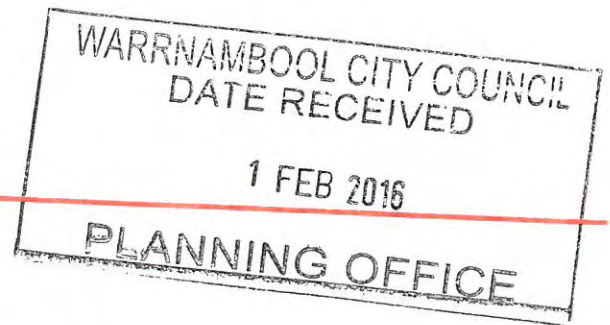




GILLIN PARK RETIREMENT VILLAGE EXPANSION DEVELOPMENT PLAN and PLANNING PERMIT APPLICATIONS

Prepared for Stockland Corporation Ltd



January 2016 (Revised)

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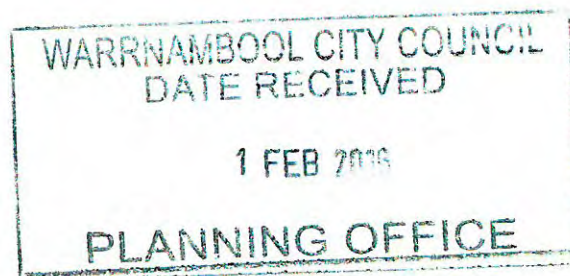
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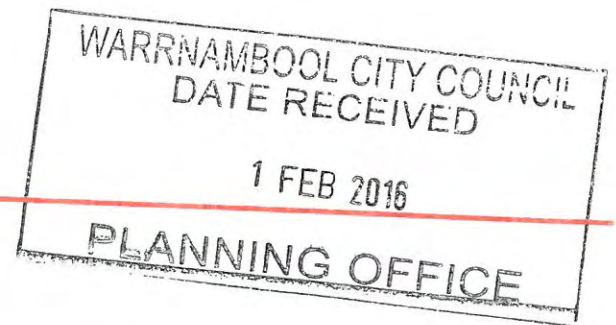
Date: *6 April 2016*

Issue No	Type	Date
A	Final	14 September 2015
B	Final	20 January 2016



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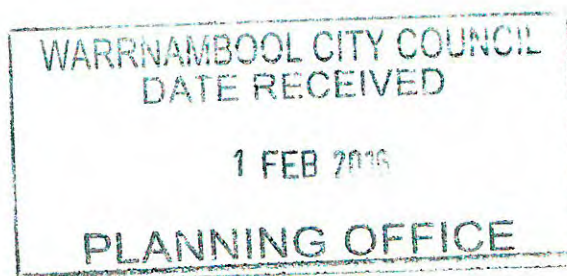
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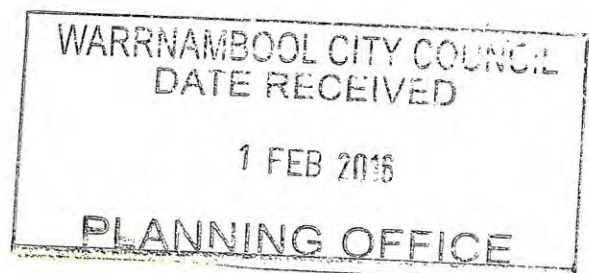
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PLANNING OFFICE

1. Introduction

1.1 Background

Vines Planning Property and Development (Vines PPD) has prepared this report on behalf of Stockland Corporation Ltd (Stockland), the owners of the Gillin Park Retirement Village at 21-57 Mahoneys Road, Warrnambool (Subject Site).

This report provides a town planning assessment of concurrent Development Plan and Planning Permit applications for the proposed expansion of the Gillin Park Retirement Village (Gillin Park).

Gillin Park was acquired by Stockland in 2010 and currently comprises 98 homes, including 85 Independent Living Units (ILUs) and a 13-unit 'Riverview' Serviced Apartment (SA) building, on a site with a total area of just over 8.5ha. There are 96 current residents and 9 equivalent full time staff (3 permanent, 6 permanent part time and 3 casual).

The subject site is located on the eastern edge of the Warrnambool urban area, approximately 5km from the town centre. The existing village is situated within a largely developed residential neighbourhood, and is located near the Eastern Activity precinct, a developing commercial/mixed use area on the Princes Highway to the north, and the Deakin University campus to the east.

Planning permit P2008-232 was granted by Warrnambool City Council (WCC) in November 2008 for the expansion of the Village by a further 38 ILUs on vacant land at the western end of the subject site. Road works and service infrastructure were constructed for the first stage of this expansion project, however the project did not proceed and the permit has expired.

The proposed *Gillin Park Retirement Village Development Plan – August 2015* (the Development Plan) responds to the vacant land opportunities and the established built form character within and surrounding the subject site, and to the requirements of the General Residential Zone (GRZ1) and Development Plan Overlay, Schedule 1 (DPO1) that apply to the site.

The Development Plan is supported by detailed site and neighbourhood character assessments which have taken into consideration the strategic site context, existing site conditions and surrounding neighbourhood character, and the service infrastructure, cultural heritage, traffic and access issues relevant to the subject site.

A planning permit application for the proposed expansion project supported by more detailed architectural plans has also been prepared in accordance with the overarching Development Plan framework.

1.2 Purpose

The primary purpose of the Development Plan is to:

- Implement Stockland's vision for the future expansion and amenity upgrading of the existing Village;
- Respond to the planning policy context of the subject site;
- Achieve the objectives and meet the requirements of the GRZ1 and DPO1 controls;
- Provide clear design objectives and principles for the future expansion and upgrading of the Village;
- Provide an indicative staging program for the delivery of the proposed expansion project; and
- Provide a clear development framework for the assessment of a more detailed planning permit application(s) for the proposed expansion project.

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Gillin Park Retirement Village Expansion
Development Plan and Planning Permit Application Report
January 2016 (Revised)

2. Development Vision

2.1 Gillin Park Retirement Village Vision

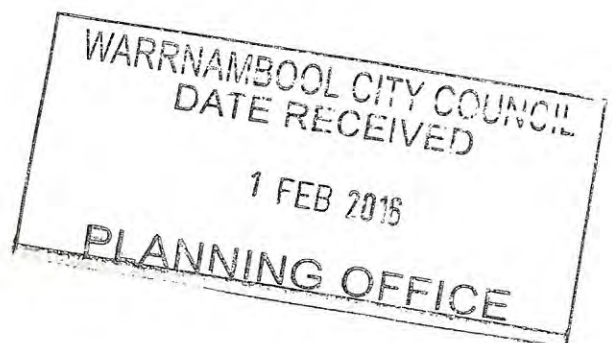
The proposed Gillin Park expansion and upgrading project responds to the needs of the Warrnambool region's ageing population and the growing market demand for retirement living opportunities and services in a secure village environment.

The development vision is to undertake an expansion project that is in keeping with the design theme and spacious amenity of the existing Village, whilst delivering new housing products and facilities in a more contemporary style.

The development vision proposes the staged delivery of 43 new 2 and 3 bedroom ILUs (including conversion of the interim clubhouse back to an ILU), the expansion and refurbishment of the existing Serviced Apartment building to introduce 10 additional twin room apartments (8 new, 2 refurbished) in accordance with market demand, together with a new Resident Clubhouse providing a range of convenient social and leisure services for residents, and a more central location for Village administration.

The development vision also seeks to upgrade the amenity and functional operation of the existing Village through improvements to site landscaping, and the external upgrading of some older existing 1 bedroom Terrace Unit stock.

The total project investment will be in the order of \$12.7M over 4-5 years subject to market conditions.



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3. Planning Context

3.1 State and Local Planning Policy Framework

The following summary of State and Local housing policies within the Warrnambool Planning Scheme (Clauses 16 and 21.05) provides the relevant planning policy context for the Gillin Park Retirement Village Development Plan.

State Planning Policy - Clause 16 Housing

- To promote a housing market that meets community needs.
- To provide for a range of housing types to meet increasingly diverse needs.
- Encourage the development of well-designed medium density housing stock, which respects neighbourhood character, improves housing choice and makes better use of infrastructure.
- Facilitate the timely development of residential options for the aging populations that aspires to high urban design and architectural standards, and enables older people to live within their local community, close to services and public transport.

Local Planning Policy – Clause 21.05 Housing

- To provide opportunities for affordable housing
- To provide a diverse housing stock to meet the range of household needs
- To achieve urban design of the highest standard
- To provide for access and mobility
- Maintain neighbourhood character by protecting the character of existing residential precincts and ensuring new development responds to site context, and respects the scale and character of existing buildings.

3.2 Relevant Council Planning Strategies

The *Warrnambool City-Wide Housing Strategy 2013* highlighted the need to identify opportunities to redirect population growth into established urban areas to assist in increasing land supply and support savings in infrastructure and service provision.

Warrnambool City Council (Council) has also commenced the preparation of a *Housing Diversity Strategy* to further explore opportunities to ensure housing growth in established areas occurs in appropriate locations, which is anticipated to be in areas close to public transport, infrastructure and services.

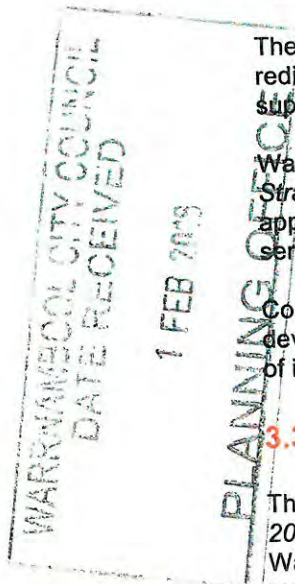
Council does not currently have a Neighbourhood Character policy to guide the appropriate form of development in established residential areas, and relies on neighbourhood character assessments of individual development proposals.

3.3 Cultural Heritage

The subject site is within an area of cultural heritage significance under the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2007*, which applies to a wide surrounding area of Warrnambool. This indicates that the general area has potential to contain surface and subsurface remnants of Aboriginal archaeological cultural heritage places.

This triggered the need for an initial Cultural Heritage Due Diligence Assessment (CHDDA) of the subject site, which was undertaken by cultural heritage consultants, Biosis Pty Ltd (Biosis) and appended to the original Vines PPD town planning report (Sept 2015).

The CHDDA (Aug 2015) concluded that a mandatory Cultural Heritage Management Plan (CHMP) was required due to inconclusive desk-top evidence about the extent of historical ground disturbance on the subject site. The CHDDA also considered any action that may need to be



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undertaken in relation to historical cultural heritage under the *Heritage Act 1995* and concluded that as there are no heritage requirements on the subject site, there was no benefit in undertaking further historical heritage investigations.

A CHMP (Dec 2015) was subsequently prepared by Biosis and approved by the Office of Aboriginal Affairs Victoria (OAAV) on 13 January 2016. The approved CHMP is attached in Appendix 1 and key conclusions are summarised in section 4.5 of this report.

3.4 Zoning

The subject site is within a General Residential Zone (GRZ1) (Figure 1).

