



January 14, 2015

Piotr Rutkowski
Villawood Properties
Level 1, 6 Riverside Quay
Southbank VIC 3006

RE: Proposed Rezoning at 350 Barrabool Road, Wandana Heights.

Dear Piotr

As requested, Heritage Insight P/L has conducted a desktop investigation to determine whether the proposed rezoning and subsequent subdivision at 350 Barrabool Road, Wandana Heights will require the preparation of a mandatory Cultural Heritage Management Plan (CHMP), pursuant to the *Aboriginal Heritage Act 2006*. This report will also review and update the previous archaeological work that has been conducted in and near the study area.

The Registered Aboriginal Party (RAP) for the study area is the Wathaurung Aboriginal Corporation (WAC). Consultation with the RAP has not been conducted as part of this assessment.

1.0 Introduction

The study area comprises four properties measuring 23.5 hectares in Wandana Heights, bounded on the west by the Geelong Bypass, by the north to Barrabool Road and to the east and south by residential developments. The study area encompasses four allotments 1 PS608915, CLP218593, 2 PS608915 and 1TP119205. Parish of Barrabool, City of Greater Geelong. Three allotments are owned by Villawood Properties, the fourth is owned by Barwon Water. This study area is located approximately 5km south west of Geelong and 65km south west of the Melbourne CBD (Map 1).

The study area is currently zoned rural and comprises open farmland, there is a farm house and associated farm buildings in the north eastern corner. There is some vegetation along the edge of the Geelong Bypass and along Barrabool Road, but vegetation has been cleared from much of the area. A road runs into the eastern property which contains a large tank and some vegetation (Map 2).

The proposed development includes rezoning of the land, followed by construction of a large subdivision, including installation of roads and underground services and creation of green space. Map 3 shows the proposed development plan.

Under Section 6 of the *Aboriginal Heritage Regulations 2007*, the preparation of a mandatory Cultural Heritage Management Plan (CHMP) is required 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.

The *Aboriginal Heritage Regulations 2007* (Section 46) states that:

- (1) *The subdivision of land into three or more lots is a high impact activity*

The *Aboriginal Heritage Regulations 2007*, (Section 77) states that:

A cultural heritage management plan is not required under regulation 6 for an activity, if before the commencement day, an archaeological survey had been carried out for the activity under the Archaeological and Aboriginal Relics Preservation Act 1972 and—

(a) a completed record for each individual site—

(i) in or to the effect of Form E, F, G or H in the Schedule (whichever is relevant) of the Archaeological and Aboriginal Relics Preservation Regulations 1992 [1] ; or

(ii) in the form of Schedule 3 of the Archaeological and Aboriginal Relics Preservation Regulations 2003 [2] ; and

(b) two copies of a final report of the survey—

had been provided to the Secretary in accordance with section 22(5)(b) of the Archaeological and Aboriginal Relics Preservation Act 1972.

Two previous archaeological assessments of the study area have been undertaken by Andrew Long and Associates (Schell and Long 1998; Light and Schell 2002). These reports have been lodged with OAAV.

Additionally, the study area is not in an area recognised as being an area of cultural heritage sensitivity as defined by the *Aboriginal Heritage Regulations 2007*.

A mandatory CHMP is not required for this activity by the *Aboriginal Heritage Regulations 2007* as the study area is not located in an area of cultural heritage sensitivity and previous archaeological assessments have been undertaken and lodged with the Office of Aboriginal Affairs Victoria (OAAV) prior to the commencement of the *Aboriginal Heritage Act 2006*. A voluntary CHMP is not warranted as archaeological assessment of the area has determined the study area contains little to no archaeological potential.

2.0 Aboriginal Heritage Assessment

A search was made of the Victorian Aboriginal Heritage Register (VAHR) at the Office of Aboriginal Affairs Victoria OAAV on January 12, 2014. The Aboriginal Cultural Heritage Register and Information System (ACHRIS) search indicated that the study area has been the subject of previous archaeological survey (Schell and Long 1998; Light and Schell 2002) and contains no recorded Aboriginal places.

There is one registered Aboriginal places located within 1km of the study area. This site is VAHR 7721-0606, a low density artefact scatter comprising six artefacts located approximately 100m south of the study area.

