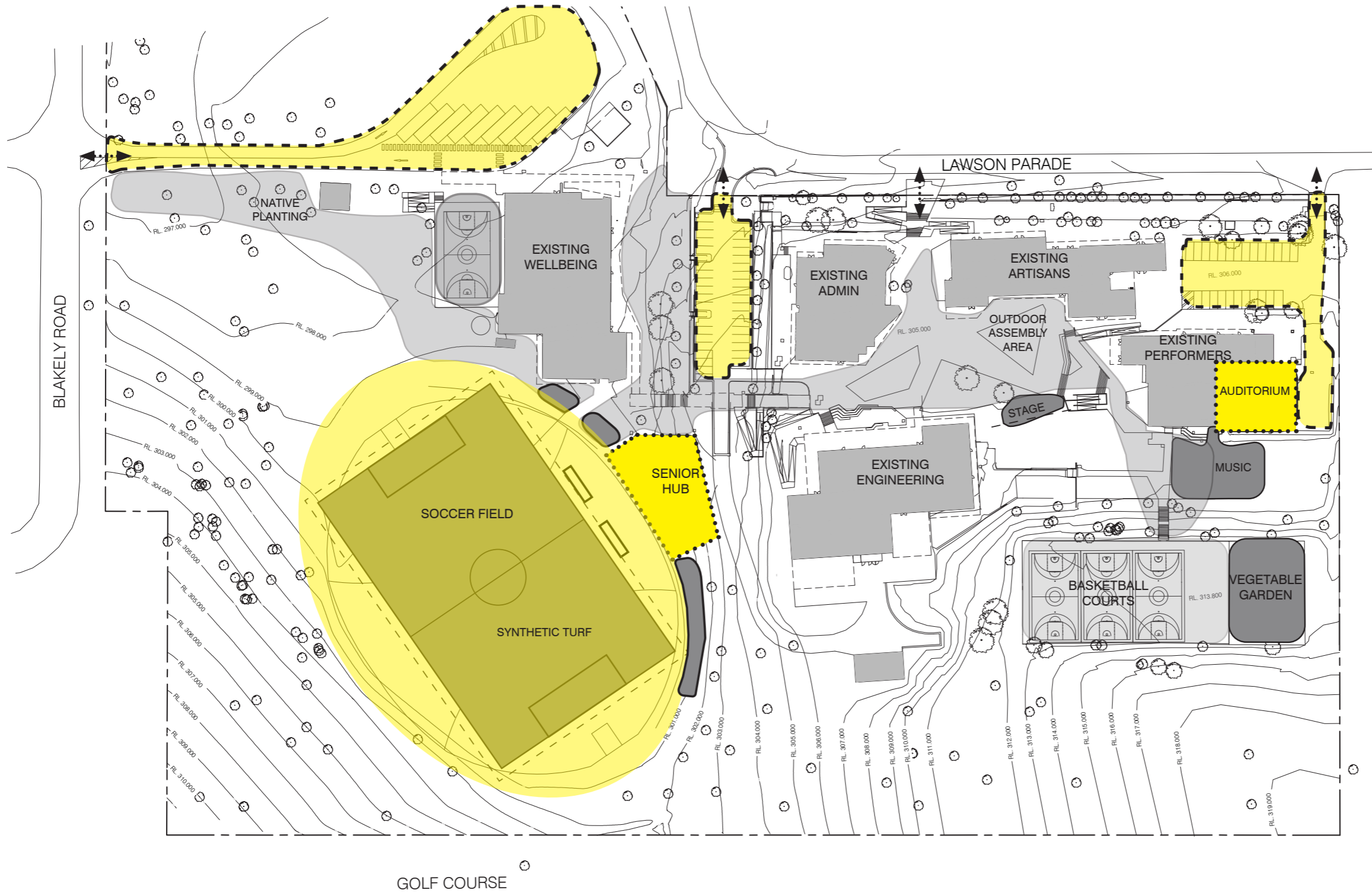
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CASTLEMAINE SECONDARY COLLEGE MASTER PLAN (REV F)



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LEGEND

- AFTER HOURS ACCESS
- SCHOOL ENTRY





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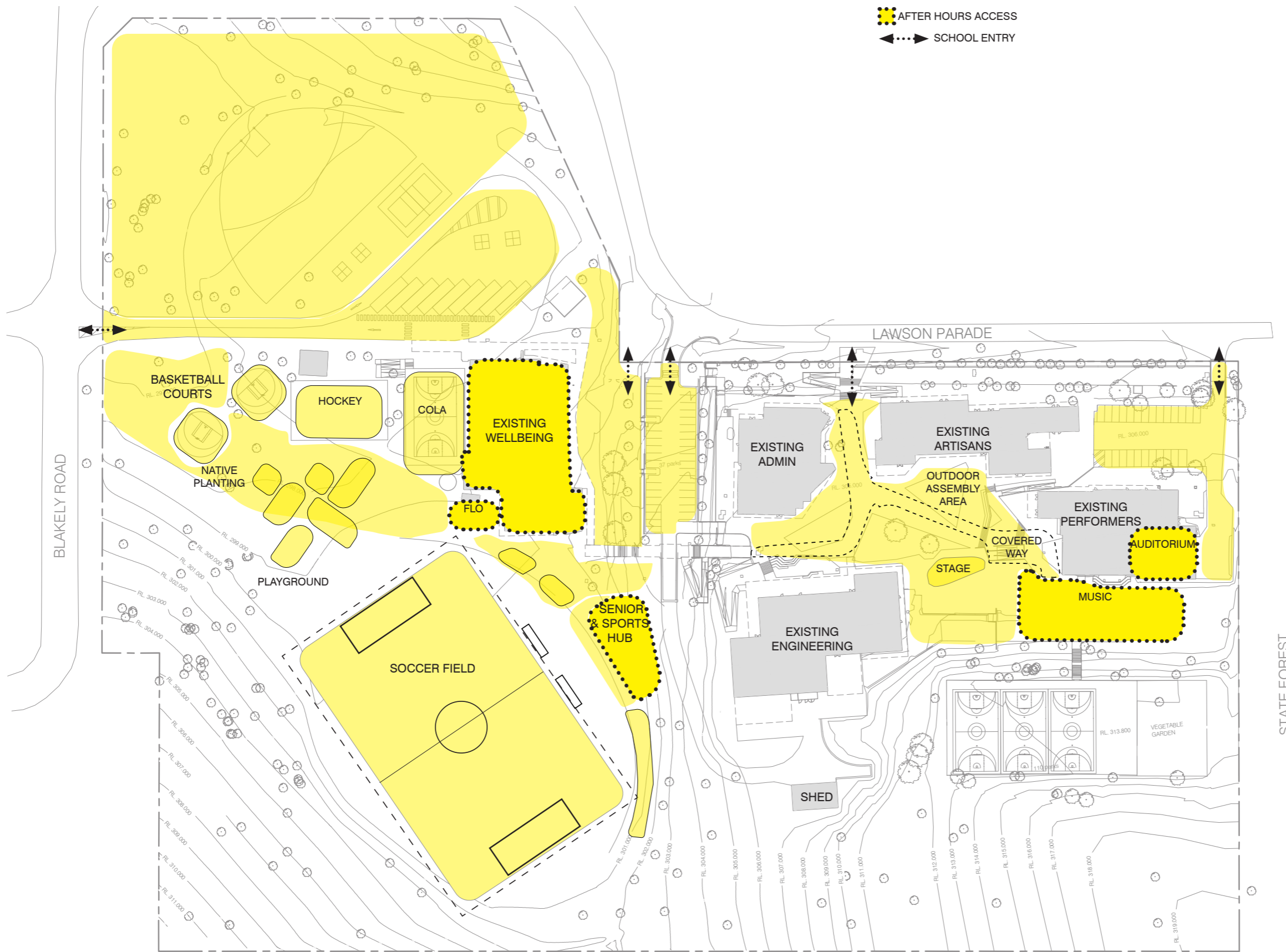
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 AFTER HOURS ACCESS
 SCHOOL ENTRY



AFTER HOURS ACCESS PLAN



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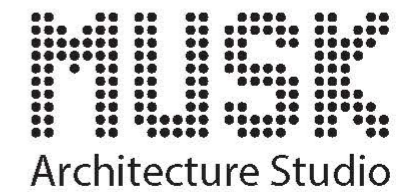
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Artist's impression



MUSIC ROOM



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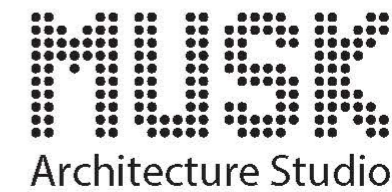
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Artist's impression



BASKETBALL COURTS



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Artist's impression



SENIOR & SPORTS HUB



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TITLE		2/06/2025	Rev
PROJECT	161 CSC Master Plan	A	
CLIENT	Castlemaine Secondary College		
Area Legend			
TOTAL ADMIN			
STUDENT AND STAFF AMENITIES			
LIBRARY/LEARNING RESOURCE CENTRE			
MUSIC/DRAMA DANCE/MULTI-PURPOSE SPACE			
GYMNASIUM+PE STORE			
CANTEEN			
FOOD TECHNOLOGY			
LEARNING BASE			
STAFF WORK			
SCIENCE			
TECHNOLOGY			
THE ARTS			
DISTRIBUTED CIRCULATION			
CLEANING/MAINTENANCE			
Number	Name	Area	Precinct
52	ADMIN OFFICE	27.4	ADMIN
49	ADMIN STORE	11.1	ADMIN
44	AIRLOCK	9.5	ADMIN
42	BUSINESS MANAGER	13	ADMIN
66	CONFERENCE	20	ADMIN
67	CONFERENCE	19.8	ADMIN
48	F WC	15	ADMIN
43	FOYER	58.8	ADMIN
46	INTERVIEW	11.5	ADMIN
47	INTERVIEW	13.8	ADMIN
51	M WC	15	ADMIN
50	NURSE'S OFFICE	11.1	ADMIN
41	OFFICE	13.2	ADMIN
69	PASSAGE	42	ADMIN
70	PASSAGE	12.7	ADMIN
40	PRINCIPAL OFFICE	19.5	ADMIN
45	PRINTER	11.8	ADMIN
56	STAFF SOCIAL	77.9	ADMIN
68	UNISEX	3.9	ADMIN

89	ACCESS WC	5.2	ARTISANS
94	AIRLOCK	11.7	ARTISANS
90	AMB WC	4.9	ARTISANS
87	ART	79.4	ARTISANS
97	ART STORE	41.3	ARTISANS
88	CANTEEN	43.1	ARTISANS
79	COMMS	2	ARTISANS
93	DARK ROOM	14.9	ARTISANS
95	EXHIBITION SPACE	114.3	ARTISANS
100	FITTING ROOM	4	ARTISANS
72	GPC	55.5	ARTISANS
73	GPC	37.1	ARTISANS
74	GPC	56.4	ARTISANS
75	GPC	54.9	ARTISANS
172	LOCKERS	4.4	ARTISANS
173	LOCKERS	12.8	ARTISANS
82	MEDIA	85.1	ARTISANS
98	MEETING ROOM	13.2	ARTISANS
80	PASSAGE	91	ARTISANS
99	SENIOR ART	79.5	ARTISANS
91	STAFF WORK	40.9	ARTISANS
85	STEINER	59.4	ARTISANS
86	STEINER	60.4	ARTISANS
78	STORE	14.1	ARTISANS
81	STORE	9.7	ARTISANS
84	TEXTILES	89.3	ARTISANS
92	VIS COMM	59.8	ARTISANS
76	WC	5.7	ARTISANS
77	WC	5.7	ARTISANS
137	ACCESS WC	5.5	ENGINEERS
152	ACOUSTIC TUNNEL	20	ENGINEERS
144	AIRLOCK	5.9	ENGINEERS
146	AIRLOCK	15.8	ENGINEERS
166	AIRLOCK	5.2	ENGINEERS
142	AMB WC	4.9	ENGINEERS
156	AUTO STORE	13.8	ENGINEERS
149	CHEM STORE	13.3	ENGINEERS
138	CLEANER	3.5	ENGINEERS
161	CREATIVE STUDIO	167.1	ENGINEERS
157	FUSION HUB	155	ENGINEERS
134	GPLA	41.5	ENGINEERS
135	GPLA	38.5	ENGINEERS
169	LOCKERS	4	ENGINEERS

170	LOCKERS	3.2	ENGINEERS
171	LOCKERS	2.9	ENGINEERS
155	MATERIALS PREP	57.8	ENGINEERS
145	MEETING ROOM	9.3	ENGINEERS
136	PASSAGE	9.6	ENGINEERS
143	PASSAGE	26.5	ENGINEERS
163	PASSAGE	27.2	ENGINEERS
148	PREP ROOM	47.4	ENGINEERS
158	SCIENCE LAB	110.7	ENGINEERS
159	SCIENCE LAB	110.8	ENGINEERS
168	SERVER	5.9	ENGINEERS
164	SHOWER	1	ENGINEERS
160	STAFF WORK	53.5	ENGINEERS
147	THEORY	54.4	ENGINEERS
153	TIMBER STORE	16.9	ENGINEERS
139	WC	3.4	ENGINEERS
140	WC	3.4	ENGINEERS
141	WC	3.6	ENGINEERS
154	WELD BAY	27.4	ENGINEERS
167	WELD BAY	9.6	ENGINEERS
162	WET INTERACTIVE	45.6	ENGINEERS
150	WORKSHOP	105.9	ENGINEERS
151	WORKSHOP	123	ENGINEERS
165	WORKSHOP	216.6	ENGINEERS
65	ACCESS WC	7	LIBRARY
71	AIRLOCK	10.1	LIBRARY
53	CAREER OFFICE	12.8	LIBRARY
62	CAVE	13.1	LIBRARY
63	CONSULTING	9.5	LIBRARY
64	CONSULTING	9.5	LIBRARY
54	DISTANCE ED	11.9	LIBRARY
60	LIBRARY	379.4	LIBRARY
57	LIBRARY WORKROOM	21	LIBRARY
58	QUIET STUDY	36.6	LIBRARY
55	SERVER	10	LIBRARY
61	SERVICE	15.3	LIBRARY
59	WAITING AREA	14.7	LIBRARY
127	MUSIC CLASSROOM	103.2	MUSIC
129	MUSIC CLASSROOM	51.3	MUSIC
132	MUSIC PRACTICE	11.1	MUSIC
133	MUSIC PRACTICE	11.2	MUSIC
130	MUSIC STORE	24.9	MUSIC

Castlemaine Secondary College Asset Management Plan

128	PASSAGE	44.1	MUSIC
131	STAFF ROOM	43.3	MUSIC
PERFORMERS			
120	ACCESS WC	6.6	PERFORMERS
107	AIRLOCK	27.8	PERFORMERS
118	CLEANER	4.1	PERFORMERS
102	COLD+DRY STORE	31.9	PERFORMERS
119	COMMS	1.1	PERFORMERS
115	DRAMA	94	PERFORMERS
111	ENSEMBLE	12.1	PERFORMERS
106	FILM STORE	27.9	PERFORMERS
101	FOOD+TECHNOLOGY KITCHEN	170.1	PERFORMERS
125	GPC	61.8	PERFORMERS
126	GPC	61.3	PERFORMERS
116	GYMNASIUM	314.1	PERFORMERS
109	INSTRUMENT	8.3	PERFORMERS
110	INSTRUMENT	8.7	PERFORMERS
113	MEDIA	64.6	PERFORMERS
104	MEETING ROOM	9.1	PERFORMERS
114	MUSIC CLASSROOM	79.5	PERFORMERS
108	PASSAGE	131.1	PERFORMERS
117	PASSAGE	19.2	PERFORMERS
112	RECORDING	12.3	PERFORMERS
105	STAFF STUDY	14.4	PERFORMERS
103	STAFF WORKSPACE	57	PERFORMERS
121	WC	3.5	PERFORMERS
122	WC	3.5	PERFORMERS
123	WC	3.5	PERFORMERS
124	WC	4	PERFORMERS
WELLBEING			
14	ACCESS WC	7.2	WELLBEING
30	AIRLOCK	8.9	WELLBEING
27	CHEM STORE	13.2	WELLBEING
8	CLEANER	6.8	WELLBEING
34	CREATIVE STUDIO	137.1	WELLBEING
35	CREATIVE STUDIO	67.6	WELLBEING
13	DATA	4.1	WELLBEING
5	F WC	24.7	WELLBEING
21	F WC	5.7	WELLBEING
22	F WC	5.2	WELLBEING
23	F WC	5.1	WELLBEING
174	F WC	5.7	WELLBEING
6	FEMALE CHANGE	19.9	WELLBEING
36	GPLA	82	WELLBEING

1	GYMNASIUM	656.1	WELLBEING	
4	M WC	24.8	WELLBEING	
7	MALE CHANGE	19.7	WELLBEING	
32	MEETING ROOM	11.9	WELLBEING	
31	OFFICE	12.1	WELLBEING	
11	PASSAGE	45.4	WELLBEING	
28	PASSAGE	69.5	WELLBEING	
38	PASSAGE	34.1	WELLBEING	
3	PE STORE	44.9	WELLBEING	
26	PREP ROOM	45.8	WELLBEING	
24	SCIENCE LAB	113.8	WELLBEING	
29	SCIENCE LAB	128.8	WELLBEING	
15	SEMINAR	61.9	WELLBEING	
39	STAFF	28.5	WELLBEING	
37	STAFF WORK	41.3	WELLBEING	
25	THEORY	57.1	WELLBEING	
33	WET INTERACTIVE	66.6	WELLBEING	
FLO				
175	CLASSROOM	153.4	FLO	
176	STAFF ROOM	11.9	FLO	
EXISTING TOTALS				
	TOTAL ADMIN	383.1	429	-45.9
	STUDENT AND STAFF AMENITIES	223.3	256	-32.7
	LIBRARY/LEARNING RESOURCE CENTRE	543.9	510	33.9
	MUSIC/DRAMA DANCE/MULTI-PURPOSE SPACE	404.5	200	204.5
	GYMNASIUM+PE STORE	1015.1	862	153.1
	CANTEEN	57.2	50	7.2
	FOOD TECHNOLOGY	202	262	-60
	LEARNING BASE	1501.2	1820	-318.8
	STAFF WORK	314.8	283	31.8
	SCIENCE	686.5	689	-2.5
	TECHNOLOGY	809.7	791	18.7
	THE ARTS	857.6	870	-12.4
	DISTRIBUTED CIRCULATION	268.4	291	-22.6
	CLEANING/MAINTENANCE	14.4	32	-17.6
	TOTAL INTERNAL FLOOR AREA	7281.7	7535	-253.3
PROPOSED TOTALS				
	TOTAL ADMIN	383.1	429	-45.9
	STUDENT AND STAFF AMENITIES	463.3	256	207.3
	LIBRARY/LEARNING RESOURCE CENTRE	543.9	510	33.9
	MUSIC/DRAMA DANCE/MULTI-PURPOSE SPACE	1110	200	910
	GYMNASIUM+PE STORE	1015.1	862	153.1
	CANTEEN	57.2	50	7.2
	FOOD TECHNOLOGY	202	262	-60
	LEARNING BASE	1725.2	1820	-94.8
	STAFF WORK	314.8	283	31.8
	SCIENCE	686.5	689	-2.5
	TECHNOLOGY	809.7	791	18.7
	THE ARTS	857.6	870	-12.4
	DISTRIBUTED CIRCULATION	268.4	291	-22.6
	CLEANING/MAINTENANCE	14.4	32	-17.6
	TOTAL INTERNAL FLOOR AREA	8451.2	7535	916.2

Castlemaine Secondary College Asset Management Plan

Risks and Issues Summary – MP Stage –

Date: 04 September 2025

List of Items	Category	Consequence	Mitigation	By Whom	Follow up Action
Community Interaction					
External Community There may be issues with neighbours to the north	Reputation	Minor	<ul style="list-style-type: none"> Proactive communication to the neighbours by the School and DET. Possible letter drop and invitation to school for an information session before any works take place. There will be minimal disruption on Lawson parade and Blakely Road by construction traffic. Site compounds and deliveries will be contained to the school site. 	DET & School	
Internal Community There may be some school members and parents who question the proposals	Reputation	Minor	<ul style="list-style-type: none"> Regular communication to school members and parents via parent forums, steering committee, and newsletters. Parent and teacher representatives participating in School's Project Control Group. Advise progress to parents on a notice board or in school newsletter and information session. 	School	
Trucks entering and exiting site during construction	Wellbeing & Safety	Moderate	During any Masterplan stages <ul style="list-style-type: none"> Vehicular access into the construction site to be directly off Lawson Parade or Blakely Road if required Builders shed / compound location will require confirmation with approved contractor before on site works commence Fencing of site by Contractor and management of student access by the School. 	Architect / Contractor / School	Set delivery times before 8:00am and after 4:00pm. Any deliveries during the day that cannot be avoided to avoid recess and lunch times.
Maintaining Program					
DET in providing information and approvals.	Operational	Minor / Moderate	<ul style="list-style-type: none"> Continue open communication with DET. 	Architect	
There could be delays during construction.	Finance	Minor / Moderate	<ul style="list-style-type: none"> Architect to discuss with client and nominate Liquidated Damages in contract. 	Architect	
Managing parents expectations on Program	Reputation	Moderate	<ul style="list-style-type: none"> Architect to provide the school with program if works commence Once contract is awarded, provide the wider community with a construction program and Practical Completion date. Advise them that due to weather and unforeseen circumstances, this time may increase. 	School / Architect	Newsletter Information at school
Managing Budget					
Maintaining the budget during planning.	Finance	Insignificant	<ul style="list-style-type: none"> Quantity Surveyor has produced Cost Plan 'A' showing that the Stage 1 Project is on budget and includes a contract contingency. Quantity Surveyor will be employed to produce Cost Plans B-D and provide cost review services for tendering and construction (10% of budget to be Tender Options). 	Quantity Surveyor / Architect	
Maintaining the budget during construction.	Finance	Insignificant / Minor	<ul style="list-style-type: none"> Architect to monitor expenditure during the construction. 	Architect	RFIs to be reviewed and addressed by nominated dates. Variation register to be maintained. RFIs and variation register to be included in site meeting minutes.
List of Items					
Section J Compliance					
New Buildings will be required to comply with Section J of the NCC. Refurbishment and extension works to the existing Performer's precinct could trigger Section J Compliance Report.	Wellbeing & Safety / Finance	N/A	<ul style="list-style-type: none"> All new Buildings will be designed in full compliance with Section J. A deemed to satisfy solution will be negotiated with the Building Surveyor at time of Renovation of Performers. 	Building Surveyor / Architect	

Castlemaine Secondary College Asset Management Plan

Asbestos & Contaminated Soil					
Potential with on site works that further hazardous materials will be uncovered.	Wellbeing & Safety	Major	<ul style="list-style-type: none"> Part 6 audit report to be done by Contractor for works if asbestos is confirmed within existing music relocatable. Part 5 and other incident reports will be provided to tenderers for information. Contract to be written such that asbestos removal takes place after normal school hours and on weekends if presence of asbestos is confirmed. Air monitoring will be part of this. 	Architect / Contractor	
Electrical upgrade and capacity					
Buildings electrical systems current capacity to be determined.	Finance / Operations	Moderate	<ul style="list-style-type: none"> Services engineer to investigate potential future electrical loads and determine capacity of existing transformer. Cost to upgrade system is to be factored into the budget if needed as a special factor. 	Services Engineer	
Fire services infrastructure					
Buildings fire systems current capacity to be determined. Existing hydrant system is due for pressure test.	Wellbeing & Safety / Finance	Moderate	<ul style="list-style-type: none"> Service engineer to investigate existing fire service. Consultant to consider pressure testing to existing FHR's and Hydrants if required. 	Services Engineer / School	
Existing trees					
A number of established trees complement the school grounds.	Wellbeing & Safety	Moderate	<ul style="list-style-type: none"> Obtain advice from an arborist about the health and merit of trees that will be affected by each Stage at commence of sketch design for each project. Write into the contract that during the construction phase protection (fence, etc) is to be provide to the trees that are to be retained if works are to be determined as invasive to the health of said trees. 	School / Architect	
Disruption to school operations					
Maintaining school operations during construction to run as smoothly as possible.	Educational Outcomes / Operational	Minor/ Moderate	<p>During Stage 1:</p> <ul style="list-style-type: none"> Traffic management and access will be main cause of disruption for any large scale stages. <p>Subsequent Stages</p> <ul style="list-style-type: none"> Provide a decanting strategy that minimises disruptions to school operations and provides an efficient timeline. Write into the Contract Preliminaries that during construction the Contractor is to provide written notice to the school before any disruption of services will take place. 	School / Architect / Contractor	
Issues during construction					
Keeping construction area and students separated.	Wellbeing & Safety	Major	<p>During Stage 1:</p> <ul style="list-style-type: none"> Location of builder's compound to be in a minimally disruptive location. Site hoarding to provide a clear division between school zone and construction zone. School to manage student's access to site. Evacuation procedures during construction to be in place. 	School / Architect / Contractor	
List of Items					
Keeping construction vehicles away from pedestrians during construction.	Wellbeing & Safety	Major	<ul style="list-style-type: none"> Vehicular access into the construction site to be determined and in a minimally disruptive location. Write into the Contract Preliminaries that deliveries cannot happen during school drop-off and pick-up times. 	Contractor	
Potential damage to staff carpark and central road by heavy vehicles.	Wellbeing & Safety	Minor	<ul style="list-style-type: none"> Resurfacing requirements to be reviewed during the sketch design stage. Road surface to be tested before construction commences. 	Architect / Contractor	
DDA compliance					
The site falls from southeast to northwest	Educational Outcomes	Insignificant / Minor / Moderate	<ul style="list-style-type: none"> Building Surveyor to review drawings and access compliance with NCC Further input from a DDA consultant may be required for green spine works (landscaping) 	Building Surveyor / Architect	

Castlemaine Secondary College Asset Management Plan

			<ul style="list-style-type: none">• Further input from a DDA consultant may be required to provide advice on hearing augmentation systems for new buildings.		
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Castlemaine Secondary College Asset Management Plan

CSC Site Development Plan

Brief proposal and outline



Figure 1: Facing West CSC building and grounds

Background

Following a period of growth and substantial investment in building works, Castlemaine Secondary College (CSC) is initiating a period in which the grounds be reimagined, renovated, and upgraded. Our goal is to supplement educational outcomes, to expand extracurricular activities, to forge connections with the local community, and to broaden the appeal of CSC as a school of choice for local pupils. The CSC vision states:

“At Castlemaine Secondary College we have high learning expectations of staff and students. We promote and support emotional and physical wellbeing, developing resilient community members.(School [vision](#)).

The college aims to improve our physical surroundings to create a learning environment that supports aspiration and pride in being a CSC student. Parts of the school grounds are, at present, unsatisfactory in terms of supporting educational outcomes and social wellbeing. The school council and grounds committee are initiating a multi-staged plan and process (i.e., a 1–10-year window) with the aim of revitalizing the CSC grounds, which will begin with a Site Development Plan (SDP).

Proposed purpose of the Site Development Plan (SDP)

Reflecting the school vision, this document outlines a proposal for a SDP brief. By this, we mean to outline as much detail as possible concerning our needs, aims, and planned uses for the SDP. This brief will be used to explain to designers what we are seeking and, ideally, enable negotiations on delivery of the SDP.

The SDP will form a basis on which CSC organises its efforts to secure funding to revitalize the school grounds over the coming decade. As such, the plan will need to be flexible and sufficiently broad to allow for nimble use. By ‘nimble’, we mean that when short notice funding becomes available, our aim is to have much of the groundwork, thinking, consultation, and rough budgeting completed in order to facilitate strong applications. The SDP, then, will form the basis for discussions, advertising, funding proposals, and engagement with students, local community members, and potential supporters.

Central to the SDP is a collaborative approach with the students of CSC; the initial SDP brief will form the basis for a large-scale student consultation, with the aim of eliciting feedback and fostering support from students. Following this initial feedback, we envision the SDP to be updated in response to student suggestions and insights. The resulting SDP will then be used as the basis for outreach to the community and will form a basis for subsequent grant applications and funding discussions with partners. CSC intends to undertake a concerted effort to identify local benefactors who are willing to invest in the school facilities. The SDP will be used to visualise opportunities for investment and, therefore, will ideally act as a persuasive aspect of the discussions on co-investment.

We envision an SDP that is divided into 5-8 ‘segments’. While a large-scale grant able to cover the costs of a full redevelopment would be ideal, a more realistic path is to have a range of ‘briefs’ of varying costs in order to accommodate possible donors of grant limits. We envision the SDP remaining useful even after one of the segments is funded and delivered.

Lastly, with all segments and activities, all parties are committed to ‘mixed-use’ and ‘multi-use’ developments, meaning that every development should be considered from the perspective of ‘whole school benefits’ rather than only in the context of grounds, sports, or improvement to the physical surroundings. Projects, wherever possible should benefit the whole school community and furthermore, wherever possible, should be accessible and usable by the wider community.

Known aspects and elements of the brief

CSC has undertaken consultations with students to identify priorities for development. This effort, while a useful initial step, did not generate significant feedback from students and will therefore be used only as an initial entry point into the consultative process. Regardless, the list of potential redevelopment options is helpful in identifying initial opportunities and dividing the school grounds into ‘segments’.

The list of possible segments include:

1. The redevelopment of the present football/cricket oval area;
2. The upper basketball court area with a mixed-use base, ideally fenced, lit, and covered (e.g., tennis, netball, basketball, volleyball);
3. Redevelopment of the music portable and/or construction of new music building;
4. Roofing over the existing basketball courts for all-weather use;
5. Reimagining the present grass soccer pitch area;

6. Small scale activities, to be established but could include outdoor seating, all weather ping pong, increased shading, more bins and investigating landscaping opportunities in various areas to increase visual amenity (aka beautification works), student interaction, and environmental responsibility.
7. Alteration of the large learning spaces in engineering and wellbeing, creating two flexible learning spaces in each precinct, which can be used as separate classrooms or one large space.
8. Development of the old gymnasium into a medium sized theatre, approximately 350-400 seats.

Redevelopment of the existing green spaces

The promotion of regular physical exercise must be a key part of all students' education, as significant medical research has established clear links between good physical health and positive mental health. We want our physical spaces to encourage participation during school hours, but also to provide facilities that promote community links through a variety of sporting organisations. Enhancing community links within the college will enhance student connectedness, which leads to better mental health outcomes and improved academic performance.

Background information informing CSC thinking on potential for the existing Oval

Feasibility study

A recent opportunity/unknown to arise in the context of the CSC grounds was \$40k in funding for a feasibility study for a soccer pitch in Mount Alexander. Through discussions with council, we were told that there are two possible locations: 1) Wesley Hill in the area adjacent to the train tracks near the cricket pitch, and 2) the CSC grounds. CSC has arranged a discussion with council about this study, with the aim of, first, determining the basis on which the decision will be made and, second, developing a case in favour of the CSC cricket oval to be used for the construction of this pitch.

Preliminary discussions with the Castlemaine Goldfields Football Club

Shortly after formation of the grounds committee a large grant opportunity arose, but with less than a week to the submission deadline. Discussions with the CGFC did not eventuate, but they did inform CSC on a number of points:

- Soccer is the fastest growing sport in the region, with many CSC students members of the club;
- The present soccer pitch in Chewton is the most intensively used pitch in Victoria;
- Women and girls are the fastest growing demographic for soccer but are facing limitations on their enrolment because of a lack of pitch availability;
- Natural grass pitches, while cheaper initially, have a roughly equivalent cost to synthetic pitches once the costs of watering and maintenance are considered;
- Natural grass can withstand an average of 25/hours of use per week, which is one-fifth the use of a synthetic pitch. Given the daily use expected by CSC, a natural grass pitch would be unusable on weekends in order to maintain a sustainable pitch.

Less positively, the CGFC is not well organised in terms of vision or medium- or long-term planning. Theoretically, they could be a good partner for a grant application, but the drive and organisation of any subsequent works will need to be led by CSC. A pitch at CSC would benefit CGFC immensely, though they would be better supported if the facility were lighted for night usage (lighting to game standards would cost approximately \$600k), which is not a priority for

CSC. A future partnership is, most likely, one where CSC builds the pitch and charges the CGFC for use.

Preliminary discussions with Castlemaine Hockey Club

An interesting occurrence was the grounds committee being contacted by a representative of Castlemaine Hockey on behalf of Hockey Victoria. The individual (Mateen ?) had heard of our efforts with the CGFC and was keen to discuss the possibility of basing a Castlemaine Hockey Club at CSC. There is presently a substantial contingent of hockey players in Castlemaine but no facilities. While much smaller than CGFC, the Hockey club was more organised and cognizant of the financial elements of the discussions. They expressed willingness to partner on applications and to seek out funding to contribute to maintenance for any facilities that they might use.

Preliminary discussions with the Thompsons Foundry Band

The Thompsons Foundry Band is a local musical organization that originated in 1885. The band has long-standing roots in the community and is seeking a long-term partnership with CSC to support construction and co-hosting of a musical room. The band leader has expressed keen interest in supporting the application for funding to construct a venue that would be shared with the CSC music program.

Preliminary discussions with the Falcons Australian Rules Football Club

During an initial long-term meeting, involving several interested community groups, the Falcons were represented by Emme Shannon. Emma informed the CSC Building & Grounds Committee that the Falcons were keen to identify and develop a long-term home for their club. Despite the numerous AFL ground that exists within the local shire, current tenancy from existing clubs has not afforded them a substantive home ground. Emma also spoke about the [Fair Access Roadmap](#), which must be followed by all councils and that aims to provide better access to sporting facilities for female participants.

Current grounds planning and priorities



Figure 2: CSC grounds facing East, with cricket oval in the foreground

Timeline and Budget

The grounds committee recognises that these efforts will be long-term (1-10 years) and will involve many failed applications. We accept this reality, though we also recognise that prior planning, a vision, evidence of consultation with students and the local community, and co-funding will increase the likelihood of success.

In terms of budget for the SDP, CSC has allocated \$10k.



Level 1, 116 Studio Lane,
Docklands, 3008
Musk Studio Pty Ltd
ACN 152 736 877

Meeting Minutes

13.11.2024

Project CSC Masterplan

Present

Justin Hird	Principal	JH
Brian Cook	School Board	BC
Dayyd Kelly	School Board	DK
Hannes McNamara	MUSK	HM
Nathan Lucchesi	MUSK	NL

Apologies

Explanatory Notes/Purpose of Meeting

Meeting to determine scope, timeline and siting of proposal for Master Plan concept.