The purpose of this zone is:

- To encourage development that respects the neighbourhood character of the area
- To implement any neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport,
- To allow educational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

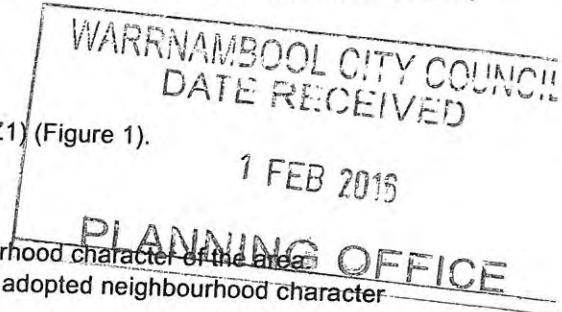
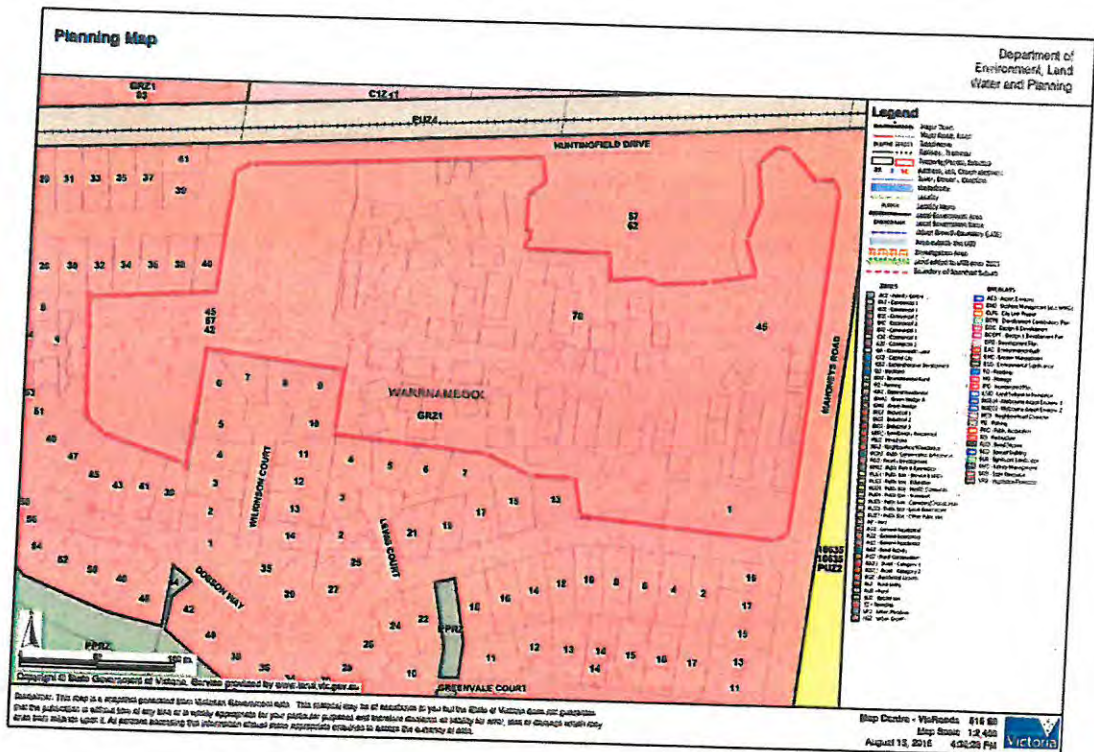


Figure 1 – General Residential Zone (GRZ1)



The majority of the proposed development (ILUs and Clubhouse) falls within the land use definition of *Retirement Village – land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village*. A Retirement Village use requires a planning permit under the GRZ1.

The Serviced Apartments providing assisted living units falls within the land use definition of *Residential Aged Care – land used to provide accommodation and personal or nursing care for the*

aged. It may include recreational, health, or laundry facilities and services for residents of the facility. A Residential Aged Care facility is an 'as of right' (no planning permit required) use in the GRZ1.

Clause 32.08-4 of the GRZ1 requires a planning permit for the construction and extension of two or more dwellings on a lot and applies the design standards of Clause 55. A planning permit is therefore required for the development component of both the Retirement Village (ILUs) and Residential Aged Care (Serviced Apartment) elements of the expansion proposal.

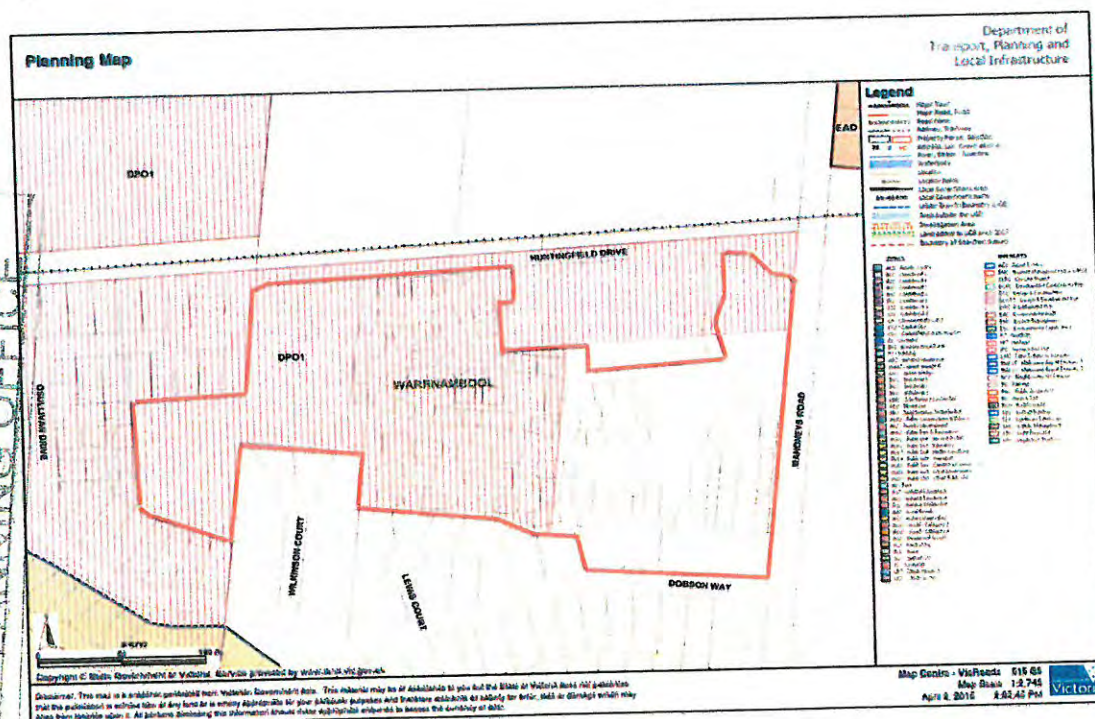
3.5 Overlay Controls

The subject site is partially within a Development Plan Overlay (DPO1), which affects the western, central and north-eastern parts of the site (Figure 2).

The purpose of the DPO is to:

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt a permit application from formal public notice and review if it is generally in accordance with a development plan.

Figure 2 – Development Plan Overlay – Schedule 1 (DPO1)



3.6 Car Parking

The provisions of Clause 52.06 of the Warrnambool Planning Scheme set out car parking requirements and design standards for new developments.

Clause 52.06 also outlines the circumstances for the possible reduction of applicable parking requirements based on an assessment of anticipated parking demand.



Table 1 summarises the car parking requirements applicable to the proposed expansion project.

As previously outlined the majority of the proposed development (ILUs and Clubhouse) falls within the land use definition of *Retirement Village*, while the Serviced Apartments providing assisted living units falls within the land use definition of *Residential Aged Care*.

Table 1 – Applicable Car Parking Requirements

Land Use	Car Parking Requirement	Comment
Retirement Village	1 space for each 1 & 2 bedroom dwelling 2 spaces for each 3 or more bedroom dwelling	Applicable to the proposed additional ILUs
	1 visitor space for every 5 dwellings	Applicable to the ILU & Clubhouse components of the Retirement Village expansion
Residential Aged Care Facility	0.3 spaces for every room	Applicable to the proposed Serviced Apartment (SA) Building expansion

The SA building provides assisted living accommodation for generally older occupants, and while not equivalent to a Residential Aged Care Facility in respect to the level of aged care provided, is comparable in respect to anticipated parking demand.

As the SA building has a separate statutory parking requirement, the visitor parking requirement applicable to the balance of the Retirement Village does not apply.

Clause 52.06-5 also states that where an existing use is increased in size, the car parking requirement only applies to the increase, provided the existing number of car spaces currently provided are not reduced. Therefore the requirements for additional parking provision only apply to the proposed expansion project.

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4. Site Analysis

4.1 Strategic Context

Gillin Park is located on the eastern edge of urban Warrnambool, approximately 5km from the town centre and is surrounded by conventional residential housing on its southern and western flanks, the Warrnambool-Geelong railway line on its northern side, and the Deakin University campus to the east. The subject site has views overlooking the Hopkins River valley to the south (Figure 3).

Figure 3 – Strategic Context



The main vehicle entrance to the subject site is via Mahoneys Road, which borders the eastern boundary and connects to the Princes Highway to the north. Secondary vehicle access is provided from Huntingfield Drive, which borders the northern boundary of the site. The subject site also has frontage but no direct vehicle access to Dobsons Way, which is a local residential street bordering on the south side.

A 45-bed Residential Aged Care Facility (RACF), recently sold by Stockland to Opal Aged Care, adjoins Gillin Park immediately to the north.

Gillin Park is well located near the *Eastern Activity Precinct*, a large developing highway/commercial node on the Princes Highway to the north, which provides a wide range of conveniently located retail outlets, including the Gateway Plaza Regional shopping centre.

An existing bus route (Warrnambool route 9) currently services Gillin Park and the adjoining RACF. The service currently enters the subject site from Mahoneys Road and exits via the RACF entrance on Huntingfield Drive. There is an existing uncovered bus stop outside the RACF, which is currently the final stop servicing the subject site and surrounding residential neighbourhood. The bus route currently provides a limited weekday and weekend service, primarily for school children.

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4.2 Title Description and Ownership

The existing Gillin Park Retirement Village is owned and operated by Stockland Corporation Ltd.

The subject site is currently held in three (3) titles (Appendix 2):

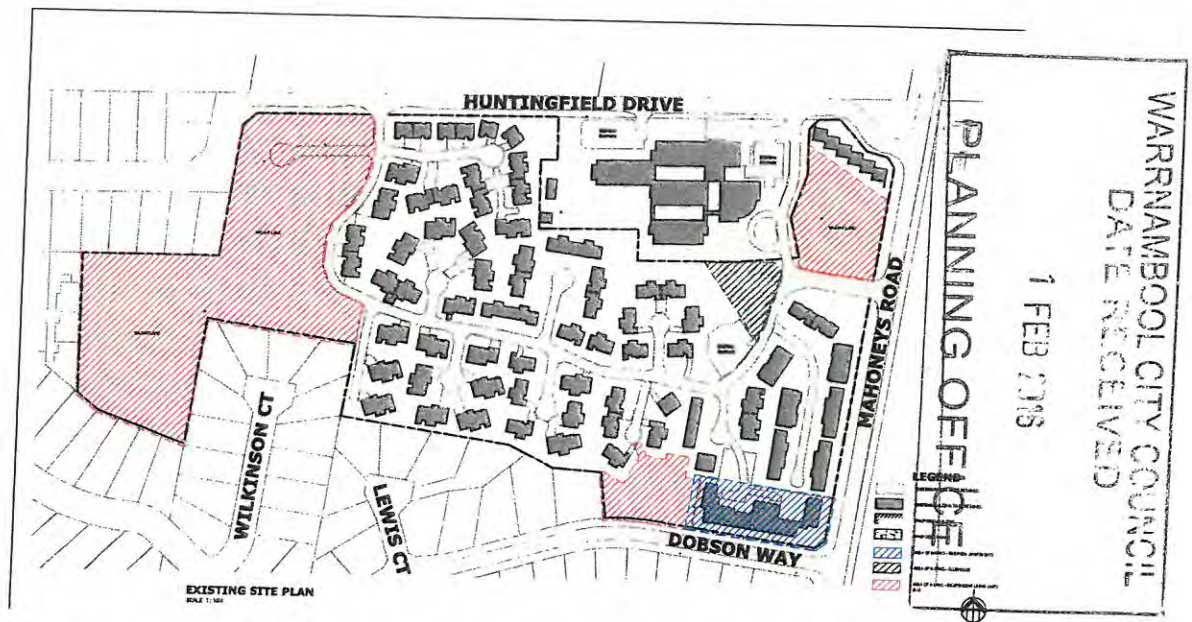
- Lot 2A on PS 515482H which is a large superlot containing the majority of the existing Retirement Village;
- Lot 1 on PS 306815X is a smaller superlot containing the existing Serviced Apartment building (Riverview Apartments); and
- Land on PC 367621G which is the superlot comprising the vacant land to the west of the existing Retirement Village.