A number of archaeological surveys have been undertaken in and near the study area. These have been reviewed for information that may be relevant to the study area and may assist in determining the archaeological potential of the study area:

Study	Results
<p>Wandana Drive Site 1, Wandana Heights, Geelong; Archaeological Survey</p> <p>(Schell and Long 1998)</p>	<p>A survey for both historical and Aboriginal cultural heritage material was undertaken across the eastern half of the current study area. The site prediction model developed for the study area noted that the area was unlikely to contain Aboriginal cultural heritage sites due to the distance from a significant water source, wide spread clearance of native vegetation and the lack of greenstone outcrops in the study area. It did note that the most common site type in the region is artefact scatters and the major factor influencing site distribution and density is likely to be proximity to water sources. The field survey noted good ground surface visibility with a total effective coverage of 25% which is considered very high in archaeological sampling terms. Fields had been recently ploughed. No Aboriginal cultural heritage materials were located. A history of intensive agricultural practices along with distance to fresh water sources was noted as reasons for the lack of Aboriginal cultural material. The report concluded that the study area contains little to no Aboriginal archaeological potential and that there were no cultural heritage issues preventing rezoning of the area.</p>
<p>An Archaeological Investigation at Wandana Heights</p> <p>(Marshall 2001)</p>	<p>This investigation was undertaken for a section of land north of the study area that runs along the Geelong Bypass to the Barwon River. The site prediction model stated that the study area may contain artefact scatters and scarred trees. These sites would most likely be located in association with the Barwon River. The field survey noted poor ground surface visibility. Five machine transects were excavated along ridgelines, predicted to be the area of highest potential. Sub-surface testing was not conducted along the river bank as this land will be preserved as green space. No Aboriginal sites were located during this assessment.</p>
<p>Barrabool Hills, Ceres: A Cultural Heritage Assessment</p> <p>(Light and Schell 2002)</p>	<p>This study encompassed the western half of the current study area. The site prediction model stated that the study area was unlikely to contain Aboriginal cultural material due to the distance from a reliable water sources and the history of intensive pastoral activity. The field survey did not locate any Aboriginal cultural heritage material and the report concluded that the study area contains little to no Aboriginal archaeological potential and that there were no cultural heritage issues preventing rezoning of the area.</p>
<p>Geelong Ring Road – Section 3</p> <p>(Webb 2007)</p>	<p>This CHMP (10097) was conducted for the section of the Geelong Bypass that runs along the western boundary of the study area. The Activity Area encompassed the Geelong Bypass corridor between the Hamilton Highway, Fyansford and Princes Highway, Waurm Ponds. The site prediction model stated that land near creeks and rivers contained high archaeological potential. The Barrabool Hills landform is considered to contain low archaeological potential, but noted that sites maybe located on top of ridgelines and close to waterways. The Desktop Assessment noted that there was one known Aboriginal sites within the alignment. VAHR 7721-0504 comprises an isolated silcrete flake located on a hilltop adjacent the Waurm Ponds Creek valley. The Standard Assessment identified to artefact scatters VAHR 7721-0605 and 7721-0606. VAHR 7721-0606 is located approximately 100m south of the current study area.</p>

Previous archaeological studies have shown that the archaeological potential of the Barrabool Hills landform on which the study area is located is low. There is low potential that Aboriginal cultural material maybe located on the tops of ridgelines, however due to a long history of

intensive agricultural activities and the distance from reliable fresh water sources there is little to no potential to locate Aboriginal cultural heritage material in the study area.

3.0 Land Use History

Batman was likely one of the earliest Europeans to have explored the Geelong region in 1835. Early surveyor John Wedge noted that the Barrabool hills would make good sheep pasture. By the late 1830s, early 1840s, following the establishment of the Port of Geelong the area was rapidly settled for pastoral and agricultural purposes (Light and Schell 2002).

The western half of the study area was owned by the Lamb family since the 1870s until recently. The Lamb family utilised the land for dairying, cropping and grazing (Light and Schell 2002)

The eastern half of the study area was utilised for the Closer Settlement Scheme, divided into smaller allotments and farmed, largely unsuccessfully by poverty stricken tenant farmers (Schell and Long 1998).

The study area would have been subject to substantial ground disturbance through the initial clearing of native vegetation, ploughing and associated agricultural activities, construction of access tracks, roads, tanks, farm houses and associated farm buildings.

4.0 Conclusions

In summary:

Under Section 6 of the *Aboriginal Heritage Regulations 2007*, the preparation of a mandatory Cultural Heritage Management Plan (CHMP) is normally required 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.*

The proposed Activity Area is not located in an area of cultural heritage sensitivity and therefore a mandatory CHMP is not required. Additionally, although the proposed activity, a subdivision is considered a high impact activity, a mandatory CHMP is not required under regulation 6 for an activity, if before the commencement day, an archaeological survey had been carried out for the activity under the *Archaeological and Aboriginal Relics Preservation Act 1972*. Two archaeological surveys have been conducted over the study area (Schell and Long 1998; Light and Schell 2002).

Both previous surveys failed to locate any Aboriginal cultural heritage material or any areas of archaeological potential. Both surveys concluded that due to a long history of intensive agricultural activities and the distance from reliable fresh water sources that the study area was unlikely to contain deposits of Aboriginal cultural heritage material.