1.0 Meeting commences

1.0	Introductions	Action	Date
1	BC introduced HM and NL to JH and DK	Note	
1.1	Initial discussion	Action	Date
1	JH Noted that the most important aspect of the masterplan was the improvement of the basketball court	Note	
2	JH – Notes that Basketball courts are dangerous to child safety, particularly fencing	Note	

2.0 Site Walk

2.0	Entry	Action	Date
1	DK noted flooding issues outside of school boundary on Lawson Parade	Note	
2	Parking issues on Lawson Parade around pick up and drop off time	Note	
3	Lack of seating at entry	Note	
2.1	Concrete Courtyard	Action	Date
1	Indigenous garden currently not performing	Note	
2	Opportunity for covered area over courtyard which could act as a secondary outdoor assembly area.	Note	
3	item		
2.2	Auditorium	Action	Date
1	Opportunity to modify/ expand the auditorium into a performing arts space as it is currently underutilised and outdated.	Note	
2	Improvement of the auditorium would provide the opportunity for external community use - Presents a potential income stream and community linkage opportunity for the school (also sponsorship)		
3	Existing staff parking off Lawson Parade provides good access to potential new auditorium and location lends itself to construction works, as minimal interference would occur to the rest of the classrooms		
2.3	Music Rooms	Action	Date
1	Staff member proposes that existing location of Music relocatable is good	Note	
2	Square metre area of relocatable is good, needs extra storage area for percussion and various other instruments	Note	

3	Relocatable in extremely deteriorated condition, presenting leaks and black mould	Note	
4	Potential for asbestos - Need to check if an audit has been undertaken	MUSK	
5	JH noted good location for new music rooms to be overlooking the concrete courtyard, providing storage space for assembly equipment and also serving as a potential location for year 11 and 12 common rooms	Note	
2.4	Sports Courts - Upper	Action	Date
1	Fencing around sports courts is extremely deteriorated and JH notes likely to be demolished shortly	JH	
2	Playing surface of sports courts extremely degraded and uneven with cracks and degraded backboard and basketball hoops. Note that sports court is currently closed to the students	Note	
3	Opportunity to reinstate veggie garden as it is currently overgrown and uninviting	Note	
4	Lack of seating around sports court	Note	
5	BC noted sports court refreshment would be good to prioritise due to relatively low cost and impact on rest of school.	Note	
2.5	Sports Courts - Lower	Action	Date
1	BC - Full sized soccer pitch with cricket in the middle. (2 soccer pitches if possible)		
2	Tiered seating around the outside		
2.6	Grandstand	Action	Date
1	New grandstand building on east embankment of sports court (Lower) to house change rooms, kitchen facilities, canteen and potentially common room.	Note	
2	New grandstand building should provide opportunity to lease out to the wider community for new revenue stream	Note	
2.7	Wellbeing area	Action	Date
1	West side of wellbeing precinct is uninviting.	Note	
2	Basketball court on west of wellbeing precinct was intended to be covered	Note	
3	Bus loop fractures the school grounds. Opportunity to regain some space by creating a bus loop that runs into Lawson parade.	Note	
4	Regained bus space could provide enough room for larger soccer court in the North – West school grounds Musk to test layout of soccer court to determine if this location is possible	MUSK	
2.8	Wellbeing Hub	Action	Date
1	Path up to wellbeing hub from general wellbeing area after staff parking is hazardous with exposed site furniture such as grate and miscellaneous fire equipment box as well as table intersecting with path of travel		
2.9	General	Action	Date
1	BC proposed bus area could be used as parking after school hours as a method of community giveback for public who wish to use school sporting facilities. Board to discuss	BC, DK and JH	
2	1 locker for every student	Note	
3	Sports courts should be synthetic surfaces		
4	Existing relocatable east adjacent to wellbeing precinct (gym) to be demolished and replaced with new classroom (low priority)		
5	Breakout areas are defined by teaching g zones, not year level		

3.0 Summary items

3.2	General Items	Action	Date
1	Feedback should be from students, School council, staff, parents and greater school community	Note	
2	Initial project control group is JH, BC and DK	Note	
3	Pick up and drop off parking is currently not good. Musk to acknowledge in masterplan, however will not draw parking, as traffic engineering has been requested not to be engaged for the master plan at this stage.	Note	
4	JH – current shade and covered areas is sufficient		
3.1	Next steps	Action	Date
1	Musk require LTE projections	JH	
2	Existing plans if possible	JH, BC	
3	Results of meeting with council and soccer (feasibility)	JH, BC	

Castlemaine Secondary College Asset Management Plan



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4	Musk to source QS fees	MUSK	
5	Musk to provide PCG with updated fee proposal for providing entire scope master plan	MUSK	
6	Musk to provide imagery for December 11 th awards ceremony. Zoning diagram including: -Fine arts and music -Upper Sports Court -Lower Sports court -Wellbeing -small soccer court Indicative imagery of what the spaces could be. JH: 1 or 2 images BC: 1 image for each space	MUSK	



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Master Plan - Project Control Group (PCG) Meeting 01 Agenda

04.12.2024 – 10.30pm – 12:00 pm

Project Castlemaine Secondary College - School Master Plan

Invitees

Justin Hird, Principal	CSC	JH
Brian Cook	CSC Board	BC
Daydd Kelly	CSC Board	DK
Hannes McNamara	MUSK Architecture	HM
Nathan Lucchesi	MUSK Architecture	NL

Purpose To qualify the projected enrolment figures and future general learning area numbers, consider future facilities, confirm the master plan brief and review preliminary master plan design options and agree on key views to be presented at the

1.0 Introductions, Master plan process and program

	Action	Date
1	Introductions	
2	Master plan - What is it and why complete one? Refer guide provided.	
3	Purpose of the PCG- Additional PCG members to be considered?	
4	Program for the delivery of the masterplan – All to discuss. Workshop program (when should these occur in Term 01, 2025, CSC to confirm)	
5	CSC provide update on discussions with MASC and any other stakeholders	
6	MUSK provide update on Survey plan and Existing Conditions plans.	

2.0 Projected Enrolments and existing conditions

	Action	Date
1	Long term enrolment forecast – CSC to provide	CSC
2	MUSK present - Existing Conditions drawings and site analysis	
3	MUSK present - Existing Conditions Photos	
4	CSC to provide maintenance plans and asbestos reports for all building (if available)	CSC

3.0 Master Plan Brief

	Action	Date
1	MUSK Masterplan Design Brief – MUSK Present Draft Brief	
2	CSC to provide any additional brief items.	

4.0 Proposed Master Plan options

1	MUSK present - Proposed Master Plan options		
2	Reference Projects and Case Studies		

3	ALL discuss masterplan options/Reference Projects and agree on masterplan to be presented at the awards ceremony		
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5.0 Project Priorities, and awards presentation material

1	Which proposed buildings/landscaping should be Illustrated for the Awards Evening		
12	Confirm preferred format of material to be presented at the awards evening.		

6.0 Project Administration/Next Steps

1	Masterplan Development/Costing -MUSK to source QS quotation		
2	Costing for each stage and any associated decanting to be undertaken once each stage is confirmed. This to include landscaping and any service upgrade required.		
3	Workshop dates to be discussed and agreed		
4	Next PCG Meeting and awards presentation outcomes to be communicated to MUSK.		
5	Meeting close		



Suite 215
 838 Collins Street
 Docklands VIC 3008
 Musk Studio PTY LTD
 ACN 152 736 877

Master Plan - Project Control Group (PCG) Meeting 01 Minutes

04.12.2024 – 10.30pm – 12:00 pm

Project Castlemaine Secondary College - School Master Plan

Attendees	Justin Hird, Principal	CSC	JH
	Brian Cook	CSC Board	BC
	Daydd Kelly	CSC Board	DK
	Niraj Joshi	CSC Staff	NJ
	Hannes McNamara	MUSK Architecture	HM
	Nathan Lucchesi	MUSK Architecture	NL

Purpose To qualify the projected enrolment figures and future general learning area numbers, consider future facilities, confirm the master plan brief and review preliminary master plan design options and agree on key views to be presented at awards ceremony.

1.0 Introductions, Master plan process and program

		Action	Date
1	HM did Introductions	Note	
2	Niraj Joshi introduced to the PCG meeting	Note	
3	HM - New members of the PCG in 2025 could include senior leadership, principal parents, School Council reps, Golf, soccer club or a footy club, students	Note	
4	Program for the delivery of the masterplan – All to discuss. Workshop program (when should these occur in Term 01, 2025, CSC to confirm)	Note	
6	HM confirmed MUSK have attained existing conditions plans and surveys in CAD	Note	

2.0 Projected Enrolments and existing conditions

		Action	Date
1	NJ confirmed enrolment dropped from 760 two years ago	Note	
2	MUSK confirmed Soccer pitch will not fit inside of existing fence without earthworks	Note	
3	JH – enrolment of yr 11 and 12's will be 130 in 2025	Note	
4	JH – enrolment of FLOW 14 students	Note	
5	MUSK still require enrolment projections from CSC	CSC	
6	NJ to provide copy of Asbestos reports on portables that was undertaken previously	CSC	
7	Replacement of portable roof will be undertaken during the summer holidays due to ongoing maintenance	Note	
8	NJ Wheelchair access to lower portable is not possible and difficult to upper portables	Note	
9	NJ – Struggling to find meeting rooms for staff	Note	
10	NJ – Acoustics bad in staff offices (can hear meetings occurring)	Note	
11	NJ – Confirmed two years ago there was flooding on Lawson Parade	Note	
12	NJ - Noted parking situation on Lawson is dangerous	Note	
13	DK – Would like MUSK to investigate extend of dent in shape of oval - excavation could be more costly	MUSK	

14	JH Wellbeing precinct currently includes health and sport	Note	
15	FLOW program will continue at CSC	Note	
16	BC – Current oval is unplayable for sports	Note	
17			

3.0 Master Plan Brief

		Action	Date
1	MUSK Presented Draft Brief		
2	CSC requested to show parking but no include traffic consulting	MUSK	
3	CSC requested to show previous feasibility in Master Plan - musk to be provided	CSC/MUSK	

4.0 Proposed Master Plan options

1	MUSK presented - Proposed Master Plan	Note	
2	DK - thicken choke point in green spine	MUSK	
3	BK – move music room in master plan to previous Music portables location and in the space left over create native planting/garden shaded area that could serve as a heart for the Indigenous garden area	MUSK	
4	DK – move camera positions for the visualisations	MUSK	
5	All - Approve of initial Masterplan	Note	
6	BK – Music room could be a real draw for student enrolments and a way of requesting funding	Note	
7	JH in favour of making auditorium a 350-400 seats venue with theatre potential	Note	
8	JH – VCE's currently occurring in the auditorium	Note	
9	HM - Part of upper basketball could be a COLA	MUSK	
10	BC - may be difficult to convince need for senior hub if enrolments don't stack up. HM - =There are arguments to be made in favour of it and convincing of improved learning outcomes	Note	
11	JH – lower level of seniors hub could contain classroom and social spaces above	Note	
12	BC – Noted requirement to document consultation process with stakeholders	MUSK	
13	MUSK confirmed capability		

5.0 Project Priorities, and awards presentation material

1	Confirmed camera and view locations	Note	
2	HM to speak at awards ceremony with BC	Note	
3	MUSK to provide updated initial master plan and 3 visualisations	MUSK	

6.0 Project Administration/Next Steps

1	JH – CSC have paid for 2 page spread in the paper for 2025	Note	
2	BC - Hopes all the stakeholders mention in his brief are invited to contribute to the master plan	Note	
3	Next PCG to be in week 2 or 3 of term 1	Note	
4	Meeting close	Note	
5			

Master Plan - Project Control Group (PCG) Meeting 01 Minutes

22.05.2025 – 2.30pm – 5:00 pm

Project Castlemaine Secondary College - School Master Plan

Attendees	Justin Hird, Principal	CSC Leadership	JH
	Chris Hewitt	CSC Leadership	CH
	Nick Cowen	CSC Leadership	NC
	Niraj Joshi	CSC Business Manager	NJ
	Brian Cook	CSC Board	BC
	Daydd Kelly	CSC Board	DK
	Georgia Gordon	CSC Staff - PE lead	GG
	Ben Nieuwkerk	CSC Staff - Music lead	BN
	Alex Playsted- FLO and Applied Learning lead	CSC Staff - FLO and Applied Learning lead	AP
	Hannes McNamara	MUSK Architecture	HM
	Nathan Lucchesi	MUSK Architecture	NL

Purpose To explain the purpose of the PCG to its members, explain the next steps of the Master Plan and to develop and refine the 'guiding principles', as prepared by CSC leadership, along with refining the project prioritisation and the next steps for MUSK Architecture Studio in developing the Master Plan.

1.0 Introductions, What is a PCG, who is involved and why?

		Action	Date
1	HM informed the PCG that they will need to attend 3 x 2 hour meetings over the next six weeks	Note	
2	Justin stated the VSBA would not provide long term enrolment figures	Note	
3	HM – Confirmed MUSK designing the 10 year Master Plan based on 700 current students and 800 projected students as directed by JH	ALL note	
4	JH – Student reps unable to attend PCG Meeting 01, to attend future meetings.	Note	
5	JH - External organisations/stakeholders shouldn't come in yet until funding is available.	Note	
6	JH – engineering, science and technology is well catered for in current CSC design, so it is unnecessary to include them in the PCG. Pros and cons of this discussed. No agreed action to include/exclude from PCG.	Note	
7	BC - In disagreement and stated that engineering should be added to PCG.	Note	
8	HM - We need to know if there are any missing voices in the current PCG. CSC leadership to advise further.	CSC	
9	BC – In favour of inviting others to join the PCG. JH to coordinate invite to other school leaders.	CSC	
10	HM - People in the room should collaborate and convey with people that aren't here and become champions for the MP. PCG members to consult between meetings.	All note	

2.0 Master Plan, Process to date & Current Status

		Action	Date
1	BN - Stated that the music buildings should not currently be included on the area allocation due to being school funded projects. MUSK to investigate further.	MUSK	
2	NC – requested DDA sensory and health and wellbeing hub included in Masterplan brief. MUSK to include in future draft masterplans.	Note	
3	AP – In agreement and this is emerging as a need in schools. HM advised that MUSK had completed a Health and Wellbeing building at Berwick Secondary College (standalone building).	Note	
4	NC – It would be exciting for CSC to be a leader in the clinical spaces provision and have allied health on Campus.	Note	
5	BN – requested standalone music space rather than being connected to performers	Note	
6	GG - moving the basketball courts down next to the gym would be the preference. Generally supportive of upper academic zone and lower sports zone.	Note	
7	GG- would like 4 full size basketball courts in total (including existing 2 courts), COLA also to be included, likes covered courts.	Note	
8	GG – Open to more informal "half court" basketball courts. Netball to be included also.	Note	
9	All in favour of separate academic and sports zone	Note	
10	GG - unstructured play could be outdoor volleyball, shot put, discus and athletics	Note	
11	GG - in favour of synthetic turf on the soccer field	Note	
12	DK - requested that MUSK superimpose AFL and soccer and test which is going to work on current pitch.	MUSK	05.06.2025
13	GG - AFL Nines is currently played on small soccer field	Note	
14	GG – Current unstructured play could accommodate footy with net half pitch	Note	
15	DK – In favour of bus turn around modification to connect to Lawson PDE. Requires traffic and council advice to proceed.	Note	
16	CH – MUSK to test parking at top end of school on old basketball courts however access still a concern given grade and limitations of vehicle and pedestrian access to the area.	Note	05.06.2025
17	BN – requested standalone music facility (500 seats) at the front of the school for unamplified music. Fly tower options discussed. Proposed facility would be only one in regional Victoria and would bring musicians to our area.	note	
18	BN – Could access external funding/ MSO donors to support the project.	Note	
19	NC - Should think back to the local community rather than groups that are so external to Castlemaine – Groups such as local primary schools etc Huge benefit to have links with primary schools/foster relationships and increase local enrolments. Primary schools could have school concerts in this venue.	Note	
20	CH - no evidence currently of the school's streams in the built form. This could be addressed through the MP.	Note	
21	NC – Proposed relocation of FLO program to current music location withstand alone building with own entry and private area for external play/socializing.	Note	
22	AP - removal of portables is concerning in terms of usable teaching space already being an issue for timetabling.	Note	

3.0 Guiding Principles for project prioritisation

		Action	Date
1	JH - We need to have a strategy in place so that we can be objective in our decision making in terms of project prioritisation guidelines	Note	
2	JH - engaging the community should be a priority	Note	
3	BC - need to come to some agreement on principles or guidelines	Note	
4	BN – CSC should market itself to attract new students	Note	
5	BN - There is evidence that specialisation of streams could attract students	Note	
6	CH - CSC is unique, being a 7 to 12 government school, community partnerships are key, future pathway opportunities, primary schools keeping local kids here important.	Note	
7	JH – Student retention at the senior levels is a main goal. Marketing to both new and existing students (to stay).	Note	

8	BC - attraction and retention is a part of learning outcomes guiding principle	Note	
9	NC - community benefit aspect language needs to be refined and strengthened	Note	
10	CH - Gisborne hiring out their senior space to cadets and scouts – Seniors Hub becomes a priority for community connection in this regard	Note	
11	JH - need to be realistic with funding and reuse existing facilities	Note	
12	CH - Retention and attraction, community interaction are main priorities. The design of Seniors hub and auditorium needs to be well thought through to address these priorities	Note	
13	All – Draft Masterplan Review - Green Spine supported	Note	
14	All – Seniors Hub supported	Note	
15	All – Community access is supported	Note	
16	All – Separate sports and academic zones is supported.	Note	

4.0 What's next?

1	HM – Grants- Ideally would be doing a joint funding bid with any external stakeholder to make argument for community benefit in addition to school benefit.	Note	
2	CH - There needs to be a conversation around precinct vs. year level approach with the staff	Note	
3	BC+JH – CSC can refine project priorities using agreed principles.	Note	
4	MUSK to test traffic/carparking on upper basketball courts	MUSK	05.06.2025
5	MUSK to show basketball courts next to the Gymnasium	MUSK	05.06.2025
6	MUSK to test scaling of footy and soccer with runoffs	MUSK	05.06.2025
7	MUSK to test parking behind engineering - currently informal parking already occurs	MUSK	05.06.2025
8	MUSK to move viewport of plan down to show the full site	MUSK	05.06.2025
9	MUSK to coordinate school tour with Justin – MUSK would like to walk through Artisans, teaching room with infill walls and the Engineering building	MUSK	05.06.2025

50 Next Meeting

1	Proposed for Thursday 5 th June @ 11am	ALL Note	
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Master Plan - Project Control Group (PCG) Meeting 02 Minutes

05.06.2025 – 11.00pm – 12:30 pm

Project Castlemaine Secondary College - School Master Plan

Attendees	Justin Hird, Principal	CSC Leadership	JH
	Chris Hewitt Nick Cowen Niraj Joshi	CSC Leadership CSC Leadership CSC Business Manager	CH NC NJ
	Brian Cook Daydd Kelly	CSC Board CSC Board	BC DK
	Ben Nieuwerkerk	CSC Staff - Music lead	BN
	Royce Williams	Student Representative	RW
Apologies	Hannes McNamara Nathan Lucchesi	MUSK Architecture MUSK Architecture	HM NL
	Alex Playsted- FLO and Applied Learning lead Georgia Gordon	CSC Staff - FLO & AL CSC Staff - PE lead	AP GG

Purpose To agree on final Master plan and projects to proceed to costing stage.
 To include student voice and address any questions from new PCG members.
 To agree on guiding principles as guiding tool of the proposed 6 projects

1.0 Introductions, Previous Meeting outcomes and PCG 2 Meeting Goals

		Action	Date
1	MUSK conducted a short site walk to demonstrate levels at upper basketball courts and potential location for lower staff carpark. Location for proposed Senior and Sports Hub reviewed by PCG.	All note	
2	Agenda, Introductions and Meeting goals presented	All Note	05.06.2025
3	Previous Minutes accepted	TBC	
4	MUSK Presented Outcomes and action items from PCG 01 – Test CAD overlay of sports fields Test Carpark arrangements Test FLO Options Review advice from specialists (PE, Music and FLO) Consolidate MP projects	All Note	
5	Any comments from previous PCG or distributed draft MP	No further comments from PCG 02.	

2.0 Master Plan, VSBA Areas and Proposed Masterplan

		Action	Date
1	MUSK Architecture Studio - presented Area Analysis of existing school areas Areas which are under and over entitlement in comparison to VSBA area schedule for 800 students are as follows. MUSK noted the room tables are as per the SAMS plans provided by VSBA and may not reflect schools actual use of the space. Outcomes as per below Total Admin: 45.9m ² under VSBA recommendation Student and Staff Amenities: 32.7m ² under VSBA recommendation Library/Learning Resource Centre: 33.9m ² over VSBA recommendation Music/Drama/Dance/Multi-Purpose Space: 204.5m ² over VSBA recommendation Gymnasium + PE Store: 153.1m ² over VSBA recommendation Food Technology: 60m ² under VSBA recommendation Learning Base: 318.8m ² under VSBA recommendation Total Internal Floor Area: 253.3m ² under VSBA recommendation.	MUSK presented All note	
2	MUSK presented Sports Fields overlay and Proposed upgrades to sports areas including Full size Soccer with overrun. All in support of full-size soccer pitch rather than AFL Full size soccer (with required overrun) requires some excavation on the corners Some support voiced for synthetic turf on soccer field noting community benefit. All agreed to proceed with synthetic pitch for costing (natural turf as cost option).	Note All note Note All note Note	
3	MUSK presented Proposed Music Facility Music facility supported. Discussion around location of Music Room. Agreement to push room forward slightly. Pros and cons of closing courtyard to the MUSK to test new location proposed by BN	Note All note MUSK	
4	MUSK presented proposed location of new FLO building potentially with connection to wellbeing building and adjacent basketball courts/Green Spine MUSK presented testing for various FLO locations and explained rationale for Wellbeing location and presented pros's and con's of each location. Majority of PCG in agreement of proceeding with presented location	Note Note All note	
5	MUSK presented green spine updates which include updates based on sporting arrangement of new lower basketball courts All in agreement of presented Green spine location	Note All note	
6	MUSK presented new location for Staff Carparking which is adjacent to the existing PE shed behind engineering. Upper basketball court parking was discarded from the plan by MUSK. Upper basketball court refresh was agreed to be removed from the Masterplan by large majority Large majority in agreement that existing staff car parking should remain unchanged in proposed Master plan	Note All note	

3.0 Confirmation of MP projects, Guiding Principles for assessment

		Action	Date
1	MUSK presented proposed MP and 6 key projects. 5 key proposed supported by PCG to proceed to costing stage.	All note	
2	The following projects were confirmed to be put forward to costing by all members <ol style="list-style-type: none"> 1. Music- New Building 2. Seniors and Sports Hub- New Building 3. Sports Upgrade- 2 ovals and basketball courts (including COLA). Various sports facilities included in scope 4. Green Spine - Landscaping upgrade (including planting, shade and seating)- This project should be staged with high need areas addressed first 5. FLO space/building (nominated purpose-built space)- New Building 	All note	
3	HM noted that in next PCG consideration priority and order of projects and how they will be spread across the 10 year MP projection for costing purposes.	All note	
4	All PCG members agreed to proceed to project costing with the MP presented	All note	

4.0 What's next?

1	Project Costing – QS to be engaged and briefed by CSC and MUSK	Note	
2	Areas and location for new construction and landscaping will be provided to the project Quantity Surveyor.	Note	
3	All PCG members were comfortable proceeding to project costing	Note	

5.0 Next Meeting

1	Proposed for Thursday 19 th June @ 11am- Costing, Staging and final MP endorsement by PCG	ALL Note	
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	Upon receiving of BN Music building spatial requirements, MUSK to explore reallocation of music spaces within performers BC - Emphasized the need to ensure any performers space is not left unused, to avoid harming future funding applications due to area over allocation	MUSK Note	
6	Seniors Hub HM – Confirmed that costing should be kept confidential unless noted otherwise by School Principal	All note	
7	Sports JH – Council are going to decide on preferred soccer pitch location in Mount Alexander Shire mid July DK – Requested costing for Synthetic vs natural turf over 10 years	All note	

3.0 What's next?

1	MP Endorsement by PCG	Note	
2	MUSK Finalize Report and Issue to CSC Leadership	Note	
3	CSC Leadership to endorse MP and use for all future planning and grant applications.	Note	
4	Ben to provide updated list of Music room requirements to MUSK	CSC/BN	
5	MUSK to update Quantity Surveyor on acoustic treatment requirement for auditorium (walls and ceiling)	MUSK	
6	MUSK to obtain costing for basketball sized hockey practice field	MUSK	
7	MUSK to circulate updated costing once received	MUSK	
8	MUSK to discuss with Quantity Surveyor on getting sports field costing of synthetic vs natural turf over full 10-year life span	MUSK	

4.0 Next Meeting

1	All agreed to pause for 4–5 weeks and reconvene in Term 3 for a PCG 4 meeting	ALL Note	

Master Plan - Project Control Group (PCG) Meeting 04 Agenda

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Attendees	Justin Hird, Principal	CSC Leadership	JH
	Chris Hewitt	CSC Leadership	CH
	Nick Cowen	CSC Leadership	NC
	Niraj Joshi	CSC Business Manager	NJ
	Brian Cook	CSC Board	BC
	Daydd Kelly	CSC Board	DK
	Ben Nieuwerkerk	CSC Staff - Music lead	BN
	Courtney Dodlen	CSC Staff	CD
	Royce Williams	Student Representative	RW
	Hannes McNamara	MUSK Architecture	HM
	Nathan Lucchesi	MUSK Architecture	NL
Apologies	Alex Playsted- FLO and Applied Learning lead	CSC Staff - FLO & AL	AP
	Georgia Gordon	CSC Staff - PE lead	GG

Purpose
MUSK Architecture Studio to present updated MP and cost plan A revision from Quantity Surveyor.
PCG to agree on project priority for purposes of MP report.
MP Endorsement/approval for MUSK Architecture Studio to finalize MP and MP report

1.0 Introductions, Previous Meeting outcomes and PCG 3 Meeting Goals

		Action	Date
1	MUSK presented Agenda, Introductions and Meeting goals	All note	
2	Previous Minutes from PCG 03 accepted	All note	
3	MUSK Outcomes and action items from PCG 03 – Size of music building increased Covered walkways now costed and added to MP Playground costed and added to MP Synthetic turf life cycle costs investigated and provide to JH Dividing wall in engineering costed and added to MP Basketball sized hockey practice field costed and added to MP	All note	
4	No additional comments from previous PCG	All note	

		Action	Date
1	MUSK presented revised project costing	All note	
2	MUSK presented the 9 Stages of works (with substages) costed by the Quantity Surveyor. 1. Green Spine - Landscaping upgrade (including planting, shade and seating)- sub stages identified. 2. New Music Building and Renovation to existing Gym for Performing Arts 3. Seniors and Sports Hub - New 2 Storey Building 4. Sports Upgrade - 2 ovals and basketball courts (including COLA) 5. FLO building new build. 6. Covered Walkways 7. Playground 8. Outdoor Hockey - Synthetic 9. Operable Wall – Engineering building Discussion around whether stage 9 should be kept in the masterplan. All agreed to retain in Cost Plan and MP	All note	
3	PCG to agree order of priority and spread project start dates across the 10-year MP projection for costing purposes. Earlier project will be cheaper, later projects will be more expensive. MUSK to then update Cost Plan with consultant. MUSK presented a priority list to allow staff to individually rate the priority of projects within the Master Plan, however this did not result in any consensus, as the results were extremely varied between PCG members PCG was unable to agree on priority order of projects in the Master plan. NC – Priority is to minimise student impact during the construction of masterplan projects DK – Hockey field is low on the list All – Costing has not been done for the operable wall in the Wellbeing precinct, however all agree to include costing for the engineering operable wall. NJ – number 1 priority is the operable walls CH – FLO already has a waitlist, and should be considered as a re-engagement program, rather than its own stream NJ – Would be in favour of FLO being a high priority NJ – has seen many Melbourne Schools with a standalone wellbeing/FLO building. BN – Suggested splitting Music and Auditorium as separate stages.	All note All note All note All note All note All note All note All note All note All note	

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2.0 Five MP Project Stages and Scope of works and associated costs presented.

Castlemaine Secondary College Asset Management Plan

	BC – Priority list is not so important. Will be simply going for grants based on what is available. High priority projects may guide the pursuit of grants and or philanthropy, however there will be flexibility to shift focus if a grant aligns with a lower-ranked project.	All note	
	BC – Smaller projects under \$500k (Stages 7, 8, 9) are early wins; then medium cost \$1M items next, then large builds (Stages 2, 3, 4) lower priority due to funding difficulty	All note	
	BC – Could prioritise based on low, medium, high with flexible boundaries.	All note	
	All agreed Alex and Georgia should also complete the priority form. MUSK to provide for to JH to distribute internally.	All note	
4	All PCG members comfortable to proceed to MP report and final MP following meeting.	All note	
5	Projects costed assuming start in Q4 2026, with 4% average annual CPI escalation - earlier stages cheaper than later ones. All stages will remain costed for 2026 for purposes of MP report.	All note	

3.0 What's next?

1	MUSK Finalise Report and Issue to CSC Leadership	All note	
2	CSC Leadership to endorse MP and use for all future planning and grant applications.	All note	

Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name _____

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	
Stage 06	Covered Walkways	\$825,000	\$1,072,088	
Stage 07	Playground	\$275,000	\$357,363	
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	



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Daydd

Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

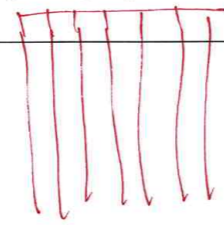
Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name _____

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	} 2/3
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	1/2
Stage 02B	Existing Half Gym upgrade <i>Acaditorium.</i>	\$731,750	\$1,009,449	1
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	2/3
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	2
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	1/2
Stage 06	Covered Walkways	\$825,000	\$1,072,088	2/3
Stage 07	Playground	\$275,000	\$357,363	Least - 3
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	Least - 3
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	1/2

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one wall
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2.5 million



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Niray

Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name Niray

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	} 9 Low
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	4 M
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	2 High
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	8 Low
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	5 Med
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	3 Med
Stage 06	Covered Walkways	\$825,000	\$1,072,088	Low
Stage 07	Playground	\$275,000	\$357,363	2 High
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	Low
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	1 High

- Student Impact
- Facility Condition & Need
- Achievability Funds / Grants

High - Stage 9, Stage 2B
 Med - 2A, Stage 4, Stage 5
 Low - Stage 1-1E, Stage 3, Stage 6, 8

Castlemaine Secondary College Asset Management Plan



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Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name Christopher Hewitt

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	5
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	1
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	3
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	4
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	2
Stage 06	Covered Walkways	\$825,000	\$1,072,088	9
Stage 07	Playground	\$275,000	\$357,363	8
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	6
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	7

Ben



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Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name _____

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	7
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	1a 1b
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	3/4/5
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	4/5/4
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	2
Stage 06	Covered Walkways	\$825,000	\$1,072,088	6
Stage 07	Playground	\$275,000	\$357,363	3
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	9
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	3

minimal impact on learning - Chris

no corridor

Castlemaine Secondary College Asset Management Plan



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Courtney

Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name _____

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	
Stage 06	Covered Walkways	\$825,000	\$1,072,088	
Stage 07	Playground	\$275,000	\$357,363	
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	

→ ideally create corridor with lockers



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Agir

Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name _____

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	
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Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	
Stage 06	Covered Walkways	\$825,000	\$1,072,088	
Stage 07	Playground	\$275,000	\$357,363	
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	

Handwritten notes and markings:
 - A bracket groups Stage 01A-E with a handwritten '5'.
 - A bracket groups Stage 02A-B with a handwritten '4b'.
 - A bracket groups Stage 02B with a handwritten '4a'.
 - A bracket groups Stage 03 with a handwritten '7'.
 - A bracket groups Stage 04 with a handwritten '6'.
 - A bracket groups Stage 05 with a handwritten '1'.
 - A bracket groups Stage 06 with a handwritten '9'.
 - A bracket groups Stage 07 with a handwritten '3'.
 - A bracket groups Stage 08 with a handwritten '8'.
 - A bracket groups Stage 09 with a handwritten '2'.
 - A vertical note on the left says 'Infrastructure \$500k'.
 - A handwritten '2' is in the Priority column for Stage 01A-E.

Castlemaine Secondary College Asset Management Plan



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Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name Nathan Leches

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	1
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	2
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	5
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	4
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	3
Stage 06	Covered Walkways	\$825,000	\$1,072,088	9
Stage 07	Playground	\$275,000	\$357,363	6
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	8
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	7

Niranjan



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Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name Justin Hird

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	7
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	5 4A
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	6
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	3
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	2
Stage 06	Covered Walkways	\$825,000	\$1,072,088	10
Stage 07	Playground	\$275,000	\$357,363	8
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	*9
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	1

High priority: 4, 5, 6, 3, 8
 medium priority: 1, 7
 Low priority: 5, 3, 6, 8
 * add more for glass panels

Castlemaine Secondary College Asset Management Plan



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Master Plan - Project Control Group (PCG) Meeting 04 Costing Priority

08.08.2025 – 2.00pm – 3:00pm

Project Castlemaine Secondary College - School Master Plan

Instruction Please write your name below.

Rate each stage according to your preferred priority based on when you think each project should occur within the 10 year masterplan from 1-9 under the priority column.

Note that substages have been included under the one line item.

Name GEORGIA GORDON

Stage	Element	Construction Cost	Project Cost	Priority
Stage 01	Green Spine (Landscaping Works)	\$904,198	\$1,175,006	
Stage 01A	Green Spine (Landscaping Works)	\$179,476	\$233,229	
Stage 01B	Green Spine (Landscaping Works)	\$146,320	\$190,143	6
Stage 01C	Green Spine (Landscaping Works)	\$52,272	\$67,927	
Stage 01D	Green Spine (Landscaping Works)	\$276,980	\$359,936	
Stage 01E	Green Spine (Landscaping Works)	\$249,150	\$323,770	
Stage 02	Music Building and Existing Half Gym upgrade	\$6,950,950	\$9,402,260	
Stage 02A	New Music Building	\$6,219,200	\$8,392,810	5
Stage 02B	Existing Half Gym upgrade	\$731,750	\$1,009,449	
Stage 03	Seniors and Sports Hub	\$5,099,710	\$6,627,073	
				3
Stage 04	Sports Upgrade	\$2,574,638	\$3,345,742	
				4
Stage 05	FLO Building (Flexible Learning Options program)	\$1,371,600	\$1,782,394	
				2
Stage 06	Covered Walkways	\$825,000	\$1,072,088	
				7
Stage 07	Playground	\$275,000	\$357,363	
				8
Stage 08	Outdoor Hockey Field	\$219,780	\$285,604	
				9
Stage 09	Operable wall – Dividing existing large room	\$108,000	\$140,346	
				1

Castlemaine Secondary College Asset Management Plan

Master Plan – Newstead Men’s shed collaboration Meeting Minutes

23.06.2025 – 2.30pm – 3:30pm

Project Castlemaine Secondary College - School Master Plan

Attendees

Justin Hird, Principal	CSC Leadership	JH
Daydd Kelly	CSC Board	DK
Graham Lees	Men’s shed secretary	GS
John	Men’s shed member	J

Nathan Lucchesi	MUSK Architecture	NL
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Apologies Hannes McNamara MUSK Architecture HM

Purpose
To facilitate collaboration between CSC and the Newstead Men’s shed in order to foster student contribution and engagement with the school furniture and external community groups.

3.0 Next Meeting

1	Next meeting not confirmed – JH on long service leave	ALL Note	
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1.0 Introductions, and meeting summary

		Action	Date
1	Newstead men’s shed meet on Monday, Tuesday and Wednesday each week between approximately 9am and 2pm	All note	
2	The Newstead men’s shed has some flexibility on scheduling as long as notice is provided in relation to and location of a potential program.	All note	
3	If a program was to be held at CSC, the men’s shed would be able to send out 3-4 members to assist in teaching the students	All note	
4	Men’s shed would prefer any collaboration with students to include competency assessments.	All note	
5	Men’s shed have very limited storage	All note	
6	If students were to attend at the Men’s shed in Newstead, they could be there for approximately 3-4 hours	All note	
7	JH proposed a cohort of 4-6 student’s initially attending the program	All note	

2.0 Action Items

		Action	Date
1	For a collaborative program to succeed, CSC must provide the men’s shed with student numbers who would be involved.	CSC	
2	CSC must provide the Men’s shed with numbers of tables and chairs along with dimensions	CSC	
3	The men’s shed does not wish to interfere with the existing program of the wood working program currently at CSC. CSC to resolve how a collaboration can be smoothly incorporated to the existing program	CSC	
4	CSC and Men’s shed to collaborate on how a program would be taught	CSC/Men’s Shed	



4 Friday, February 7, 2025

News

CASTLEMAINE SECONDARY COLLEGE MASTER PLAN

'Our students deserve better'

From page 1.

"A key component of the master plan is creating a 'green spine' in order to link areas of the multi-level school that are separated and cut off. The 'green spine' will include increased landscaping, improved access and increased shaded and seating areas throughout the school grounds."

Mr McMahon, who has worked on a number of school projects in inner Melbourne, including Catholic schools, described the difference between the grounds and amenities in those schools and CSC as being 'like chalk and cheese'.

"Obviously some of those comparisons are between a Catholic school and a public school, so there are different levels of funding, but there is no reason we shouldn't be saying, this is what our students deserve," he said.

"It might not happen tomorrow, but over the next 5-10 years, we want to get to the same point as those Melbourne schools and give the students here the same level of amenities."

CSC Principal Justin Hird, said the master plan is just the starting point for conversations with key stakeholders and the wider community.

"Community connections are essential for us. To get student outcomes to the highest level we need to improve those connections, whether it's a soccer club, the Foundry Band, or other groups who want to establish those ongoing links with the school - we need to improve facilities to enhance those connections," he said.

"If you look at the music space in the old portables or the auditorium, which is just basically the old gym floor, they're not acceptable for their class education. While we can achieve most other components in the classroom, the facilities are not acceptable and the students deserve better. The facilities are sub-standard and don't encourage participation in physical exercise and creativity."

"This had to be a priority. If we don't start this long term planning now it doesn't happen. Every year, every month that slip past we're missing opportunities," Mr Hird said.

"Even with the facilities that we currently have, we still deliver excellent teacher and learning programs and we provide well-rounded curriculum and overall student outcomes which will only be better enhanced by having better facilities."

"We acknowledge that the plan is aspirational but we are prepared for the long journey and we want the whole community to be part of this."

FOCAM host architectural tour of gallery

Friends of Castlemaine Art Museum (FOCAM) will present a conversation with experienced local architect, FOCAM committee member and talented artist, Michael Rigg, on Sunday February 16.

The event will see Michael take participants on 'An Architectural Tour of the Gallery'.

Michael Rigg is a retired architect, past president of the Master Builders Association, with an interest in heritage and workmanship in buildings. He has a Master's Degree in Art from Melbourne University and spends his time as a member of the committee of FOCAM, playing clarinet, tending to his art projects and walking dogs.