The adjoining parcel, Lot 1A on PS 515482H containing the RACF was recently excised and sold by Stockland to Opal Aged Care.

4.3 Existing Site Conditions

The existing village development and undeveloped (vacant) land areas are shown in Figure 4. An existing site analysis of the subject site is presented in the accompanying architectural plan (Plan Ref PPO2).

Figure 4 – Existing Site Plan



The subject site has a total area of just over 8.5ha including 2ha approx. of undeveloped land (Orange and Green hatched areas) mainly located at the western end of the site, and smaller areas immediately opposite and to the north of the main Mahoneys Road entrance, and on the southern boundary adjacent to the SA building.

Subdivisional works (road works and service infrastructure) have been constructed on the northern portion of the vacant western land in accordance with the previous (Nov 2008) planning approval, and remain useable.

The subject site is generally flat, with a gradual fall to the south towards Dobsons Way and the Hopkins River. The existing Village development exists within an established landscape setting, with mature mostly exotic vegetation and garden areas interspersed throughout the subject site. The undeveloped areas earmarked for further ILUs and the new Clubhouse are generally non-native

grassed areas mostly devoid of any larger vegetation. The proposed Serviced Apartment expansion will impact smaller areas of existing non-native trees and vegetation surrounding the existing building.

The subject site is encumbered by a number of servicing easements (power, sewerage, drainage) relating to the existing infrastructure reticulation network throughout the Village.

Vehicle access to the subject site is provided via an existing private road network comprising individual courts and a loop road through the Village connecting to the public road network at Mahoneys Road and Huntingfield Drive. There is no existing vehicle access from the subject site to Dobsons Way. Gillin Park also currently shares the separate RACF access to Huntingfield Drive.

The existing Village, currently has eighty five (85) existing single storey ILUs, and the existing single storey Serviced Apartment (SA) building located in the south-east corner of the site, which provides assisted living accommodation.

The existing ILUs comprise fifty-five (55) 2-bedroom units with single garages, twenty-four (24) 3-bedroom or 2-bedroom plus study ILUs with double garages, and six (6) 1-bedroom Terrace Units. The existing ILUs are all 12 years plus single story, detached or duplex units, mostly with a 'horizontal' floor plan and largely brick construction (with some lightweight cladding), which are arranged in a spacious and generously landscaped layout.

The existing SA building currently comprises eight (8) single and five (5) twin room, 1-bedroom apartments. This facility offers assisted living for generally older occupants, and includes dining room and lounge amenities. The western wing of this building also accommodates the current Village office and administration.

Gillin Park currently has an interim resident clubhouse in a recently refurbished ILU, to the west of the SA building, but requires a permanent and more centrally located clubhouse to provide improved resident services and amenities.

4.4 Neighbourhood Character Assessment

A neighbourhood character assessment of the largely residential environment surrounding the subject site is provided in the accompanying architectural plan (Plan Ref PPO3).

The Warrnambool-Geelong railway line is the physical boundary that defines the residential neighbourhood context for the subject site to the south, in contrast to the commercial development environment to the north.

Surrounding residential development to the west and south of the subject site largely comprises single and some double storey detached dwellings on 650m² plus allotments. The typical construction comprises rendered brickwork with some lightweight cladding, and predominately tiled, 'hip' roofs.

The adjoining RACF to the north is a larger scale single storey, rendered brick residential care building.

4.5 Infrastructure Services

Gillin Park is fully serviced with reticulated water, sewerage, drainage, power and telecommunication infrastructure.

Preliminary engineering assessment indicates that there is sufficient capacity to accommodate further expansion of Gillin Park without requiring any significant augmentation of existing infrastructure services.

Additional internal site infrastructure required for the proposed expansion will be provided on a staged basis at the full cost of Stockland as the village developer and in accordance with all engineering design requirements.

4.6 Approved Cultural Heritage Management Plan

The approved CHMP (Appendix 1) prepared by Biosis in December 2015 and approved by OAV in January 2016 documents the following :

Methodology

- A Desktop Assessment was undertaken to provide background information on the proposed development activity and its impacts, other archaeological studies, previously recorded Aboriginal places, the environment and to develop a prediction model for the defined Activity Area.
- A Standard Assessment was undertaken to provide information on the ground surface visibility, previous disturbance to the Activity Area and identify areas of archaeological potential.
- A Complex Assessment involving one test pit (1.0x1.0 metres) and 24 shovel pits (0.4x0.4 metres) to a maximum depth of 300 millimetres was undertaken to test the prediction model and areas of archaeological potential within the Activity Area. Consultation with Aboriginal representatives occurred throughout the CHMP process.

Key Findings

- The Standard Assessment concluded that the gently undulating plain landform was identified as having moderate potential for Aboriginal cultural heritage on a gentle rise in the centre of survey unit in the south-western corner of the Activity Area which had suffered the least disturbance.
- The Complex Assessment found no artefacts or other evidence of Aboriginal cultural heritage in any of the subsurface testing locations.
- No Aboriginal cultural heritage places were recorded during the course of the CHMP.
- The CHMP determined that there is extremely low potential for Aboriginal cultural heritage to be present within the Activity Area, and therefore no specific avoidance, minimisation or mitigation measures are warranted in this case.



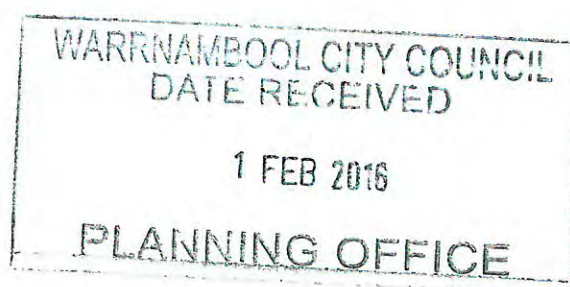
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5. Urban Design Response

The urban design approach and principles underpinning the proposed expansion project, as outlined in the accompanying architectural plan (Plan Ref PPO4-REV01), aim to reflect the existing design and development character of the current Village, and respect the established surrounding residential neighbourhood character.

The urban design response seeks to:

- Develop the underutilised vacant land areas on the subject site to complete the built form character of the site;
- Maintain the existing scale, intensity and built form character of the existing village in the design and layout of the new ILU development areas (single storey, 'horizontal' design, predominately brick construction in a spacious landscaped setting);
- Provide a more centrally located, domestic scale resident's clubhouse in keeping with the design character of the existing Village;
- Undertake a modest single storey expansion of the existing Serviced Apartment building in keeping with the design and construction character of the existing building;
- Reflect the predominant single storey, brick construction with hip roof built form character of the surrounding residential neighbourhood;
- Provide an appropriate level of acoustic treatment for new development adjacent to the existing railway line; and
- Enhance the landscape amenity of the subject site, particularly at the village entrance.



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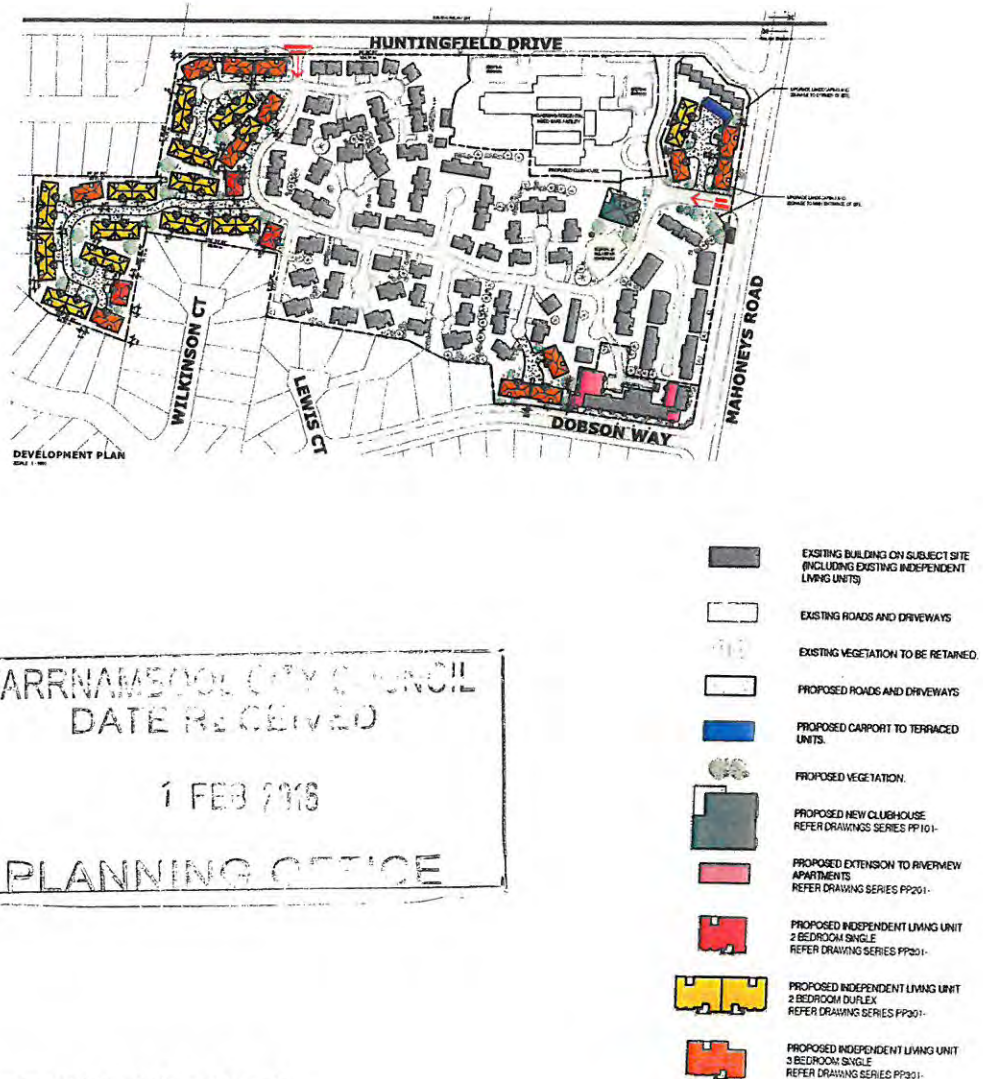
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6. Gillin Park Retirement Village Development Plan

6.1 Overview

The *Gillin Park Retirement Village Development Plan* (Figure 5 and Plan Ref PPO5-REV01) provides an overview of the proposed expansion project.

