

Appendix 2 – Cultural Heritage Due Diligence – TerraCulture

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME

This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 1 of 17

Digitally Signed by the Responsible Authority
Karen Hose

THIS IS NOT A BUILDING APPROVAL

135-235 Austin Street, Winchelsea: Aboriginal Cultural Heritage Due Diligence Advice



South eastern end of the 135-235 Austin Street property looking northwest

Prepared for: TGM Group
Heritage Advisor: Catherine Webb
Author: Catherine Webb and Brendan Marshall
Date: 15 July 2019

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Terraculture
HERITAGE CONSULTANTS

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No 3 of 17

13 Victoria Road
Northcote, VIC, 3070
Ph: (03) 9486 4524
admin@terraculture.com.au

Digitally Signed by the Responsible Authority
Karen Rose

THIS IS NOT A BUILDING APPROVAL

1.0 Introduction

TGM Group engaged TerraCulture to assess the requirements to undertake a Cultural Heritage Management Plan (CHMP) for a proposed development at 135-235 Austin Street in Winchelsea (the activity area). A CHMP may be a requirement of the *Aboriginal Heritage Act 2006* or may otherwise be recommended.

1.1 Legislative Requirements

Division 2 of the *Aboriginal Heritage Act 2006* (the Act) requires a Cultural Heritage Management Plan to be prepared for a proposed activity if the regulations require the preparation of the plan for the activity. Part 2 Division 1 Regulation 7 of the *Aboriginal Heritage Regulations 2018* (the Regulations) states that ‘A cultural heritage management plan is required for an activity if– (a) all or part of the activity area for the activity is an area of cultural heritage sensitivity; and (b) all or part of the activity is a high impact activity.’

Division 3 of the Regulations specifies areas of cultural heritage sensitivity.

Division 5 of the Regulations specifies High Impact Activities, which includes amongst other things: r48 the construction of 3 or more **dwelling**s on a lot or allotment, and r49 the **subdivision** of land into 3 or more lots.

1.2 Investigation Methodology

The investigation was undertaken by the following procedure:

- Aboriginal Cultural Heritage Background
 - A search of ACHRIS (the online register of the VAHR) was undertaken by Catherine Webb on the 28th of May 2019.
- Local Geology and Geomorphology
 - A search of the GeoVic online mapping database
- Existing Conditions
 - A search of the DELWP NatureKit online mapping database, to gauge the initial and existing environmental conditions
 - A site inspection was undertaken to assess the potential of the activity area to contain Aboriginal cultural heritage
- Legislative requirements
 - The legislative requirements (see above) were reviewed in light of the information obtained.

**PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME**
This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 4 of 17

Digitally Signed by the Responsible Authority
Karen Hose

1 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019

1.3 Heritage Advisor

This advice is prepared by Dr Catherine Webb. Catherine holds a PhD from the School of Archaeology at La Trobe University (1996) and a Bachelor of Arts (Honours) (La Trobe University, 1987) majoring in archaeology. Catherine has more than 20 years' experience within cultural heritage management.

1.4 Activity Location

The activity area is located on the south-eastern outskirts of Winchelsea. It is located within the Surf Coast Shire, 40km west of Geelong CBD. The proposed development area is 9.085ha and shown on the aerial photograph below and Map 1 overleaf within the surrounding area of cultural heritage sensitivity.

1.5 Proposed Works

The proposed activity is a residential subdivision with preliminary plans for 144 lots together with roads, services, reserves and drainage basins (see Figure 1). The activity will impact the surface of the activity area in its entirety and damage any cultural heritage that may be located there.