In fact, you can currently view some of Michael's art work as part of a new USA group exhibition titled 'The Six Figures' launched at the Great Bakery at Wesley Hill on Tuesday February 4.

The significant architect's FOCAM presentation on February 16 will give insights into the architectural gems and fabric of the Castlemaine Art Museum.

The talk will begin at 4pm and wind up around 5.30pm. Drinks and snacks will be served following the talk. Please come and help support CAM. Friends \$25, Members of CAM \$20, non-Members \$35. Students \$10. Bookings by February 13.

To book call 0427 802 496 or email Carole at spoon@fofocam.com.au. Payment can be made via direct debit to Friends of Castlemaine Art Museum Inc BSB 311 140 A/c No: 12143758.

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Inside today 16 page liftout

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'Our students deserve better'

CSC council member Brian Cook, MUSK architect Hannes McManera, CSC Principal Justin Hird, CSC council president Dayid Kelly and MUSK architect Nathan Lucchesei.

Jude Jungwirth

Castlemaine Secondary College has commissioned a master plan which provides an inspiring vision to guide the town's only secondary school into a bright future.

Despite completing a \$12.5 million state-funded redevelopment in 2021, to complete the first two learning precincts, and receiving a further \$22,000 for a wellbeing garden in 2023, a sizeable portion of the Castlemaine Secondary College grounds and amenities remain undeveloped and under-utilised and require substantial investment to ensure the best outcomes for students.

The master plan proposes a new auditorium, new music rooms, an outdoor stage, upgrades to the sports courts and a new senior's hub, overlooking a new sports precinct adjacent to the oval and a purpose built FLO building.

Local architects for the project, Hannes McManera and Nathan Lucchesei from MUSK Architecture Studio (both local residents and former CSC students) have completed the first draft of the plan and are now moving into the consultation phase. "We want to go workshop with students, parents, school leadership and the parents and friends group to make sure we've got buy in from everyone," Hannes said.

"There is significant opportunity to improve the school and having a master plan means CSC is best placed to secure funding and build the priority projects identified in the master plan. Continued page 4."

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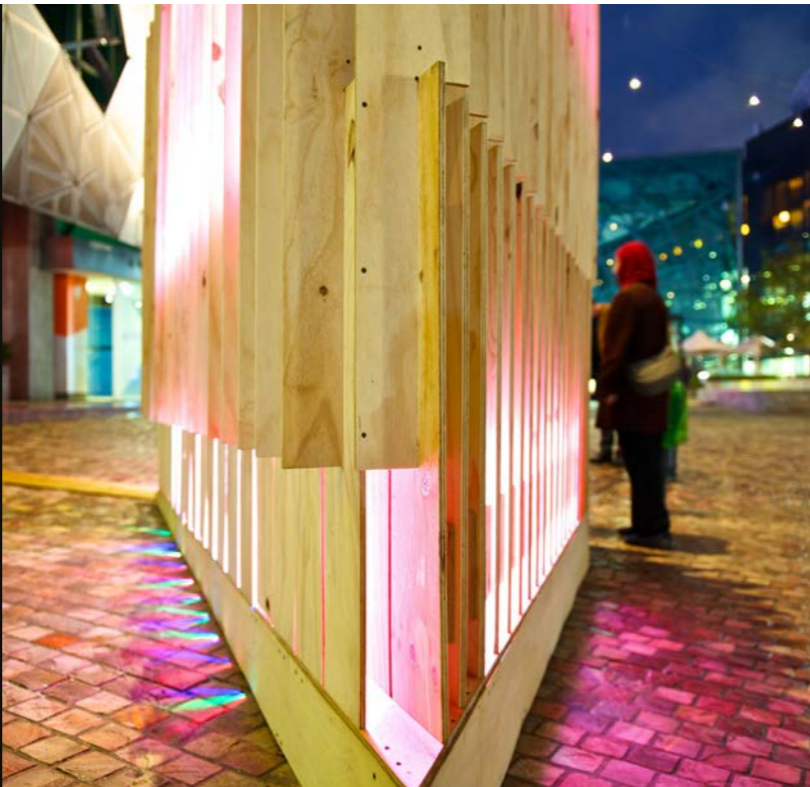
THEATRE ROYAL CASTLEMAINE

Castlemaine Secondary College Asset Management Plan

Castlemaine Secondary College

Masterplanning

March 2025




Castlemaine SECONDARY COLLEGE

MUSK Architecture Studio

who we are

We are an **Architecture** and **Interior Design** Practice. Formed in 2011 by directors Chris Le Page, Hannes McNamara and Daniel Yusko, **MUSK Studio** have since established a reputation for excellence in tailored design solutions.

Our multi-talented team of professional staff strive to meet any design challenge whilst maintaining a personalised service that keeps clients excited, informed and satisfied.

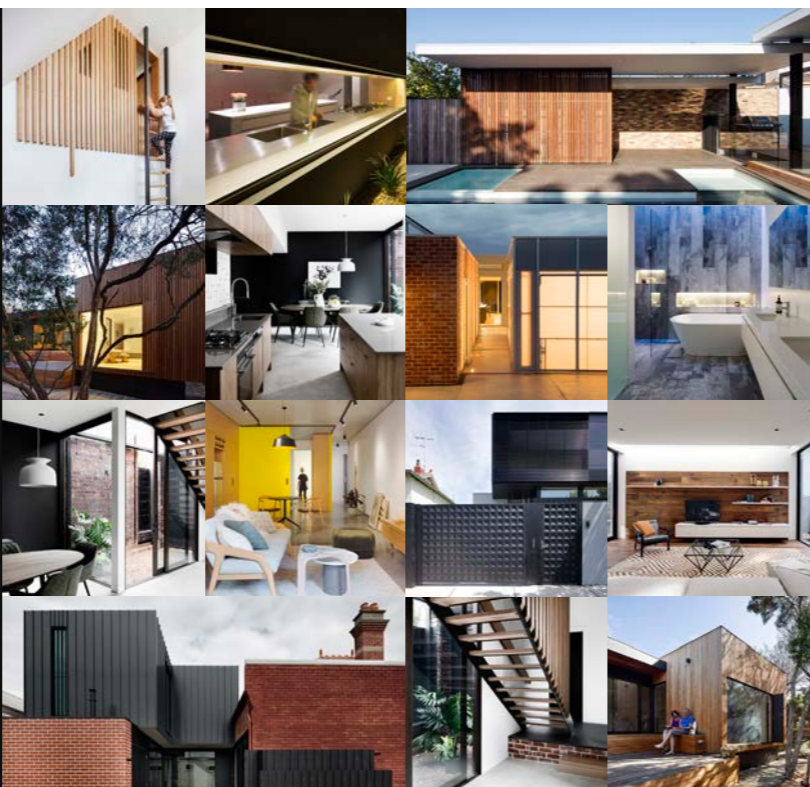


Castlemaine SECONDARY COLLEGE

MUSK Architecture Studio

projects

our residential projects

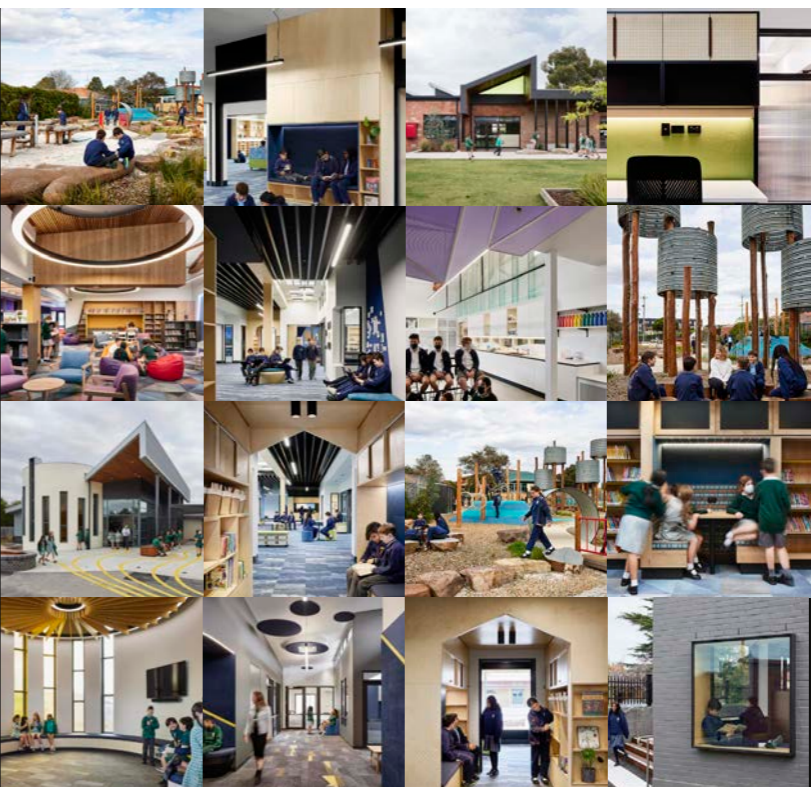


Castlemaine SECONDARY COLLEGE

MUSK Architecture Studio

projects

our education projects



Castlemaine SECONDARY COLLEGE

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Castlemaine Secondary College Asset Management Plan

Agenda

- Introductions
- MUSK Presentation
- Site Walk
- Design workshops
- Questions
- Next steps



school master planning

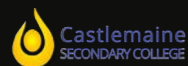
Media



school master planning

What is a school master plan?

"A master plan is a 'blueprint' or plan of the desired future configuration of a school's facilities."

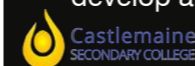


school master planning

Why have a master plan?

Having a master plan allows the school leadership to:

- formally communicate the needs, intentions and priorities of a school
- give confidence to communities, staff, students and funding authorities on the school's direction
- identify capital development priorities and develop an implementation plan.



school master planning

Castlemaine Secondary College Asset Management Plan

Brief

- Resurface and refresh upper basketball courts
- Refresh existing vegetable garden adjacent to upper basketball courts with new raised garden beds, pathways and fencing
- New soccer pitch with synthetic surfaces to replace existing oval
- New tiered seating on embankment to the east of soccer field.
- New Seniors Hub building behind tiered seating to include sports equipment storage, staff rooms and viewing area over new sports field
- Remove old portables
- New performance space for students to replace existing underutilised auditorium. New performance space to be able to house community events and provide after hours access, providing monetary opportunity for school to raise funds for building and maintenance works in collaboration with the greater Castlemaine community.
- Upgrades to the Indigenous Garden and other landscaped areas in the form of a 'Green spine' to include planting, seating and new shading opportunities such as structures or shade sails.
- New Music building to replace existing portables below the Basketball courts in the South-East corner of the school site to contain music rooms, outdoor stage and equipment storage for outdoor assemblies.
- Upgrades to the west outdoor area adjacent to the wellbeing precinct in the form of Covered outdoor area (COLA).
- New FLO building.



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school master planning

Constraints

- Slope of the site/ Requirement for stairs and ramps to accessible access
- Basketball courts
- Dense vegetation/Bushfire risk
- Bus parking zone is large and splits the school grounds
- Flooding on Lawson Parade boundary
- Hazardous site furniture (grates, outdated services)



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school master planning

Opportunities

- Improve oval conditions
- Close the courtyard
- Remove portables
- Create new senior buildings
- Increase shading and seating
- Improve site access/parking
- Improve Indigenous Garden
- Improve basketball court surfacing
- Vegetable Garden improvements
- Planting improvements
- Auditorium upgrade into performing arts space – (could have community use)
- West of Wellbeing has potential to be improved and made to be more inviting
- Bus area has potential to be used as community parking after hours

Enrolment

Approximately 700 students



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school master planning

St Gabriels Middle School

middle and senior school refurbishment
completed 2022




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Castlemaine Secondary College Asset Management Plan

Badger Creek Primary School
10 year masterplan
stage 1 completed 2024



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St Clares Catholic Primary School
Learning Community
Completed 2021




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St Clares Catholic Primary School
10 year masterplan
Stage 2 completed 2023




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St Clares Catholic Primary School
refurbished school entry and staff admin
completed 2023



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Castlemaine Secondary College Asset Management Plan

St Carlo Borromeo PS
10 year masterplan
stages 1 and 2 completed 2021

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Existing Conditions - School Site

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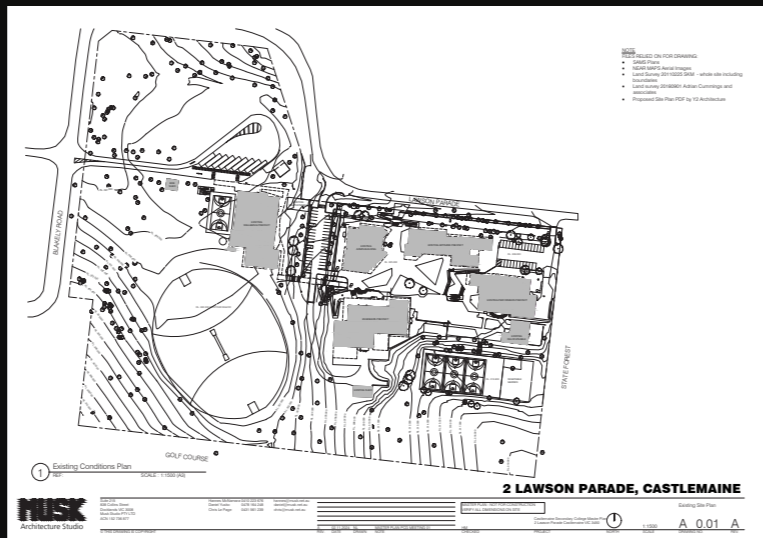
Historical Plan

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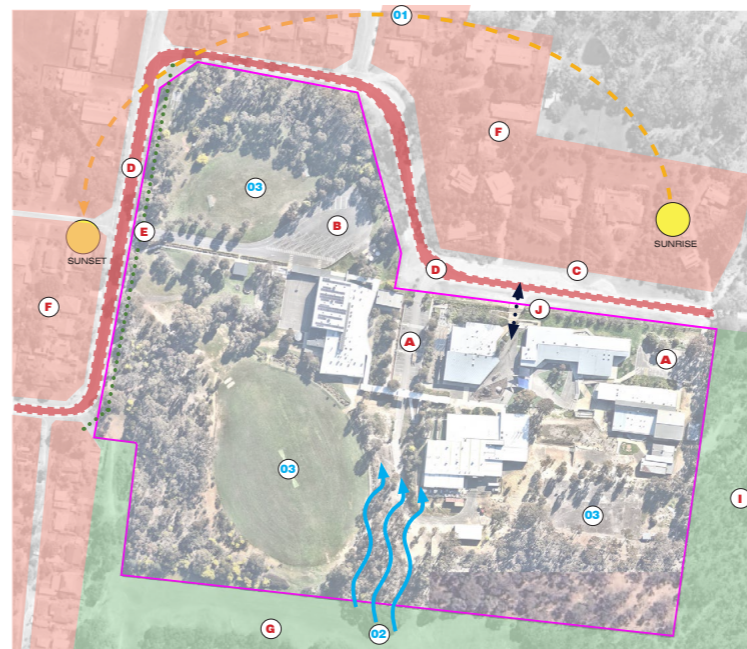
Castlemaine Secondary College Asset Management Plan

Existing Conditions



school master planning

SITE ANALYSIS PLAN



- FEATURES OF LOCATION**
- 01 SUN PATH
- 02 PREVAILING WINDS
- 03 SPORTS COURTS
- 04
- SITE CONSIDERATIONS**
- A. CURRENT STAFF PARKING
- B. BUS PICK UP AND DROP OFF
- C. PARENT PICK UP AND DROP OFF
- D. MARK TRAFFIC SOURCE
- E. FOOTPATHS
- F. PRIVATE RESIDENTIAL LAND
- G. GOLF COURSE
- I. STATE FOREST
- J. SCHOOL ENTRY

LEGEND

— Title Boundary

NORTH

Room A16, 35 Ety Street
Castlemaine VIC 3450.
Studio@musk.net.au
www.musk.net.au

SUPERVISION PLAN



LEGEND

SUPERVISOR

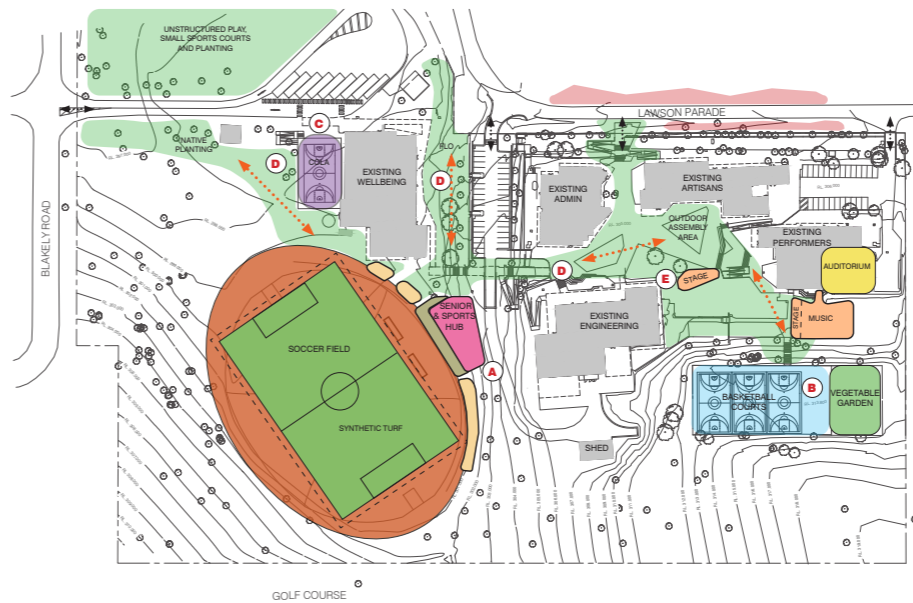
LINE OF SIGHT

NORTH

- SUPERVISION ZONES**
- A. AREA 1
- B. AREA 2
- C. AREA 3
- D. AREA 4

Room A16, 35 Ety Street
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CASTLEMAINE SECONDARY COLLEGE MASTER PLAN



LEGEND

EXISTING BUILDINGS

SENIOR & SPORTS HUB + KITCHENS, CHANGE ROOMS & STORAGE

GREEN SPINE

DECK

COVERED BASKETBALL + FOUR SQUARE

IMPROVED SCHOOL DROP OFF AND PICK UP

AUDITORIUM

BASKETBALL

TIERED SEATING

SCHOOL ENTRY

CIRCULATION

- BUILDING ON EMBANKMENT
- BASKETBALL
- COVERED PLAY
- GREEN SPINE
- OUTDOOR STAGE

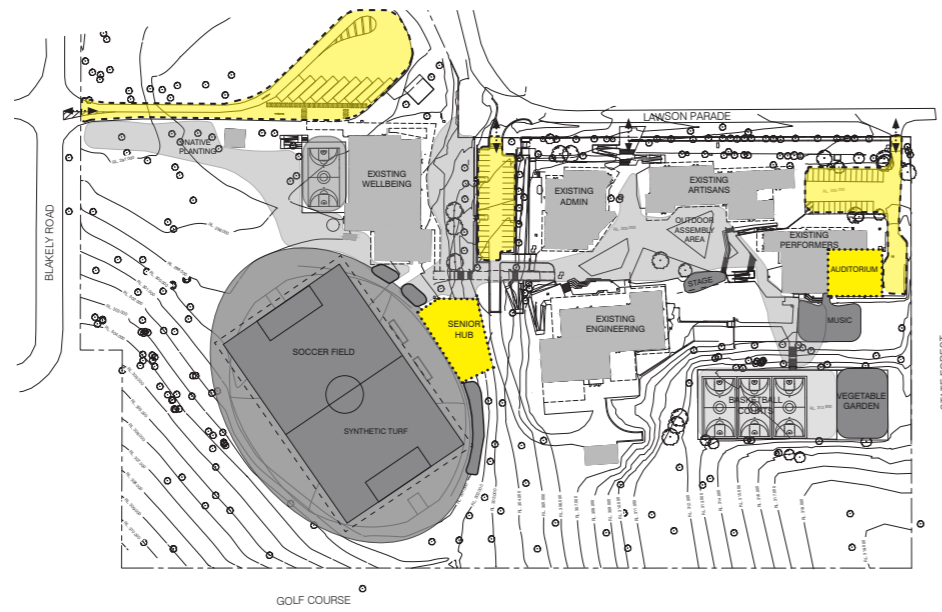
Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
Docklands VIC 3008
Musk Studio PTY LTD
ACN 152 736 877

AFTER HOURS ACCESS PLAN

03



MUSK Proposal - Music Room
[Draft]



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MUSK Proposal - Basketball Courts & Garden
[Draft]



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MUSK Proposal - Seniors Hub
[Draft]



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Castlemaine Secondary College Asset Management Plan

1. Existing Conditions - School Entry



school master planning

2. Existing Conditions - Indigenous Garden



school master planning

3. Existing Conditions - Basketball Courts & Garden



school master planning

4. Existing Conditions - Music Rooms



school master planning

Castlemaine Secondary College Asset Management Plan

5. Existing Conditions - Sports Field



school master planning

6. Existing Conditions - Wellbeing



school master planning

7. Existing Conditions - Portable



school master planning

CSC Master Plan Student Workshops



school master planning

Castlemaine Secondary College Asset Management Plan

We want to know your ideas for the future of the school??

- Future expansion potential
- Decanting / Relocatable positioning
- Staging
- Retention of existing buildings
- School identity to street face
- Community access
- Security / Zoning
- Orientation
- Views



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school master planning

How could arrival/departure be improved at CSC?

?



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St Claire's Primary School
Musk Architecture Studio

school master planning

How could CSC improve after hours/community use?

?



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Berminneit Cultural and Community Centre
JCB

school master planning

How could arrival/departure be improved at CSC?

?



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St Claire's Primary School
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Castlemaine Secondary College Asset Management Plan

Case Study - Nganboo Borron School



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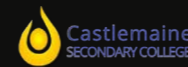
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school master planning

Case Study - Carlton Learning Precinct & Montessori School



Law Architects



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Oxley Christian College



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Brand Architects

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Master Plan Workshops



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Castlemaine Secondary College Asset Management Plan

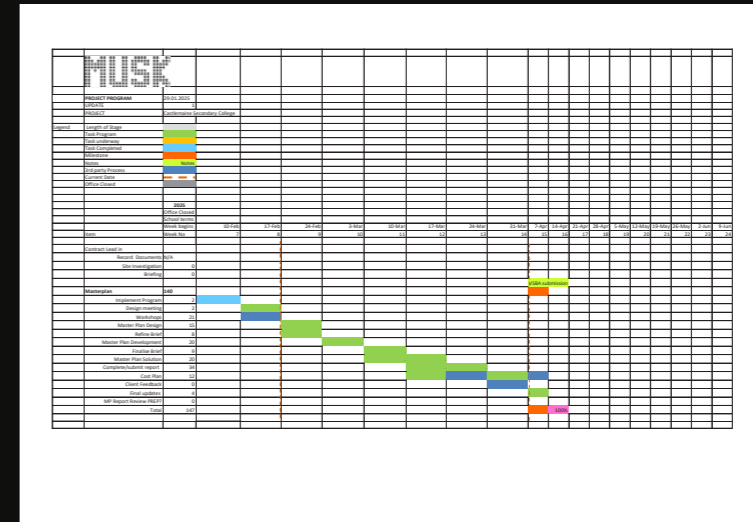
Next steps



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CSC Master Plan Program



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Questions?

Further information:

hannes@musk.net.au



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school master planning

thank you

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Castlemaine Secondary College Asset Management Plan

CSC Values



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school master planning

staff section



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Castlemaine Secondary College Asset Management Plan

How are decanting and transitional periods addressed in the masterplan?

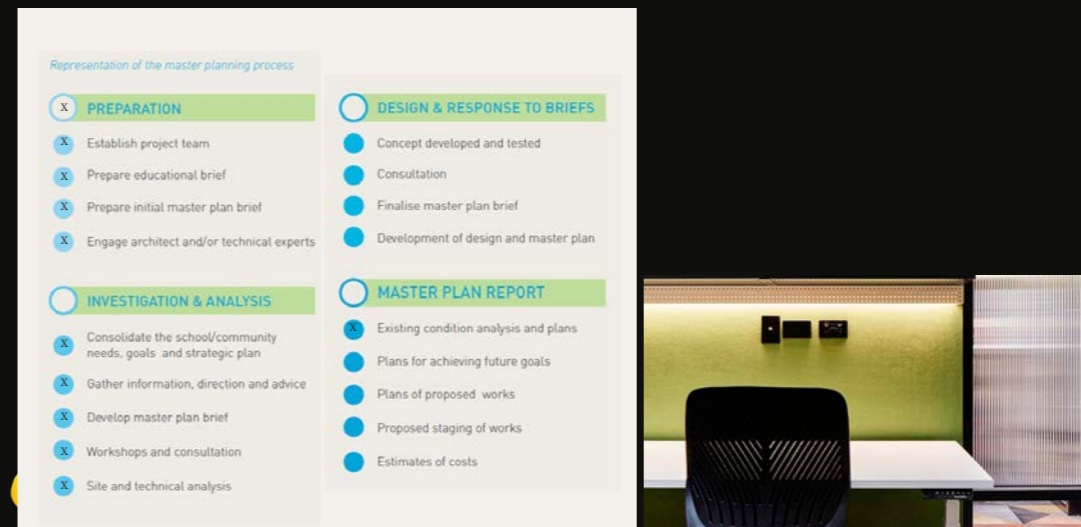
These will be addressed through the master plan stages. Accommodation of the students enrolled will be tested at each stage of the master plan.



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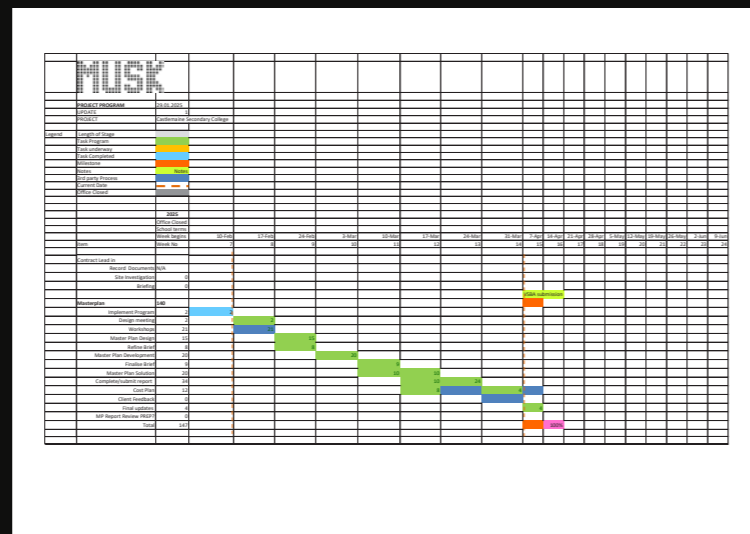
Current Status of Masterplan



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CSC Master Plan Program



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Castlemaine Secondary College Asset Management Plan

CSC
Masterplan Workshop Notes
19.02.2025

STUDENTS workshop

Liked

- Likes the Auditorium x2
- Outdoor Stage
- Senior and sports hub x2
- Music Room x3
- Seating around basketball courts
- Music room after hours
- Top Basketball courts x4
- Sports field seating
- COLA x3
- Replacing Portables
- Fence around sports field
- Sports field

Opportunity to improve

- Moat with Drawbridge
- More Indoor spaces located where the probes of wellbeing are currently
- More efficient way of cars around the school (make a better system)
- 9 10 11 12's work in the canteen for work experience
- Fix old gym and make it less echoey
- Artisans' hallway updates
- Toilet Blocks next to basketball courts
- Fix rocky area around Blakely road entry and engineering to music rooms
- Air cons and fans in classrooms x4
- Apple Orchard
- Skate section with ledges for grinding
- Walkway to music room from car park after hours
- Extend top courts space
- Private and separate seating spots
- Actual Grass (no synthetic) x3
- Zones for Junior middle and senior
- Older kids take up lots of seating around Engineers
- Better tables (Not wood)
- More Planting
- Works to out of bounds area
- Lights near toilet in Engineering
- More toilets x3
- Private meeting rooms for students that can be booked out
- Another Canteen
- Drinking taps on top courts
- Drinking taps general
- Indoor hangout spaces
- Safe crossing over Blakely and Lawson
- Seating West of Wellbeing
- Net Behind footy goals x2
- Add benches and rework steps near well being
- Improve fence area near boundary North East of Wellbeing Room
- More shading around tables
- Better airflow in Gym with Fans and aircon

1

- Improve seating around creek
- Lighting to wellbeing
- Grass and more seating
- More seating
- Bus signs near entry (difficulty understanding routes sometimes x2)
- Bigger canteen or another window
- Non stick tables
- River with fish
- Seating general x3
- Dirt pathways to become paved
- Padding to goal posts
- Cricket nets

2

Castlemaine Secondary College Asset Management Plan

CSC
Masterplan Workshop Notes
19.02.2025

SENIOR STUDENTS WORKSHOP

Liked

- Dedicated FLO building
- Community use aspect
- Music room (make larger) x3
- Auditorium (make larger)
- Outdoor Stage
- Seating around sports field x2
- Green spine
- Vegetable garden
- Removing portables
- COLA
- Games and activity area for seniors

Opportunity to improve and General Notes

- Expand Bike sheds
- More indoor seating spaces x2
- More comfortable seating
- Moving outdoor basketball courts at the top of the School to the wellbeing area to create a sports precinct area
- Cricket nets
- Seating pods
- Path between wellbeing and staff parking area
- Indoor gym equipment with weights etc x2
- More creative and trade students than sporty students. Prioritise student interest
- Expand trade areas
- More aircons
- Footpath along the front of the school
- Improved art studios
- Design for future and flexibility
- Lack of creative spaces
- Imbalance between sports, arts and trades
- Dedicated multipurpose studio area x2
- Turning circle x2
- Tiered seating in auditorium with drama room, stage, sound box and tiered seating with storage under (consider assemblies) x3
- Line painting for downball
- Fence area with sewer to be closed off near Blakely rd entry
- Outdoor performance for music, stage to have shade
- Better places for music lessons to take place
- Dirt path near wellbeing feels unsafe
- Designated walkway next to basketball court (lower)
- Turf upgrade x2
- Expand into out of bounds
- More planting
- More seating x4
- More shade x3
- More shade and seating for steiners
- Canteen is a bottleneck
- Improve access to the ceramic room
- Marked parking spaces on lawson

- Study rooms
- Hang out spaces during recess and lunch x2
- More toilets x2
- Soundproof treatment to assembly
- Change rooms x2
- A/C x2
- Fix doors in artisans
- Lots of rubbish around top courts
- Currently lots of locker traffic
- More bottom lockers
- Improve fencing around Wellbeing and Lawson
- Lawson Parking x2
- Bottlenecks in Wellbeing, Arts precinct and Canteen, sometimes hard to get in and out
- Improve dirt walking tracks around school x3 (formalizing them)
- Versatility of the bus turnaround by adding line markings for sport
- Remove pond
- Remove outdoor gym equipment
- No synthetic turf x2
- Community use soccer
- Sports fields to be used by clubs and external groups
- Quiet study spaces
- Tennis Courts
- Formalize a path between basketball and engineering
- Auto engineering space to be larger
- Improve acoustics
- Keep current drama space and upgrade
- More spaces for individual music practice
- Remove shipping container
- Increase space for music and performance
- Music room acoustics to be improved
- Music instrument storage
-



Castlemaine Secondary College Asset Management Plan

CSC
Masterplan Workshop Notes
20.02.2025

STAFF workshop

Liked

- Music Room
- COLA x2
- Outdoor stage (needs soundshell)
- Seniors Hub
- Auditorium (Needs seating)
- Undercover seating on top basketball courts
- Outdoor stage
- Having separate courts for consideration of safety plans
- Upper courtyard on green spine

Opportunity to improve

- Move the music room to a small soccer field
- Increase Music room to accommodate 12 classrooms with soundproofing. Storage for sheet music, community group, thermal insulation 2 music classrooms and proper enclosed storage room and Foyer
- Recording studio with window onto rehearsal CAT 6, non-switched networking covering all protocols (aim for total volume of space even if 56m2 is all left unfilled)
- 500-seat performance hall to allow for non – amplified music
- 2-3 medium ensemble rooms (5x5m)
- 1 Large ensemble room (20x20m)
- 1 stage to accommodate 100-piece orchestra
- Commitment from school to ensure strong enrolments in music, perhaps special designation as a select entry music school
- Fence around school boundary
- Secure fencing
- Auditorium is not large enough or acoustically appropriate for current music program
- There is an opportunity to be the only concert hall with specifically designed acoustics for performance music in VIC
- Move FLO to the old music room area, as well as Steiner centre.
- Extend gym over COLA to make double basketball space (community use opportunity)
- Parent Parking where the current FLO b-building is
- Improve entrance to school and internal car park
- Add storage, set, lighting and music equipment to the Auditorium
- Retractable seating to auditorium
- Put FLO, tech, VET, VM Buildings on the top basketball courts with access to Kitchen, Materials, ceramics, and music industry.
- Locate FLO nearby in top corner of site (Private, safe and green outlook with opportunity for separate/alternative private entry. X3)
- Refurbish toilets
- Convert the main car park into basketball courts
- Move veggie garden near Blakely entrance
- Move basketball courts near Blakely entrance, also while considering the requirement for separation of certain students between spaces.x3
- Move FLO near Blakely entrance
- Turn the main car park into an admin car park
- Make Lawson Parade car park safer
- Safer directions for students around Lawson Parade car park not through
- Solar to roofs

1

- **A/C x2**
- A/C - Library
- **More toilets (staff and students) x2**
- Logical shortest route pathways
- The staff car park to the east of Lawson is too small
- Accommodation for both soccer and Footy x2
- Accommodation for both Footy and cricket
- Cricket nets x2
- Apprehension around only having soccer field
- Real grass x3
- Concern around wearing out of synthetic (also hot, carpet burns, rubber pebbles, replacing every 10 years, landfill and less activities available)
- More classrooms
- Staff and Auditorium car park where old top basketball courts are
- Consult with Djaara for art and naming
- Parkour space
- 2 music rooms (soundproof, thermal insulation etc.)
- Proper enclosed music storage room
- Need to improve the location of FLO and outdoor Education when as part of our MUSK Master Plan
- FLO and Outdoor education on upper basketball courts
- Move veggie garden closer to foods room
- Minimise planting where possible to reduce the amount of maintenance required by staff
- Pave over 'desire paths' (ad-hoc shortest paths of travel created by foot traffic)
- Covered paths between precincts to address wet weather
- Turn the veggie garden into parking for music
- Indigenous garden already received funding – shouldn't be included in master plan
- Flatten area above basketball courts to provide better supervision, allow for Green Spine, and room to build if expanding
- Improve visual interest of entry and provide visitor parking
- Staff area in senior's hub for supervision
- Sports group meeting space in senior's hub
- Remove dam
- More water tanks
- More seating x3
- More undercover seating
- Shade x2
- Zebra Crossing Blakeley, Lawson and bottom of admin car park
- Remove zebra crossing in centre of admin car park
- Change gas heaters to A/C split system
- Roundabout at parent drop off
- Replace gas stoves in foods room with induction
- Seating area under covered areas
- Need to consider supervision of top basketball courts
- Dividing wall between kitchen and classroom in foods room (2 spaces not 1)
- Prioritise plants that are indigenous to the region
- Reuse current music room roofing
- Fix canteen queuing lines (line work and directions)
- Upper basketball courts should be multipurpose (half court, down ball etc)
- Resurface Engineering car park
- Reinstate wellbeing cinema
- More GPC rooms
- Flood risk to sports field
- Risk to VCE rooms
- More flexible spaces to cater for diversity
- Large learning spaces improved with removable and glass walls. (E2 and W2 and for example p9 and p10 wall)
- Removal of portables means more rooms are required
- Last masterplan staff requested two large learning spaces to be turned into GPC's. This is still wanted
- Expand the classrooms/workshops for engineering, building and automotive
- Dedicated theory room in engineering just for technology with Multiple GPO's
- Back of E7 area should be walled in to create functional workshops for automotive
- Back in E8 to be expanded to provide more work areas for building, E7 can then be modified to provide a workspace for diverse material such as wood metals and plastics
- Not enough space currently available

2

Castlemaine Secondary College Asset Management Plan

- School café at old basketball courts
- The auditorium could be exam space (flexible)
- Auditorium needs storage
-



Castlemaine Secondary College Asset Management Plan

CSC

Masterplan Workshop Notes
17.03.2025

Attendees

Hannes McNamara	HM
Nathan Lucchesi	NL
Justin Hird	JH
Dayyd Kelly	DK
Maree Edwards	ME
Darren Fuzzard	DF
Rosie Annear	RA
Lucas Maddock	LM
Jodi Oakman	JO
Toby Heydon	TH