Figure 5 – Proposed Gillin Park Retirement Village Development Plan



The proposed expansion project includes:

- The staged development of 43 new ILUs (including conversion of the interim clubhouse back to an ILU), primarily on the vacant land at the western end of the subject site, and also on the smaller vacant infill areas adjacent to the Mahoneys Road entrance to the village, and to the west of the Serviced Apartment building. The additional units will increase the total Village yield to 128 ILUs.

The new ILUs will comprise thirteen (13), 3 bedroom units with double garages, and thirty (30), 2 bedroom plus study units with tandem garages. The design of new ILUs maintains the 'horizontal', brick construction character of the existing ILUs, and the proposed layout retains the density and spacious landscaped amenity, which has successfully positioned the village in the Warrnambool market.

The internal design and external finish of the new ILUs will reflect a more modern contemporary style, and the ILUs immediately adjacent to the railway line will incorporate appropriate acoustic treatments (combined use of insulation, sarking, double glazing and fencing) to reduce noise impacts.

- The single storey expansion and refurbishment of the SA building to introduce 10 additional twin room apartments (8 new and 2 refurbished) bringing the total yield to 19 apartments (4 single and 15 twin rooms). The additional twin sized apartments will reposition the SA building with a more marketable and sustainable product mix.
- The provision of a 401m² (inc alfresco) Resident's Clubhouse and Village Administration facility. The new clubhouse will be centrally located immediately opposite the Mahoneys Road entrance to the Village, and would replace the current interim clubhouse. The Clubhouse will be a single storey, domestic style predominately brick building in keeping with the existing Village design and construction theme. The existing village administration currently located in the western wing of the Serviced Apartment building would be relocated to the new Clubhouse.
- Proposed operational and amenity improvements to the Village including:
 - Upgrading of Village landscaping on both sides of the Mahoneys Road main entry, and at the corner of Huntingfield Road to improve the appearance of the main approach to the village. This will also include general signage/wayfinding improvements; and
 - External improvements and the provision of a carport facility for the 6 existing 1 bedroom Terrace Units located in the north-east corner of the village;

Vehicle access to the expansion proposal will be provided via extension of the existing internal private road network and utilisation of the existing Mahoneys Road and Huntingfield Drive connections to the public road network. No new public road connections or changes to the existing access connections are proposed.

Future discussions will be convened with Public Transport Victoria (PTV) and WCC about potential re-routing of the public bus service to cease the current bus turning within the village. This would allow disconnection of the internal road network between Gillin Park and the adjoining RACF to enable the establishment of separate business identities, however this proposition is **not** part of the current planning applications.

6.2 Indicative Staging

The indicative project staging is shown in Figure 6 and the accompanying architectural plan (Plan Ref PPO8-REV01).

The new ILUs and supporting civil infrastructure are proposed to be constructed in four stages over the next 4-5 years, although this staging may need to be adjusted during the life of the expansion project depending on market demand.

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WARRNAMBOOL CITY COUNCIL
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Date: *6 April 2016*

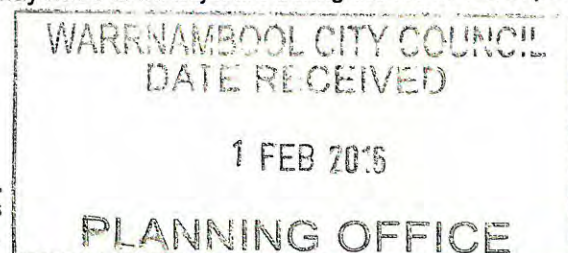




Figure 6 – Indicative Staging



The new Resident's Clubhouse will be constructed in conjunction with the delivery of the first stage of ILUs, along with the landscape improvements to the main village entrance, and the proposed internal road truncation.

The proposed extension of the Serviced Apartment building is currently programmed towards the end of the Village expansion project, although this timing may be reviewed following further market demand assessment.

6.3 Consistency with Policy and Zoning Objectives

The proposed *Gillin Park Retirement Village Development Plan* supports and is consistent with State and Local policy objectives, which seek to promote a wider range of housing types to meet increasingly diverse community needs, whilst ensuring that the form of development appropriately respects neighbourhood character.

The development plan is entirely consistent with the objectives of the GRZ1 zone by offering a diverse range of retirement living housing options in a location that is able to sustain moderate housing growth and provides good access to local services and transport.

The proposed single storey built form is also consistent with GRZ1 and DPO1 overlay objectives, which seek a development scale and intensity that respects the existing site and neighbourhood character.

6.4 Traffic Engineering Assessment

The Traffix Group has undertaken a detailed traffic engineering assessment of the parking, traffic and transport issues associated with the proposed expansion project (Appendix 3).

The key findings of the assessment are that:

- The level of traffic generated by the expansion proposal will be low, generally residential in nature and spread throughout the day, without any adverse impact on the internal or surrounding local road network;
- Loading, waste collection and emergency vehicle access will be adequately accommodated on-site by the existing and proposed internal road network, existing road connections and visitor parking areas;

- Anticipated parking demands from the development expansion can be readily accommodated within existing and new parking areas, and the proposal satisfies the statutory parking requirements of the Warrnambool Planning Scheme without requiring any car parking reduction (also refer section 7.3 of this report);
- The design of proposed parking areas and access satisfies the design standards of the Warrnambool Planning Scheme, Australian Standards for off-street parking facilities (AS2890.1-2004), where relevant, and current practice;

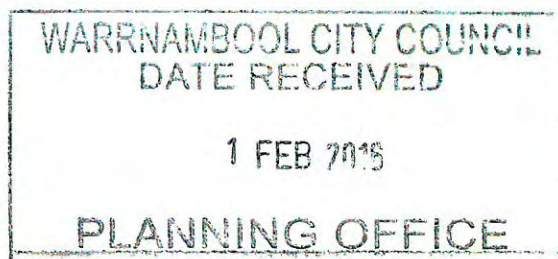
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Appendix 1 – Approved Cultural Heritage Management Plan
(Biosis, December 2015)

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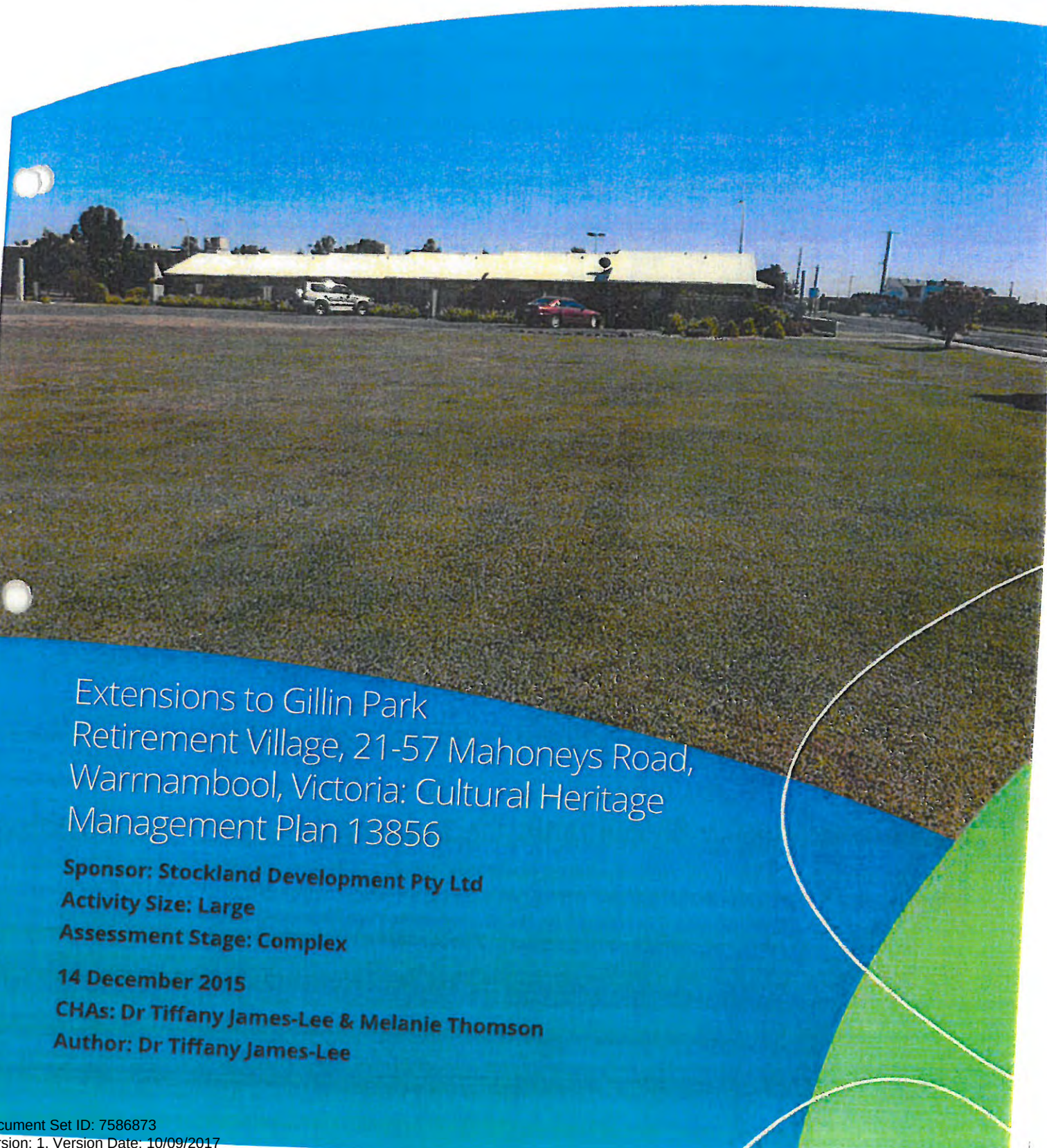
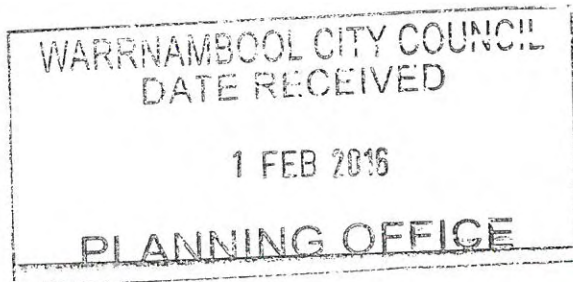
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Extensions to Gillin Park
Retirement Village, 21-57 Mahoneys Road,
Warrnambool, Victoria: Cultural Heritage
Management Plan 13856

Sponsor: Stockland Development Pty Ltd

Activity Size: Large

Assessment Stage: Complex

14 December 2015

CHAs: Dr Tiffany James-Lee & Melanie Thomson

Author: Dr Tiffany James-Lee

Aboriginal Heritage Act 2006
Section 65

Cultural Heritage Management Plan – Notice of Approval

CHMP NAME: Extensions to Gillin Park Retirement Village, 21-57 Mahoneys Road, Warrnambool, Victoria

CHMP NUMBER: 13856

SPONSOR: Stockland Development Pty Ltd

WARRNAMBOOL PLANNING SCHEME
ACN/ABN: 71 000 064 835
Development Plan for:

Gillin Park

Cultural Heritage Advisor(s): Dr Tiffany James-Lee and Melanie Thomson

Is approved in accordance with the requirements
of the Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Author(s): Dr Tiffany James-Lee (Biosis)

Delegate:

Date:

6 April 2016

Cover date: 14 December 2015

Pages: i-xii + 1-113

Received for approval: 14 December 2015

TO BE COMPLETED BY THE SECRETARY (OR DELEGATE)

I have considered the Evaluation Report for this CHMP and:

I am satisfied that the CHMP has been prepared in accordance with the standards prescribed for the purposes of section 53 (in the Aboriginal Heritage Regulations 2007 and the Approved Form).