As such voluntary CHMP is not warranted as the archaeological potential of the study area is considered very low.

Although a mandatory CHMP is not required for the study area, the proponent should be aware that the *Aboriginal Heritage Act 2006* provides blanket protection for Aboriginal Cultural Heritage. In the unlikely event that suspected archaeological sites are found during the works within the study area the following protocol should be followed to ensure compliance with the Act.

If any suspected Aboriginal cultural material is located during works the following steps MUST be undertaken.

- All works within 25m of the relevant discovery area must cease immediately and if necessary protective fencing erected around the relevant area;
- The person making the discovery shall immediately notify the RAP, OAAV and a Cultural Heritage Advisor;
- The RAP is the Wathaurung Aboriginal Corporation, and they must be consulted;
- While works are suspended the nominated project delegates, the RAP and the Cultural Heritage Advisor must evaluate the Aboriginal cultural heritage; and
- An appropriately qualified Cultural Heritage Advisor must be engaged to record the findings and advise on possible management strategies.

If you have any questions about this assessment, please don't hesitate to contact Heritage Insight Pty Ltd on (03) 9417 6803.

Regards



Renee McAlister
BA (Hons) Archaeology

Project Archaeologist
Heritage Insight Pty Ltd
Unit 1/28 Down Street
Collingwood 3066
0447 541 521
reneemcalister@heritageinsight.com