COMMUNITY workshop

Liked

- Fixing Lawson Pde pickup zone
- Synthetic pitch has strategic advantage in wider council approach in providing a synthetic pitch for the community due to all weather benefit
- Shade and seating around upper basketball courts
- Addressing parking around drop off and pick up times
- Music centre building

Opportunity to improve

- TAFE could be accommodated after hours
- Students might appreciate investments that they can enjoy immediately rather than buildings - could fall into the prioritisation aspect of the Masterplan
- Second Basketball stadium
- Not limiting oval to one sport – soccer cricket, Footy and running track **x2**
- Not use synthetic due to limitations on activity and environmental impact of microplastics
- More shading and seating options
- No synthetic grass with new shading and seating options
- Deciduous trees for shading in summer
- Existing basketball courts could be a good place to build as it is already flat
- Vegetable garden may be too far away from other buildings to get used
- Clearer conveying of the strategic position and education offers that the school wish to take
- Develop second small oval
- Re link bus turn around
- Group functions of basketball courts – although could be expensive as opposed to resurfacing the existing ones
- Offer sports diversity
- Entry needs traffic and pedestrian management
- FLO could be to the south of sports or on the upper basketball courts
- Promoting active transport
- Clearer direction for cars, bikes and pedestrians
- Making senior and sports hub more general focused rather than predominately sports despite being next to the sports pitch
- Being really clear on what kind of school CSC is – e.g. Music, sports, Arts or hands on subjects?
- Focus currently seems to be on sports, could be exclusionary to Music and arts

1

- Any new Music room needs acoustic treatment, rooms for orchestra, space for equipment storage
- Sufficient music teaching rooms
- Shade and seating - could be a quick win and thus should be a priority
- New music centre could be a venue for unamplified music
- FLO space needs to be co-designed with students and teachers – people that use the space
- FLO should be a priority
- Make veggie garden more accessible - could locate it front of school or close to food tech room for cooking produce

General Notes

- LM sought some clarification on what the senior and sports hub would include.
 - MUSK presented initial draft concept for sports Hu, noting that it could include Canteen as current Canteen is often extremely busy at recess and lunch time.
- JH noted that the Hib could be opened to the community after hours
- DF – Queried how the priorities of the Masterplan were being selected
- MUSK noted that preliminary costing will be taking place which will aid the school in selecting their project priorities.
- DF – Noted desire to see traffic be addressed.
- MUSK noted no traffic engineer has been engaged as directed by the school at the conception of the Masterplan meeting.
- DF – questioned how projects are being selected to be included in the Masterplan
- MUSK – directed by the school and that the VSBA has recommended area allocations for different education categories, e.g. Gymnasium area allocations and that a school can either be under or over allocated for their projected enrolments.
- DK - requested more information around FLO's preferences in the Masterplan
- MUSK – FLO are in favour of having space for a dysregulated student to be in, away from other students.
- JH – Noted that the VSBA have informed him that they prefer utilisation of existing buildings and spaces rather than building new, to avoid exorbitant project costs
- RA – Shading and seating would be an easy win for the school if they wanted to show to the community that something is being done.
- Recently funding has shifted to more one off yearly, larger capital grants
- JH - FLO being addressed has risen in priority, based on the impact on the large number of students that the disruption to classes can have
- JH – Sports was the priority of the Masterplan initially due to his belief that lack of physical activity and overuse of technology has bad mental health outcomes for students
- JH – CSC has lots of students between year 7 and 120 performing in the music program, not particularly high number at VCE level
- RA – Quality of music facilities should better reflect the high level of the music students

2

Castlemaine Secondary College Asset Management Plan



Castlemaine Secondary College Asset Management Plan



Suite 215, 838 Collins Street
 Docklands, VIC 3008
 Musk Studio Pty Ltd
 ACN 152 736 877

CSC
 Masterplan Workshop Notes
 19.03.2025

Attendees

Hannes McNamara	HM	
Nathan Lucchesi	NL	
Jade Jungwirth	JJ	(Midland Express and Parent)
Janine McCarthy	JM	(Castlemaine Health)
Kerrily Jennings	KJ	(Mount Alexander Sustainability Group)
Ruth McNamara	RM	(CSC Teacher and Falcons Representative)
Kellie Maddaford	KM	(Observer - Urban Designer/Teacher)

Parent and Award Sponsors workshop

Liked

- KJ liked the idea of having a senior's space in the sports hub on the first floor. Sees opportunity in making this space somewhere that can be opened for community use for activities such as events etc.
- All in agreement that it is important that FLO is brought to the forefront of the priorities
- JM - Green spine and planting – however need to deeply consider logistics of how this is watered and maintained
- ALL- Liked opportunity for community use outside school hours
- ALL – Liked Seniors hub and green spine

Opportunity to improve

- KJ - disliked the idea of separating sports and academic zones.
- JM – in favour of zoning sports and academic separately and allowing for better community access
- JJ - Front entry to the school could be improved. Can be very difficult for visiting parents to know where to go. Wayfinding throughout the school is difficult (all agree)
- RM - some teaching spaces are not suitable for successful teaching as there are some double size spaces without a dividing wall which the VSBA views as space enough for two classes. RM proposes that this could be a contributing factor to the difficulties in timetabling which leadership are facing.
- JJ - air conditioning needs to be improved throughout the school (all in agreement).
- MUSK - noted that this is generally not included in the scope of a masterplan, noting that schools will typically self-fund air conditioning works once a stage has been approved, to get the air conditioning installed concurrently with the construction (under the grant funding).
- JJ –recommended a separate year 12 zone for parking (could be designated zone in existing street parking).
- JJ - has received student feedback that it can be hard to find a quiet space within the school during lunch and recess and that there could be an opportunity for some zoning to allow these students to separate themselves
- Current staff car park is in a bad location (divides school) and students walk across it.
- More seating, planting and shade required across the school (all)
- JM - Connections to community could be a method in overcoming issues around green space maintenance and upkeep of the school shared spaces.
- JM - Boundaries of the School are too porous - some more distinct fencing could be implemented
- KJ – Could respond to grants addressing inclusivity - inclusive changeroom/bathrooms etc in the Sports hub.
- KJ -champion the environmental aspects of the masterplan – shade, ventilation, water retention/management.
- KJ- Wetlands adjacent oval would get significant community support in Castlemaine.
- KM – Opportunity to build a better entry path near top of Blakely to encourage walking to school
- KM – disliked central location of staff carpark

General Notes

- KJ Noted that the acoustics in the town hall are bad and was in favour of a dedicated performance space that could be opened to the Community.
- RM gym equipment outdoor is very rarely used/not maintained
- RM noted that the reasoning behind the presence of the dilapidated FLO portable is that the school does not have enough space. Portable cannot be removed without more space being provided. Portables also have a wet area which is good for the FLO program.
- RM – There are some small, raised gardens near the Artisans
- RM – The Falcons football club have been looking for a home for a long time and the Masterplan could facilitate the implementation of this – Falcons have a high interest in partnering with CSC. RM to provide a detailed breakdown of what the Falcons would be looking for in terms of the oval.



Suite 215
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 Docklands VIC 3008
 Musk Studio PTY LTD
 ACN 152 736 877

CSC

Masterplan Workshop Notes
03.04.2025

Attendees

Mikaela Beckley	MB
Nick Haslam	NH
Chris West	CW
Sarah	S
Caroline	C
Parent (unknown, left early)	P
Justin Hird (part)	JH
Hannes McNamara	HM
Nathan Lucchesi	NL

Parent 02 workshop

Liked

- COLA
- Covered stage
- Shade and seating interventions as part of Green Spine
- Sports and Seniors Hub
- Stand alone and designated FLO building/space

Opportunity to improve

- Improve drop off and pick on Lawson Parade- Urgent
- Basketball courts in proposal to have netball line marking/netball ring
- CW – Move staff carpark to upper basketball
- Staff carpark could become 4 square, down ball and other line marked games/key central area in school/extension to green spine.
- Music Building could be pushed further West to close of the end of the green spine and provide parking opportunity behind the building.
- Break up any large open teaching spaces into smaller zones with walls for auditory separation and scheduling purposes (smaller budget/quick win)
- Formalise the track behind the old basketball top courts and auditorium to connect parking behind new music rooms
- Eave like verandas on buildings. Covered outdoor spaces for gathering in inclement weather.
- General perception that Masterplan is currently too sports heavy
- Aesthetics of the School entry and school interface to community to be improved.
- Passive safety through visual connectivity of spaces (indoor and outdoor is key).
- Masterplan Process Generally
Further Parent collaboration – recommended to send a survey email with guiding questions for parents that weren't able to attend the workshop.
How ill priority projects be established/who will make this decision.

Parent Priorities

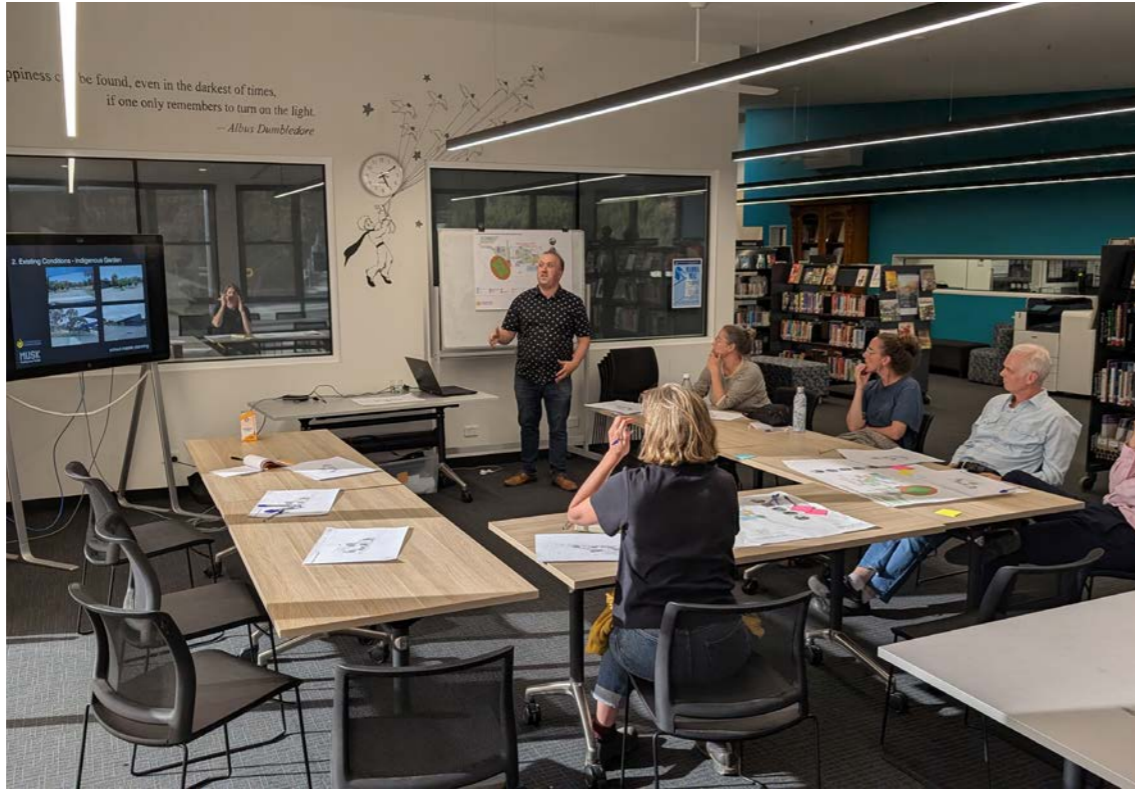
- Green Spine (including rain and shade cover)
- FLO
- COLA
- Sheltered areas around School for students during bad weather conditions
- Trees/Native planting
- Moving Staff car park out of central area.
- Community collaboration providing additional funding streams

General Notes

- JH to meet with foundry band 05.04.2025

- CW – Enrolment data is critical to this Masterplan. JH to coordinate this.
- C – Deep Gutter on Lawson Parade is part of the issue contributing to the lack in safety of the Lawson Parade drop off zone
- HM – Students are filtering through the staff carpark upon arrival from the Bus drop off/turnaround
- JH – Apology - left meeting at 4:30
- S – Will Basketball courts in this proposal also have netball line marking
- S – Queried if there are already two basketball courts in the school that are in use
HM – Confirmed yes
- P – Bike shed is often late to be opened, other than that seems to be operating well
- S – Will FLO get a standalone building
HM – Stated unlikely, due to low student numbers in comparison to rest of School, however, can't rule it out
- P – Where do 700+ students go when it is raining during recess and lunch?
- Proposed that a small budget could go a long way in this area regarding shelter structures.
- P – High priority of new shelter
- P – COLA is high priority
- P – Combination of shade and rain protection interventions
- P – Outdoor Stage should be covered too
- CW – Should consider having a covered green spine (achieves shade and rain protection)
- Would help tie school together more cohesively rather than disparate precincts
- NH – Proposal to relocate central staff car park is not feasible and unlikely in terms of funding
- NH – In favour of COLA, could be an easy big win in terms of budget and effect
- NH – In favour of Sports/Seniors Hub – provides opportunity for community collaboration and alternative funding stream
- NH – FLO should not be considered a priority due to very low student numbers and high cost of new building
- S – Disagrees – FLO has great outcomes, and the students are in the most need
- MB – Agrees – Although small student numbers, there is a great effect on all students when FLO is not being addressed effectively
- NH – After year 10, students are leaving CSC – Need to make it an attractive place for students to stay. Female enrolments drop significantly after year 10.
- NH – We should prioritize easy wins (smaller budget/school funded projects) to achieve this.
- C – A sports field isn't going to be the thing that achieves this (retention of female students)
- HM – Not necessarily true, primary school students using the oval would attract students, especially if in collaboration with a community group
- CW – Least interesting thing is the sporting facilities
- CW – Prefers urban planning aspect of the Masterplan
- CW – Campus should be Better tied together (links between levels and various precincts)
- CW – Buildings shouldn't really be in precincts (others in disagreement)
- CW – Previous Landscape architect stated to CW that trees was the only real important aspect of the landscaping, as over time they will transform and provide more shade (Astro turf vs grass is less of a concern)
- CW – Covered walkway would do wonders to aid in the urban planning aspect of the School Masterplan. Should include seating. Can become a key functional/sculptural element linking the school
- CW – Covered link would create lots of interest – Each post could be home to various seating options
- CW – current Staff carpark could become 4 square, down ball and other line marked games (given back to students)
- CW – The Music Building could be pushed further West to close of the end of the green spine and provide parking opportunity behind the building
- S – Agrees that staff parking could be behind the new Music Room
- S – Has heard that the school has some large open teaching spaces – could these be broken up into smaller zones with walls for auditory and scheduling purposes – small budget
- CW – Formalise the track behind the old basketball top courts and auditorium to connect parking behind new music rooms
- C – Eave like verandas on buildings? Currently nothing to protect from elements

- MB – Move staff parking to north near bus stop and turn staff park into play area
- C – Noted that bus turn around is not used for much of the School day (big opportunity to create a diversity of use)
- S – Feels that Masterplan is currently too sports heavy
- S – Priority should be FLO – located near top basketball courts (stand alone building with designated aligned outdoor play/sports area)
- S- Can see funding potential in relation to community collaboration in soccer fields
- S- Likes Seniors hub idea to attract community and year 11 and 12's (adds to student retention/competition from Bendigo schools)
- MB – Nowhere for kids to go during recess and lunch- This needs to be addressed ASAP.
- MB – Despite not being in the Masterplan, it's important to have special zones and seating spaces for students
- MB – Trees should be a priority
- S – Aesthetics of the School matter in attracting students
- C – Green spine achieves this in regard to aesthetics
- NH – Should work backward from funding programs and figure out what is going to be the best chance of success
- CW – Need to consider passive safety of students in terms of sight lines etc
- S – Front entry could be improved – currently not very welcoming
- S – recommends sending a survey email with guiding questions for parents that weren't able to attend the workshop



Castlemaine Secondary College Asset Management Plan

Hannes McNamara

From: Benjamin Nieuwkerk <Benjamin.Nieuwkerk@education.vic.gov.au>
Sent: Thursday, 27 February 2025 3:28 PM
To: Justin Hird; Alex Playsted
Cc: Hannes McNamara; Nathan Lucchesi
Subject: Re: CSC Master plan coordination - Next steps and detailed MP briefing for MUSIC and FLO programs

Hi Hannes et al.,

Thanks for taking the time to consider my contribution from last Thursday in detail. I have included as much detail as I could below (probably way too much, sorry!)

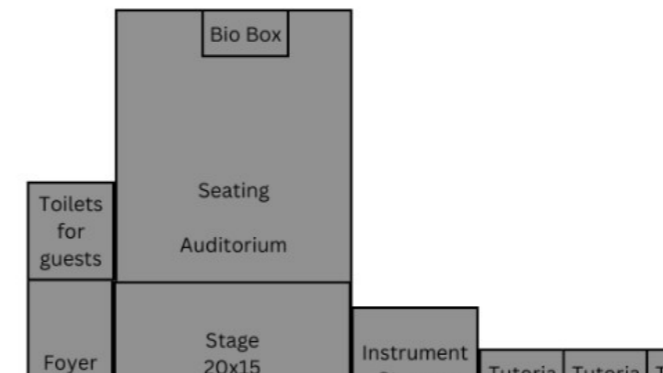
My Proposal for the new Music Centre is as follows:

- A 500 Seat Auditorium that is acoustically engineered to accommodate classical chamber music, and other unamplified performances.
- The stage in the auditorium should be 15m (deep) x 20m (wide) - this size would accommodate 80-90% of all orchestral productions
- Total volume and shape of the auditorium should use the *shoebbox principal* Castlemaine Town hall (from the front of the stage to the back wall, has a really nice acoustic, so if those proportions could be matched that would be great. *Sorry I don't have ceiling heights for the auditorium at this stage, but I recommend that that is determined by an acoustics specialist.*
- Bio box area built into the top of the seating in the auditorium to accommodate lighting desks and mixing desks (and all associated equipment) for concerts
- A Large rehearsal space 20m³ space
- The large storage space should have the ability to open up onto the bus turn-around with a high shelter so that a truck could unload into the large room to take things into the auditorium (doesn't have to be huge but at least big enough that you can unload a truck without getting wet.
- Two Music classrooms, which could provide space for extra rehearsals.
- Two clusters of bathrooms/amenities - one at the "performance end" near the auditorium & large rehearsal room and another at the other end (this would facilitate external hirers coming in on school days being able to be in their own bubble
- 12 practice rooms,
 - 4 of which should be medium size ensemble rooms (approx 7x5)
 - 8 should be approx 3x3
- There should be a kitchen with servery window opening onto the large rehearsal space
- The kitchen should back onto a staff office.
- All doors should be wide enough to roll a grand piano through (a standard door with a half door next to it which can remain shut most of the time)
- Rooms must have sound isolation between them
- Down the centre of the building there should be a main arterial corridor which allows access to all spaces. The corridor width should be at least double a standard corridor width because this would facilitate storage on the side and the movement of larger equipment for external hirers.
- A large, thermally insulated instrument storage room that could accommodate instruments from CSC and also all the community groups that the building is meant to serve (Resonance String Orchestra, Castlemaine State Festival, Thompsons Foundry Band etc.)
- Compact storage big enough to accommodate the libraries of the aforementioned groups

1

- Recording studio with sound-proof glass opening onto the large rehearsal space.
- box area built into the top of the seating in the auditorium to accommodate lighting desks and mixing desks (and all associated equipment) for concerts
- All doorways should be flat with no level changes as this will reduce ongoing cost of moving equipment and potential damage.
- Every room needs wiring both with ethernet and xlr ports so that we are able to do analogue and digital recordings of students from all music studios. Making sure ethernet is there will future-proof the building as much as we can

Proposed approximate shape and configuration.



Yours musically,



Ben Nieuwkerk - Head of Music
Castlemaine Secondary College

We are Aspirational, Respectful & Empathetic CSC

Blakeley Road p. 03 5479 1111
Castlemaine 3450 w. www.csc.vic.edu.au
Victoria

From: Justin Hird <Justin.Hird@education.vic.gov.au>
Sent: Tuesday, 25 February 2025 2:29 PM
To: Benjamin Nieuwkerk <Benjamin.Nieuwkerk@education.vic.gov.au>; Alex Playsted <Alex.Playsted@education.vic.gov.au>
Cc: Hannes McNamara <hannes@musk.net.au>; Nathan Lucchesi <Nathan@musk.net.au>
Subject: FW: CSC Master plan coordination - Next steps and detailed MP briefing for MUSIC and FLO programs

Hi Ben and Alex,

Please see thread below, Hannes requires some input from you both, thanks.

2

Castlemaine Secondary College Asset Management Plan

Hannes McNamara

From: Alex Playsted <Alex.Playsted@education.vic.gov.au>
Sent: Wednesday, 26 February 2025 2:16 PM
To: Justin Hird
Cc: Hannes McNamara; Nathan Lucchesi
Subject: Re: CSC Master plan coordination - Next steps and detailed MP briefing for MUSIC and FLO programs

1. Hi Hannes,

2. FLO program

Does it require a new space or refurbishment of an existing space?

We're aiming to cater to a cohort of 14 students in 2025. Longer term, based on FLO's success, it could grow. We've just moved to R2, one of the front facing portables (that would be removed based on the draft plan). Whether refurb'd or new, it's the design of the physical space that can contribute to the success of the program.

How many students/staff need to be accommodated and does this program need any additional spaces or access to specialist resources?

Currently 14 students and 2 staff, but growth of the program may occur and require more space in time. In terms of spaces additional to a large main instruction area, it would be ideal to have attached, secure, private and quiet areas for staff/student consults, quiet study, withdrawal, behaviour management/learning. An additional main instruction area/classroom would allow for doubling the program. An area focused on movement for our highly ADHD students would be excellent, too. Eg the parkour area one group came up with, half court bball, perhaps a gym with boxing bags, exercise bikes with digital screens for 'touring' online, balancing and coordination challenges, things like this. Of additional consideration are the aesthetics. Ideally, we'd hope for as many natural materials and colours internally and, if possible, an outlook onto the local bushland and nature. A private entrance and easy access away from the hustle and bustle would also greatly help.

Should this program be co-located with any other school programs or buildings?

It would make sense to be co-located with the applied learning programs like VET VM and the 'hands on' learning areas. Close to the Wellbeing team also makes good sense.

It may be worth the FLO program leaders providing the above (it can simply be key dot points)

Very happy to provide more detail or ideas at any time if I can be of any further use. Thank you.

Kind regards,



Alex Playsted (he/him)
FLO Coordinator – Etty Street Campus
Castlemaine Secondary College

1

Castlemaine Secondary College Asset Management Plan

Engineering building expansion

From Adrian Shorland <Adrian.Shorland@education.vic.gov.au>

Date Wed 2/19/2025 9:42 AM

To Nathan Lucchesi <Nathan@musk.net.au>; Justin Hird <Justin.Hird@education.vic.gov.au>

Cc James Ryan 4 <James.Ryan4@education.vic.gov.au>; Alyssa Roberts <Alyssa.Roberts@education.vic.gov.au>; David Nicholson <David.Nicholson@education.vic.gov.au>

Dear Nathan

Re: School future building/works proposals

Thank you for providing your email.

As the engineering teacher at Castlemaine Secondary College I strongly believe that the classrooms/workshops for engineering, building and automotive need to be expanded to create more space, and a dedicated theory room just for technology with multiple GPO power points. The area at the back of E7 should be walled in to create a functional workshop for automotive, the area at the back of E8 expanded to provide more work area for building, E7 can then be modified to provide a work space for the diverse materials we are supposed to be teaching such as wood, metals and plastics.

Currently we struggle to have a suitable space to teach these subjects at the high level expected of us.

I strongly request you consider the engineering area a part of the school strategic works plan based on the increase future of trades needed for the region and the increase in student numbers from 2025 and beyond.

Regards

Adrian Shorland (Teacher)
Castlemaine Secondary School

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23/03/25

Hannes McNamara
Musk Architecture Studio

RE: CSC Draft Master Plan consultation – written input from Mt Alexander Women's Sports Club.

Thank you for providing us with the opportunity to input into the draft master plan and express our club's aspirations for a training and game day facility and a shared usage agreement.

Please see our response to your specific questions below. We are happy to meet to go into further detail and can talk to other successful club/school partnerships to understand the enablers for best outcomes.

We would also be keen to engage with Mount Alexander Shire Council should discussions go further as they are aware of our particular needs including current barriers affecting access to appropriate facilities. They are also required by legislation to implement a fair access policy which aims to reduce these barriers to sports participation for women and gender diverse people.

Many Thanks

Emma Shannon
Vice President
On behalf of the Mt Alexander Falcons committee

1. What oval size? What change rooms/storage?

- See AFL preferred facilities guidelines for suggested oval and facility spec's:
https://play.afl/sites/default/files/2023-11/AFL_PFG-2024_DIGITAL%20%281%29.pdf
 - See page 24 for preferred oval dimensions
 - See page 31 for other considerations relating to the oval
 - See pages 40-43 for guidelines relating to change rooms, storage and other amenities – these would need to be discussed further to ensure that the facilities meet the needs of all user groups
- Lighting is essential for the oval to be useful year round.
- Some added suggestions specific to this master plan include:
The social space could be shared with VCE students as a space for them to study and connect. We'd just need defined lockable storage space. I think a kitchen/canteen space could also be shared. A gym would be great, again sharable with senior students. Plenty of storage space for our gear that is easily accessible.

2. What maintenance arrangement would you propose?

- Setting hire fees for the Falcons will help cover operating, maintenance and cleaning costs.
- We would need to talk to other clubs/schools to benchmark best practise for this.

3. How would it be shared?

- Create a hire agreement. The school retains priority use during school hours, while the Falcons access the oval for training and games outside these hours (2 nights a week training (Dec -Aug), 1 weekend day a week (April - Aug).
- A formal agreement should outline usage times, ensuring the school's needs are met while maximising community benefit.
- The Falcons and any other community groups using the facility need to be adequately insured.
- Here's the Department of Education policy on shared user <https://www2.education.vic.gov.au/pal/competition-grade-sporting-facilities/print-all>

4. Are there other examples of this arrangement at other schools you can reference (shared use agreement)?

Examples of Shared Use Agreements

- The document here <https://www.infrastructurevictoria.com.au/resources/getting-more-from-school-grounds> highlights a few cases where school grounds are shared successfully (below) - I also personally know of a cricket club in Hamilton that uses a school oval and facilities (it's a private school though). I can send through their details if helpful
- The VSBA (ppl who build schools) have previously suggested Sandringham College as an example of where it has gone ahead.
- Charles Latrobe P-12 College - Encourages community use of its facilities and invests in maintenance to ensure continued access
- Ringwood Secondary College - Reports that shared facilities have enhanced their school's reputation and sense of community
- Schools in the Victorian Government's Open Space Strategy - Many schools in Melbourne have agreements with councils and community groups to share recreational facilities, leading to more efficient land use

Hannes McNamara

From: Justin Hird <Justin.Hird@education.vic.gov.au>
Sent: Wednesday, 26 March 2025 8:17 AM
To: Dan Bendrups
Cc: thompsonsfoundryband@gmail.com; Hannes McNamara; Nathan Lucchesi
Subject: RE: Master Plan - Parent Consultation Workshop

Hi Dan,

Thanks for taking the to share this feedback, I have included Hannes and Nathan into this email.

Yours sincerely,



Justin Hird - Principal

Castlemaine Secondary College

We are **A**spirational, **R**espectful & **E**mpathetic **CSC**

Blakeley Road p. 03 5479 1111
Castlemaine 3450 w. www.csc.vic.edu.au
Victoria

From: Dan Bendrups <D.Bendrups@latrobe.edu.au>
Sent: Tuesday, 25 March 2025 7:16 PM
To: Justin Hird <Justin.Hird@education.vic.gov.au>
Cc: thompsonsfoundryband@gmail.com
Subject: Re: Master Plan - Parent Consultation Workshop

Dear Justin,

Thanks for this invitation. I'm unable to attend, but I wanted to offer a response on behalf of Thompson's Foundry Band (normally I'd leave this to Sal as president, but she's not a parent at the School, so won't see this invitation).

I just wanted to offer one piece of feedback as TFB is keen to partner with the School if possible, and the Master Plan could be a pathway to this if it enables co-location. For co-location to work, TFB would need a storage room adjacent to the rehearsal space. The same may be true of any other community group who the School may wish to partner with on this. So, my feedback is to consider evolving the design of the music room to include dedicated lockable storage rooms that adjoin the main room itself. This would also be useful for the School's own collections of instruments (e.g. the gamelan that is currently stored in a walkway). This would make it possible for the music room itself to be a flexible performance/rehearsal space, as the room contents could be completely swapped over (into/out of dedicated storage) depending on usage needs. Having dedicated storage areas would also enable the main room to be cleared for use for another purpose (e.g. another activity requiring open floor space, such as first aid training).

I just wanted to provide this feedback as it's probably the most important design element to consider if there is to be future community collaboration.

Best,

1

Dan

Associate Professor Dan Bendrups, PFHEA
Pro Vice-Chancellor (Graduate Research)
Director, Research Education and Development
Graduate Research School, La Trobe University
W www.latrobe.edu.au/grs | **E** d.bendrups@latrobe.edu.au



I proudly acknowledge the Dja Dja Wurrung people as the traditional custodians of the land where I live and work, and pay my respects to Elders past, present and emerging.

From: Castlemaine Secondary College <emails@xuno.com.au>
Reply to: Castlemaine Secondary College <castlemaine.sc@edumail.vic.gov.au>
Date: Tuesday 25 March 2025 at 5:22 PM
To: Dan Bendrups <D.Bendrups@latrobe.edu.au>
Subject: Master Plan - Parent Consultation Workshop

Good afternoon CSC families,

We are conducting a Master Plan - Parent Consultation Workshop at our college, **4:00pm - 5:30pm on Thursday 3 April**. We unveiled the concept of the Master Plan at our Awards Ceremony last year. We have already consulted with staff and students, and now we want to engage the wider community in this process. We have very aspirational long-term plans for our college and providing the best educational opportunities for our students, however this can only be realised with support from all sectors of the community. Please see the attached file for the initial architecture drawings, which are just conversations starters. We have limited spaces (18) available for this meeting. Interested family members should email me at justin.hird@education.vic.gov.au to register your interest.

Your sincerely,

Justin Hird - CSC Principal

La Trobe University | TEQSA PRV12132 - Australian University | CRICOS Provider 00115M

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Castlemaine Secondary College Asset Management Plan

Hannes McNamara

From: Benjamin Nieuwkerk <Benjamin.Nieuwkerk@education.vic.gov.au>
Sent: Wednesday, 23 July 2025 12:15 AM
To: Hannes McNamara; Justin Hird; daydd; Courtney Dodlen
Cc: Niraj Joshi; Nathan Lucchesi; brian.cook@unimelb.edu.au
Subject: Re: CSC Master Plan- Coordination of additional items for costing- CONFIDENTIAL

Hi,
 The following is **in addition to the auditorium** and, as per discussions at the last meeting, **excludes the existing music classrooms P1 - P5.**

- 2 Classrooms
 1 large ensemble rehearsal room (20x20) accoustically treated for isolation from outside and treated for the internal accoustic properties.
 8 Instrumental teaching rooms, 4m X 4m (large enough to accomodate group lessons)
 1 Percussion room 6 x 6m
 1 Recording studio room 4x4 (with windows into the rehearsal room and the percussion room or one of the classrooms.
 1 Instrument store room
 1 Sound Equipment store room
 1 Sheet music store room (containing compactus)
 1 staff room (with a sink so we can wash instruments)
 Corridors and doorways large enough to fit a grand piano (please allow for the width of the door jamb, this wasn't considered in P1 and the piano doesn't fit)
 The large ensemble rehearsal room should be the room that opens up to the rest of the school.

2additional design features to consider:

- for the accoustics and volume levels it is best to remove parallel walls, if the shape of the whole building could be not parallel on two of the exterior walls, and then this component meant that at least two walls in each room were not parallel this would be amazing.
- Sound isolation between rooms - could there be sound isolation put in the walls and in the concrete slab - e.g. each room was on its own slab with a buffer in between (happy to be guided by you on this matter, but I believe this is how it is done)

Auditorium

- accoustically treated for isolation from outside and treated for the internal accoustic properties.
- A breezeway/enclosed walkway between the auditorium and the music building so that the instruments don't have to be transported outside between the warm-up room (ensemble space/classrooms) and the auditorium during performances. Again, this should be wide enough to fit a grand piano.

Another thought...

As we are removing the drama classroom for storage, could P1 become a drama classroom, retrofitted with a sprung floor, and the small rooms be used for class props, change rooms etc?

Yours musically,



Ben Nieuwkerk - Head of Music
Castlemaine Secondary College

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Blakeley Road p. 03 5479 1111
 Castlemaine 3450 w. www.csc.vic.edu.au
 Victoria

From: Hannes McNamara <hannes@musk.net.au>
Sent: Tuesday, 22 July 2025 3:22 PM
To: Justin Hird <Justin.Hird@education.vic.gov.au>; daydd <womboonee@gcom.net.au>; Courtney Dodlen <Courtney.Dodlen@education.vic.gov.au>; Benjamin Nieuwkerk <Benjamin.Nieuwkerk@education.vic.gov.au>
Cc: Niraj Joshi <Niraj.Joshi@education.vic.gov.au>; Nathan Lucchesi <Nathan@musk.net.au>; brian.cook@unimelb.edu.au <brian.cook@unimelb.edu.au>
Subject: RE: CSC Master Plan- Coordination of additional items for costing- CONFIDENTIAL

Hi Justin and PCG,

I hope you all had a great break.

We are now in the final stages of costing for the masterplan. As per the below thread and our last PCG meeting, we have been requested to coordinate/update the costing to include the **5 additional elements** below

These are.

1. Covered Walkways - 800m2 (Allowing for 4m wide covered walkways)

The proposed scope for these is as per the below (preliminary for MP purposes). These will include a steel structure, with colourbound/laserlight roof and seating elements and the base of some columns.

This new covered walkway would link into the existing covered walkway (LHS Below)

CSC - Proposed Music Building

Room Description provided by Ben	Number of rooms	Area per room (m2)	Total Area (m2)
2 Classrooms	2	70	140
1 large ensemble rehearsal room (20x20) accoustically treated for isolation from outside and treated for the internal accoustic properties.	1	400	400
8 Instrumental teaching rooms, 4m X 4m (large enough to accomodate group lessons)	8	16	128
1 Percussion room 6 x 6m	1	36	36
1 Recording studio room 4x4 (with windows into the rehearsal room and the percussion room or one of the classrooms.	1	16	16
1 Instrument store room	1	30	30
1 Sound Equipment store room	1	16	16
1 Sheet music store room (containing compactus)	1	12	12
1 staff room (with a sink so we can wash instruments)	1	18	18
TOTAL			796

Castlemaine Secondary College Asset Management Plan

Hannes McNamara

From: Justin Hird <Justin.Hird@education.vic.gov.au>
Sent: Friday, 1 August 2025 8:58 AM
To: Hannes McNamara; Womboonee
Cc: Niraj Joshi; Nathan Lucchesi; brian.cook@unimelb.edu.au; Courtney Dodlen; Benjamin Nieuwkerk; Nicholas Cowan; Christopher Hewitt
Subject: RE: CSC Master Plan- Coordination of additional items for costing- CONFIDENTIAL

Yeah, cost away!

Yours sincerely,



Justin Hird - Principal
Castlemaine Secondary College

We are **A**spirational, **R**espectful & **E**mpathetic **CSC**

Blakeley Road p. 03 5479 1111
Castlemaine 3450 w. www.csc.vic.edu.au
Victoria

From: Hannes McNamara <hannes@musk.net.au>
Sent: Friday, 1 August 2025 8:53 AM
To: Womboonee <womboonee@gcom.net.au>; Justin Hird <Justin.Hird@education.vic.gov.au>
Cc: Niraj Joshi <Niraj.Joshi@education.vic.gov.au>; Nathan Lucchesi <Nathan@musk.net.au>; brian.cook@unimelb.edu.au; Courtney Dodlen <Courtney.Dodlen@education.vic.gov.au>; Benjamin Nieuwkerk <Benjamin.Nieuwkerk@education.vic.gov.au>; Nicholas Cowan <Nicholas.Cowan@education.vic.gov.au>; Christopher Hewitt <Christopher.Hewitt@education.vic.gov.au>
Subject: RE: CSC Master Plan- Coordination of additional items for costing- CONFIDENTIAL

Hi All,

As discussed in previous PCG meeting , the items put forward below can be costed at no additional fee this week.

This will be the final round of updates to the QS Cost Plan included in their fee.

@Justin Hird, based on this, do you want to continue with below instructions or include all new items (including Hockey and Covered Walkways)

Kind regards,

Hannes

Hannes McNamara
0410 223 676
MUSK Architecture Studio

WINNER - [St Carlo Borromeo Primary School](#) wins the 2024 Learning Environments Australasia – Victoria & Tasmania Chapters **Award for Small Project under \$2M**

CSC Master Plan- Minutes and Proposed Coordination for final MP report.