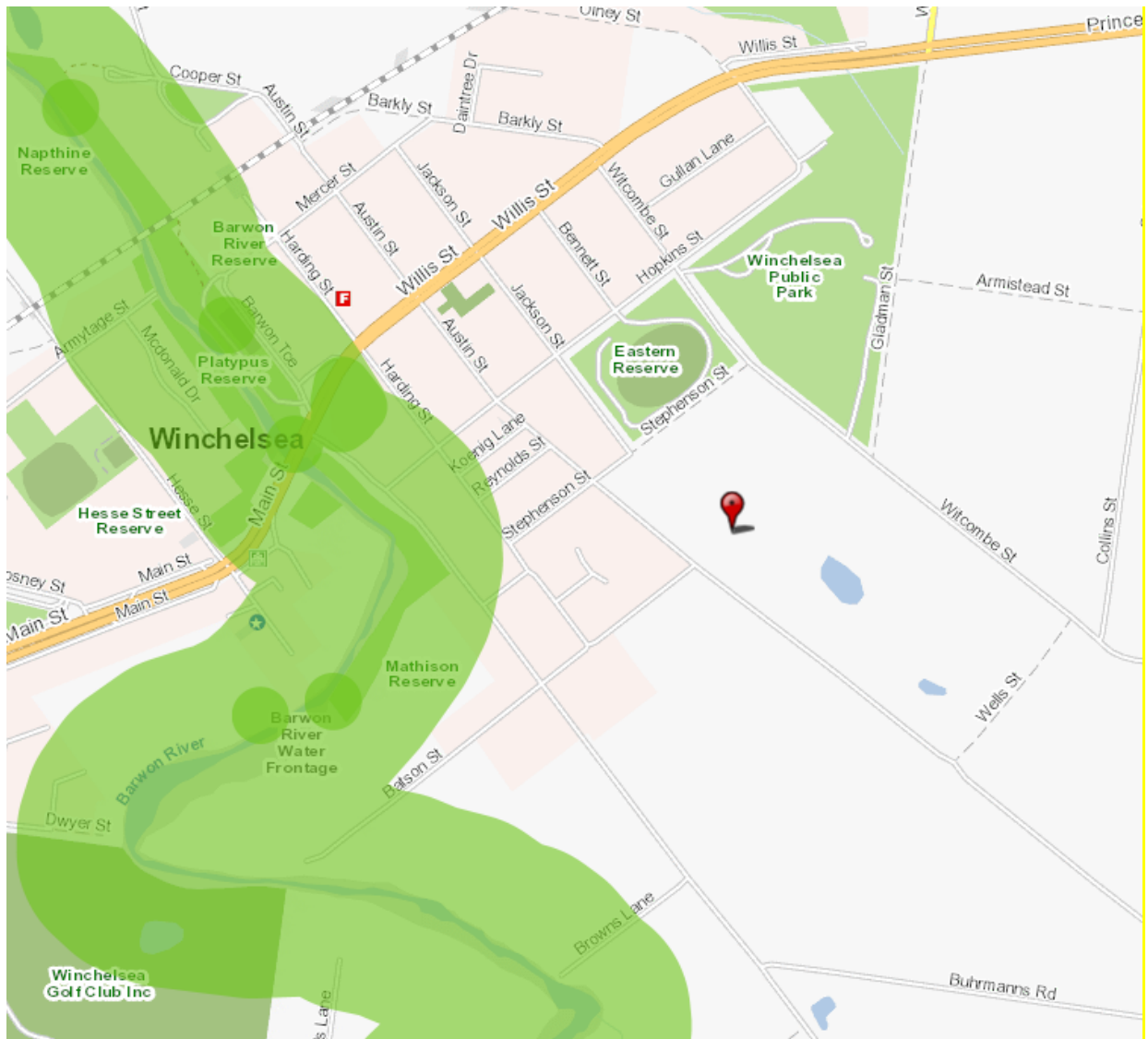


NOTE: Data derived from the VAHR are restricted and only to be used for the immediate purposes of this current proposal.

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 5 of 17

Digitally Signed by the Responsible Authority
Karen Hose



 Areas of Cultural Heritage Sensitivity

Map 1 Location of activity area (from ACHRIS)