I am satisfied that the CHMP adequately addresses the matters set out in section 61.

In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.

I have given proper consideration to any relevant human rights

Yes

No

✓

✓

✓

✓

I, Jamin Moon, Acting Director Heritage Services Office of Aboriginal Affairs Victoria, acting under authority delegated to me by the Secretary, Department of Premier and Cabinet, and pursuant to section 65(2) of the Aboriginal Heritage Act 2006 hereby approve / refuse to approve this cultural heritage management plan:

Signed:


JAMIN MOON

Dated:

13/1/16

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- This notice of approval should be inserted after the title page and bound with the body of the management plan.
- The recommendations in this management plan are now compliance requirements. Officers from the Department of Premier and Cabinet may attend the subject land to monitor compliance with the recommendations.

Gillin Park

Is approved in accordance with the requirements
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Delegate:

Date:

6 April 2016

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Document information

Title:

Extensions to Gillin Park Retirement Village,
21-57 Mahoneys Road, Warrnambool, Victoria

CHMP no.

13856

Activity size:

Large

Assessment type:

Complex

Sponsor:

Stockland Development Pty Ltd
ABN 71 000 064 835

CHAS:

Dr Tiffany James-Lee
Melanie Thomson

Author:

Dr Tiffany James-Lee

Date of completion:

14 December 2015

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Development Pty Ltd. Author: T. James-Lee,
Biosis Pty Ltd, Melbourne. Project no. 21164.

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IB

11/12/15

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14/12/15

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Mapping

In accordance with the approved form, the following projected spatial data has been forwarded to
OAAV for this CHMP: Activity Area boundary, ground survey areas and subsurface testing locations.

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Executive Summary

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Activity

This is a mandatory Cultural Heritage Management Plan (CHMP) under Section 46(a) of the *Aboriginal Heritage Act 2006*. The Sponsor intends to extend the Gillin Park Retirement Village development within the Activity Area. The proposed activity is a high impact activity under Regulation 43(1)(b)(xxa), carrying out of works for a retirement village, of the *Aboriginal Heritage Regulations 2007*. The Activity Area is in an area of cultural heritage sensitivity under Regulation 23, a waterway or land within 200 metres of a waterway (the Hopkins River) and 37, a dune or source bordering dune, of the *Aboriginal Heritage Regulations 2007* as shown on the Office of Aboriginal Affairs Victoria's (OAAV) sensitivity mapping.

OAAV has allocated CHMP number 13856 to this assessment.

At the time of preparation of this assessment, there is no Registered Aboriginal Party (RAP) for the region that includes the Activity Area.

The Sponsor proposes to extend the Gillin Park Retirement Village development in existing and vacant areas within the Gillin Park village Activity Area (Appendix 2). This will include:

- Upgrade and landscaping of the entrance to Gillin Park off Mahoneys Road
- Construction of a new clubhouse immediately west of the village entrance
- Add six carports to six existing terraces in the north-east corner of the Activity Area
- Construct seven serviced apartments in the south-east corner of the Activity Area, adding to a block of existing serviced apartments
- A later development stages of 13 large and 30 medium dwellings predominantly in the western section of the Activity Area, but also in the north-eastern and south-eastern sections.

Activity Area Location

The Activity Area is located 21-57 Mahoneys Road, Warrnambool (Figure 1). The extent of the Activity Area covered by this CHMP is Lot 2A PS 515482H, Lot 1 PS 306815X and PC 367621G (Figure 2). The Activity Area is 130-310 metres north of the Hopkins River, the mouth of which at Lady Bay is 2.2 kilometres to the south-west. Hopkins Point is directly to the south of Hopkins River and the Activity Area. The Geelong-Melbourne rail line and easement is immediately to the north of the Activity Area. The Warrnambool campus of Deakin University and the South West Institute of Tafe Sherwood Park Campus are east of Gillin Park.

Cultural Heritage Assessment

A Desktop Assessment was undertaken to provide background information on the activity and its impacts, other archaeological studies, previously recorded Aboriginal places, the environment and to develop a prediction model for the Activity Area.

A Standard Assessment was undertaken to provide information on the ground surface visibility, previous disturbance to the Activity Area and identify areas of archaeological potential.

A Complex Assessment was undertaken to test the prediction model and areas of archaeological potential within the Activity Area.

Consultation with Aboriginal representatives occurred throughout the CHMP and is detailed in Section 1.8.

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Development Plan for:

Gillin Park

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Cultural Heritage Assessment Results

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Desktop Assessment

The geographic region is located on the Victorian Western Plains, characterised by low-lying undulating plains formed on both volcanic and sedimentary deposits. It is bound by the Hopkins River to the south and east, the Merri River to the west, and otherwise follows the mapped edge of the *Plains with poorly developed drainage and shallow regolith (Wingeel)* geomorphological unit, which the Activity Area is situated on. This is characterised by thin regolith development and poorly developed drainage. Expected soil types within the Activity Area are sodic and non-sodic texture contrast soils and some gradational (shallow to moderately deep) soils and gilgai formed from swelling and shrinking clay soils. The geology of geographic region is largely dominated by an igneous formation, *Unnamed sheetflow basalt*, which is characterised by undifferentiated lava flows, lava ridges and valley flows with the presence of olivine basalt. In the southern part of the geographic region, a number of formations are present, including *Unnamed phreatomagmatic deposits formation* (or Tuff rings), *Unnamed alluvium formation*, *Bridgewater Formation* and *Port Campbell Limestone*. Geological mapping indicates the Activity Area is situated on the *Bridgewater Formation*, a sedimentary formation of coastal dune deposits of calcarenite and minor quartz.

The geographic region is in the Warrnambool Plains (WP) bioregion, and pre-1750 mapping of the area encompassing the Activity Area would have previously supported Plains Grassy Woodland (EVC 55), Plains Swampy Woodland (EVC 651), Cinder Cone Woodland (EVC 644), Swamp Scrub (EVC 53), Damp Sands Herb-rich Woodland (EVC 3) and Coastal Headland Scrub. The EVC mapping does not identify remnant native vegetation within the Activity Area.

There are only two previously recorded Aboriginal places within the geographic region, Rodgers Road LDAD (VAHR 7421-0226) and Botanic Road LDAD (VAHR 7321-0493), both low density artefact distributions of three or fewer artefacts, either basalt or coastal flint, both recovered in subsurface contexts at a depth of 200 millimetres below the ground surface, the former in a high rise in a gently undulating plain and the latter in an alluvial terrace landform. There are four historical references within the geographic region, Wilmot Abraham's Camp, Huntingfield (Historical ID 1.3-57), Summer Hill (Historical ID 1.3-58), The Wangoon (Wangoom) Station, Honorary Correspondent Depot (Historical ID 5.4-7) and The Leighton Station Massacre (Historical ID 8.1-38).

Surveys conducted within the geographic region indicate that the Hopkins River is and was significant for its resources as evidenced by eel traps, shell middens, earth mounds and scarred trees. Away from the river, artefact scatters and shellfish middens have been recorded up to 3 kilometres inland, on limestone ridges.

Three Complex Assessment CHMPs have been conducted within 1.2 kilometres of the present Activity Area, all located on gently undulating plains landforms and the geomorphological unit *Plains with poorly developed drainage and shallow regolith (Wingeel)*; they are therefore highly likely to be indicative of the sediment and stratigraphy present in the Activity Area. To the north of the Activity Area, CHMPs 13296 (Burch, 2014) and 13473 (Burch, 2015) identified deposits of very dark grey silty loam overlying a dark grey, clayey silt on a base of very dark greyish-brown clay. Aboriginal place Rodgers Road LDAD (VAHR 7421-0226) was recorded in a high rise during CHMP 13473 (Burch, 2015) and comprised three basalt artefacts, found a depth of 150-200 millimetres, in a high rise landform in undulating plains.

The third CHMP 12032 (van der Linde, 2012), for Deakin University to the east, identified deposits of dark yellowish-brown sandy silt on brown clay; no Aboriginal cultural heritage was recovered. The present Activity Area and the eastern Deakin University CHMP 12032 are both located on *Bridgewater Formation* geology; therefore it is anticipated that the Activity Area will probably reveal similar stratigraphy. However, if the northern clay deposits of *Unnamed sheetflow basalt* (which is mapped in the Activity Areas for CHMPs 13296 and 13473) are encountered, there is potential for lithic artefacts to be found at depths of 150-200 millimetres in moderate to high rises.

Standard Assessment

The Standard Assessment survey encountered generally poor GSV is across all survey units, due to the presence of extensive areas of dense couch grass, compacted gravel or road bitumen. All of the survey units have suffered some degree of disturbance from prior construction associated with the retirement village since 1991. The gently undulating plain landform was identified as having moderate potential for Aboriginal cultural heritage on a gentle rise in the centre of survey unit in the south-western corner of the Activity Area; this unit had suffered the least disturbance.

Complex Assessment

A total of one test pit (1.0x1.0 metres) and 24 shovel test pits (0.4x0.4 metres) were included in the Complex Assessment. The test pit established that generally the stratigraphy of the Activity Area comprised an A horizon (0-200 millimetres) of dry, very dark grey medium to fine-grained sandy silty clay. This overlay an extremely hard, cemented, mottled very dark grey and light olive brown clay (200-240+ millimetres). The B horizon is interpreted as being culturally sterile. No artefacts or other evidence of Aboriginal cultural heritage was recovered from either the A horizon or the B horizon.

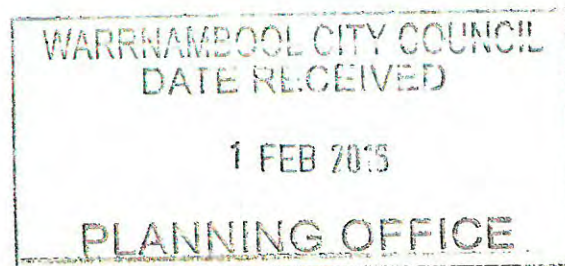
The stratigraphy identified in the test pit was generally consistent across all four transects of shovel test pits in the Activity Area, except where disturbance had removed the A horizon in transect 4. No artefacts or other evidence of Aboriginal cultural heritage was identified in any of the subsurface testing locations.

The maximum depth of excavation was 300 millimetres.

No Aboriginal cultural heritage places were recorded during the course of this CHMP.

This CHMP has determined that there is extremely low potential for Aboriginal cultural heritage to be present within the Activity Area.

Therefore, no specific avoidance, minimisation or mitigation measures are warranted in this case.



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Management Requirements

After consultation with the Traditional Owners (Section 1.8.1), it has been agreed that the Activity Area has extremely low potential for Aboriginal cultural heritage to be present.

Therefore, no management requirements are warranted in this case.

Contingency measures are listed in Section 8.