Bibliography

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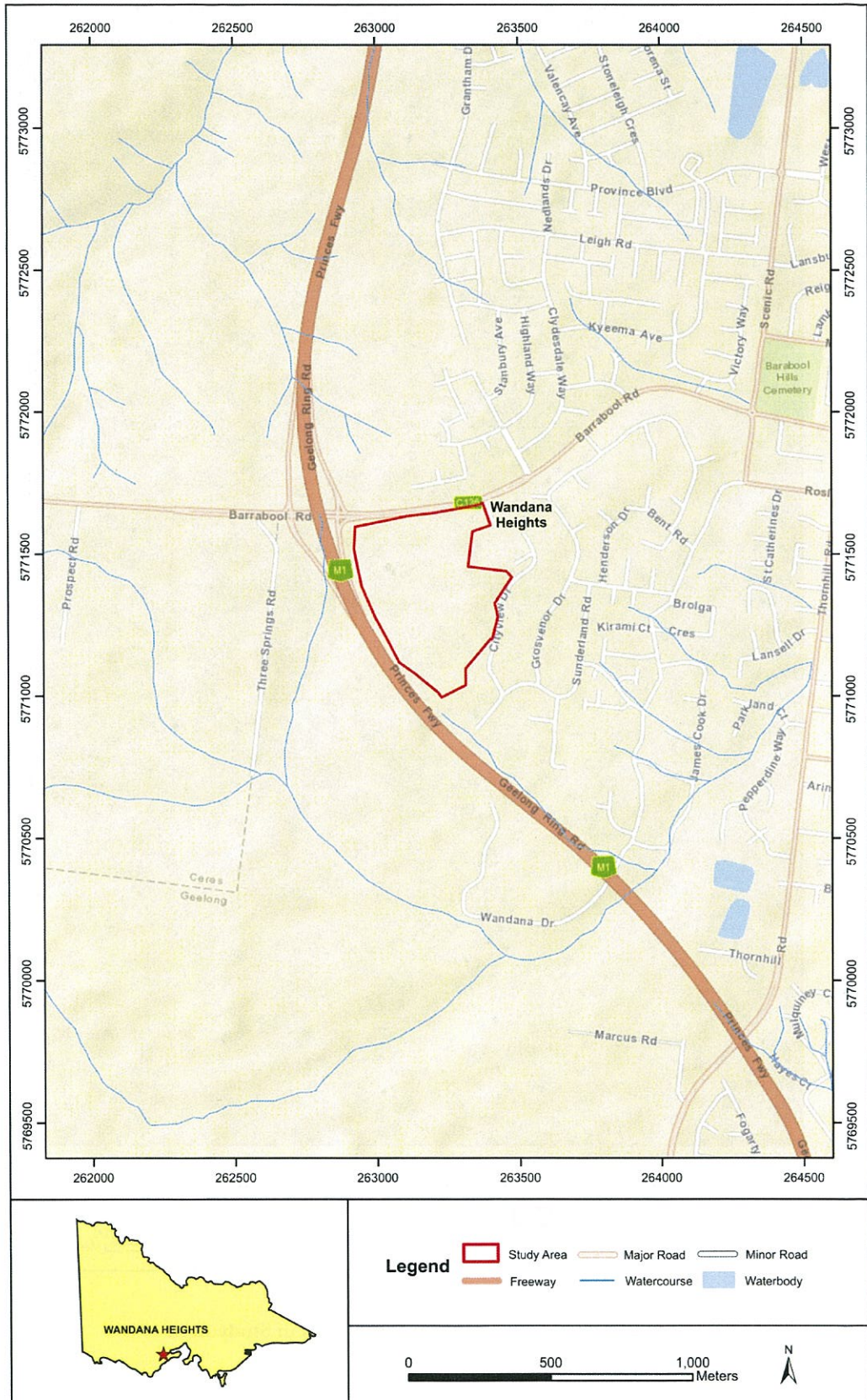
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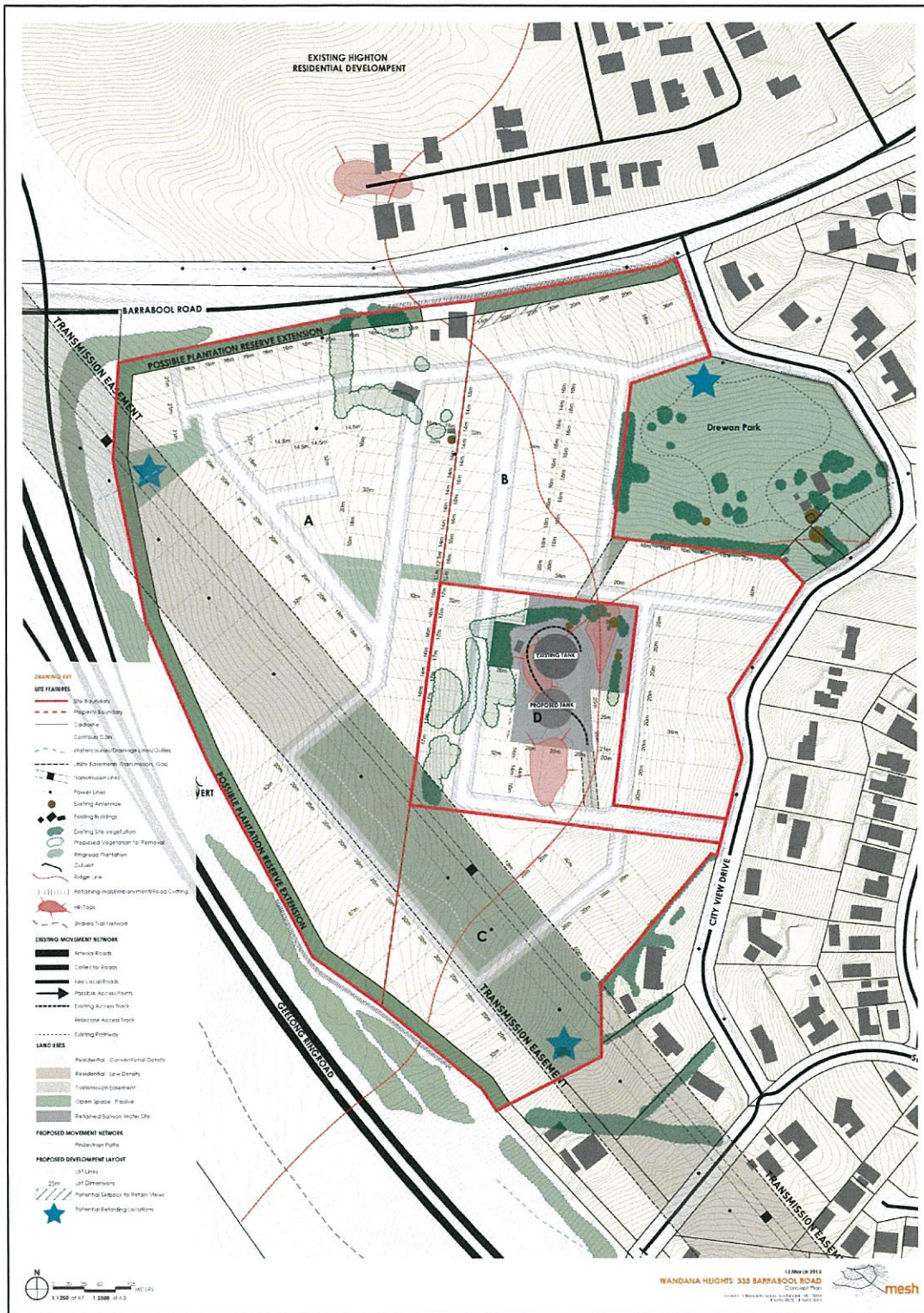
Appendix 1: Maps



Map 1: Location of the Study Area



Map 2: Map showing existing conditions in Study Area



Map 3: Proposed development plan for the Study Area (Plan provided by Client)