From Hannes McNamara <hannes@musk.net.au>

Date Mon 8/11/2025 4:53 PM

To Justin Hird <Justin.Hird@education.vic.gov.au>; Womboonee <womboonee@gcom.net.au>

Cc Nathan Lucchesi <Nathan@musk.net.au>; brian.cook@unimelb.edu.au <brian.cook@unimelb.edu.au>

📎 3 attachments (2 MB)

CSC PCG Meeting 04 - Project Priority List - PCG Members to complete.pdf; Masterplan Rev F [b].pdf; 20250808 161 CSC Masterplan Meeting Minutes PCG meeting 4.pdf;

Hi Justin,

Thanks for returning my call. As discussed, please see attached minutes from Friday's MP PCG Meeting. Please share this with the PCG.

I have also attached the priority form and MP site plan which we requested each PCG member complete. Please forward onto Georgia and Alex and request they return this to us by COB Thursday 14th of August.

As discussed today, MUSK will proceed to finalize the MP Report as per the below:

1. MP site plan and projects have been endorsed by the PCG.
2. MP costing has been endorsed by the PCG.
3. MP project priority has not been endorsed by the PCG and it has been agreed to proceed with an **agreed set of projects** to be included in the MP report.
The costing in the MP report will remain current for Q4 2026 start date.

We will aim to issue the completed MP Report by the 5th of September.

Thanks to the PCG for the time and enthusiastic contributions provided throughout the MP process.

Kind regards,

Hannes

Hannes McNamara

0410 223 676

[MUSK Architecture Studio](#)

WINNER - [St Carlo Borromeo Primary School](#) wins the 2024 Learning Environments Australasia – Victoria & Tasmania Chapters **Award for Small Project under \$2M**

WINNER - [St Gabriel's Primary School](#) wins 2023 Learning Environments Australasia – Victoria & Tasmania Chapters **Award for Modernisation – Small**

FINALIST - [Echidna Studio](#) shortlisted for the 2023 Architeam Awards **Residential Alterations & Additions - Up to \$500k**

COMMENDED - [Berwick College Health and Wellbeing Centre](#) at the 2022 Learning Environments Australasia –

Castlemaine Secondary College Asset Management Plan

PROPERTY DETAILS

Address: **LAWSON PARADE CASTLEMAINE 3450**
 Crown Description: **Allot. 7B Sec. 4A1 PARISH OF CASTLEMAINE**
 Standard Parcel Identifier (SPI): **7B-4A1\PP2366**
 Local Government Area (Council): **MOUNT ALEXANDER** www.mountalexander.vic.gov.au
 Council Property Number: **NCPR**
 Planning Scheme: **Mount Alexander** [Planning Scheme - Mount Alexander](#)
 Directory Reference: **Vicroads 628 J3**

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Coliban Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

PUBLIC USE ZONE - EDUCATION (PUZ2)



GRZ - General Residential
 RCZ - Rural Conservation
 PUZ2 - Public Use-Education
 PCRZ - Public Conservation and Resource
 RLZ - Rural Living
 TRZ3 - Significant Municipal Road
 Water course

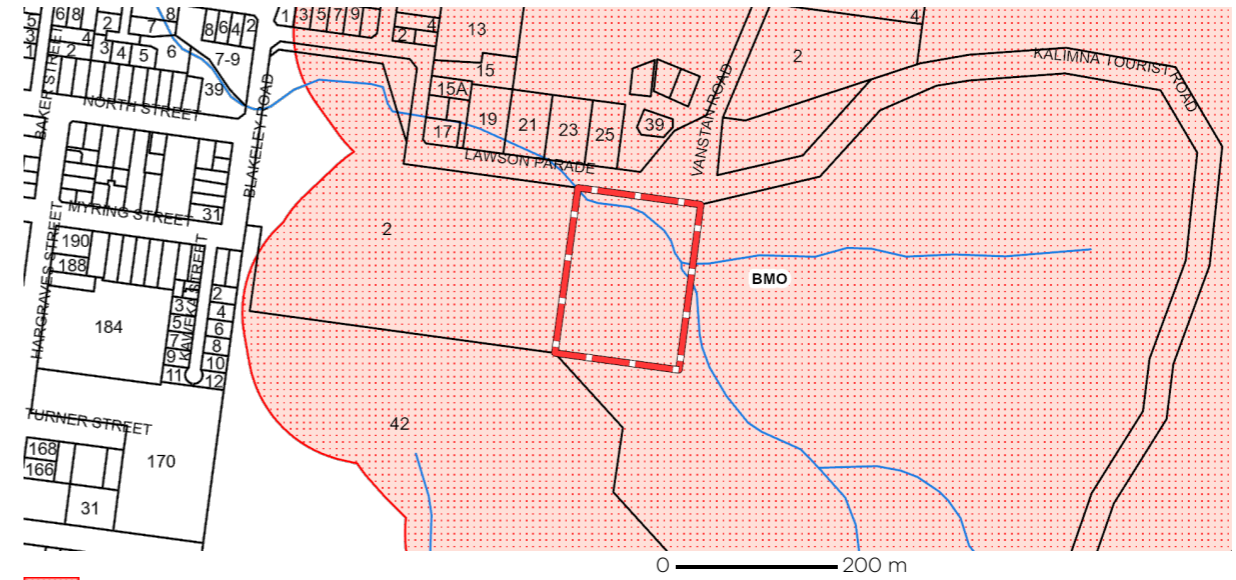
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

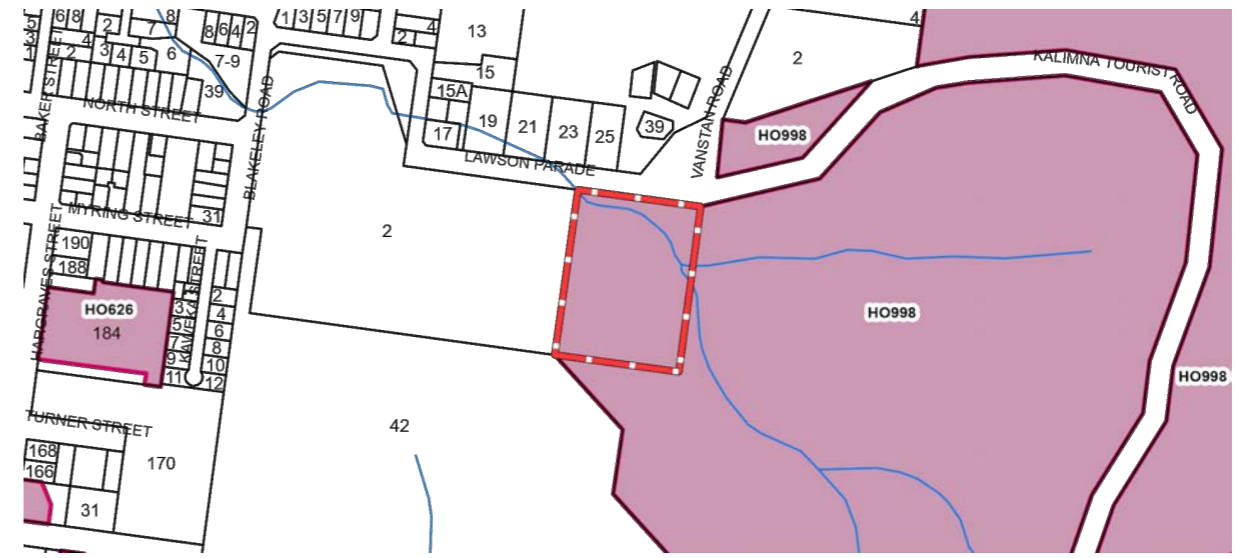


BMO - Bushfire Management Overlay
 Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO998)



HO - Heritage Overlay
 Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

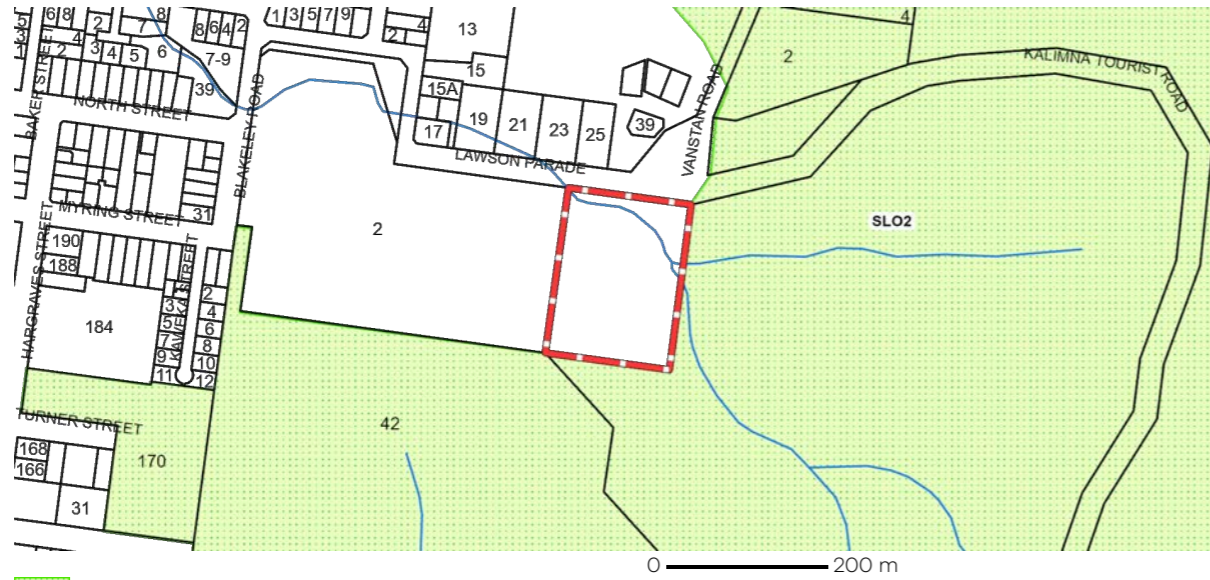
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Castlemaine Secondary College Asset Management Plan

Planning Overlays

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 \(SLO2\)](#)

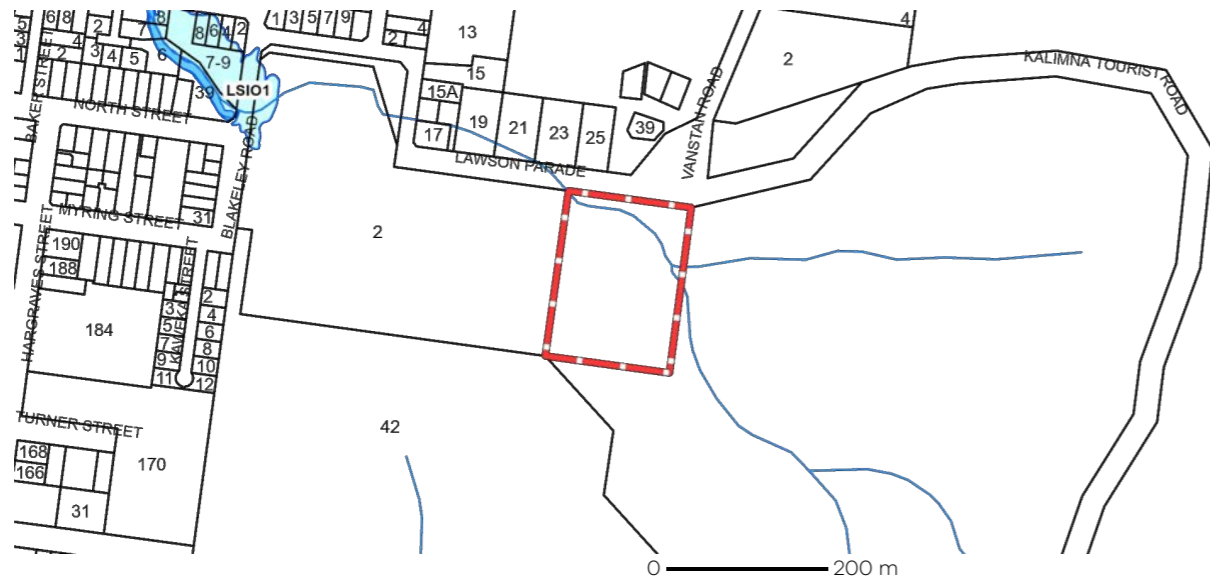


SLO - Significant Landscape Overlay **Water course**
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[FLOODWAY OVERLAY \(FO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)



FO - Floodway Overlay **LSIO - Land Subject to Inundation Overlay** **PAO - Public Acquisition Overlay**
Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Heritage Register

This property is affected by an entry on the Victorian Heritage Register.

View information about [VHR Number H2047 - CASTLEMAINE DIGGINGS NATIONAL HERITAGE PARK](#)

Heritage Register data last updated on 28 October 2024.

This report is NOT a **Heritage Certificate** issued pursuant to Section 50 of the Heritage Act 1995. It does not show places which may be under consideration for inclusion in the Victorian Heritage Register.

For more information on the **Victorian Heritage Register** go to [Victorian Heritage Database](#)

Other information about the heritage status of this property, how to obtain a Heritage Certificate, and any heritage approvals that may be required, may be obtained from [Heritage Victoria](#)



Heritage Register **Water course**

Further Planning Information

Planning scheme data last updated on 30 October 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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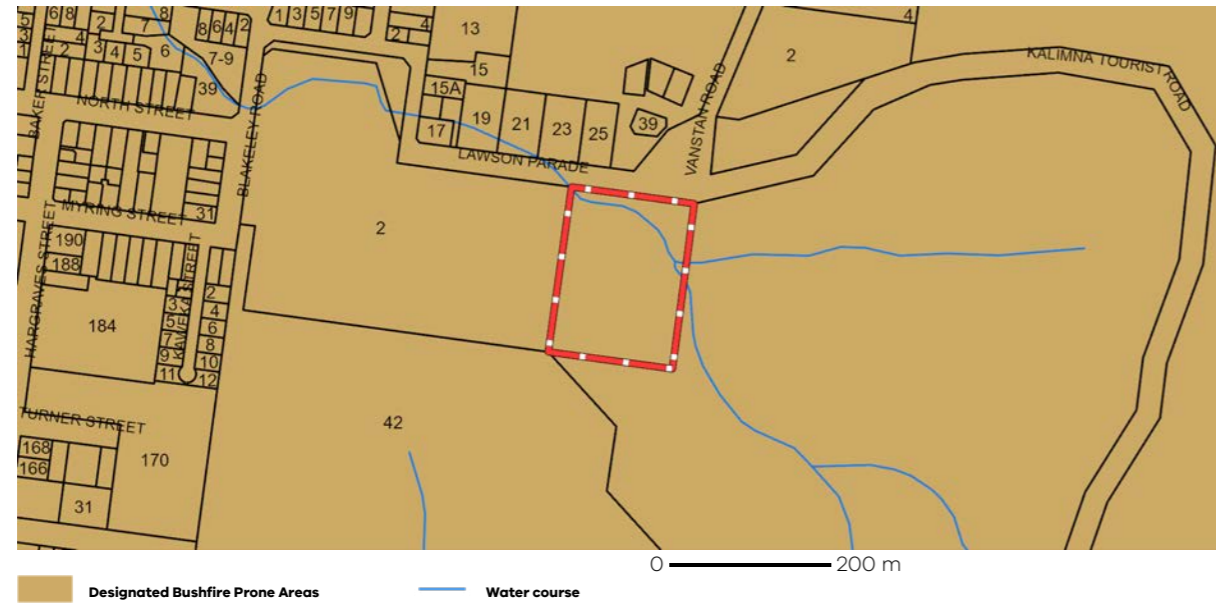
Castlemaine Secondary College Asset Management Plan

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Contact Details

Contact Hannes McNamara Email hannes@musk.net.au	Contact number 0410 223 676	Company MUSK Architecture Studio Address Suite 215 838 Collins Street Docklands VIC 3008	Enquirer ID 3458782
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Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 17/03/2025	Start date 12/05/2025	End date 11/05/2026	On behalf of Other Castlemaine Secondary College	Job purpose Design	Locations Both Footpath, Road, Nature Strip	Onsite activities Planning & Design
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 17 Lawson Parade	Address 17 Lawson Parade Castlemaine VIC 3450	Notes/description We are an Architecture Studio currently preparing a Masterplan report on Behalf of Castlemaine Secondary College.
---	--	---

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
252364912	AusNet Gas Services Pty Ltd	1800 088 208	NOTIFIED
252364909	Mount Alexander Shire Council	-	NOTIFIED
252364913	NBN Co VicTas	1800 687 626	NOTIFIED
252364910	Optus and or Uecomm Vic	1800 505 777	NOTIFIED
252364911	Powercor Australia Ltd	13 22 06	NOTIFIED
252364914	Telstra VICTAS	1800 653 935	NOTIFIED

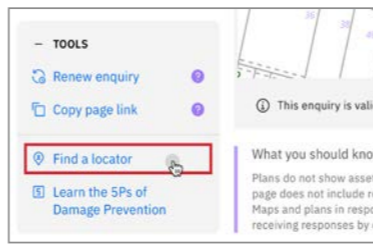
END OF UTILITIES LIST

Lodge your FREE enquiry online any time at byda.com.au

The 5Ps of Safe Excavation

<p>Plan Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p>	<p>Prepare Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.</p>	<p>Pothole Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<p>Protect Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<p>Proceed Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
--	---	--	---	---

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you
certloc.com.au/locators

Book a FREE BYDA Session

BYDA offers two different sessions to suit you and your organisation's needs. The free sessions are offered in two different formats - online and face-to-face:

1. **Awareness Session:** Understand the role of BYDA, safe excavation practices, complying with asset-owner instructions, and the consequences of damages. Learn how to mitigate and avoid potential damage and harm and ensure a safe work environment.
2. **Plan Reading Session:** Develop the skills to interpret asset owners' plans, legends, and symbols effectively. Understand the complexities of plan interpretation to ensure smooth project execution.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form/

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au

Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
Docklands VIC 3008
Musk Studio PTY LTD
ACN 152 736 877



DBYD Response from AusNet Gas Services Pty Ltd.

Job Number: 38880081
Sequence Number: 252364912
Enquiry Date: 17/03/2025
Enquiry Location: 17 Lawson Parade Castlemaine, VIC



Thank you for using the Dial Before You Dig (DBYD) service before engaging in work at the above location.

AusNet Gas Services Pty Ltd – Gas Assets Present

Please find attached Plans and Conditions for Works near gas assets in the vicinity of your enquiry.

** Please note this information is only valid for 28 Days from date of issue.*

Do not rely solely on these Dial Before You Dig plans for underground asset location. The exact location of existing underground assets should be established on site prior to commencement of work. Should you wish to advise AusNet Gas Services Pty Ltd of any data discrepancy, please call 1800 088 208.

For Your Safety

In case of emergency, gas escapes, hit or damaged gas pipelines call 136707.

Where proposed work is in close proximity to a gas pipe, the exact location of the pipe must first be determined by careful hand excavation.

Gas Service Lines on Private Property

Supplied plans do not show gas service lines on private property and do not show any gas assets of authorities other than AusNet Gas Services Pty Ltd, which may exist on site.

If you require assistance to locate gas services please contact Downer Group at the following locations.

Melb Metro	(03) 7379 8800	Ballarat	(03) 5342 6400	Warrnambool	(03) 5561 9614
Geelong	(03) 5223 9400	Bendigo	(03) 5442 4855		

AusNet Services – DBYD Support

Enquiries **1800 088 208** Faults & Emergencies **136707** www.ausnetservices.com.au

Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
Docklands VIC 3008
Musk Studio PTY LTD
ACN 152 736 877



TYPE OF PIPE		FITTINGS AND NOTATIONS					
C2	CAST IRON	90'	BEND	L1-5000	CITY GATE	---	PROPOSED TITLE BOUNDARY
C3	CAST IRON MECHANICAL JOINT	B.P.	BLADDER PLATE		REGULATOR NUMBER	==	EASEMENT BOUNDARY
C4	CAST IRON SOUTHERN	(C.B.)	COMBINED BEND		REGULATOR COMPOUND/KIOSK/PIT	----	BACK OF KERB (B.O.K.)
C5	CAST IRON A.I.S.	F. & F.	FLANGE & FAUCET PIECE		SERVICE REGULATOR	---/---/---	FENCE LINE
C6	CAST IRON METTERS CLOW	F. & S.	FLANGE & SPIGOT PIECE		REMOTE TELEMETRY UNIT	2/74	DATE MAIN LAID FEB. 1974
C7	CAST IRON STAVELEY	L.T.	LONGTHREAD		SYSTEM CONTROL & DATA ACQUISITION NUMBER	E.O.M.	END OF MAIN
C8	CAST IRON STANTON	MA	MUELLER ADAPTOR (HP)		HEATER	N.T.I.	NOT TIED IN
C9	CAST IRON STANTON-STAVELEY	D.E.	OFF A WILLIAMSON TEE		METER CTM	2.1	OFFSET
C10	CAST IRON LEAD JOINT	L.S.	MUELLER DEAD END EXTENSION		METER ROOM	C1.0	COVER
CU1	COPPER	T.S.	MUELLER SERVICE TEE		ANODE BED / TEST POINT	VR	VIC ROADS
F2	FIBRO CEMENT	T.V.	MUELLER TEE VALVE		CATHODIC PROTECTION UNIT	CP 12345 LP12345	} SURVEY / TITLE DRAWINGS
P2	PLASTIC POLYETHYLENE (PE)	P.L.	PROPERTY LINE		CORROSION MITIGATION	PS 123456 RP12345	
P3	PLASTIC POLYVINYL CHLORIDE (PVC)	P3T	PVC TEE		GAS CRITICAL VALVE	RCA 12345 SP12345	
P4	PLASTIC POLYETHYLENE (P.E.) CL 250 HIGH DENSITY IMPERIAL, (YELLOW)	R.	REDUCER		VALVE		
P6	PLASTIC POLYETHYLENE (P.E.) CL 500 MEDIUM DENSITY (HP), (YELLOW)	SD.	SADDLE (C.I. MAINS ONLY)		VALVE INSULATED		
P7	PLASTIC POLYETHYLENE (P.E.) CL 250 MEDIUM DENSITY (LP/MP), (YELLOW)	ST.	STOOL (C.I. MAINS ONLY)		VALVE		
P8	PLASTIC POLYETHYLENE (P.E.) PE80B METRIC, (BLACK WITH YELLOW STRIPES)	T.	TEE		VALVE		
P9	PLASTIC POLYETHYLENE (P.E.) PE100 METRIC, (BLACK WITH ORANGE STRIPES)	T.SP.	TEE SPLIT		VALVE		
P10	PLASTIC POLYETHYLENE (P.E.) PE100 METRIC, (BLACK WITH YELLOW STRIPES)	TH.	THIMBLE		VALVE		
S2	STEEL	TH.R	THIMBLE REDUCER		VALVE		
S3	STEEL COATED & SCREWED	TH.SP.	THIMBLE SPLIT		VALVE		
S4	STEEL COATED & WELDED	TH.SP.B.	THIMBLE SPLIT BOSSED		VALVE		
S5	STEEL GALVANIZED	TH.SP.F	THIMBLE SPLIT FLANGED		VALVE		
S6	STEEL COATED GIBAULT JOINT	(V)	VERTICAL		VALVE		
S7	STEEL PLASTIC COATED & WELDED	W.S.	WILLIAMSON SHORT STOPP		VALVE		
S8	STEEL PLASTIC COATED & SCREWED	W.T.	WILLIAMSON TEE		VALVE		
S9	STEEL INTERPON FBE COATED				VALVE		
S10	STEEL NAPGARD FBE COATED				VALVE		
S11	STEEL (3LPE) TRI LAMINATE COATED				VALVE		
S15	STEEL HBE COATED				VALVE		
S20	STEEL WELDED-EXTRUDED POLETHYLENE COATED (T.P.)				VALVE		
S21	STEEL WELDED-ENAMEL COATED (T.P.)				VALVE		
S22	STEEL WELDED-FUSION BOND EPOXY COATED (T.P.)				VALVE		
S23	STEEL WELDED-FUSION BONDED POLYETHYLENE COATED (T.P.)				VALVE		
S24	STEEL WELDED-(3LPE) TRI LAMINATE COATED (T.P.)				VALVE		
S25	STEEL WELDED-HBE COATED (T.P.)				VALVE		
W2	WROUGHT IRON GALVANIZED				VALVE		
					VALVE		
					VALVE INSULATED		
					FLANGE BLANK		
					INSULATED FITTING		
					SYPHON		
					PURGE, PRESSURE POINT		
					ENCASING PIPE/INSERTION PIPE		
					CONCRETE SLABBING		
					CROSS		
					INSTRUMENT STATION		
NOTE: FOR MORE INFORMATION REFER LATEST VERSION OF TS2613 FOR "RECORDING OF MAINS INFORMATION ON RECORD PLANS". REFER TS4099 FOR "DEPTH OF COVER FOR GAS MAINS", UNLESS OTHERWISE STATED ON THE MAP OR ON AN ACCOMPANYING M1 DRAWING.						Drawing No. GS-0091646-001 Plot Program 5Si-Sp-A3.pcp (Scale To Fit)	

Castlemaine Secondary College Asset Management Plan

Technical Standard 2607.1
CONDITIONS FOR WORKS NEAR GAS INFRASTRUCTURE (MAINS AND SERVICES)

This information is provided by AusNet, the Gas Distribution Company whose infrastructure may be affected by the proposed works.

AusNet Gas Infrastructure includes:

- Transmission pipelines, gas mains and services operating at pressure tiers ranging from *Low Pressure* to *High Pressure 2*, see table below.

Pressure Tier:	Pressure Range:	Colour Code:	System Pressure:	Conditions of Works:
Low Pressure (LP)	Up to 7 kPa	Black	—	Distribution TS 2607.1 and .3
Medium Pressure (MP)	15 to 140 kPa	Green	—	Distribution TS 2607.1 and .3
High Pressure1 (HP1)	140 to 515 kPa	Blue	—	Distribution TS 2607.1 and .3
High Pressure2 (HP2)	515 to 1050 kPa	Orange	—	Distribution TS 2607.1 and .3
Transmission Pressure (TP)	1050 to 2760 kPa	Red	—	Transmission TS 2607.2 and .3

- Above and below-ground structures e.g., pressure regulator kiosk or pit and valve pit.
- Corrosion Mitigation equipment e.g., test point, anode bed and cathodic protection unit.
- SCADA and communications equipment e.g., remote terminal unit.

In case of emergency, gas escapes, hit or damaged gas infrastructure call **AusNet 13 67 07**.

It is the responsibility of the person(s) carrying out the works to have the utmost regard for the safety of property and life. To assist in this, AusNet has provided these minimum Conditions for Works which the person(s) carrying out the works must comply with.

NOTE 1

Part of AusNet gas network consists of underground steel pipes and metallic assets protected by a *Cathodic Protection System* (CPS). The CPS could cause 'electrolysis' (stray current corrosion) to proponents buried or submerged metallic structures.

It is important that the proponents undertake their own due diligence in design of installations to account for existing CPS and validate their design is not adversely impacted. For further information please contact AusNet's, Principal Service Provider; *Downer*, engineering team email enquiries@downergroup.com. *Downer* will advise the proponent of necessary assessments e.g., electrical hazards on metallic pipes to Australian/New Zealand Standard, *AS/NZS 4853* and other requirements. These assessments are performed by AusNet's cathodic protection service provider, fees may apply.

NOTE 2

Under no circumstances will AusNet accept liability for the acts or omissions of person(s) carrying out works. If in doubt, contact *Downer*, radio room team; email radioomgas@downergroup.com or call **(03) 7379 8877**.

- Every care has been taken to ensure 'as-built records' of gas mains shown on Before You Dig Australia (BYDA) Plans, Mains drawings or District Plans is accurate. However, some variations from as-built records may exist and

complete accuracy cannot be guaranteed. AusNet does not accept any responsibility for any inaccuracies of its records.

- The alignment of **HP2 mains is not normally shown** on supplied BYDA plans, Mains Drawings, District Plans or GIS system (SDMG); please contact *Downer*, engineering team, email enquiries@downergroup.com for offset prior to excavation work.
- **Gas Service lines from Gas Mains to consumer premises is not normally shown on 'as-built records' i.e., BYDA Plans, Mains Drawings, District Plans or SDMG.** The location of gas mains and services must be proven by *potholing* (Quality Level A or QL-A as defined by Australian Standard, *AS 5488.1 Subsurface utility information*) by hand digging or *non-destructive digging* (NDD) including use of sensitive vacuum excavation techniques so that any protective external pipe coating is not damaged or destroyed.

The *Gas Industry Act 2001*, *Gas Safety Act 1997* and *Pipelines Act 2005* provides penalties for unauthorised excavation including boring that exposes gas mains and services or tampering with gas infrastructure.

If damage occurs to any property that is owned by AusNet, AusNet will assert its legal rights. These legal rights include, but not limited to seeking compensation for tortious damage to property and asserting statutory rights.

Minimum Conditions for Work Near Gas Mains or Services

1. It is essential that prior to any work being carried out, detailed design plans of the proposed construction work be checked by *Downer*, engineering team; email enquiries@downergroup.com for **impact assessment**. Only after *Downer* have considered and approved the proposal, works commence.
N.B. Proponents are encouraged to submit plans no later than *detailed design stage*. Proponents of large Infrastructure Projects should refer to specific guidance on page 4. Plans submitted after detailed design stage such as *Issued for Construction* (IFC) may involve increased cost, time or delays to proponent if impacting AusNet gas infrastructure.
2. Final construction plans approved by *Downer*, engineering team; together with any relevant gas plans supplied are only to be used for proposed work. BYDA plans is valid for 28 day from date of issue, plans must be renewed for works exceeding 28-days.
3. If the depth of cover above gas mains is to be reduced, *Traffic Loading Calculations* shall be completed by AusNet approved consultants before heavy vehicles is permitted to crossover. Based on proposed calculations a specific crossing (crushed rock ramp or steel road plate) may be installed for heavy vehicle traffic.
4. It is the responsibility of the person(s) undertaking works to locate **mains and services** by *potholing* (Quality Level A or QL-A as defined by *AS 5488.1*) prior to the commencement of works by hand digging or NDD including use of sensitive vacuum excavation techniques so that any protective external pipe coating is not damaged or destroyed. Damage to protective coating on steel pipes or steel pipe itself can with time, create a hazardous situation. If damage does occur, it must be reported to **AusNet** call **13 67 07**. If gas mains cannot be located within 1.5 metres either side of as-built records or communicated location, contact *Downer*, radio room team; email radioomgas@downergroup.com or call **(03) 7379 8877**.
5. For works near gas mains or services operating at **LP to HP1** pressure tiers, onsite location assistance can be requested at least 2 working days prior to commencement of planned works, contact *Downer*, radio room team, radioomgas@downergroup.com or call **(03) 7379 8877**. After hours location assistance call **AusNet 13 67 07**. **NB:** The proponent should use their own Service Locator or engage a suitable Service Location contractor when large areas of subsurface utility identification is required.

Castlemaine Secondary College Asset Management Plan

6. For works near **HP2 gas mains**, the proponent must engage onsite location/assistance contact *Downer*, radio room team, email radiroomgas@downergroup.com or call **(03) 7379 8877** at least 2 working days prior to commencement of planned works.
7. Planting of vegetation and trees near gas mains shall be in accordance with *TS 4156 Policy Vegetation and of Trees Near Gas Mains, Compounds and Licensed Transmission Pipelines*.
8. The use of explosives (blasting) near gas mains and services must be in accordance with *AS 2187.2* and *TS 2607.3 Conditions for the use of explosives near transmission pipelines and mains*.

Minimum Clearances (guide only) for Design and Construction of Gas Mains:

As an aid to your design and/or construction, the following minimum clearances from AusNet gas mains are necessary and shall be observed: (distances stated are from edge of gas pipe to edge of installation)

- 150mm when crossing gas mains with installations up to 1500 mm wide or Outside Diameter (OD).
- 300 mm when crossing gas mains with installations greater than 1500 mm wide or OD.
- 300 mm when installations are laid parallel to gas mains.
- 500 mm between all gas mains and earthing stakes.
- 300 mm between bottom of road boxing from existing level and the top of gas mains.
- 500 mm between electrical underground cables laid parallel to gas pipe larger than 32 mm OD and up to 250 mm OD. Where this is not possible, or the gas pipe is above 250 mm OD, the matter must be referred to *Downer*, engineering team.
- 300 mm between electrical underground cables laid parallel to gas pipe 32mm OD or less.
- 300mm between the bottom of a standard concrete driveway crossover or footpath, and the top of a gas main. Double reinforced heavy vehicle driveways over gas mains not permitted, unless approved by *Downer*, engineering team.
- 1000mm between gas main and Back of Kerb (BOK).

Minimum Clearances (guide only) for Design and Construction of Gas Services:

As an aid to your design and/or construction, the following minimum clearances from AusNet gas services are necessary and shall be observed: (distances stated are from edge of gas pipe to edge of installation)

- 300 mm when any installation less than 40 mm OD (except electrical cables and TP Services), is laid parallel to a gas service. For installations of 40mm OD or greater, the minimum clearance requirements must be approved by *Downer*, engineering team.
- 500 mm between gas services and earthing stakes.
- 300 mm between the bottom of road boxing and the top of a gas service.
- 150 mm in vertical distance to any installation (except electrical cables and TP Services).
- 300 mm between electrical underground cables laid parallel to a gas service.
- 300mm between the bottom of a concrete driveway crossover or footpath, and the top of a gas service pipe. Double reinforced heavy vehicle driveways over gas services not permitted, unless approved by *Downer*, engineering team.

NOTE 3

Any variations from the above minimum clearances and particularly in relation to, multiple utility assets in shared or common trenches, must be approved by AusNet.

NOTE 4

No auger drilling is allowed within 1.0m from gas infrastructure without the use of vibration monitoring equipment. A maximum vibration limit of 20mm/sec is permitted towards gas infrastructure, no relaxation maximum vibration limit will be given, unless approved by AusNet. Refer to *TS 2607.3 Conditions for the use of explosives near gas transmission pipelines and mains* for further detail.

NOTE 5

No vibration compaction or padfoot rollers is allowed within 1.0m from gas infrastructure, unless approved by *Downer*, engineering team.

NOTE 6

No *building* (as defined by the *Building Act 1993*) is permitted within one metre of a gas main without prior AusNet approval.

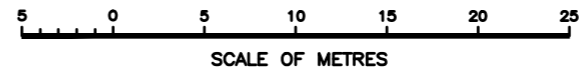
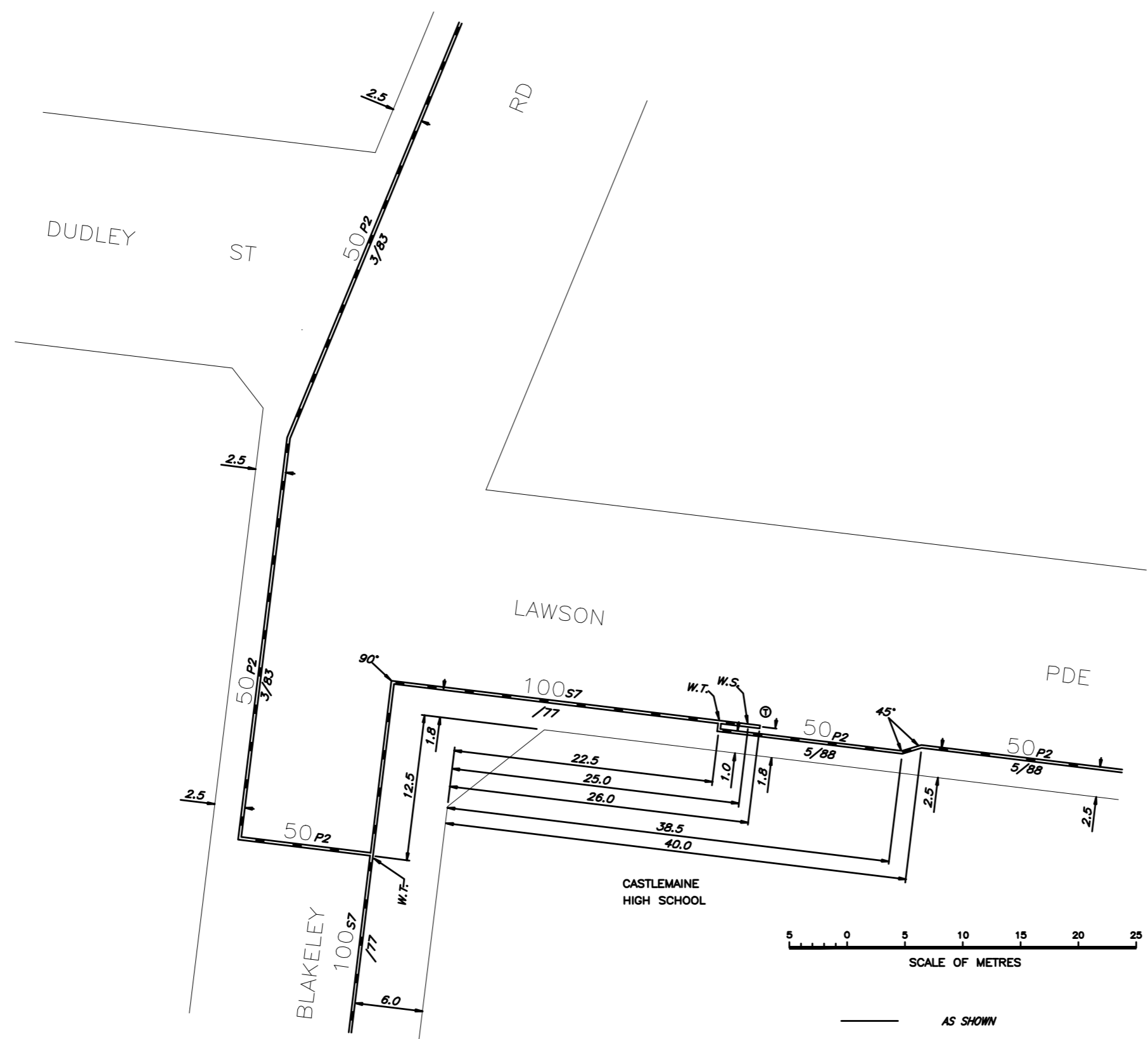
NOTE 7

Where an easement overlay exists in favour of AusNet, applications for proposed *building* or *structures* will be reviewed as per *TS 4076 Gas Easement Requirements* for gas mains and services operating at LP to HP1 pressure tiers. Easements with gas mains and services operating at HP2 pressure tier will be reviewed as per *TS 4078 Management of Transmission Pipeline Easements*. AusNet at its discretion may issue a *build over approval* letter for agreed buildings or structures over easement.