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 6 of 17

Digitally Signed by the Responsible Authority
Karen Hose

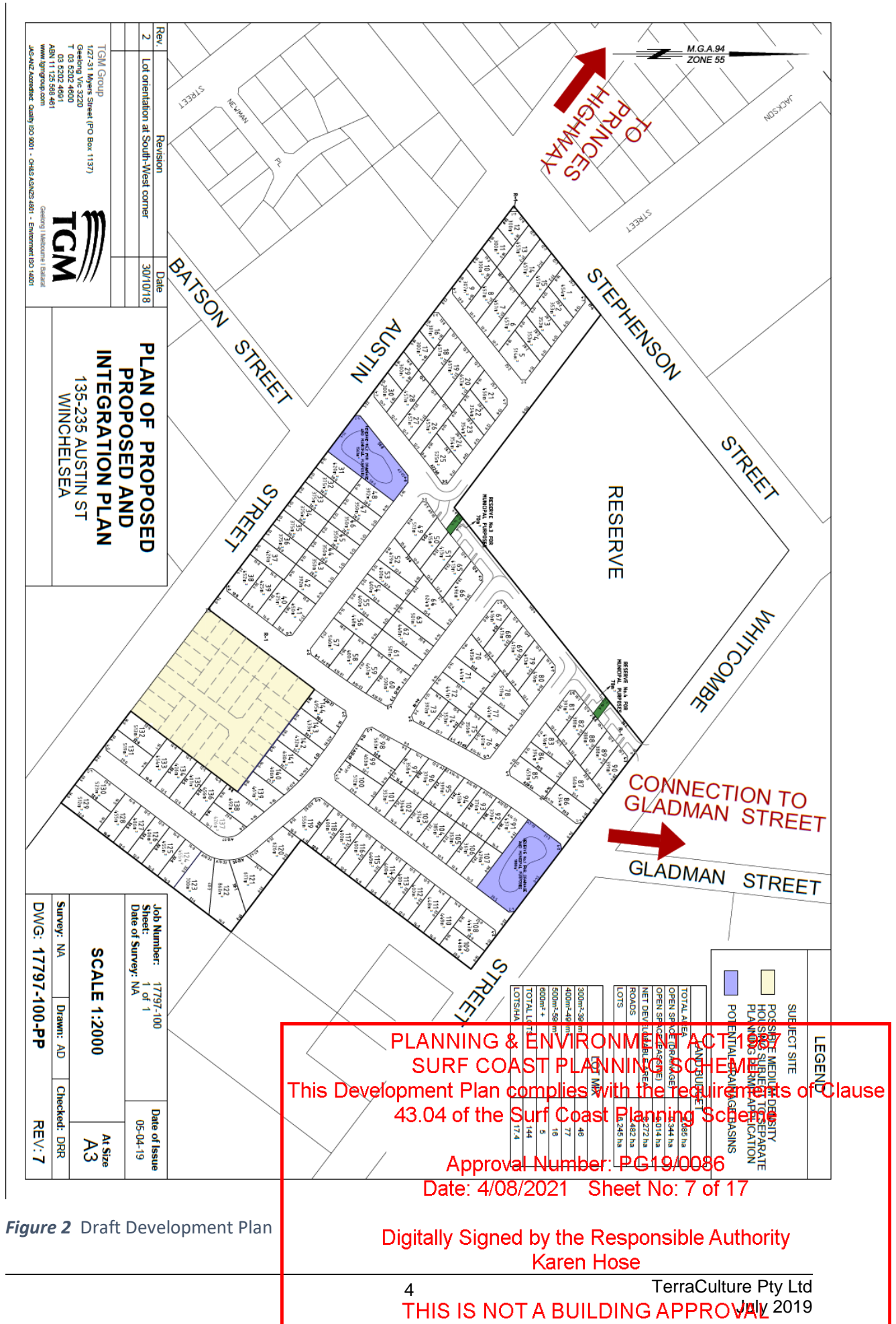


Figure 2 Draft Development Plan

2.0 Results of the Investigation

2.1 Cultural Background Information

2.1.1 Aboriginal Cultural Heritage

Aboriginal Victoria (AV) maintains the Victorian Aboriginal Heritage Register (VAHR), a register of all known Aboriginal heritage places, and a library of published and unpublished reports describing investigations of Aboriginal heritage in Victoria.

A search of ACHRIS (the online register of the VAHR) was undertaken by Catherine Webb on the 2nd of July 2019.

The subject land is not an area of cultural heritage sensitivity according to the ACHRIS mapping.

The ACHRIS search did not identify any Aboriginal cultural heritage Places within the activity area, although there are several registrations within a 2km radius of the centre of the property. The nearby registered Aboriginal places consist of an object collection, 4 artefact scatters, 2 Low Density Artefact Distributions (LDADs) and a scarred tree. All of the stone artefact Places are located close to the Barwon River.