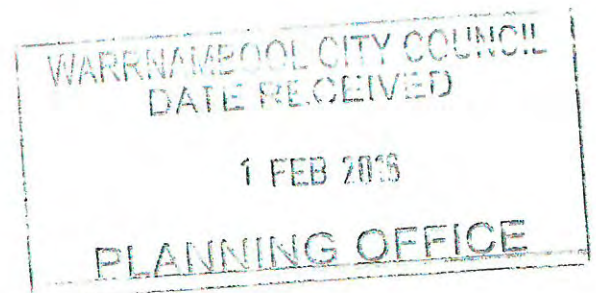


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Acknowledgements

Biosis Pty Ltd acknowledges the contribution of the following people and organisations in preparing this CHMP:

- Daniel Milentijevic, Stockland Corporation Limited
- Rob Vines, Vines Planning Property & Development
- Tommy Clarke, Eastern Maar Aboriginal Corporation
- Brendan Edwards, Kuuyang Maar Aboriginal Corporation
- Stephen Lovett, Gunditj Mirring Traditional Owners Aboriginal Corporation
- James Shepherd, Gary Pollard, Kristin Campbell and Claire Hollier, Biosis Pty Ltd.



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Abbreviations

ASL	above sea level
BP	Before Present
CHA	Cultural Heritage Advisor
CHMP	Cultural Heritage Management Plan
DGPS	Differential Global Positioning System
DELWP	Department of Environment, Land, Water & Planning
DEPI	Department of Environment & Primary Industries
DPC	Department of Premier and Cabinet
EMAC	Eastern Maar Aboriginal Corporation
EVC	Ecological Vegetation Class
GDA94	Geodetic Datum Australia 1994
GMTOAC	Gunditj Mirring Traditional Owners Aboriginal Corporation
GSV	Ground Surface Visibility
GSE	Ground Surface Exposure
KMAC	Kuuyang Maar Aboriginal Corporation
MGA	Map Grid of Australia
OAAV	Office of Aboriginal Affairs Victoria
RAP	Registered Aboriginal Party
TO	Traditional Owners
VAHR	Victorian Aboriginal Heritage Register

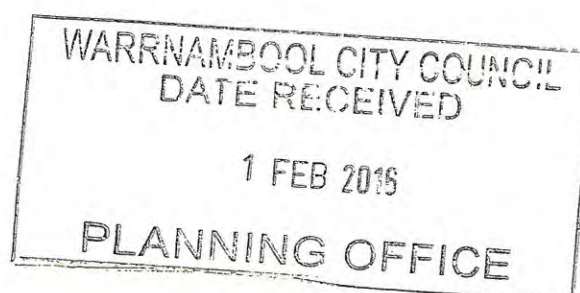
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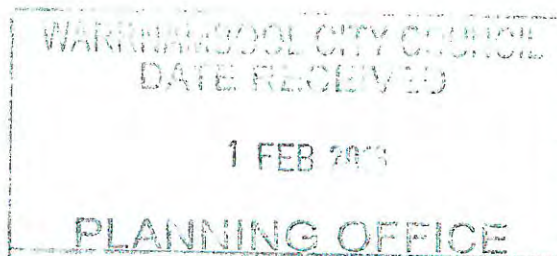
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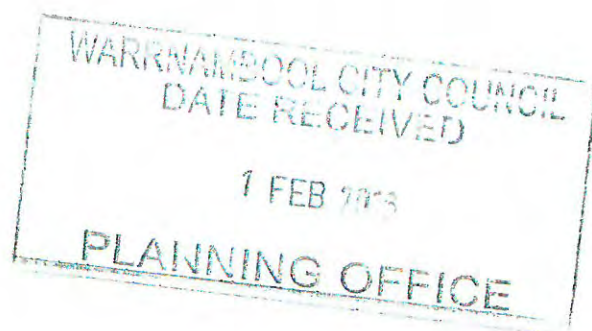
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WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillian Pare

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Delegate:

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6 April 2016

Part 1 – Cultural Heritage Assessment



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gullin Park

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under Development Plan Overlay - Schedule 1.....
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*

1 Introduction

This is a mandatory Cultural Heritage Management Plan (CHMP) under Section 46(a) of the *Aboriginal Heritage Act 2006*. The Sponsor intends to extend the Gillin Park Retirement Village development within the Activity Area. The proposed activity is a high impact activity under Regulation 43(1)(b)(xxa), carrying out of works for a retirement village, of the *Aboriginal Heritage Regulations 2007*. The Activity Area is in an area of cultural heritage sensitivity under Regulation 23, a waterway or land within 200 metres of a waterway (the Hopkins River) and 37, a dune or source bordering dune, of the *Aboriginal Heritage Regulations 2007* as shown on the Office of Aboriginal Affairs Victoria's (OAAV) sensitivity mapping.

A Notice of Intent to Prepare a CHMP was submitted on behalf of the Sponsor to the Secretary, Department of Premier and Cabinet (DPC) before the commencement of this CHMP (Appendix 1).

OAAV has allocated number 13856 to this assessment.

1.1 Activity Area Location

The location of the Activity Area is indicated on Figure 1. It is located on a 8.5 hectare area of land at 21-57 Mahoneys Road, Warrnambool, approximately 225 kilometres south-west of Melbourne. The Activity Area is 130-310 metres north of the Hopkins River, which meets the coast 2.2 kilometres to the south-west. The Geelong-Melbourne rail line and easement is immediately to the north of the Activity Area, with Sherwood Station 550 metres east of Mahoneys Road. The Warrnambool campus of Deakin University and the South West Institute of Tafe Sherwood Park Campus are south of Sherwood Station and east of Gillin Park.

1.2 Sponsor

The sponsor for this CHMP is:

Stockland Corporation Limited

Contact: Daniel Milentijevic

Address: L7, 452 Flinders Street, Melbourne VIC 3000

Landline: 03 9095 5455

Mobile: 0448 817129

Email: daniel.milentijevic@stockland.com.au

ABN: 71 000 064 835

Sponsor's Agent

Vines Planning Property & Development

Contact: Rob Vines

Address: 8 Tierney Court, Highton VIC 3216

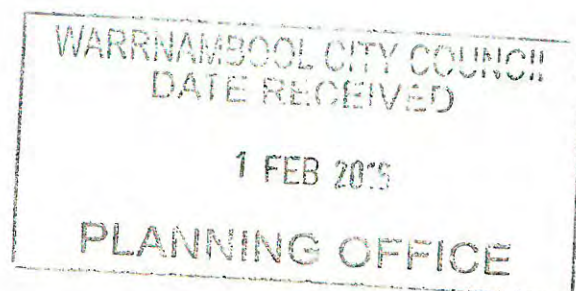
Mobile: 0407 332 321

Email: robvines2@gmail.com

ABN: 56 606 684 806

1.3 Cultural Heritage Advisor

The Cultural Heritage Advisors (CHAs) for this CHMP are Dr Tiffany James-Lee and Melanie Thomson, Biosis Pty Ltd.



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Dr Tiffany James-Lee BA(Hons), MA, PhD

Tiffany has over ten years experience working as an archaeologist in Australia and New Zealand. During this time, she has conducted archaeological surveys, subsurface testing, monitoring, and salvage excavations. She also has extensive experience in the identification of faunal remains. Her qualifications include a BA(Hons) in archaeology and an MA(Distinction) in archaeology, and she recently graduated with her PhD from the University of Otago, New Zealand. Prior to joining Biosis Pty Ltd, Tiffany worked as a self-employed consultant in New Zealand in indigenous, prehistoric and historic archaeological contexts, and also worked at the New Zealand Historic Places Trust, the crown entity responsible for heritage legislation compliance in New Zealand. Since joining Biosis Pty Ltd in 2012, Tiffany has worked on projects around metropolitan Melbourne and she has authored and co-authored at least thirty CHMPs. Tiffany is a member of the Australian Archaeological Association, the Australasian Society for Historical Archaeology, the International Council of Archaeozoologists, and the New Zealand Archaeological Association.

Tiffany is a fully qualified CHA as specified in the requirements of the Victorian *Aboriginal Heritage Act 2006*.

Melanie Thomson BSc(Hons)

Melanie is Team Leader of Cultural Heritage with Biosis Pty Ltd, and has over 12 years experience as an archaeologist, with application to cultural heritage management for various projects throughout Queensland, New South Wales and Victoria. Melanie has acquired extensive experience working as a consulting archaeologist for Biosis over the past eight years as both a project archaeologist and project manager. During this time, she has developed skills in both Aboriginal and historical archaeological research, survey, excavation, monitoring, and reporting. She also has technical skills to undertake the analysis of Aboriginal stone tools and historical artefacts. Melanie specialises in assessing the Social Value of Cultural Landscapes in association with Aboriginal and Historical places. Melanie's broad knowledge and understanding of the needs of key stakeholder groups, including Aboriginal communities, clients and government agencies, gives her the ability to successfully complete projects with satisfactory outcomes for all parties, on time and on budget.

Melanie has authored and or co-authored over 180 consultant reports, with significant involvement in the Crookwell Windfarm Development, VicUrban Officer Project, the VicRoads Urban Projects report and the West Cliff and Dendrobium BHP Billiton Environmental Assessments.

Melanie is a registered cultural heritage advisor under the Victorian *Aboriginal Heritage Act 2006*.

1.4 Owners of the Activity Area

The sponsor, **Stockland**, is the owner of the Activity Area.

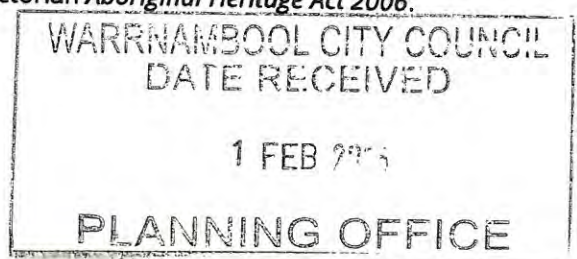
1.5 Registered Aboriginal Party

There is currently no Registered Aboriginal Party (RAP) appointed for the region that includes the Activity Area. Under Section 65 (b)(i) of the *Aboriginal Heritage Act 2006*, a Sponsor may apply to the Secretary, DPC for approval of a CHMP if there is no relevant RAP.

1.6 Activity Description

The Sponsor proposes to extend the Gillin Park Retirement Village development in existing and vacant areas within the Gillin Park village Activity Area (Appendix 2). This will include:

- Upgrade and landscaping of the entrance to Gillin Park off Mahoneys Road



- Construction of a new clubhouse immediately west of the village entrance
- Add six carports to six existing terraces in the north-east corner of the Activity Area
- Construct seven serviced apartments in the south-east corner of the Activity Area, adding to a block of existing serviced apartments
- A later development stages of 13 large and 30 medium dwellings predominantly in the western section of the Activity Area, but also in the north-eastern and south-eastern sections.

1.6.1 Activity Impacts to Ground Surface

The above elements of the proposed activity will have the following impacts to the ground surface any buried Aboriginal cultural heritage which may be present:

- The upgrade and landscaping of the entrance to Gillin Park off Mahoneys Road will require cutting and filling to a maximum depth of 600 millimetres below the existing ground surface.
- The construction of a new clubhouse immediately west of the village entrance will affect an area of approximately 450 square metres, and will require cutting and filling to a maximum depth of 600 millimetres below the existing ground surface. Utilities installation will also require trenching or directional drilling to a maximum depth of 1,600 millimetres.
- The addition of six carports to the existing terraces in the north-east corner of the Activity Area will require the excavation of 36 postholes (500 millimetres in diameter) to a maximum depth of 800 millimetres.
- The construction of seven additional serviced apartments in the south-east corner of the Activity Area will require cutting and filling to a maximum depth of 1,000 millimetres below the existing ground surface. Utilities installation will also require trenching or directional drilling to a maximum depth of 1,600 millimetres.
- Later development stages of 13 large and 30 medium dwellings in the western, north-eastern and south-eastern sections of the Activity Area will require landscaping, cutting and filling for laying foundations, etc. These works will require excavation to a maximum depth of 800 millimetres below the existing ground surface. Utilities installation will also require trenching or directional drilling to a maximum depth of 1,600 millimetres.