Guidance for Infrastructure Projects

It is recommended proponents of large infrastructure projects that may impact existing AusNet gas infrastructure:

1. Contact *Downer*, engineering team; email enquiries@downergroup.com as early as possible to discuss potential project impacts.
2. The proponent present detail of proposal for initial review and comment to *Downer*, engineering team.
3. Depending on potential project impacts, the proponent should allow additional time and cost for the following activities, but not limited to:
 - Gas network planning and design e.g., mains extension, alteration, or augmentation.
 - Conducting of necessary safety studies and integrity assessments e.g., *Formal Safety Assessment (FSA)* as per requirements of *AS/NZS 4645.1 Gas distribution networks*, assessment of electrical hazards on metallic pipes to *AS/NZS 4853, coating fault surveys, traffic loading calculations* etc. Actions or recommendations from assessments must be closed to satisfaction of AusNet.
 - Statutory consents and land access negotiation including easements where required.
 - *Build over easement* approval from AusNet.
 - Construction or decommissioning of gas infrastructure.
4. The proponent must submit detailed designs for **impact assessment** by *Downer*, engineering team and AusNet endorsement.



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- M. CAMERON 18SEP97
- B. CYWINSKI 18SEP97

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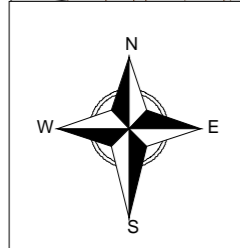
MUNICIPALITY OF MOUNT ALEXANDER

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B	28JAN03	PIT ON 100S7 REMOVED	M.C.	B.M.P.	W.H.
A	SEP 97	LOW PRESSURE GAS MAIN CUT OFF	M.C.		

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Castlemaine Secondary College Asset Management Plan



NOTE: AusNet Services has taken care to ensure that the locations of Gas Mains shown on this plan are accurate however some variations from records do exist and complete accuracy is not guaranteed. It is essential that the position of pipes be proved on site by hand excavation. AusNet Services shall not be liable for any loss damage claim or demand incurred either directly or indirectly resulting from any act or omission which was made in reliance in whole or in part upon this plan.

Warning - Take Precautions if Printing this Plot in Black & White.
All planned mains shall be treated as live mains, as mains under pressure may be in existence.

- - - - - Gas Transmission Pipeline
- Gas Distribution Mains
- - - - - Planned Gas Assets
- - - - - Abandoned Gas Assets
- · - · - · Requested Area

Castlemaine Secondary College Asset Management Plan

**Technical Standard 2607.3
CONDITIONS FOR THE USE OF EXPLOSIVES NEAR GAS TRANSMISSION PIPELINES AND MAINS**

This information is provided by AusNet, the Gas Distribution Company whose infrastructure may be affected by the proposed works.

Ausnet Gas Infrastructure includes:

- Transmission pipelines, gas supply mains and services operating at *High Pressure2* to *Low Pressure*, pressure tiers, see table.

Pressure Tier:	Pressure Range:	Colour Code:	System Pressure:	Conditions of Works:
Transmission Pressure (TP)	1050 to 2760 kPa	Red	Transmission	TS 2607.2 and .3
High Pressure2 (HP2)	515 to 1050 kPa	Orange	Distribution	TS 2607.1 and .3
High Pressure1 (HP1)	140 to 515 kPa	Blue	Distribution	TS 2607.1 and .3
Medium Pressure (MP)	15 to 140 kPa	Green	Distribution	TS 2607.1 and .3
Low Pressure (LP)	Up to 7 kPa	Black	Distribution	TS 2607.1 and .3

- Corrosion Mitigation equipment e.g., test point, anode bed and cathodic protection unit.
- Above and below ground structures e.g., pressure regulator Kiosk or pit, and valve pit.
- SCADA and communications equipment e.g., remote terminal unit.

It is the responsibility of person(s) carrying out work which may cause *earth movement* or *ground vibrations* e.g., seismic work, earthworks, pile driving, rock breaking and use of explosives (blasting) towards AusNet gas infrastructure to have the utmost regard for the safety of property and life. To assist in this, AusNet provides these minimum Conditions for Use which must be complied with by the person(s) which may generate *earth movement* or *ground vibrations* towards AusNet gas infrastructure.

In case of emergency, gas escapes, hit or damaged gas infrastructure call **AusNet 13 67 07**.

Under no circumstances will AusNet accept liability for the acts or omissions of person(s) carrying out work generating ground vibrations including blasting towards AusNet gas infrastructure. If in doubt contact AusNet Principal Service Provider, *Downer*, engineering team; email enquiries@downergroup.com or *Downer*, radio room team; call **(03) 7379 8877**.

If damage occurs to gas infrastructure, AusNet will assert its legal rights. These legal rights include, but are not limited to:

- Seeking compensation for tortious damage to property; and
- Asserting statutory entitlements, including prosecution under the *Pipelines Act 2005* or *Gas Safety Act 1997*.

Minimum Conditions for the use of Explosives near Gas Transmission Pipelines and Mains

1. In all cases activities generating *earth movement* or *ground vibrations* towards AusNet gas infrastructure must be arranged to limit ground vibrations so that the peak particle velocity does not exceed 20mm/sec at any point on AusNet gas infrastructure (as mentioned above). No relaxation of this requirement will be permitted without AusNet approval. A Vibration Monitoring Plan including real time monitoring and alerts for exceedance of 20mm/sec is provided to *Downer*, engineering team, email enquiries@downergroup.com may be required.

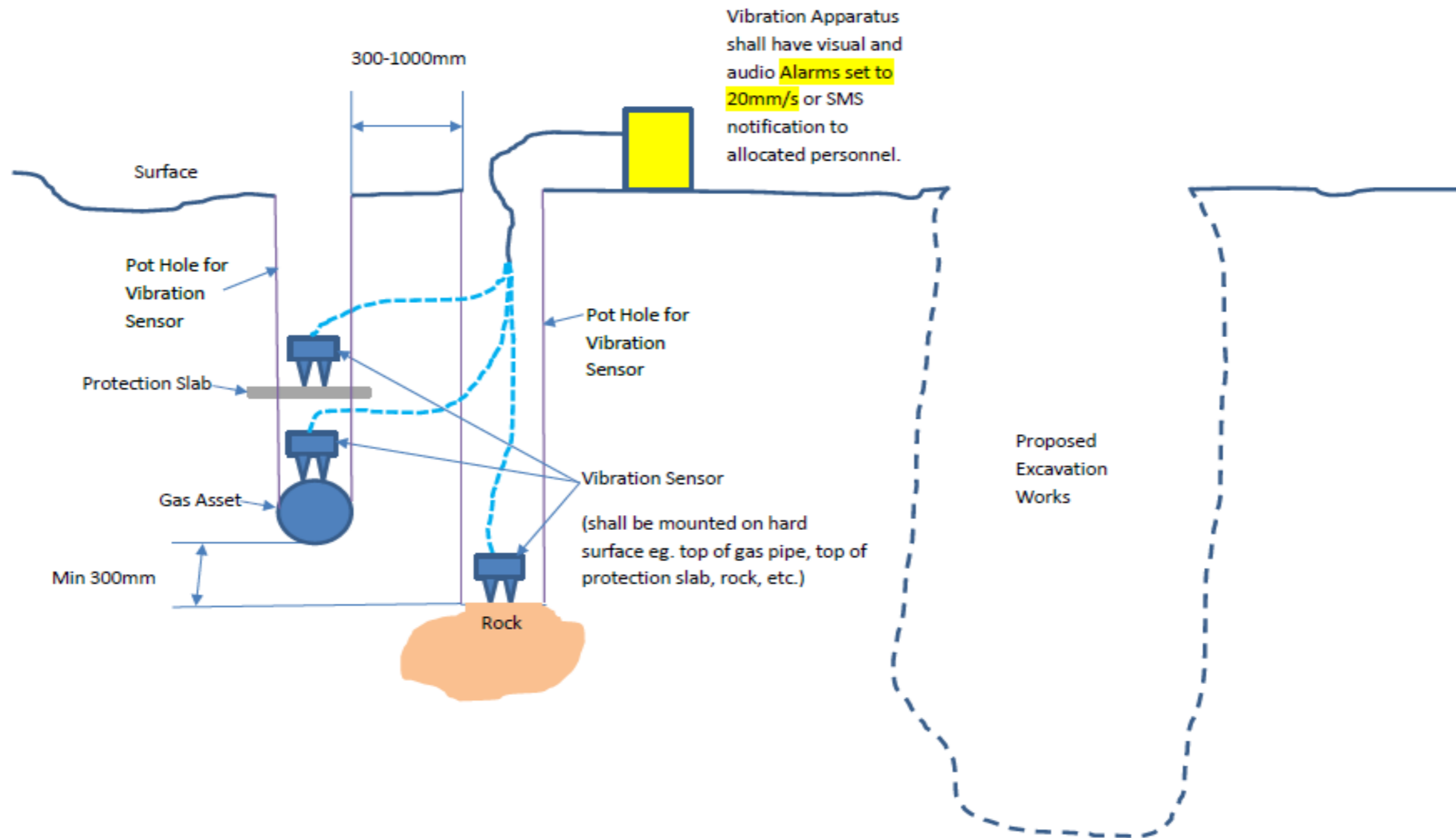
As a guide:

- a) The placement of vibration sensors and equipment is shown on page 3.
- b) Please, take photos of the sensor set-up and email to *Downer*, engineering team, email enquiries@downergroup.com for review.
- c) Complete Sensor Register see example on page 4.
- d) Collected vibration data and associated graph shall be obtained at the end of shift or working day and email to *Downer*, engineering team, email enquiries@downergroup.com for review.

2. In all cases where explosives are to be used within 50 metres of AusNet gas infrastructure, a minimum of five (5) business days' notice must be given to *Downer*, engineering team; email enquiries@downergroup.com together with a ground vibration and design aspects report of proposed blasting. Blasting must not proceed until approval is given by *Downer*.
3. No explosives are to be used within a 50-metre radius of a gas transmission pipeline or main without approval of *Downer*, engineering team, email enquiries@downergroup.com.
4. Blasting shall be in accordance with the Australian Standard, *AS 2187*.
5. The person who is using the explosives on the site must be a holder of a current permit to use explosives issued under Australian Standard, *AS 2187 Explosives - Storage, transport, and use*.
6. Heavy coir or other approved matting must be used to cover the entire explosives area.
7. "Cordtex" or other detonating type fuses must not cross the line of a gas transmission pipeline or gas mains if cover is less than 500mm.
8. Carriers containing explosives must not be left within 10 metres of a gas transmission pipeline or gas mains during blasting operations.

Castlemaine Secondary College Asset Management Plan

LOCATION/S OF VIBRATION SENSOR DURING EXCAVATION WORKS



Vibration Sensor Locations									
No.	Vibration Sensor Type	SMS nick name (e.g., 'TEXCEL E7474 EVENT')	Site Location	Distance from nearest Gas Infrastructure	Date of Install	Name of Site Contact	Site Contact Mobile no.	Date of Removal	Comments
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									
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26.									
27.									



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about nbn underground services owned by nbn and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by nbn).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground nbn assets are minimised.



Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact nbn should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate nbn underground assets with minimal risk of contact and service damage.



Protect: Protecting and supporting the exposed nbn underground asset is the responsibility of the worker. Exclusion zones for nbn assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

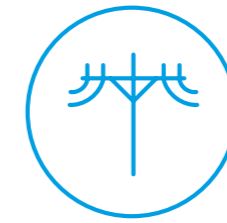


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

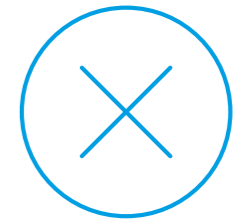
Working near nbn™ cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by nbn. Please note:

- Construction Partners of nbn may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact


All nbn™ network facility damages must be reported online [here](#). For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate. nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure. This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.



To: Hannes McNamara
Phone: Not Supplied
Fax: Not Supplied
Email: hannes@musk.net.au

Before You Dig Australia Job #:	38880081	
Sequence #	252364913	
Issue Date:	17/03/2025	
Location:	17 Lawson Parade , Castlemaine , VIC , 3450	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn Commercial Works** website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths

Castlemaine Secondary College Asset Management Plan

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn**™ Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

NSW	Occupational Health and Safety Act 1991
	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
VIC	Work Cover NSW - Excavation Work: Code of Practice
	Electricity Safety Act 1998
QLD	Electricity Safety (Network Asset) Regulations 1999
	Electrical Safety Act 2002
SA	Code of Practice for Working Near Exposed Live Parts
	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
	Electricity Act 1945
WA	Electricity Regulations 1947
	Electricity Reform Act 2005
NT	Electricity Reform (Safety and Technical) Regulations 2005
	Electricity Act 1971

Thank You,

nbn BYDA


Date: 17/03/2025

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

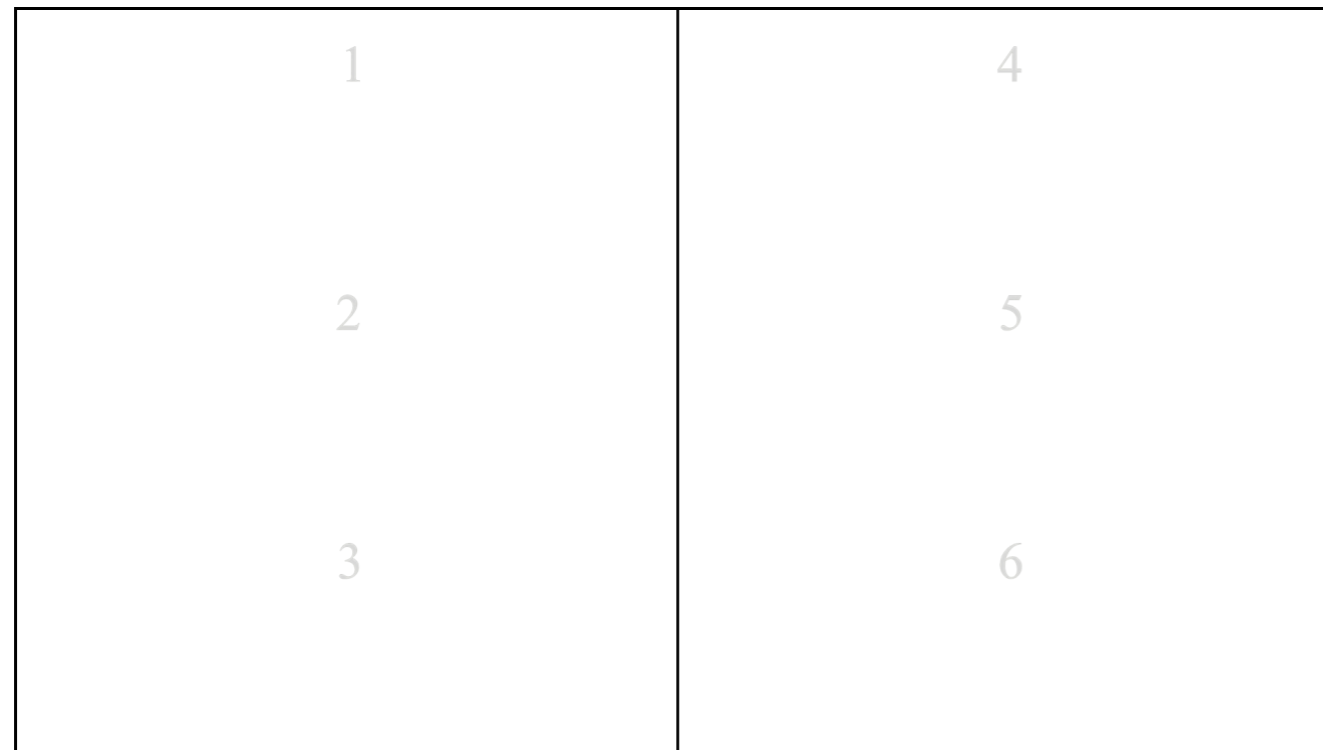
Copyright © 2021 nbn co Limited. All rights reserved.

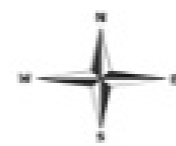













Castlemaine Secondary College Asset Management Plan

To: Hannes McNamara
Phone: Not Supplied
Fax: Not Supplied
Email: hannes@musk.net.au

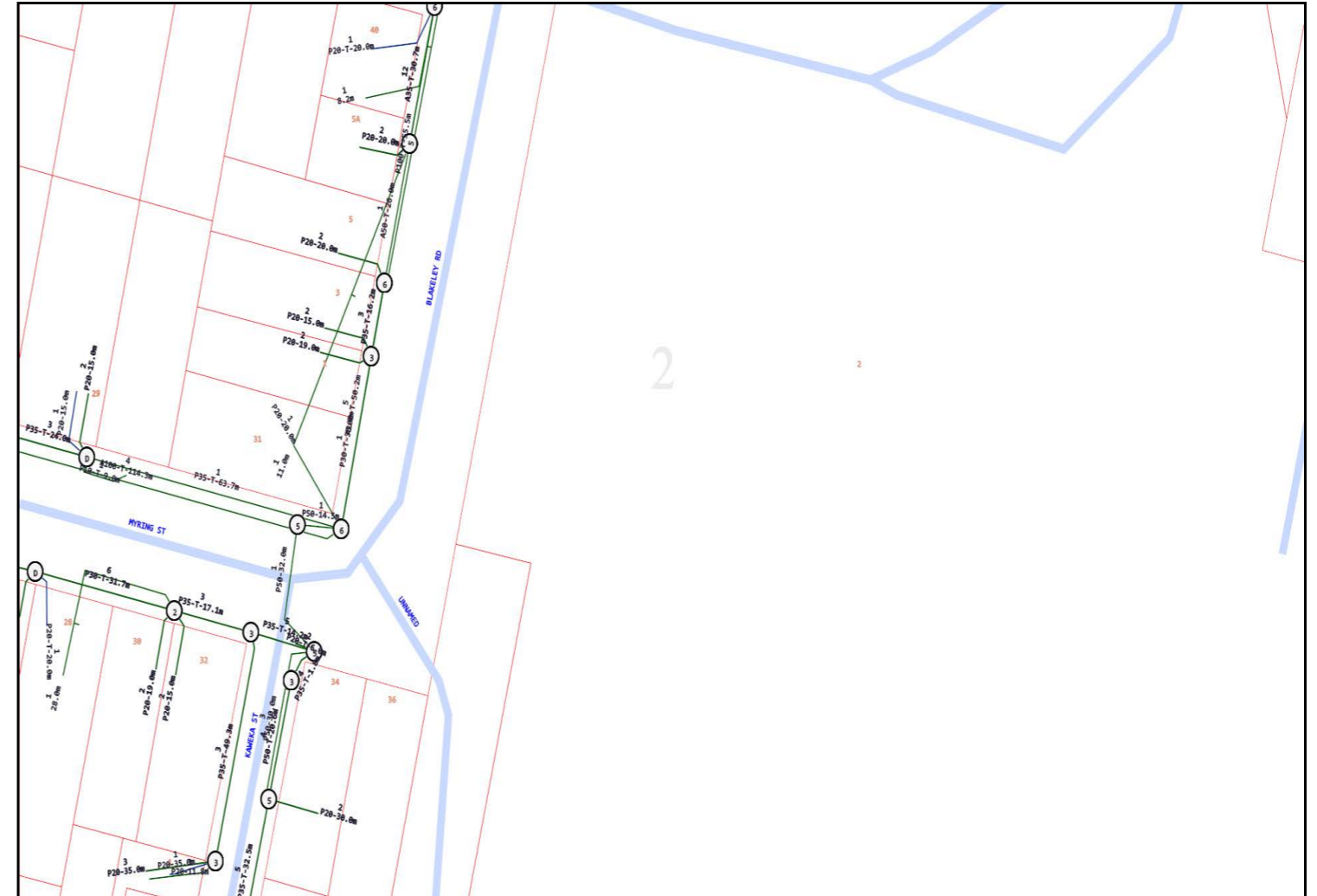
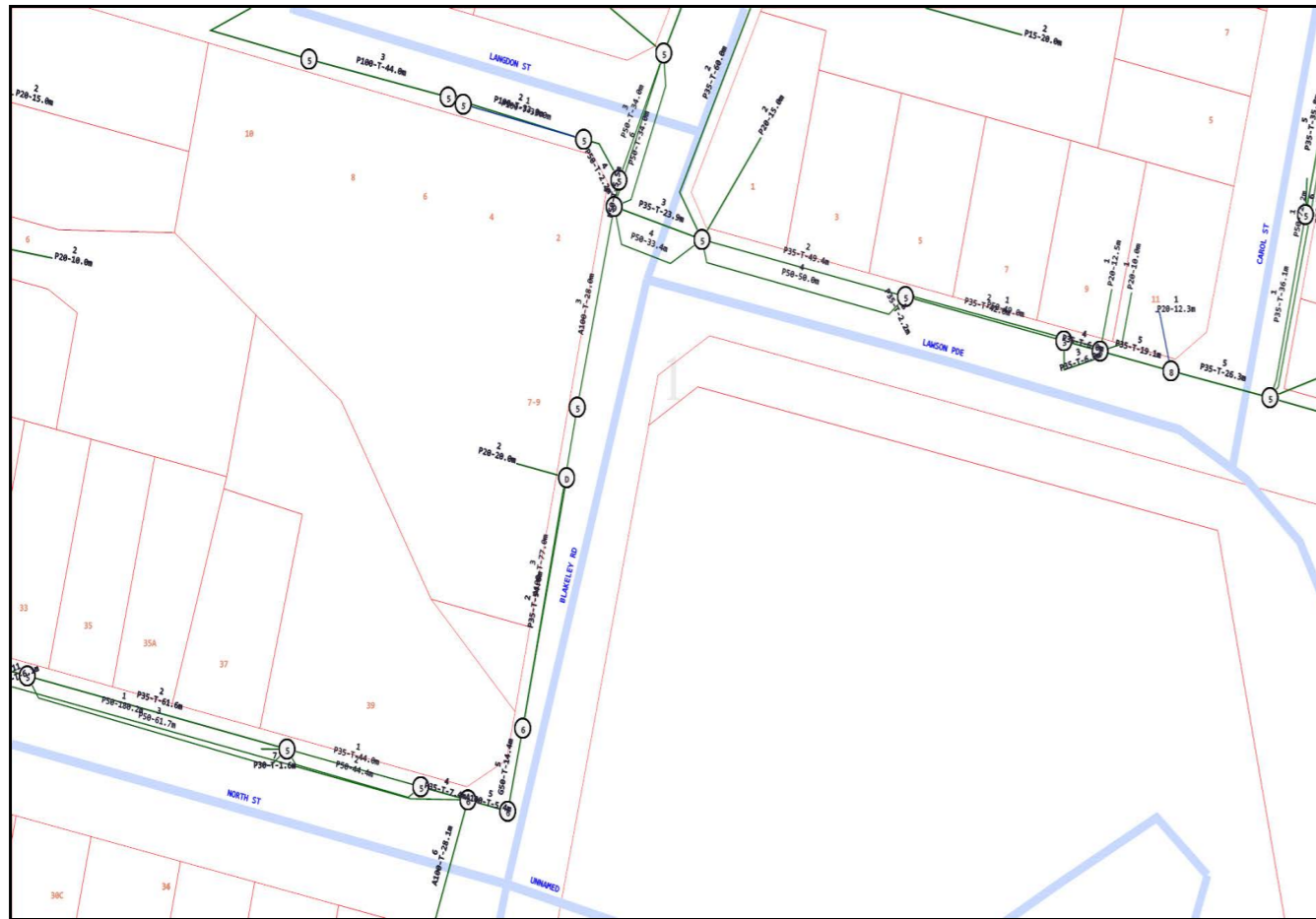
Dial before you dig Job #:	38880081	
Sequence #	252364913	
Issue Date:	17/03/2025	
Location:	17 Lawson Parade , Castlemaine , VIC , 3450	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND	
	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 

Castlemaine Secondary College Asset Management Plan



Castlemaine Secondary College Asset Management Plan



Castlemaine Secondary College Asset Management Plan



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Disclaimer and legal details



* Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
Docklands VIC 3008
Musk Studio PTY LTD
ACN 152 736 877

General Information

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types. Dependent on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>
Ph: 13 22 03
If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
<https://www.telstra.com.au/consumer-advice/digging-construction>

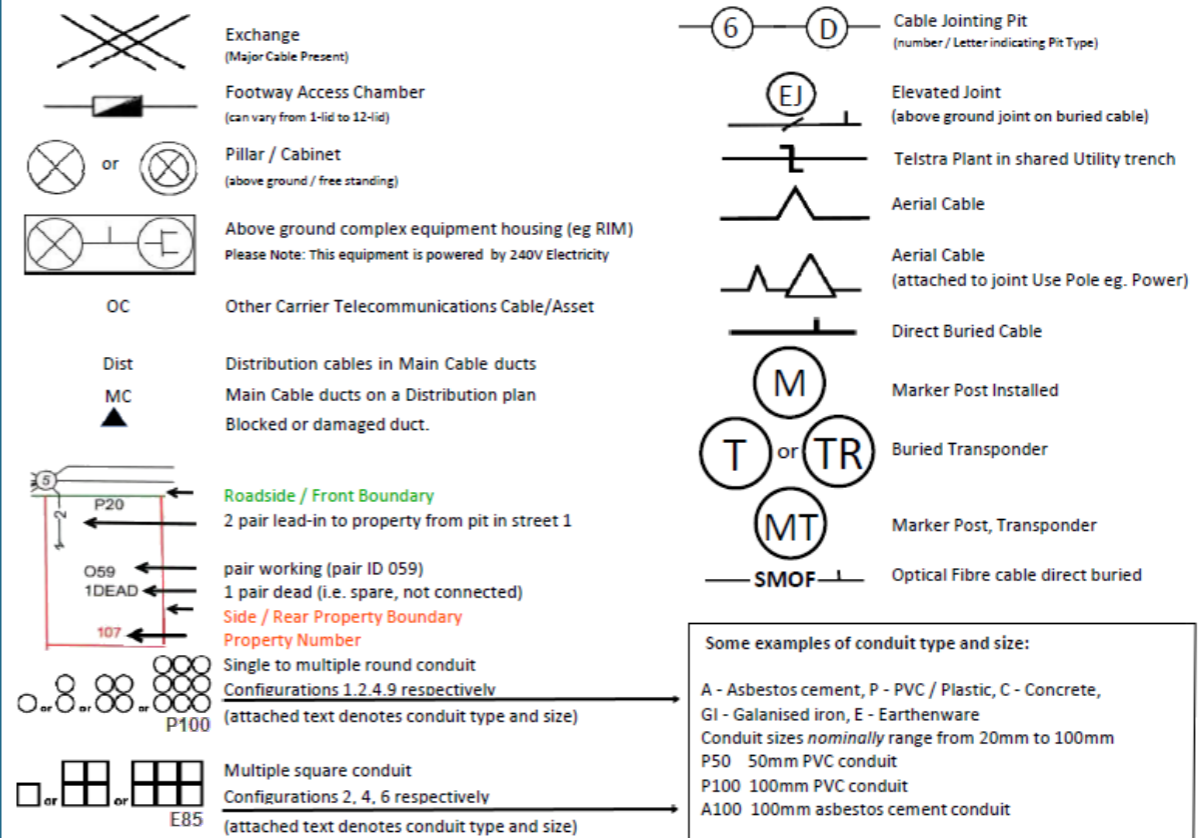


Telstra Aerial Assets Group (overhead network)
1800 047 909

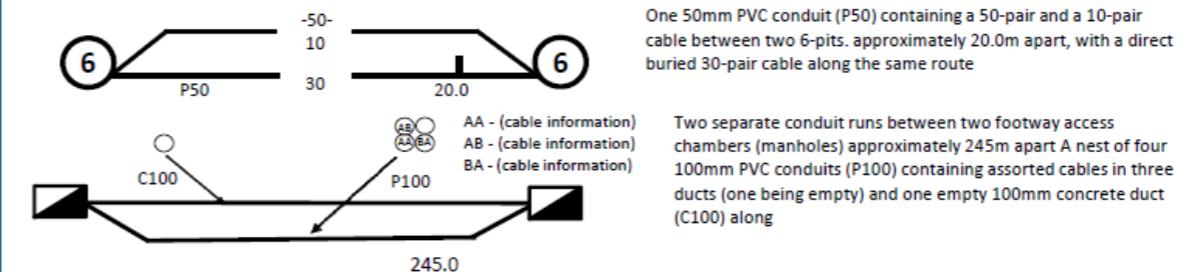


CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/
Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.

LEGEND



Some Examples of how to read Telstra Plans

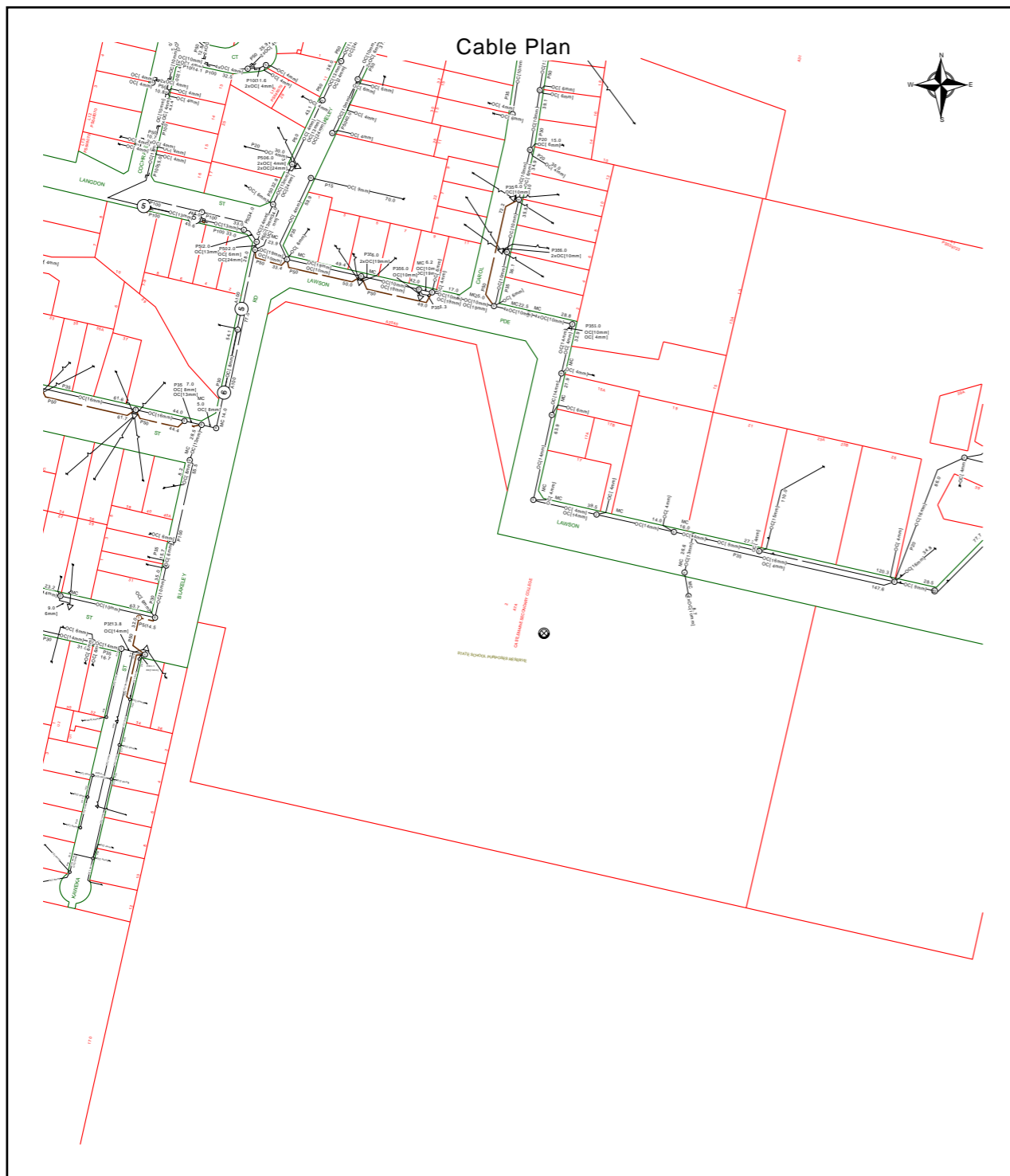


Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](http://certloc.com.au/locators/) or
Telstra Location Intelligence Team 1800 653 935



T Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

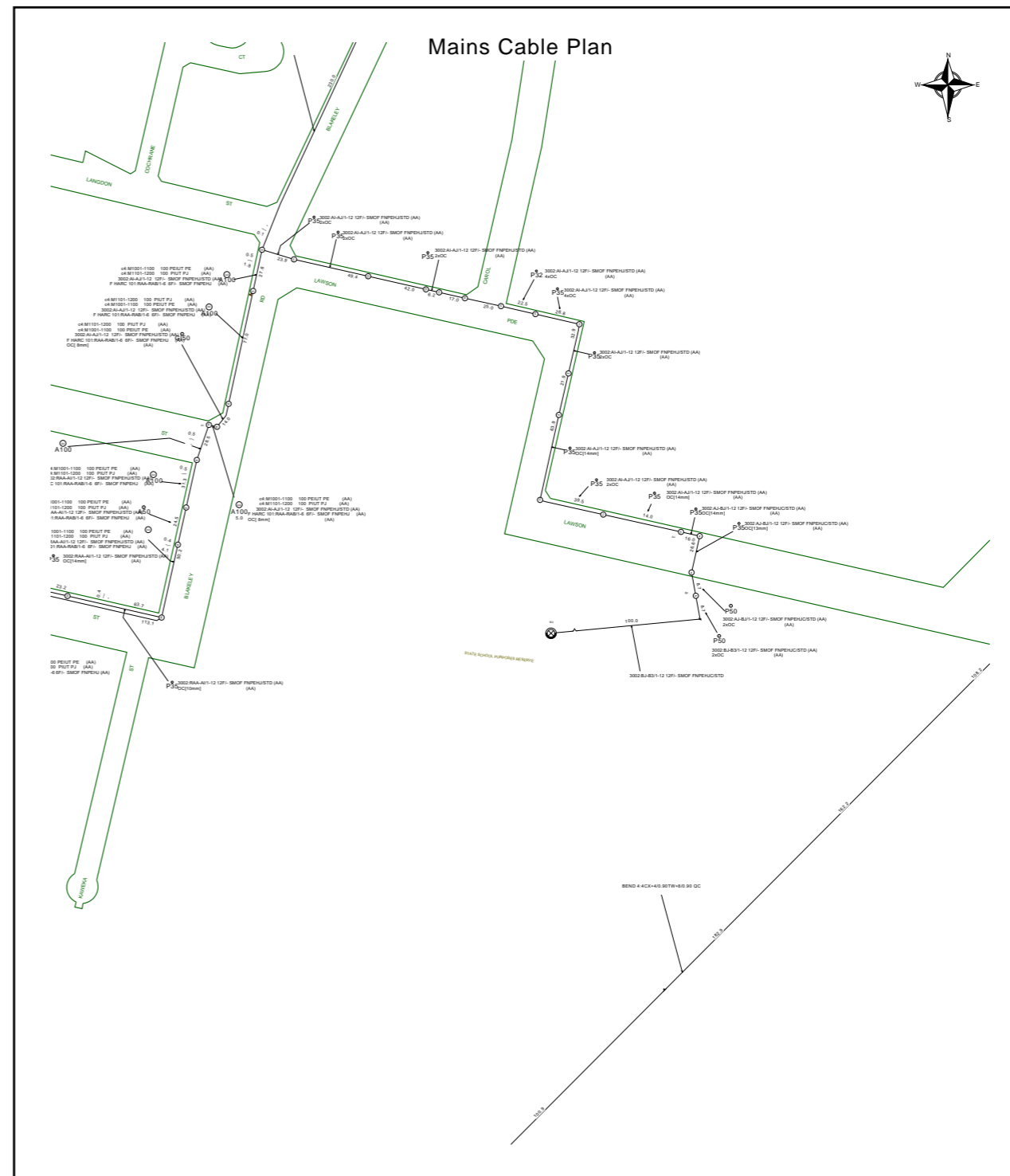
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 17/03/2025 12:41:00

Sequence Number: 252364914

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. See the Steps- Telstra Duty of Care that was provided in the email response.



T Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 17/03/2025 12:41:02

Sequence Number: 252364914

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. See the Steps- Telstra Duty of Care that was provided in the email response.

Castlemaine Secondary College Asset Management Plan



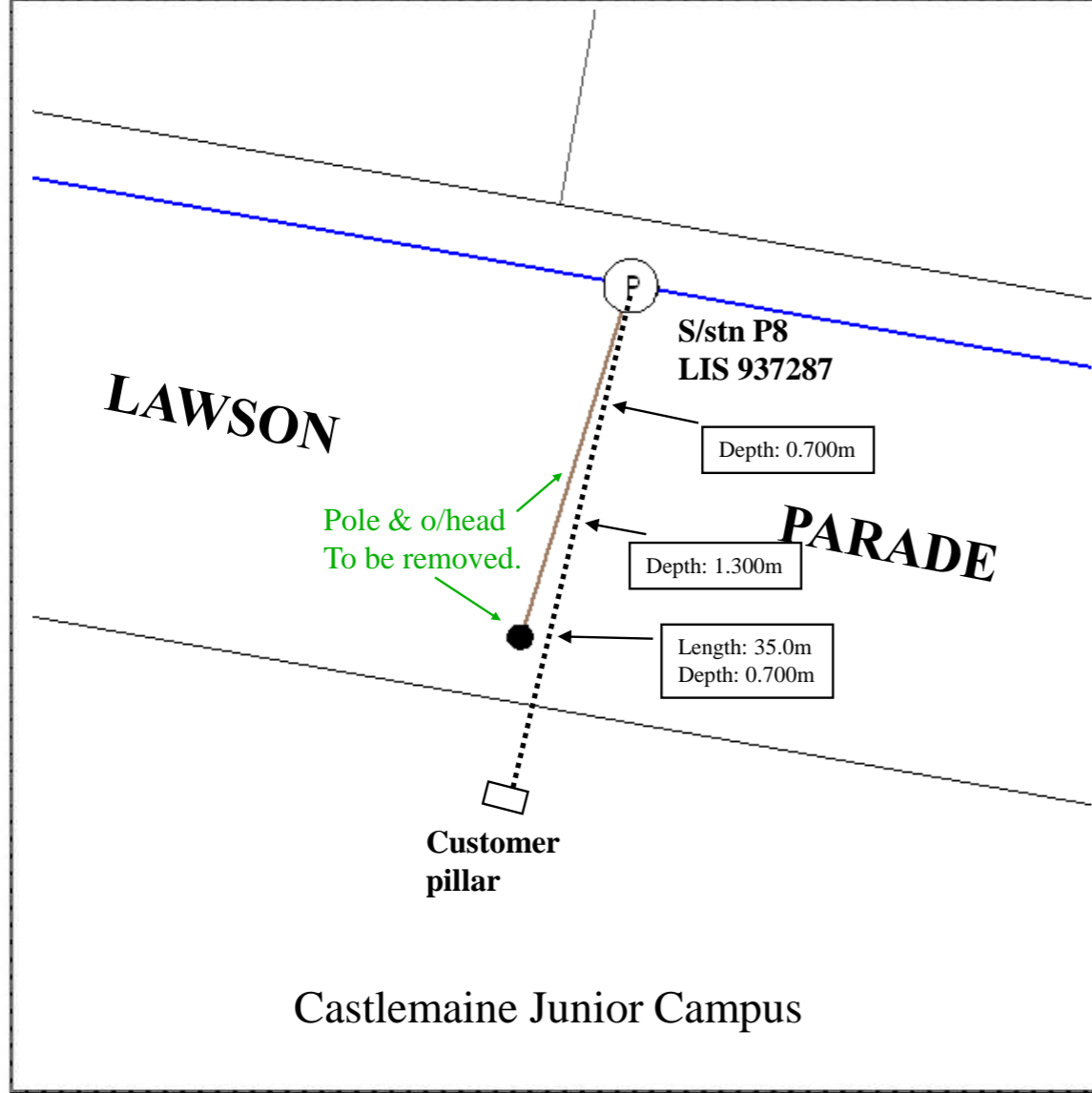
Suite 215
 838 Collins Street
 Docklands VIC 3008
 Musk Studio PTY LTD
 ACN 152 736 877

PIT PLAN TEMPLATE

Address Lawson Parade (Junior Campus)
 Locality CASTLEMAINE
 Installation Date 13/1/2006 CABLE SIZE 4 C 240 mm xlpe type



Not to Scale	SERVICE PIT U/G CABLE O/HEAD CABLE	⊖	HV POLE SUBSTATION	○	LV POLE CUSTOMER PILLAR	□
--------------	------------------------------------	---	--------------------	---	-------------------------	---



POWERCOR USE ONLY			
PM ORDER NUMBER	1130872	LIS NUMBER	937287
CPM REF	111694	POWERCOR CONTACT CENTRE 132 206	
BUSINESS CENTRE	BENDIGO	004063892	
VIC ROADS / MELWAYS REF	628 J 3	DRAWING NUMBER	

210 x 297 TEMPLATE 06-F-170 REFER TO DD065

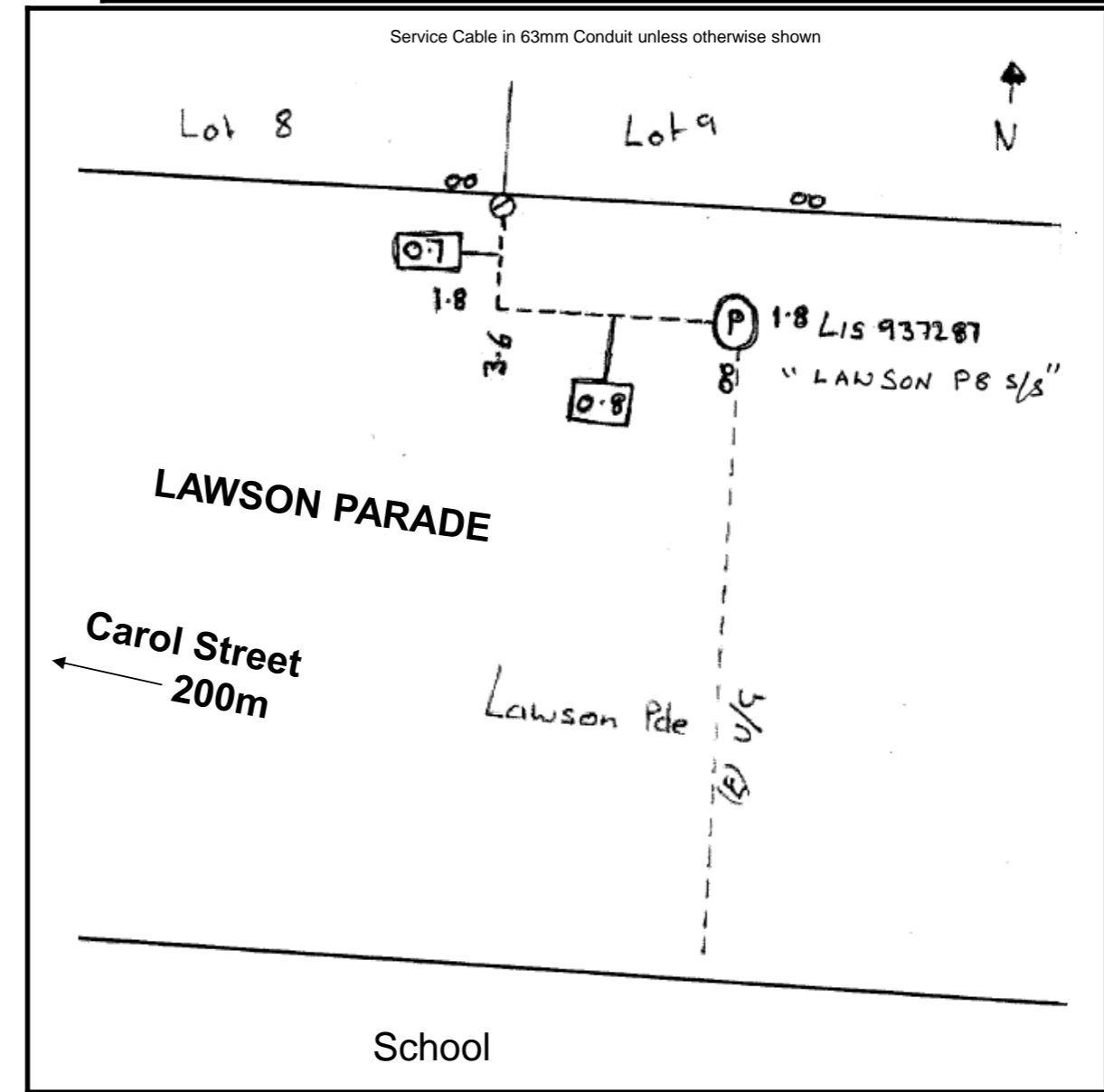
COPYRIGHT POWERCOR AUSTRALIA 2005

PIT PLAN



Address	LOT 8 LAWSON PDE		
Locality	CASTLEMAINE		
Installation Date	17/12/2007	Cable Size	4 C 16 mm xlpe type

Not to Scale	Service Pit	⊖	HV Pole	○	Customer Pillar	□
	U/G Cable	---	Substation	Ⓟ	Service Tee	■
	O/Head Cable	---	LV Pole	●		



PM Order Number	2650051	LIS Number	937287
CPM Ref	130721	Powercor Contact Centre 132 206	
Business Centre	BENDIGO	004226701	
Vic Roads Ref	628 J 3	Drawing Number	

Form 06-F-170 Issue 4 01/08/06 Refer to DD065

Castlemaine Secondary College Asset Management Plan



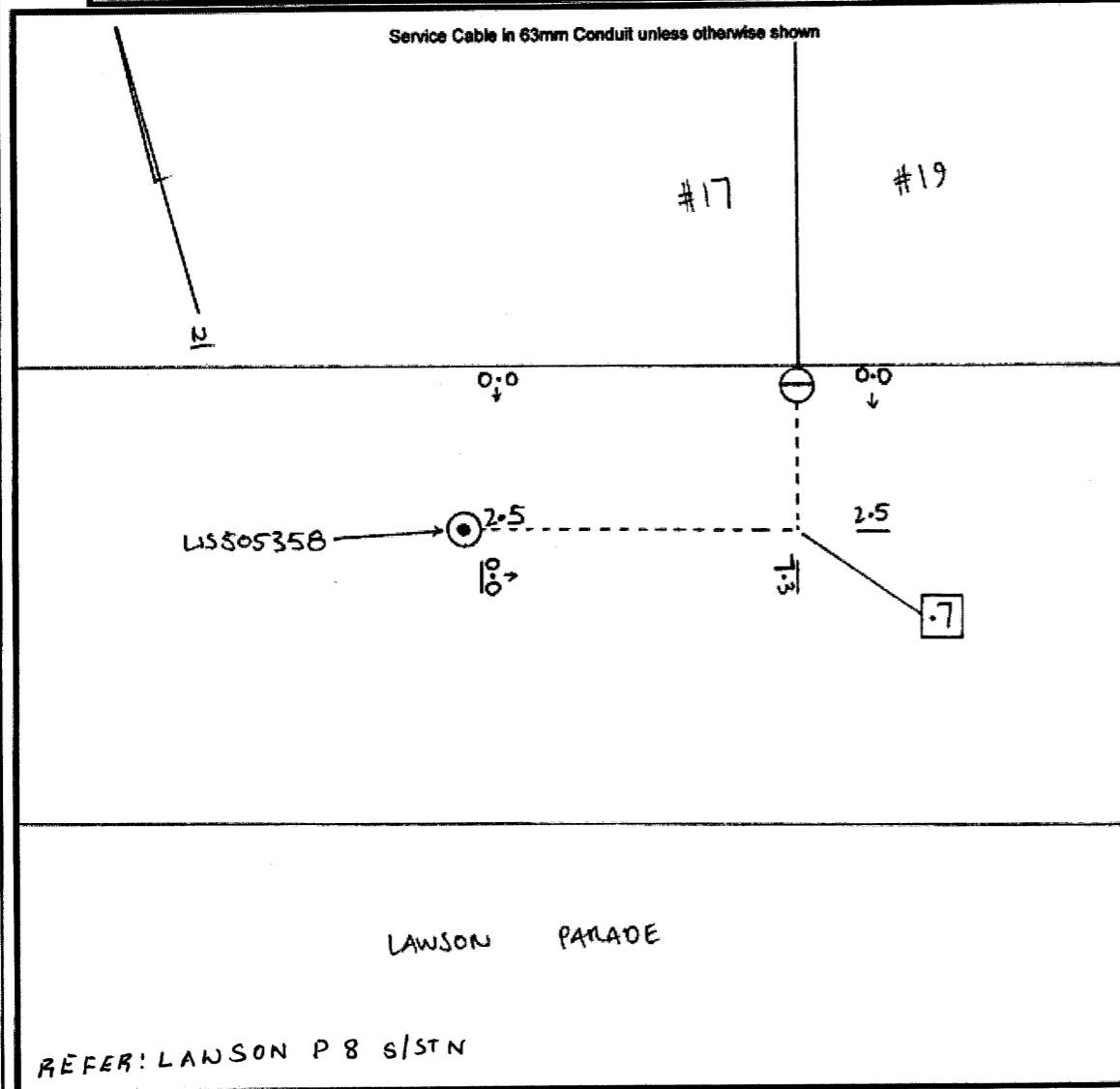
Suite 215
 838 Collins Street
 Docklands VIC 3008
 Musk Studio PTY LTD
 ACN 152 736 877

Pit Plan Template



Address	17 LAWSON PDE		
Locality	CASTLEMAINE		
Installation Date	17/03/2008	Cable Size	4C 16 mm XLPE type

Not to Scale	Service Pit	⊖	HV Pole	○	Customer Pillar	<input type="checkbox"/>
	U/G Cable	---	Substation	Ⓟ	Service Tee	<input checked="" type="checkbox"/>
	O/Head Cable	—	LV Pole	●		



Powercor use only	PM Order Number	2667800	LIS Number	505358
	CPM Ref	132839	Powercor Contact Centre 132 208	
	Business Centre	Bendigo	004241628	
	Vic Roads/ Melways Ref	VR 628 J3	Drawing Number	

Form 06-F-170 Issue 4 01/08/06 Refer to DD065

Castlemaine Secondary College Asset Management Plan



CitiPower Pty
 ABN 76 064 651 056
www.citipower.com.au

Head Office: 40 Market Street
 Telephone: (03) 9683 4444 Facsimile: (03) 9683 4499 DX 433 Melbourne
 Postal Address: Locked Bag 14090 Melbourne Victoria 8001 Australia

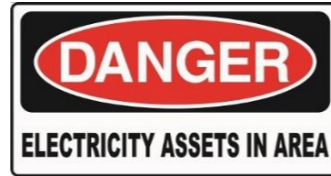


Powercor Australia
 ABN 89 064 651 109
www.powercor.com.au

17/03/2025

Reference Number 252364911

Hannes McNamara
 MUSK Architecture Studio
 Suite 215,838 Collins Street
 Docklands VIC 3008



Dear Customer

Thankyou for your enquiry on 17/03/2025 regarding the work at: 17 Lawson Parade, Castlemaine

A SEARCH OF OUR RECORDS SHOWS THAT THERE ARE UNDERGROUND ELECTRICITY ASSETS WITHIN THE AREA OF YOUR REQUEST

DO NOT PROCEED UNTIL YOU HAVE READ THIS NOTICE IN FULL

The following information is attached for your reference:

- Underground Electricity Asset location details
- Underground Electricity Hazard Awareness Instructions

To ensure that your proposed works do not impact on your safety or our assets please proceed as follows:

- Read all attached documents and observe the Exclusion Zones defined in the
- Underground Electricity Hazard Awareness Instructions
- Identify the locations of our Underground Electricity Assets from the attached documents

Are our Underground Electricity Assets located where you are planning to dig?

YES - contact us for further advice. Contact details are available on the first page of the attached Underground

Electricity Hazard Awareness Instructions (including **Request for Site Visit**)

NO - proceed with caution

UNSURE - contact us for further advice. Contact details are available on the first page of the attached Underground Electricity Hazard Awareness Instructions (including **Request for Site Visit**)

Please note that **no work is to be undertaken in the vicinity of our Underground Electricity Assets that may breach the Exclusion Zones** (as defined by the Underground Electricity Hazard Awareness Instructions) until the completion of a further technical assessment of the area.

Upon receipt of your **Request for Site Visit** form you will be contacted by a responsible officer to assess your requirements. A site visit will be organised if required. During the site visit we will determine the location of our assets and any Permit to Work conditions applicable to your works. We will also be able to provide further details of any additional works which may be required to enable you to safely complete your proposed works.

Please note that the Permit to Work site visit timeframes are subject to enquiry volumes and specific site locations, therefore it may require up to 10 working days to contact you and arrange a site visit

Regards, CitiPower & Powercor Dial Before You Dig (DBYD) response team



**Dial Before You Dig (DBYD)
 Electrical Asset Location Information**

CitiPower/Powercor

Locked Bag 14090, Melbourne VIC 8001

General Enquiries Telephone: 132 206

To: ('Enquirer')

Hannes McNamara

Suite 215,838 Collins Street

Docklands VIC 3008

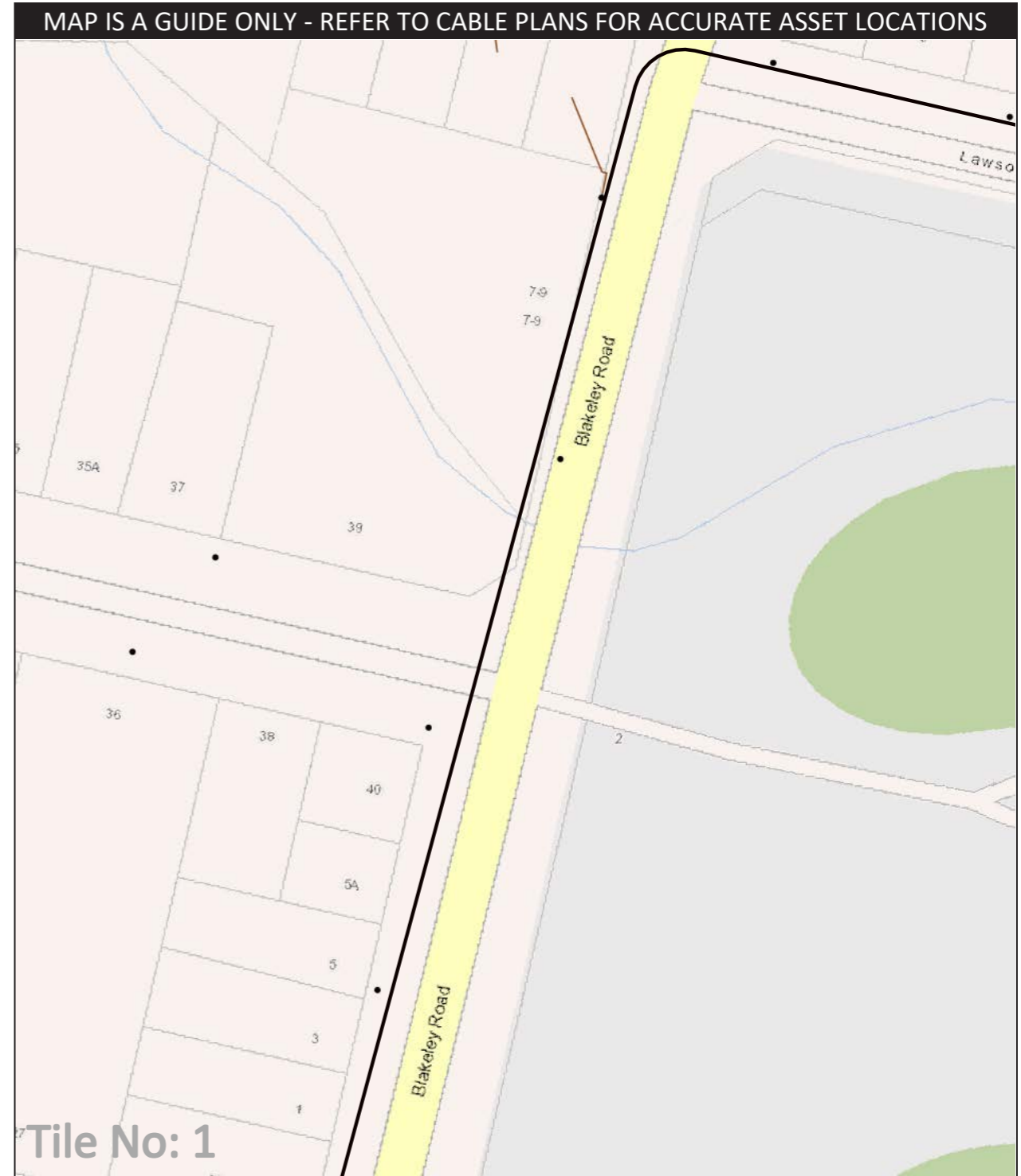
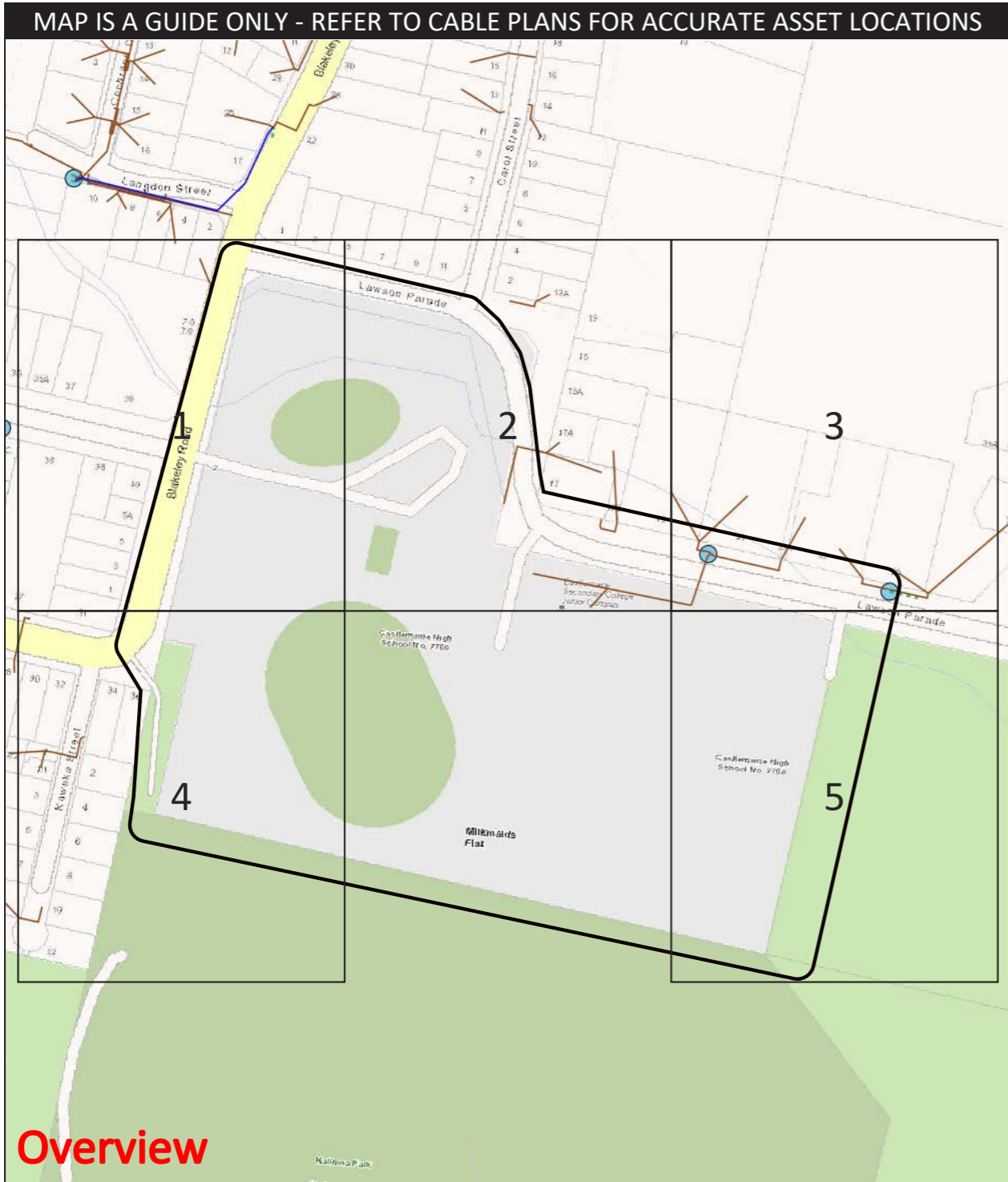
Enquiry Details	
Utility ID	50021
Sequence Number	252364911
Enquiry Date	17/03/2025
Response	DANGER - Permit May Be Required
Address	17 Lawson Parade Castlemaine, VIC 3450
Location in Road	Footpath,Road,Nature Strip
Activity	Planning & Design

Enquirer Details	
Customer ID	3458782
Contact	Hannes McNamara
Company	MUSK Architecture Studio
Email	vwu5q1vqm6mwp6.sx1anrnb7awac7@smarterwx-mail.byda.com.au
Phone	+61410223676

Enquirer Responsibilities	
<p>This notification is valid for 28 days from the issue date. CitiPower/Powercor assets are critical infrastructure and great care must be taken to avoid asset damage and risk to public safety. The information supplied in the DBYD Response is intended to be indicative only. External parties should make their own enquiries to ensure the accuracy of the information, including but not limited to:</p> <ul style="list-style-type: none"> • Check that the location of the dig site indicated is correct, if not you must submit a new enquiry. • Should your scope of works change or the plan validity dates expire, you must submit a new enquiry. • If you do not understand the plans provided please contact CitiPower/Powercor prior to works commencing. • Always perform an onsite inspection to establish the presence of assets. • Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements. <p>Report any asset damage immediately on 132 206. Note: CitiPower/Powercor reserves the right to recover compensation for damages.</p>	

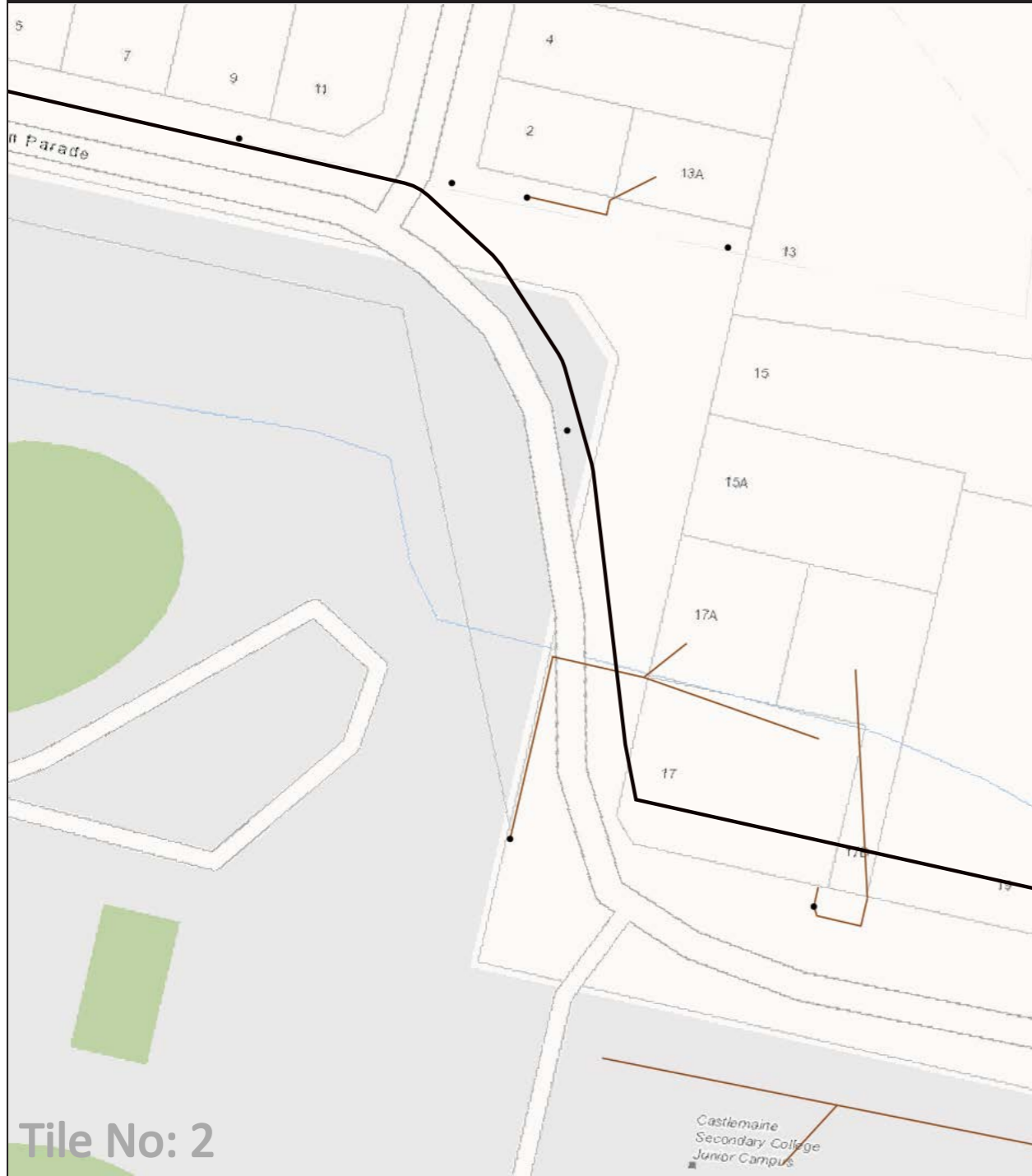


Suite 215
 838 Collins Street
 Docklands VIC 3008
 Musk Studio PTY LTD
 ACN 152 736 877



Castlemaine Secondary College Asset Management Plan

MAP IS A GUIDE ONLY - REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



Tile No: 2

LEGEND:

- DBYD Work Area
- Zone Substation
- High Voltage Cable
- Low Voltage Cable
- - - Communication Cable
- - - Earth Cable
- SWER Substation
- Distribution Substation
- Pole

This map represents the location of the submitted DBYD Work Area and all Citipower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

Scale: 1:1000



MAP IS A GUIDE ONLY - REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



Tile No: 3

LEGEND:

- DBYD Work Area
- Zone Substation
- High Voltage Cable
- Low Voltage Cable
- - - Communication Cable
- - - Earth Cable
- SWER Substation
- Distribution Substation
- Pole

This map represents the location of the submitted DBYD Work Area and all Citipower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

Scale: 1:1000



Castlemaine Secondary College Asset Management Plan



- LEGEND:
- DBYD Work Area
 - High Voltage Cable
 - - - Communication Cable
 - SWER Substation
 - Pole
 - Zone Substation
 - Low Voltage Cable
 - - - Earth Cable
 - Distribution Substation

This map represents the location of the submitted DBYD Work Area and all Citipower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

Scale: 1:1000



- LEGEND:
- DBYD Work Area
 - High Voltage Cable
 - - - Communication Cable
 - SWER Substation
 - Pole
 - Zone Substation
 - Low Voltage Cable
 - - - Earth Cable
 - Distribution Substation

This map represents the location of the submitted DBYD Work Area and all Citipower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

Scale: 1:1000



Castlemaine Secondary College Asset Management Plan

UNDERGROUND ELECTRICITY HAZARD AWARENESS INSTRUCTIONS



For CitiPower & Powercor Dial Before You Dig customers

Always complete a Dial Before You Dig request before you proceed with any work plans




If there are Underground Electricity assets identified within your work area please ensure that you carefully evaluate all of the information provided

If any part of your proposed works impacts on the **EXCLUSION ZONES** shown on the next page then before proceeding you must contact CitiPower/Powercor to determine if a **PERMIT TO WORK** is required and to organise a **SITE VISIT**

Site Visit/Permit To Work applications may be lodged at:

<https://www.citipower.com.au/working-with-us/suppliers/online-permit-applications/site-visit/>

If you need assistance to determine if you need a Site Visit please call:

 CitiPower on 1300 301 101

 Powercor on 132 206

Underground Electricity Asset Location Details Accuracy:

The Underground Electricity asset location details provided with this response are based on the best information available at the time

All reasonable care has been taken to ensure the accuracy of the information provided but complete accuracy cannot be guaranteed

Please be aware that the Underground Electricity Asset depths shown on the attached plans are accurate at the time of recording, however, due to works undertaken over the years by parties other than CitiPower/Powercor the Underground Electricity Asset depths may differ to those shown on the plans

Contact with Underground Electricity Cables can cause serious injury or death

If you observe any Underground Electricity Assets that do not appear on the records provided

Stop Work Immediately

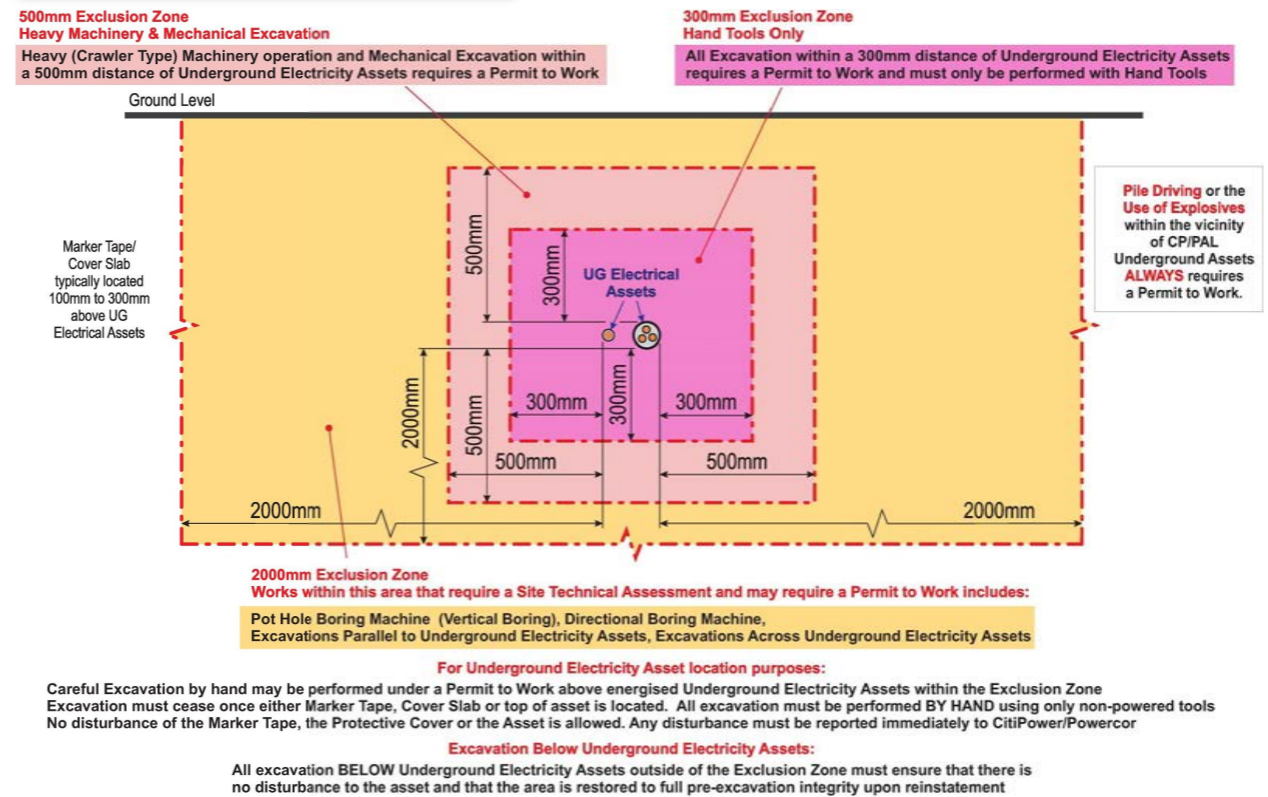
and contact CitiPower/Powercor on the above numbers

This DBYD response has been Automatically Generate

UNDERGROUND ELECTRICITY HAZARD AWARENESS INSTRUCTIONS

For CitiPower & Powercor Dial Before You Dig customers

EXCLUSION ZONES

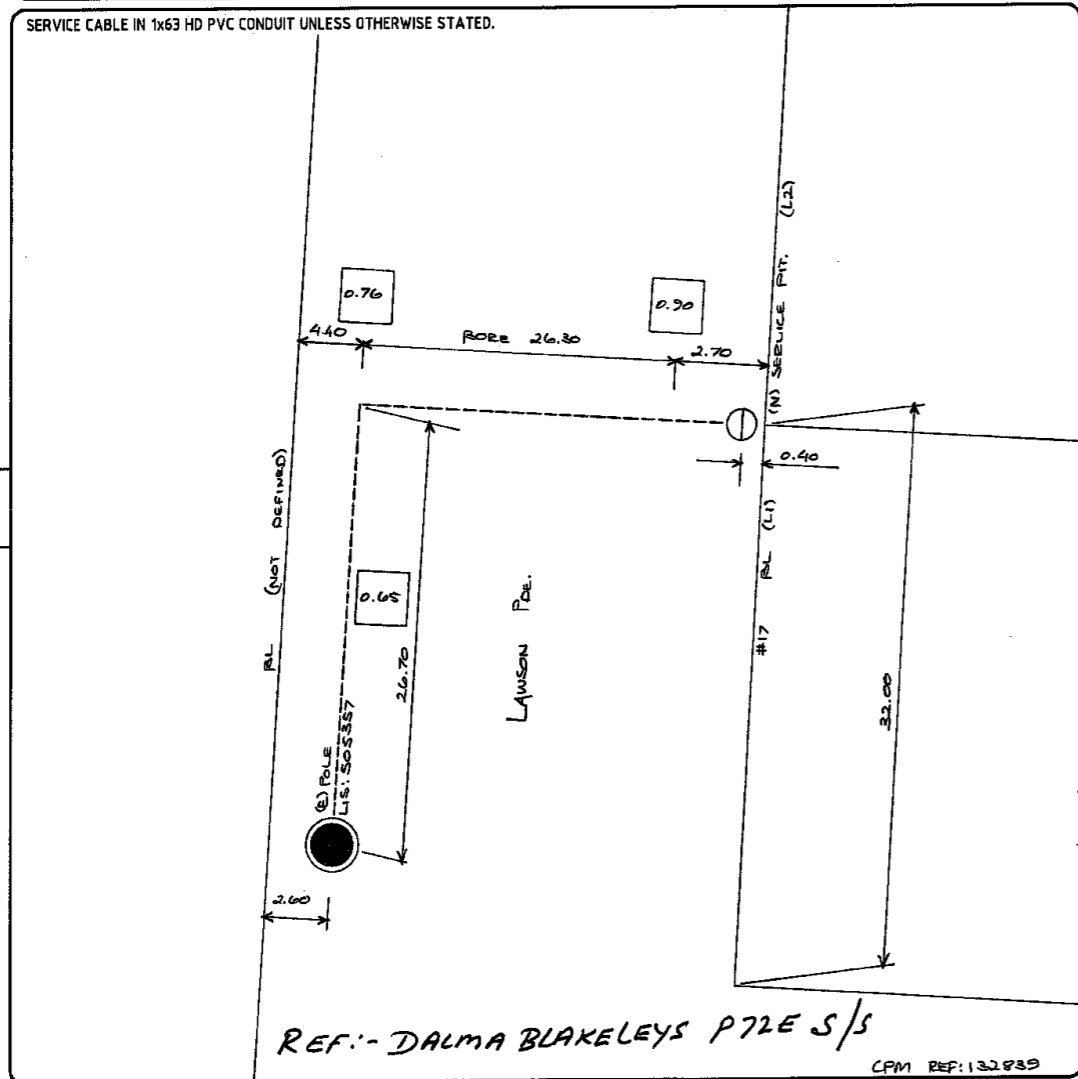


Castlemaine Secondary College Asset Management Plan

190x231

UNDERGROUND SERVICE CABLE INSTALLATION/ALTERATION										
ADDRESS	17 LAWSON POE						SUBURB	CASTLEMAINE		
CABLE DETAILS	SIZE	CORES	TYPE	CONDUCTOR	CONNECTION	DATE INSTALLED	20-11-2009	POLE NUMBER	505357	
	16	4	XLPE	Cu / Al	FOLCB / FSD					
INSTALLER	R&R McClure									

	--- UNDERGROUND CABLE	⊖ SERVICE PIT	● LV POLE (GENERAL)	Ⓟ POLE SUBSTATION
	— OVERHEAD LINE	▭ SERVICE PIT (ROADWAY)	⊠ SERVICE CONNECTION FACILITY	□ SERVICE PILLAR



Electricity Networks - EN UG CABLE POLE TO PIT A4 - V1.0

PROJECT NUMBER	1175212
BUSINESS CENTRE	PENDIGO
CONTACT OFFICER	PETER ALLAN
ROAD DIRECTORY	628 J3
BASE PLAN No.	