The ACHRIS search also showed that the subject land has not been previously assessed for Aboriginal cultural heritage. There have been relatively few assessments in the Winchelsea area, which may explain the paucity of registered Places.

2.1.2 Historical Cultural Heritage

The following heritage registers were reviewed for sites of historical significance: Heritage Victoria site Inventory and Victorian Heritage Register, the Surf Coast Shire planning scheme, the register of the National Trust, and the Australian Heritage Database. No places of significance are on any of these registers within or near the activity area.

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 8 of 17

Digitally Signed by the Responsible Authority
Karen Hose

5 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019

3.0 Geological and Environmental Background

Geology

According to the Department of Economic Development, Jobs, Transport and Resources, Victoria ('GeoVic' online database), the Activity Area is situated within two geological formations, the larger part being Qn, or the Newer Volcanic Group formation, while there is an intrusion of Nbh sediments, or Hanson Plain Sand (see GeoVic map overleaf). The Newer Volcanics are a result of extensive volcanic activity over western Victoria during the Plio-Pleistocene. Hanson Plain Sand (formerly known as Moorabool Viaduct Sand) is comprised of 'quartz sand, clayey sand, gravel, minor carbonaceous clay and limonitic pisolites, often lateritic' (Geoscience Australia).

Geomorphologically, the area is identified as plains with poorly developed drainage and shallow regoliths. Plains are characteristic of the Newer Volcanic basalt sheets.

Waterways

The Barwon River is approximately 355m to the west, at its nearest point. As the major river of the region, this would have provided potable water and a range of other resources, as well as transport and was likely a territorial boundary.

There appear to be 2 small wetland areas identified on the GeoVic website.

Vegetation

The pre-1750s Ecological Vegetation Class identified for the area (NatureKit) is Plains Grassy Woodland (EVC 881). The 2005 EVCs mapping indicates that there is little of this remnant vegetation remaining in or around the activity area.

Land Use

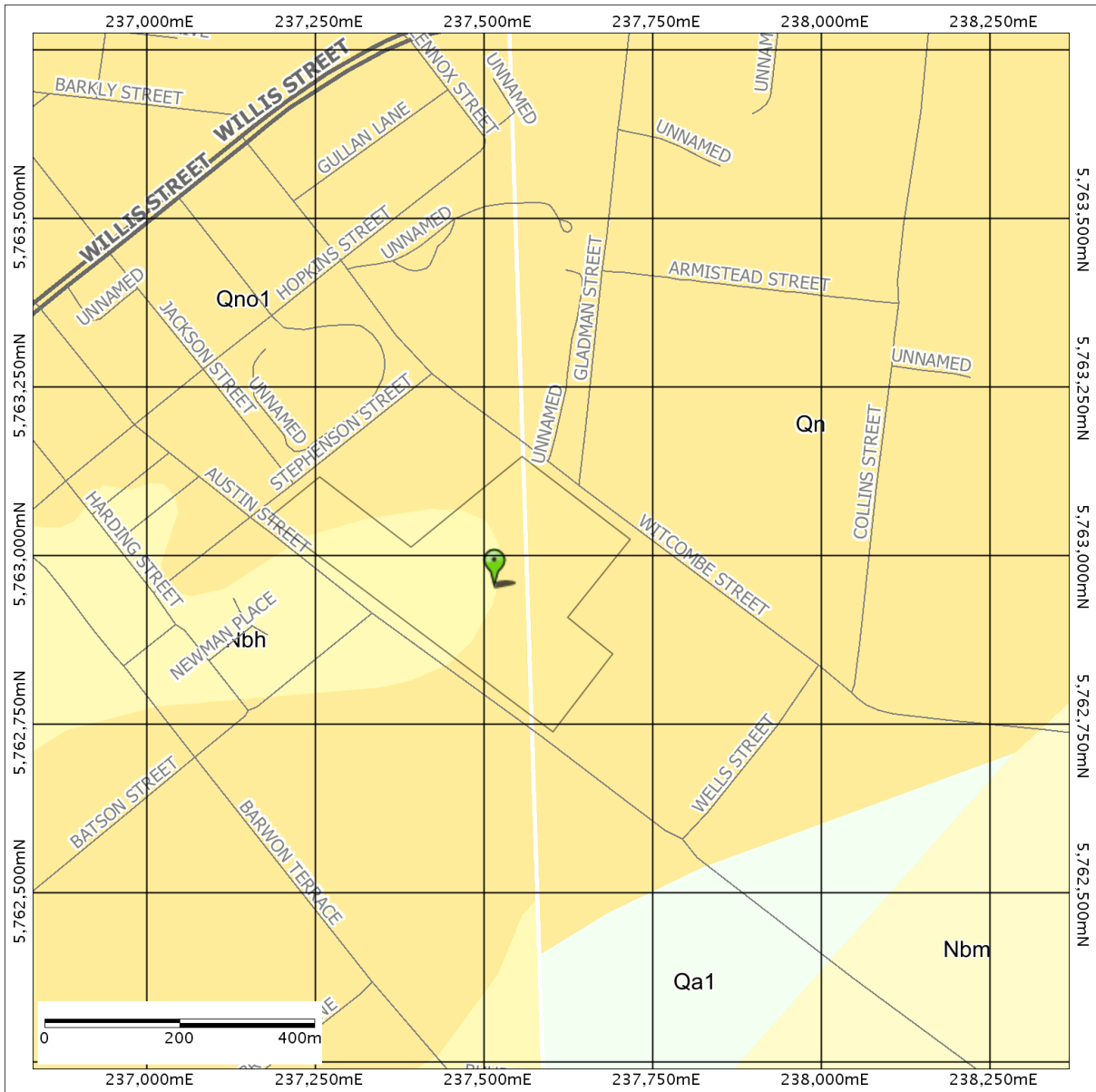
The property is currently unoccupied and a rural background is implied by the plough lines observed on aerial photography.