1.7 Extent of the Activity Area

The extent of the Activity Area is indicated in Figure 2 and the cadastral information is included in Table 1. All geographic coordinates in this CHMP are referenced to the Victorian Government Standard GDA94 MGA.

Table 1. Cadastral information for the Activity Area

Address	21-57 Mahoneys Road, Warrnambool, Victoria
Local Government Authority	Warrnambool City Council
Parish	Wangoom
County	Villiers
Lot/Plan	Lot 2A PS 515482H, Lot 1 PS 306815X and PC 367621G
SPI	2\LP76603
Planning Zone	General Residential Zone

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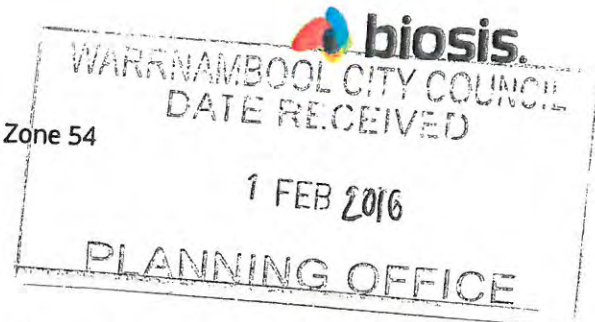
Date: *6 April 2016*

GDA94 MGA and Zone

633603.354, 5750047.293, Zone 54

VicRoads

515 S9



1.8 Documentation of Consultation

The traditional owners were involved in all stages of assessment for this CHMP. A record of consultation with all parties, including the names of the Aboriginal representatives who participated in the assessment, is included in Table 2.

Table 2. Documentation of consultation

Date	Name	Organisation	Nature of Consultation
15/10/2015	Dr Tiffany James-Lee	Biosis	Lodged NOI with OAAV
20/11/2015	Jeremy Clarke	Eastern Maar	Request for field reps on 1 & 2/12/2015
	Dr Tiffany James-Lee	Biosis	
20/11/2015	Joey Chatfield	Kuuyang Maar	Request for field reps on 1 & 3/12/2015
	Dr Tiffany James-Lee	Biosis	
20/11/2015	reception@gunditjmarring.com	Gunditj Mirring	Request for field reps on 1 & 4/12/2015 Standard Assessment: EMAC rep ran late. Field team surveyed SU3 in NE, SU4 in SE, SU1 in SW & Study Unit 2 in NW. Poor GSV, no artefacts or other Aboriginal cultural heritage. Agreed SU1 was least disturbed, agreed on slight rise in middle of SU1 for TP.
1/12/2015	Stephen Lovett	Gunditj Mirring	
	Brendan Edwards	Kuuyang Maar	
	Dr Tiffany James-Lee	Biosis	
1/12/2015	Stephen Lovett	Gunditj Mirring	Complex Assessment: excavated 1 TP (1x1m) in SU1, no artefacts.
	Brendan Edwards	Kuuyang Maar	
	Tommy Clarke	Eastern Maar	
	Dr Tiffany James-Lee	Biosis	
2/12/2015	Tommy Clarke	Eastern Maar	Complex Assessment: excavated 8xSTPs (0.4x0.4m) in SU1, no artefacts.
	Dr Tiffany James-Lee	Biosis	
3/12/2015	Stephen Lovett	Gunditj Mirring	Complex Assessment: excavated 1xSTP in SU1, 9 x STPs in SU2, no artefacts.
	Dr Tiffany James-Lee	Biosis	
4/12/2015	Brendan Edwards	Kuuyang Maar	Complex Assessment: excavated 5xSTPs in SU3, 1 x STP in SU4, no artefacts.
	Dr Tiffany James-Lee	Biosis	
11/12/2015	Dr Tiffany James-Lee	Biosis	Tiffany emailed draft CHMP to all three TO groups for comment.
	Jeremy Clarke	Eastern Maar	
	Joey Chatfield	Kuuyang Maar	
	Keischa Day	Gunditj Mirring	

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5

1.8.1 Summary of Outcomes of Consultation

Stephen Lovett (Gunditj Mirring), Brendan Edwards (Kuuyang Maar) and Dr Tiffany James-Lee (Biosis) conducted the Standard Assessment survey in the four survey units on Tuesday 1 December 2015. Jeremy Clarke (Eastern Maar) texted to say that Tommy Clarke was running late but would be on his way. Tommy did not arrive in time for the Standard Assessment survey. Tiffany discussed the results of the three nearest CHMPs, their shallow excavation depths, and the two low density artefact distributions (LDADs) which had been recovered at a depth of approximately 200 millimetres. Four Aboriginal historical references had also been recorded within the geographic region. Tiffany asked if any of the reps had traditional knowledge pertaining to the vicinity of the Activity Area; the Hopkins River was noted by the TO reps to be of high significance, especially with eel traps further up river and middens at the river mouth in Lady Bay. Scattered rain showers slowed the progress of the survey. Survey units 1-3 were under grass and therefore had limited GSV. Exposed areas of ground were occasionally apparent adjacent to fence lines or road curbs. Survey unit had suffered disturbance in its northern half from the previous construction of a cul-de-sac, driveway and installation of utilities. Survey unit 3 had been disturbed by a gravel carp park and driveway. Unexpectedly, fresh gravel had been laid in survey unit 4 for a car park. Most, if not all of survey unit 4 appeared to have been previously disturbed by landscaping, utilities installation along the southern fenceline and construction of the adjacent building and dwellings. The survey field team agreed that survey unit (in the south-west corner) had suffered the least disturbance, and that a gentle rise in the middle of the unit would be most likely to yield any cultural heritage. The attraction of the Hopkins River mouth and the beach of Lady Bay to the south and south-west were discussed, as well as the banks and floodplain in the immediate proximity of the river; these would likely be landforms with higher potential for Aboriginal cultural heritage than the gently undulating landform present in the Activity Area. However, as relatively little testing had been carried out in the vicinity, the team was keen to ground truth this theory.

Tommy Clarke (Eastern Maar) arrived at midday on Tuesday 1 December 2015. The Complex Assessment subsurface testing began after lunch after the rain stopped. The test pit (1.0 x 1.0 metres) was placed on the gentle rise in the middle of survey unit 1 identified during the Standard Assessment. This was excavated to culturally sterile mottled clay, and a sondage was excavated in the north-west corner to confirm that the clay was more than a shallow lens. All members of the field team were satisfied that the clay was extensive and that Aboriginal cultural heritage was highly unlikely to be found in this deposit.

On Wednesday 2 December 2015, Tommy Clarke (Eastern Maar) and Dr Tiffany James-Lee excavated seven shovel test pits (0.4 x 0.4 metres) in locations in survey unit 1 where proposed dwellings are planned for the activity. These were similarly shallow and showed a near identical sediment profile to that of the test pit, but again, no Aboriginal cultural heritage was identified. Tommy Clarke was satisfied that the landform in survey unit 1, although relatively undisturbed, held little potential for Aboriginal cultural heritage.

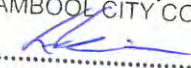
On Thursday 3 December 2015, Stephen Lovett (Gunditj Mirring) and Dr Tiffany James-Lee excavated one shovel test pit in survey unit 1 and nine shovel test pits in survey unit 2 in locations where proposed dwellings are planned for the activity. In survey unit 2, locations were purposely kept away from areas identified in Dial Before You Dig searches as containing AusNet gas mains. Although some variability was noted in several shovel test pits, where a mottled base silt was present instead of a mottled base clay, or some disturbance was evident, the stratigraphy was generally similar to that of survey unit 2. No Aboriginal cultural heritage was identified. Stephen was satisfied that enough testing had been carried out in both survey units 1 and 2, and that the landform held only low to moderate potential for Aboriginal cultural heritage compared to the river mouth or terraces directly adjacent the beach, or the higher elevation of Hopkins Point directly to the south, on the south side of Hopkins River.

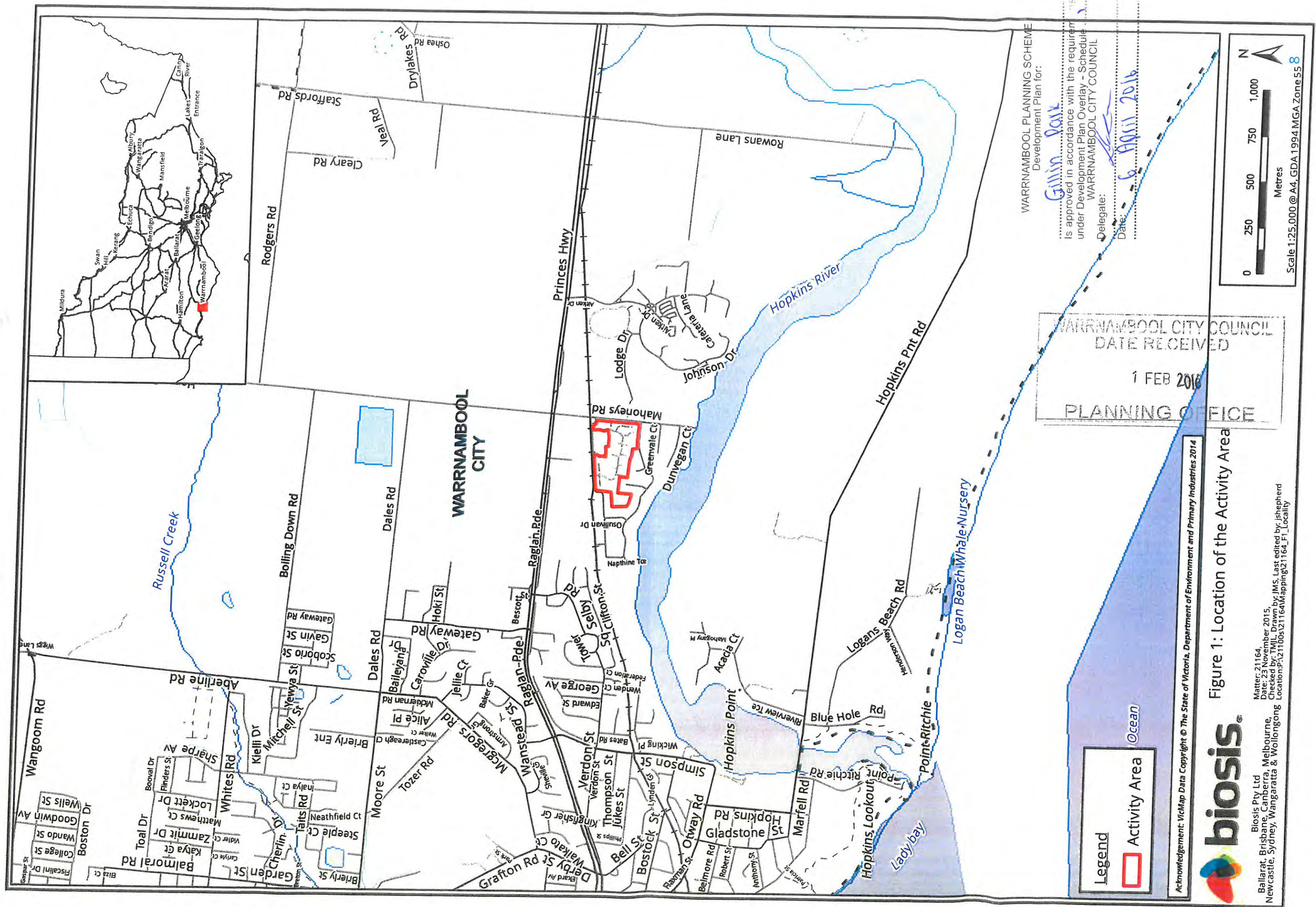
On Friday 4 December 2015, Brendan Clarke (Kuuyang Maar) and Dr Tiffany James-Lee excavated five shovel test pits in survey unit 3 and one survey unit 4 in locations where proposed dwellings are planned for the

activity. Survey unit 3 stratigraphy had some similarity with the sediment profile in the previous units, but had suffered substantial disturbance from the construction of the grave carpark, drive and landscaping. The shovel test pit in survey unit encountered the recently introduced gravelly which directly overlay the base mottled clay; no A horizon was present. Brendan was satisfied that no further testing needed to occur in survey unit 4 as it was completely disturbed. No Aboriginal cultural heritage was found in any of the shovel test pits in survey units 3 or 4.