Not to scale.	MEASUREMENTS ARE IN METRES
DRAWING NUMBER	
DRAWN R&R McClure	CHECKED
	CP/PCA APPROVED

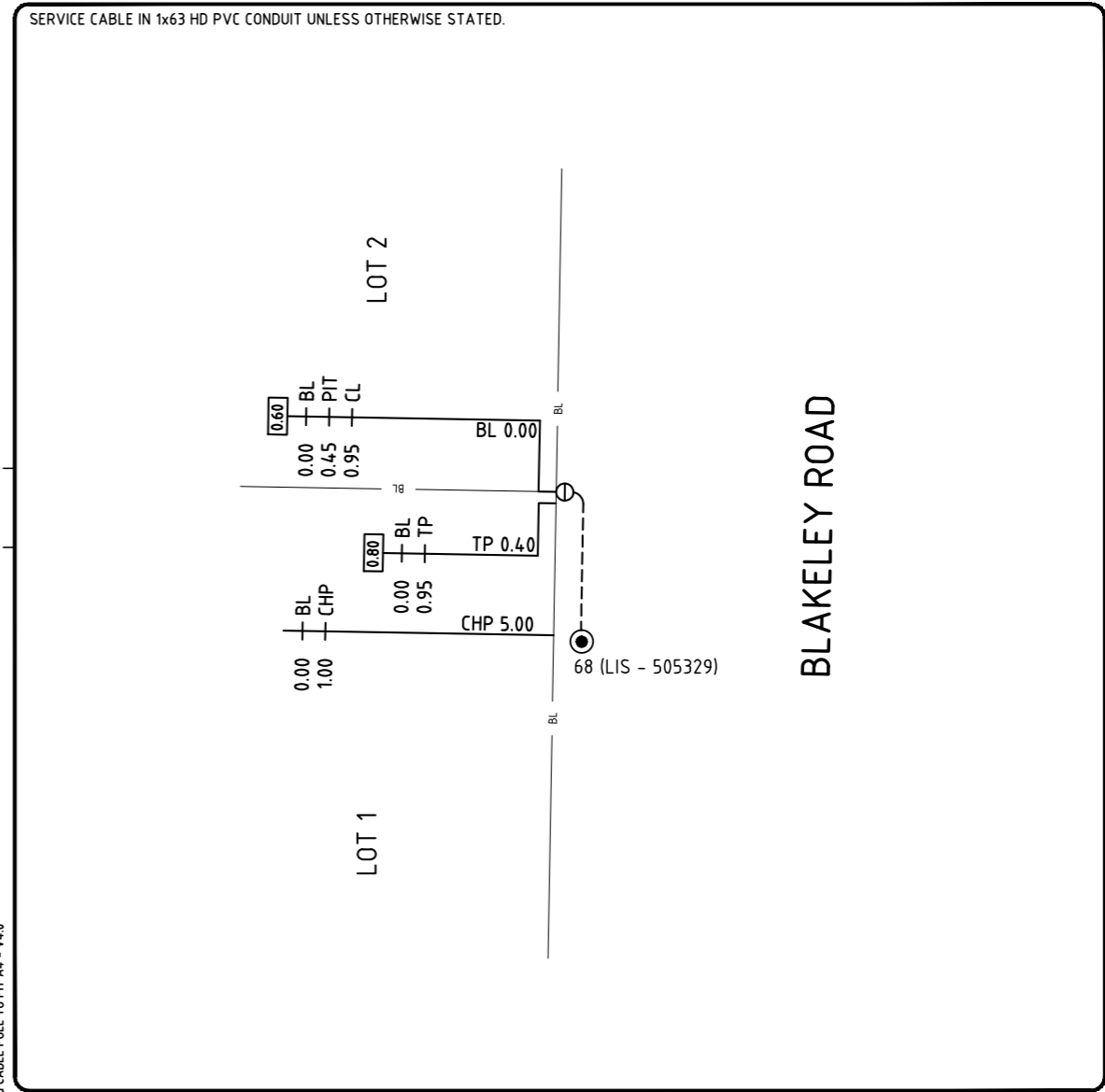
04-35-F0003

A4

190x231

UNDERGROUND SERVICE CABLE INSTALLATION/ALTERATION										
ADDRESS	LOT 1-2 BLAKELEY RD						SUBURB	CASTLEMAINE		
CABLE DETAILS	SIZE	CORES	TYPE	CONDUCTOR	CONNECTION	DATE INSTALLED	28/06/2022	POLE NUMBER	68 (LIS - 505329)	
	16mm sq	4	XLPE	Cu	FOLCB					
INSTALLER	R & R McClure EXCAVATIONS PL -									

	--- UNDERGROUND CABLE	⊖ SERVICE PIT	● LV POLE (GENERAL)	Ⓟ POLE SUBSTATION
	— OVERHEAD LINE	▭ SERVICE PIT (ROADWAY)	⊠ SERVICE CONNECTION FACILITY	□ SERVICE PILLAR



Electricity Networks - EN UG CABLE POLE TO PIT A4 - V1.0

PROJECT NUMBER	1645500
CPM REF No.	308410620
BUSINESS CENTRE	GEELONG
CONTACT OFFICER	ROBYN HUGGELL
ROAD DIRECTORY	VICROADS 628 H3
BASE PLAN No.	NA



SCALE NOT TO SCALE		MEASUREMENTS ARE IN METRES	
DRAWING NUMBER	PCA50	1645500	
DRAWN R & R (HOB) 28/06/2022	CHECKED SANDESH 1/07/2022	CP/PCA APPROVED SAI 5/07/2022	

04-35-F0003

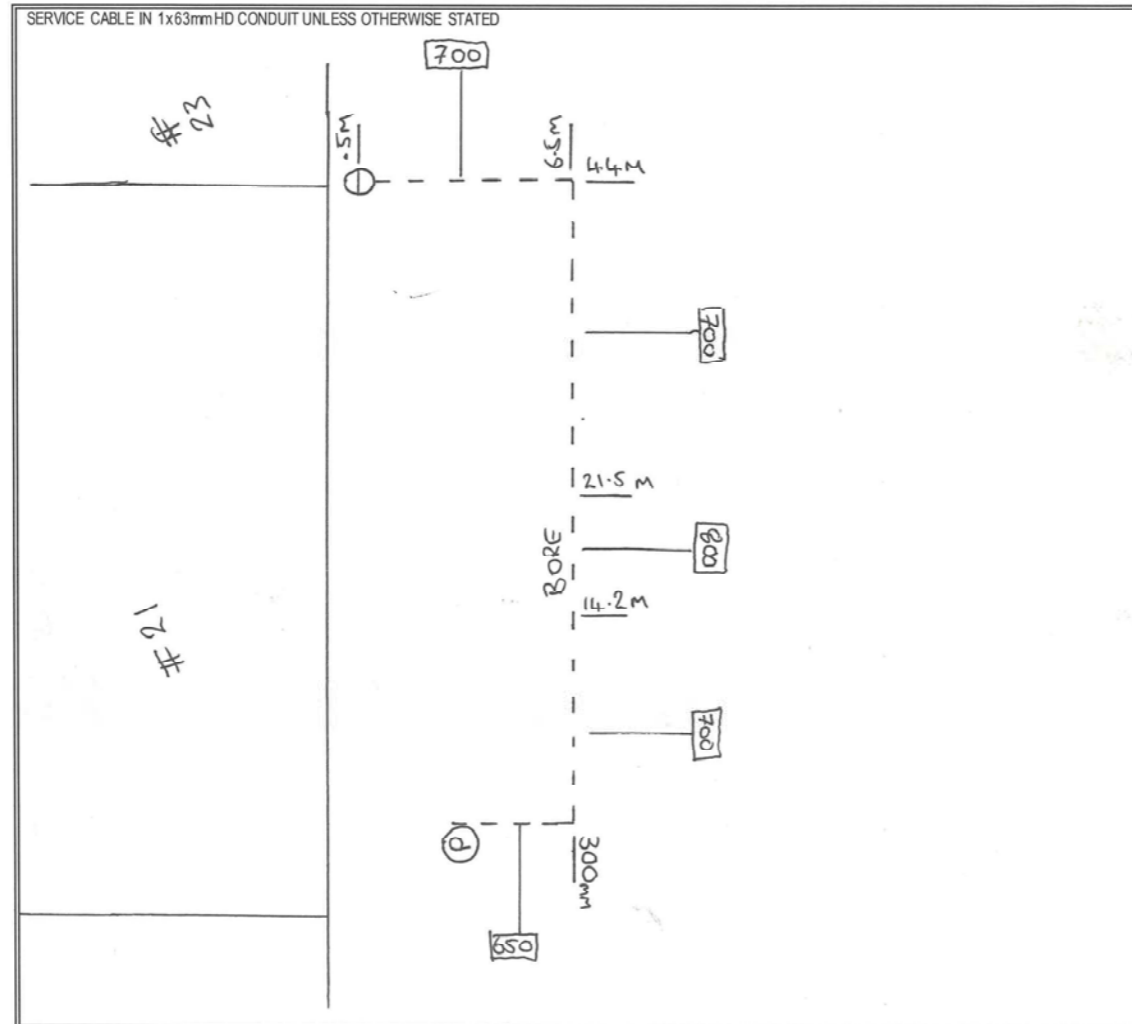
REVISION:

A4

Castlemaine Secondary College Asset Management Plan

UNDERGROUND SERVICE CABLE INSTALLATION / ALTERATION										
ADDRESS	23 Lawson Parade						SUBURB	Castlemaine		
CABLE DETAILS	SIZE	CORES	TYPE	CONDUCTOR	CONNECTION	DATE INSTALLED	POLE NUMBER	LIS - 937287		
	16mm ²	4 core	XLPE	Cu	FOLCB/FSD	23/5/23				
INSTALLER	NG Energy									

	--- UNDERGROUND CABLE	SERVICE PIT	LV POLE (GENERAL)	POLE SUBSTATION
	— OVERHEAD LINE	SERVICE PIT (ROADWAY)	SERVICE CONNECTION FACILITY	SERVICE PILLAR



PROJECT NUMBER	1718398.
CPM REF	308805298
CONTACT OFFICER	Vesna Mercuri - (03) 5240 7621
BASE PLAN No.	

CITIPower **Powercor**
AUSTRALIA

CITIPower Pty Ltd & Powercor Australia Ltd
Locked Bag 14090
Melbourne VIC 3001
www.powercor.com.au

NOT TO SCALE	MEASUREMENTS ARE IN METRES	
DRAWING NUMBER	PCA50/1718398.	
UNDRAWN	CHECKED	CIPAL APPROVED

04-35-F0003

Castlemaine Secondary College Asset Management Plan

PIT PLAN

ABN 89 064 651 109

Address	23 - 27 Lawson Parade		
Locality	CASTLEMAINE		
Installation Date	22.4.10	Cable Size	3 C 16 mm xlpe type

Not to Scale	Service Pit	HV Pole	Customer Pillar
U/G Cable		Substation	
O/Head Cable		LV Pole	

Service Cable in 63mm Conduit unless otherwise shown
SERVICE CABLE DEPTH UNLESS OTHERWISE SHOWN

LAWSON PARADE

PM Order Number	2857356	LIS Number	505361
CPM Ref		Powercor Contact Centre 132 206	
Business Centre	BENDIGO	PCA50/2857356	
Vic Roads/ Melways Ref	VR: 628 J 3	Drawing Number	

Form 06-F-170 Issue 4 01/08/06. Refer to DD065



Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 17 Mar 2025
To: Hannes McNamara
Company: MUSK Architecture Studio
Address: Suite 215, 838 Collins Street
Docklands, VIC 3008

ENQUIRY DETAILS

Location: 17 Lawson Parade, Castlemaine, VIC 3450
Sequence No.: 252364910
BYDA Reference: 38880081

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
Docklands VIC 3008
Musk Studio PTY LTD
ACN 152 736 877

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

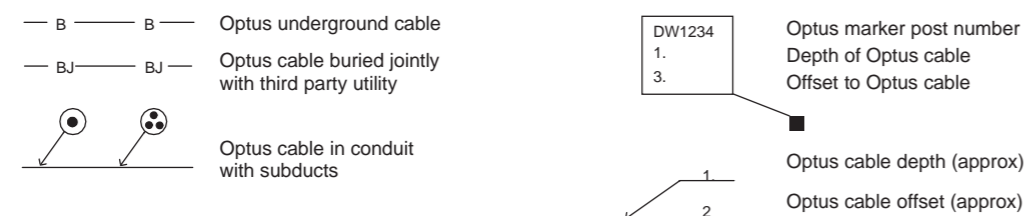
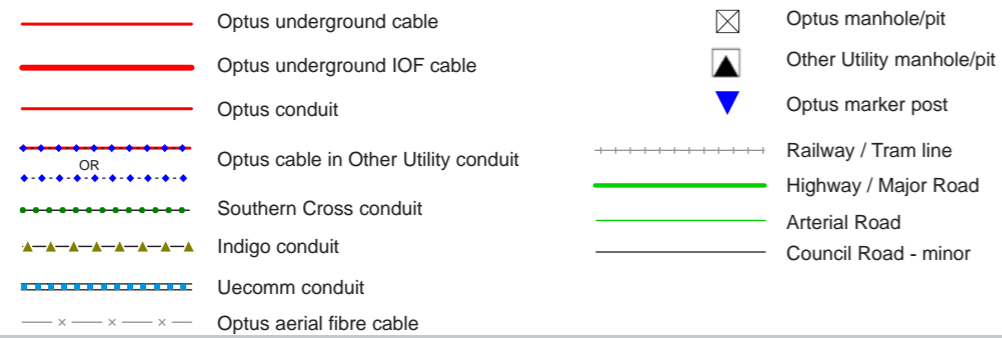
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS



OPTUS

Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiainsubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC, NSW, QLD, SA, TAS	All
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Brad McCorkindale	Bradmac Locating Services	0434 157 409	info@bradmaclocating.com.au	NSW	NSW
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast, Mid North Coast, Central West, Northern Rivers
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
George Koenig	Downunder Locations	0438243856	downunderlocations@gmail.com	NSW	Tweed Heads/Gold Coast
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Sarah Martin	Hydro Digga	0447 774 000	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@uls.com.au	NSW	Sydney
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Laura Elvery	Durkin Construction Pty Ltd	02 9712 0308	info@durkin.au	NSW	NSW
Shireen Sidhu	Locate & Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Sydney & Regional NSW only

Castlemaine Secondary College Asset Management Plan

Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Jean-Max Monty	Civilscan	1300 575 488	john@civilscan.com.au	NSW	Sydney, Central Coast, Newcastle, Wollongong, Hunter Valley, Blue Mountains
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Michael Nicholls	Utility Mapping NSW	1300 627 746	sydney@utilitymapping.com.au	NSW	All NSW
Joseph Restuccia	ProLocate	0415 633 393	jo.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatings-services.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	sales@warrabinya.com.au	NSW	Sydney Metro & Surrounding Areas
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains, Snowy Valley
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	New England/Northwest
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrielectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands
Reece Gainsford	East Coast Locating Services	0431 193 111	eastcoastlocating@hotmail.com	NSW	Sydney, Maitland, Newcastle, Hunter, Port Stephens, Central Coast

Craig Vallely	Aqua Freeze & Locate Pty Ltd	0458 774 440	service@aquafreeze.com.au	NSW	Sydney only
Jason Vane	Smartscan Locators PTY Ltd	1300 778 923	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410698599	Admin@newcastlelocatings-services.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ian Brown	A1 Locate Services	0400 484 828	ian.brown@a1locate.com.au	NSW	All NSW
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bewwill.com.au	NSW	Newcastle Sydney Wollongong
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatunderground-services.com.au	NSW	ALL
Samantha Cupido	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney Only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Central Coast/ Sydney
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only
Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only

Castlemaine Secondary College Asset Management Plan

Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only
Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Blake Richardson	VFT	0409 210 502	b.richardson@vfes.com	NSW	NSW
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW
Jesse Gavin	LCG GLOBAL PTY LTD	1300032740	info@lcsolutions.com.au	NSW	All NSW
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Jason Steger	Steger & Associates Registered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	admin@landmarksurveys.com.au	NSW/ACT	ACT & Sourthen NSW
Kaisar sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT
Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmental.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tancred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Justin Martinez	LCG GLOBAL PTY LTD	0401749007	j.martinez@lcsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocating.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Alexander Bogdanoff	Expert Service Locating	0420346477	info@expertservicelocating.com.au	NSW/QLD	Brisbane, Gold Coast, Sunshine Coast Northern Rivers NSW
Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	South East QLD & Northern NSW

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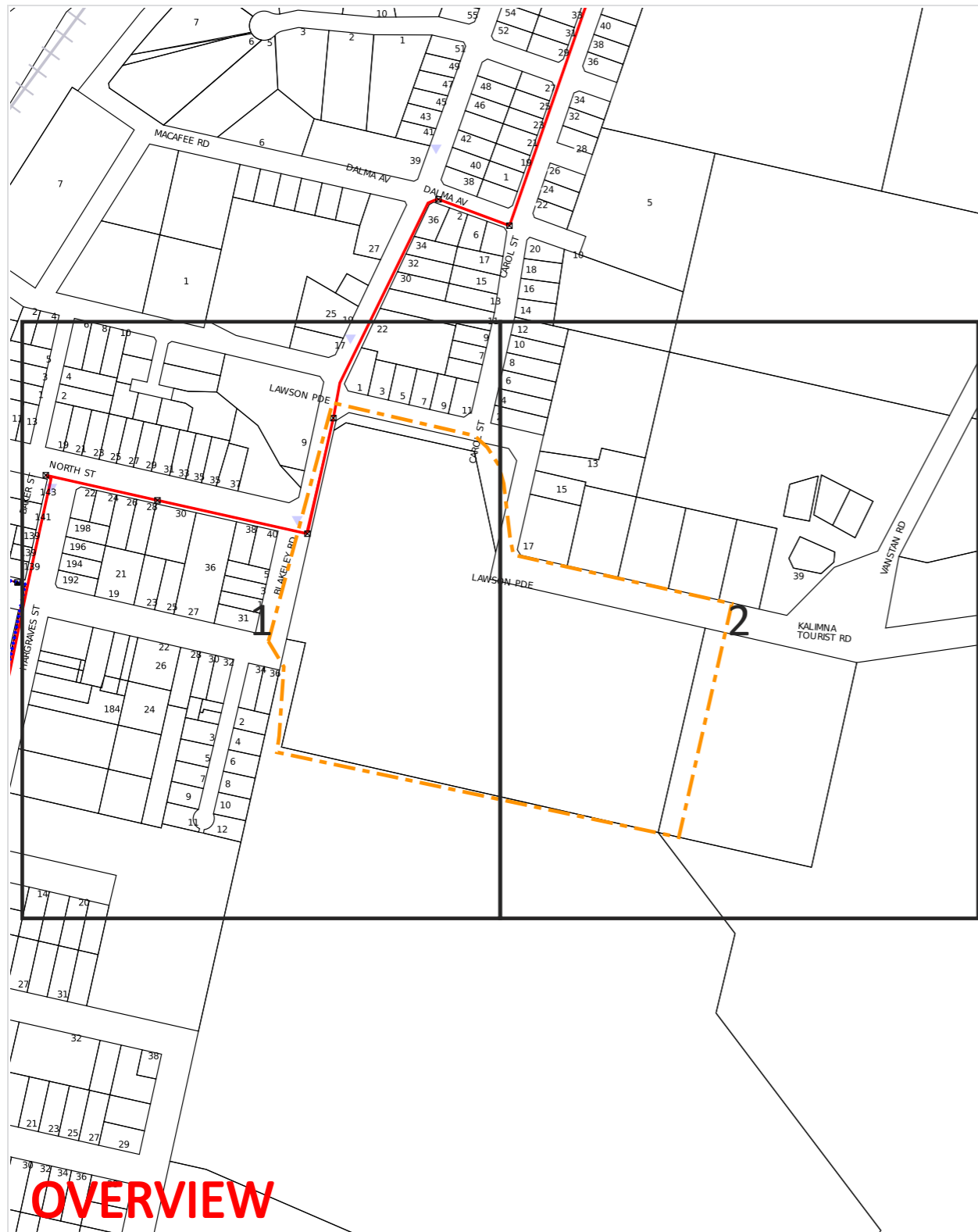
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Castlemaine Secondary College Asset Management Plan



OVERVIEW

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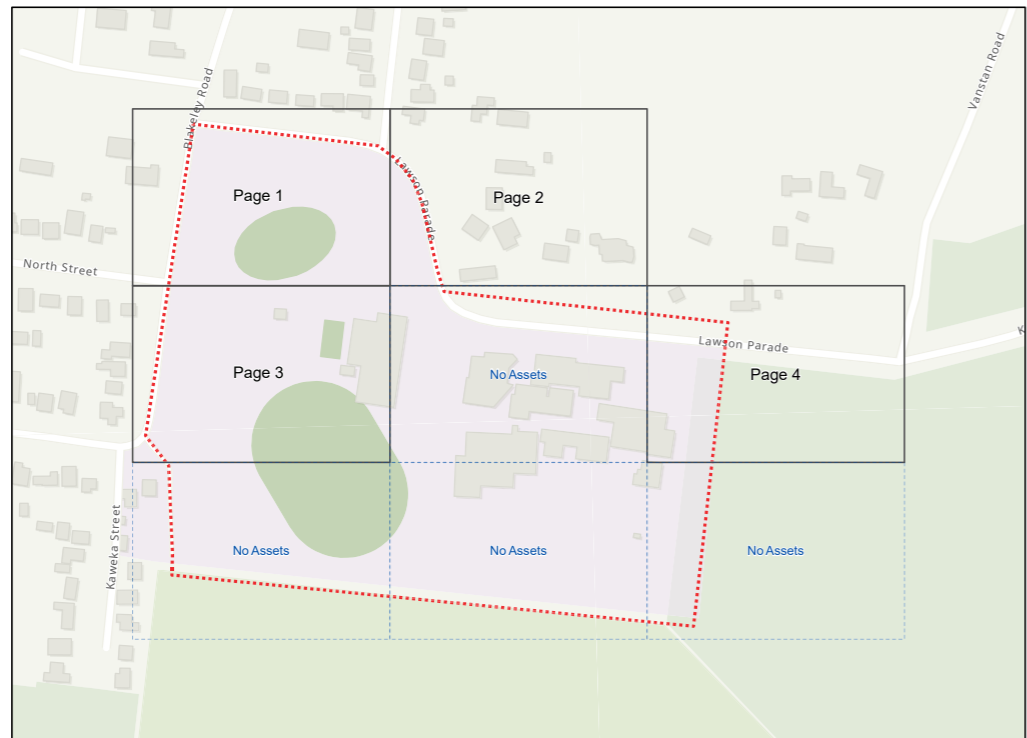


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Castlemaine Secondary College Asset Management Plan



Job # 38880081
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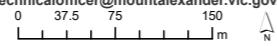


- Legend**
- BYDA Enquiry
 - Detailed map page
 - No dig site assets

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Note: For works in the Road Reserve, or Development Works, you are likely to require a Minor Works in the Road Reserve Permit and/or Asset Protection Permit. Refer https://www.mountalexander.vic.gov.au/Page/Page.aspx?Page_Id=459

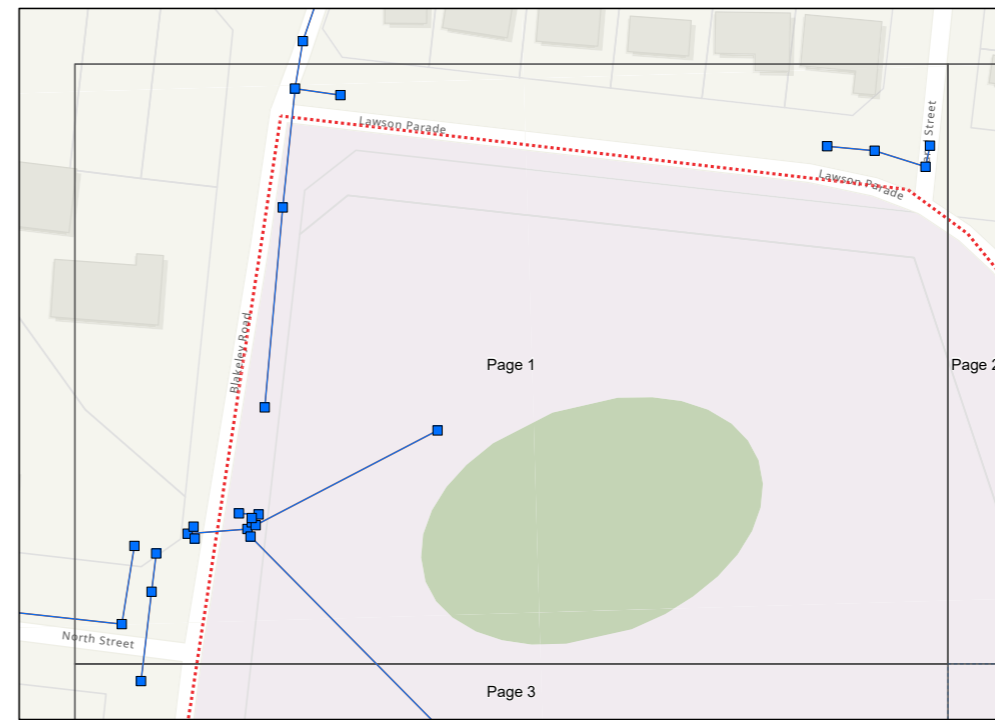
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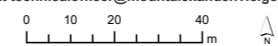


- Legend**
- BYDA Enquiry
 - Drainage Pipe
 - Drainage Pit

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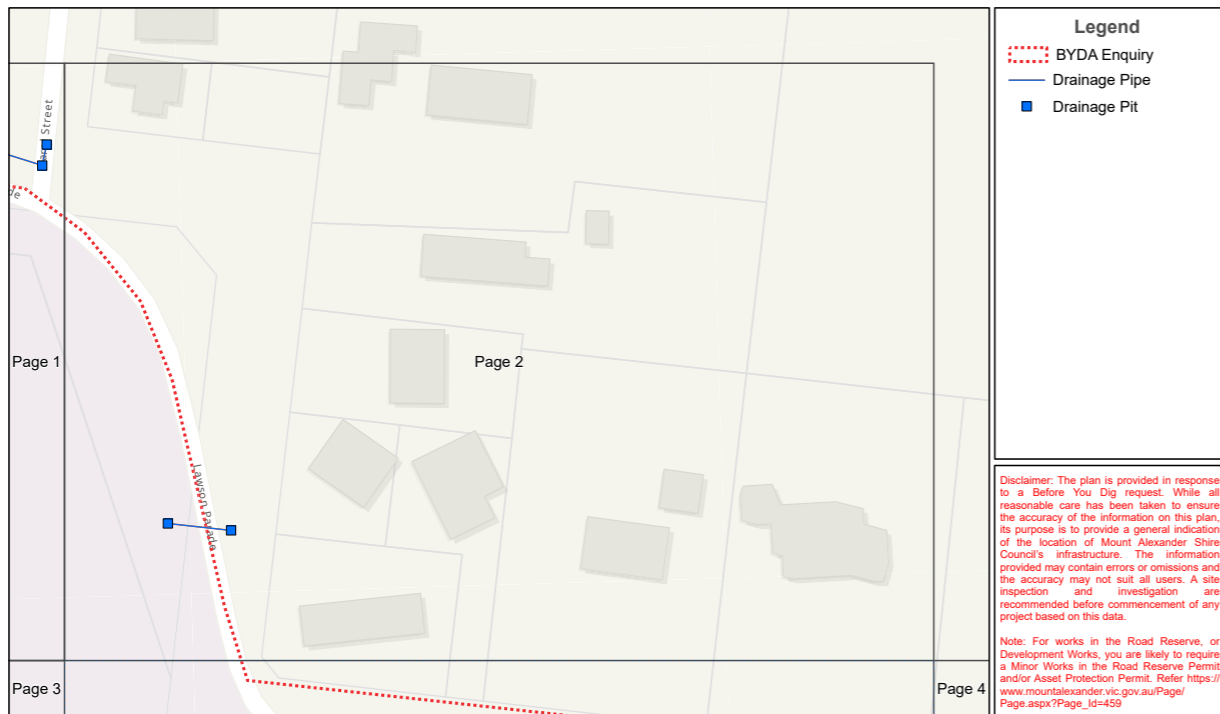
Castlemaine Secondary College Asset Management Plan



Suite 215
838 Collins Street
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Musk Studio PTY LTD
ACN 152 736 877



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Legend
 - - - BYDA Enquiry
 — Drainage Pipe
 ■ Drainage Pit

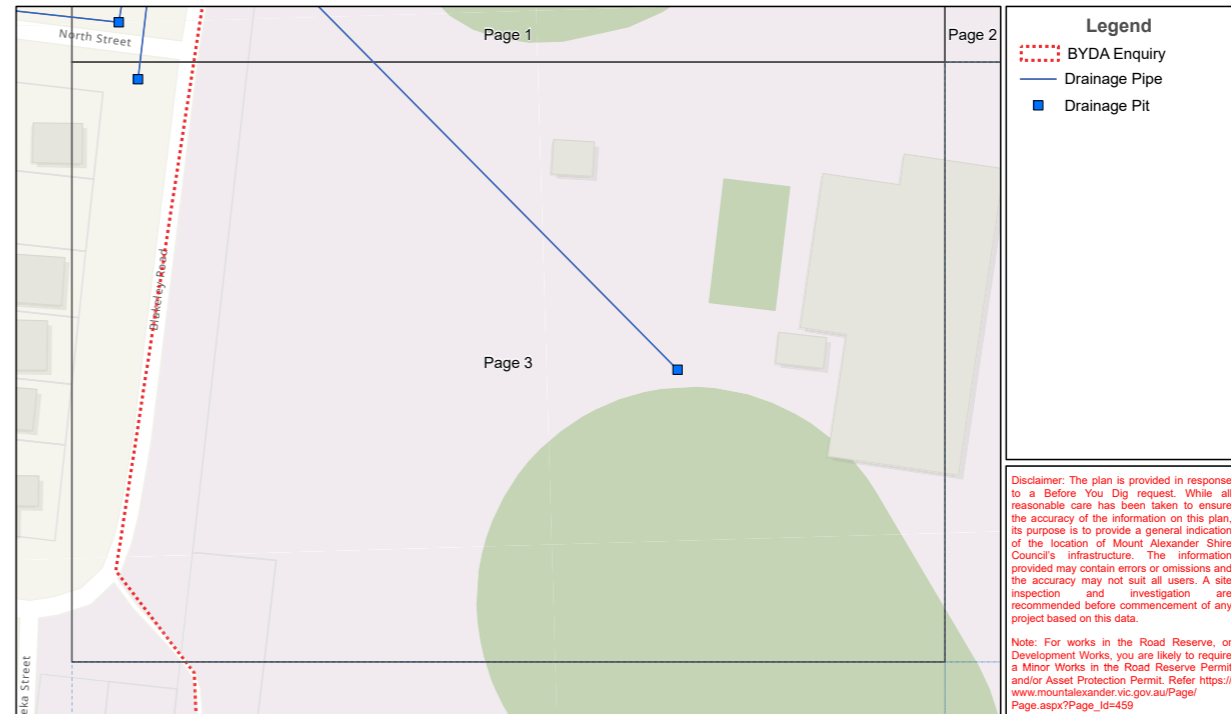
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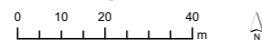
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- ⋯ BYDA Enquiry
- Drainage Pipe
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