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 9 of 17

Digitally Signed by the Responsible Authority
Karen Hose

6 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019



Map 2 Geological polygons (from GeoVic)

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
 This Development Plan complies with the requirements of Clause
 43.04 of the Surf Coast Planning Scheme

 Approval Number: PG19/0086
 Date: 4/08/2021 Sheet No: 10 of 17

 Digitally Signed by the Responsible Authority
 Karen Hose

 7 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019

4.0 Site Inspection

Timing and Personnel

A site visit was conducted by Brendan Marshall on the 13th June 2109. The activity area was inspected but not surveyed. Notes were taken on the existing conditions and the activity area's setting particularly its relationship to natural features and existing developments.

This assessment is based on the existing conditions and only considers the likely impact of land use history on the sensitivity of the activity area for Aboriginal Heritage.

No 135-235 Austin Street is located south east of the Winchelsea township on the outskirts of its urban development (Plate 1). The general area is a mix of open farmland, low density housing (on large allotments), higher density housing and reserves. The reserved areas include a football field on the north-western side of Stephenson Street and a rifle range which is partly forested opposite the north-eastern end of the activity area. The rifle range has been the subject of a previous archaeological survey (Marshall 2000). The activity area's specific boundaries are Austin Street to the southwest, Whitcombe Street to the northeast, Stephenson Street to the northwest and private property along the eastern side. It is located about 300 metres to the south west of the Barwon River, which is known to be sensitive for Aboriginal archaeological sites.

The activity area is a cropped paddock which at the time of the inspection had recently been sown. The low areas across the middle of the activity area were covered in standing water and there is a dam at the southern end. It is bracketed by two prominent ridges. The northern most is cut by Austin Street and sits about 2 metres above the level of the road (Plate 2). It continues as high ground in an east west alignment and is manifest as a long low slope on the eastern side of the activity area from Whitcombe Street. On the aerial photography there seems to be a drainage line at the base of the slope. The extent of this is unknown but the existing levels suggest that before being engineered it headed westwards towards the Barwon River. The ground opposite (on the western side) of Austin Street is notably lower.

The southern end of the activity area is also characterised by high ground (Plate 3). Adjacent to Austin Street behind a cypress pine windrow the paddock appears to have been used as a landfill site. There is modern rubbish across much of the ground which appears to have been levelled and is artificially high. Heading north-east from the landfill site the level drops dramatically to an adjacent paddock where there have been other earthworks and a dam (Plate 4). This low area is sandwiched between the landfill site and more high ground along the eastern end of the activity area is visible from Whitcombe Street.

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme
Whitcombe Street: PG19/0086
Date: 4/08/2021 Sheet No: 11 of 17
Digitally Signed by the Responsible Authority
Karen Hose

8 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019



Plate 1. Existing housing along Austin Street. The Activity Area is on the LHS of the frame



Plate 2. Rise at the north-western end of the Activity Area near the corner of Austin and Stephenson Streets

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 12 of 17

Digitally Signed by the Responsible Authority
Karen Hose

9 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019



Plate 3. South eastern rise (land fill)



Plate 4. Dam at the southern end of the Activity Area

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086

Date: 4/08/2021 Sheet No: 13 of 17

Digitally Signed by the Responsible Authority
Karen Hose

Local Soil Conditions

Despite the local dominance of volcanics, the topsoil was a sandy grey podzol similar to that observed by Marshall in the nearby shooting range. These sands are recorded in the local geology discussed above.

Native Vegetation

There is a large native tree at the south eastern end of the activity area and this appears to be the only significant example of native vegetation. It is unknown if it is remnant in the sense of being pre-colonial in age. As noted, the activity area is cleared with cropped paddocks.

Significant Ground Disturbance.

There was evidence for significant ground disturbance around the landfill site.

Landform Sensitivity

According to the current survey data, the activity area is outside of the zone associated with the Barwon River that would be considered sensitive for Aboriginal archaeological sites. Also, the area of bushland immediately to the north which is an area that is ostensibly less disturbed, had been previously surveyed and no Aboriginal archaeological material was discovered. On the other hand, the presence of high ground in association with current or former waterways such as that at the western end of the activity area is usually considered a landform combination sensitive for Aboriginal archaeological sites. Under these conditions in an open paddock, these sites typically take the form of stone artefact scatters. There is no reason why it would be any different in this instance and therefore an Aboriginal heritage assessment in accordance with the Aboriginal Heritage Act is recommended. Such a study will ensure compliance with the Act and at its conclusion provide management recommendations for any archaeology discovered, and provide contingencies during ground works associated with the development.

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 14 of 17

Digitally Signed by the Responsible Authority
Karen Hose

11 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019

5.0 Summary of Results

The following summarises the findings and recommendations:

- There are no registered Aboriginal places listed for the study area.
- The proposed activity is a high impact activity according to the Aboriginal Heritage Regulations.
- According to the AV sensitivity mapping, the activity area is not an area of Aboriginal cultural heritage sensitivity.
- The area may have been sensitive for Aboriginal cultural heritage and may contain such heritage.

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 15 of 17

Digitally Signed by the Responsible Authority
Karen Hose

12 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019

6.0 Recommendations

Note that it is an offence under the Aboriginal Heritage Act 2006 to disturb or destroy Aboriginal cultural heritage places, whether or not they are registered.

Is the activity area an area of cultural heritage sensitivity?

NO.

Is the activity a high impact activity?

YES

Is a cultural heritage management plan required?

A CHMP in compliance with the *Aboriginal Heritage Act 2006* is not required prior to any future development of the property, however **a voluntary CHMP may be undertaken at the discretion of the sponsor.**

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 16 of 17

Digitally Signed by the Responsible Authority
Karen Hose

13 TerraCulture Pty Ltd
THIS IS NOT A BUILDING APPROVAL July 2019

REFERENCES

Marshall, B. 2000, An Aboriginal archaeological survey of the Winchelsea Common and Napthine Reserve in Winchelsea

Web Sites

Aboriginal Victoria, <https://applications.vic.gov.au/apps/weave/server/request/execute.do?>

Australian Heritage Database, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>

Geoscience Australia, <https://asud.ga.gov.au/search-stratigraphic-units/results/2556>

GeoVic, <http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=geovic>

Heritage Victoria, vhd.heritage.vic.gov.au/search/nt_search

National Trust, <https://www.nationaltrust.org.au/services/heritage-register-vic/>

NatureKit, <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>

Planning Schemes online, <http://planning-schemes.delwp.vic.gov.au/>

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 17 of 17

Digitally Signed by the Responsible Authority
Karen Hose