On Friday 10 December 2015, Dr Tiffany James-Lee emailed a draft copy of the CHMP to Jeremy Clarke (Kuuyang Maar), Joey Chatfield (Eastern Maar) and Keischa Day (Gunditj Mirring) for comment.



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Legend

- Activity Area
- - - Development plan

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1 FEB 2016
PLANNING OFFICE

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Date: *6 April 2016*

Figure 2: Extent of the Activity Area

0 10 20 30 40 50
Metres
Scale: 1:1,500 @ A3
Coordinate System: GDA 1994 MGA Zone 55

biosis
Biosis Pty Ltd

Ballarat, Brisbane, Canberra, Melbourne,
Newcastle, Sydney, Wangaratta & Wollongong

Acknowledgements: VicMap Data Copyright © The State of Victoria, Department of Environment and Primary Industries 2014; Imagery (c) Nearmap 2015

Matter: 21164
Date: 27 November 2015
Checked by: TMJL, Drawn by: JMS, Last edited by: jshepherd
Location: P:\211005\21164\Mapping\21164_F2_ExtentAA

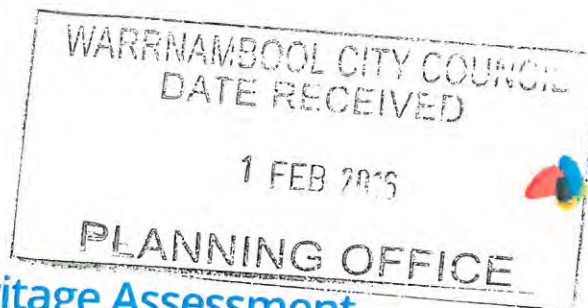
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2 Desktop Cultural Heritage Assessment

The following section of the CHMP contains the results of the Desktop Assessment. The background research and searches associated with the Desktop Assessment were undertaken by Dr Tiffany James-Lee, Biosis Pty Ltd on 15 October 2015. There were no obstacles in completing the Desktop Assessment.

2.1 Geographic Region

The geographic region for the Activity Area has been selected to represent a range of landforms and resources that would be accessible from the Activity Area. The eastern boundary of the geographic region approximately follows the course of the Hopkins River from Cudgee to Allansford. It then follows the Hopkins River as it turns west and enters Warrnambool; but before the river turns south, the boundary leaves it to follow north-west and west the mapped edge of the *Plains with poorly developed drainage and shallow regolith (Wingee)* geomorphological unit, which the Activity Area is situated on. The geographic region boundary crosses the rail line to Geelong and bisects a built up area before following Raglan Parade west for 250 metres, then turning to the north-west and passing between the Warrnambool Racecourse and Albert Park. The boundary then runs roughly parallel with Russells Creek for approximately 250 metres, travelling to the north-west, before turning east and running parallel to the Merri River as it turns north at St James Park. North of Grange Road, the geographic region boundary follows the edge of the *Plains with poorly developed drainage and shallow regolith (Wingee)* geomorphological unit as it turns east, crossing Mortlake Road, and then north. The boundary then meanders east to north-east, crossing through Wangoom. It skirts around the southern extent of Lake Wangoom and arrives back at the north-eastern starting point.

The geographic region includes approximately a third of the built up area of the city of Warrnambool, a number of minor waterways such as Russells Creek which drain into the two major water courses of the town, the Hopkins and Merri Rivers. Some irrigation channels are present in the central and eastern parts of the geographic region. The geographic region is shown in Figure 3.

2.1.1 Geomorphology and Geology of the Geographic Region

The geographic region is located on the Victorian Western Plains, characterised by low-lying undulating plains formed on both volcanic and sedimentary deposits. These landscapes are formed on some of the youngest bedrocks of Victoria. The stony rises are the youngest landscapes, and have skeletal uniform or gradational soils, whereas the older lava flows have deeper soils, varying from friable gradational to strongly texture contrast soils. Friable, finely structured, brown, gradational soils developed on volcanic ash (tuff) while the soils which developed on the Pliocene sand plains are often sandy, sometimes with coffee rock or sand over clay soils. On the marls and limestones, the soils vary from clay-rich (medium or heavy textured) gradational to strongly texture contrast soils and generally heavy (uniform) clays (State of Victoria Department of Economic Development, Jobs Transport & Resources, 2015a).

The geographic region contains two second tier geomorphological units. The majority of the geographic region is made up of the *Volcanic Plains*, which are characterised by poorly developed drainage. Often referred to geologically as the Newer Volcanics, they were built up by sporadic volcanic eruptions over a period of about 5 million years. Much of the plains were formed from lobes of lava which flowed from the eruption points, overlapping to form a veneer of basalt lava flows. The flow varies in thickness according to both the underlying topography and the present-day surface. The flows are interleaved in places with scoria and tuff and discontinuous buried palaeosoils of variable thickness. Lava from the volcanic eruptions flowed along the lowest points in the landscape, especially major south-trending valleys, often resulting in blocked

drainage systems. The ancestral Mt Emu Creek and Hopkins River have been strongly influenced by the eruptive history of the region (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015b).

Along the banks of the Hopkins River, the *Sedimentary plains (Plains on unconsolidated deposits)* second tier unit is present in small areas. It is characterised by marine sands deposited by the retreating Pliocene sea and sometimes the older underlying Gellibrand Marl and Port Campbell Limestone is also exposed. These sand plains also appear in 'windows' within the area of the volcanic plains, where they have not been covered by lava flows (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015c).

Two third tier geomorphological units are present within the geographic region. Small areas of the *Karst plains with depressions (Warrnambool)* unit are found along the south-eastern and eastern boundaries of the geographic region, along the course of the Hopkins River. These are characterised as limestone plains with karstic features such as sinkholes, coastal cliffs, gorges, rock stacks, islands and cave entrances. They were formed over the previous 15,000 years as the sea level rose. Typical soil types include deep sands (of variable depths) overlying clay (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015d).

The *Plains with poorly developed drainage and shallow regolith (Wingee)* third tier unit covers most of the geographic region and is generally characterised by its thin weathered bedrock (regolith) development and poorly developed drainage. Former lava flow boundaries are obvious, and floaters are often seen observed on the ground surface. Shallow drainage lines often develop along the lava flow boundaries. Discontinuous drainage lines may end in ephemeral wetlands and swamps. These plains developed on the older Newer Volcanic lavas that formed in the Late Pliocene (ca. 3.6 to 2.58 million years ago) and during the Pleistocene, from about 2.0 million to 1.0 million years ago. Typical soil types are sodic and non-sodic texture contrast (moderately deep to deep) soils and some gradational (shallow to moderately deep) soils and gilgai formed from swelling and shrinking clay soils (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015e).

Geological unit information from the 1:250,000 geological polygon layer on the GeoVic resource (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015) was searched for the geographic region (Figure 4). The geology of geographic region is largely dominated by an igneous (extrusive) formation, *Unnamed sheetflow basalt*, which is characterised by undifferentiated lava flows, lava ridges and valley flows with the presence of olivine basalt. In the southern part of the geographic region, a number of formations are present. The *Unnamed phreatomagmatic deposits* formation, or Tuff rings, are described as pyroclastic base surge and fall deposits consisting of ash, lapilli, scoria, volcanic bombs and calcareous lithic fragments. This formation is well bedded and sorted and moderately consolidated. Around Russells Creek in the south-west of the geographic region is the *Unnamed alluvium formation*, which contains alluvial flood plain deposits such as moderately sorted and poorly consolidated silt, sand and gravel. Immediately north of the Hopkins River, near the south-western boundary of the geographic region, the *Bridgewater Formation* is present. This sedimentary formation comprises coastal dune deposits of calcarenite (limestone with medium to coarse grained shell fragments) and minor quartz. The deposits are consolidated, thin interbedded red palaeosoils with minor hard calcrete capping and prominent dune cross-bedding. Another formation adjacent the Hopkins River and the southern geographic region boundary is the *Port Campbell Limestone*, a continental shelf deposit. It too includes calcarenite as well as minor, generally fine-grained limestone mud (calcilutite). Fragments of bryozoa, molluscs, echinoids and brachiopods are also present. The deposit is characterised as weakly cemented, moderately bedded, minor coarse-grained calcarenite, quartz sand and clayey silt (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015).

WARRNAMBOOL PLANNING SCHEME
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Gullin Park

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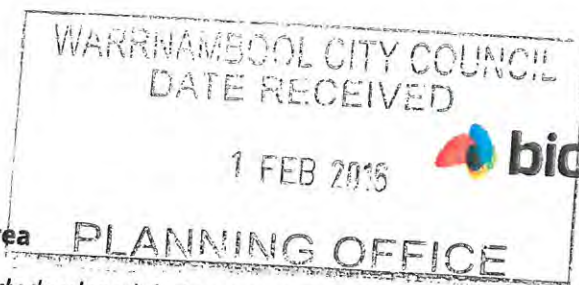
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Geomorphology and Geology of the Activity Area

The Activity Area is situated on the *Plains with poorly developed drainage and shallow regolith (Wingeeel)* third tier geomorphological unit, characterised by its thin regolith development and poorly developed drainage. Expected soil types within the Activity Area are sodic and non-sodic texture contrast (moderately deep to deep) soils and some gradational (shallow to moderately deep) soils and gilgai formed from swelling and shrinking clay soils (State of Victoria Department of Economic Development, Jobs, Transport and Resources, 2015e). The geological information indicates that the Activity Area lies on the *Bridgewater Formation*, and these consolidated, coastal dune sediments include calcarenite limestone and minor quartz. Currently available information does not provide an indication of where clay and limestone deposits are more likely to be found.

2.1.2 Climate of the Geographic Region

The climate of the geographic region has been relatively stable for the last 5,000 years with warm dry summers and mild wet winters. Prior to about 10,000 years ago, particularly at the end of the Last Glacial Maximum, conditions were cooler and drier than today, but may have still resulted in relatively abundant resources on which Aboriginal people depended.

Victoria is within a Temperate Zone signified by a warm summer and cool winter, autumn and spring being the mildest seasons with short occasional rainfall. In the region, the mean maximum temperature in February is 24.9 °C, falling to 13.5 °C in July and annual rainfall is 722.1 millimetres a year (Australian Government Bureau of Meteorology, 2015).

These climatic conditions, as well as historical climatic extremes such as seasonal drought, the strength of prevailing winds and variation in water abundance would have influenced Aboriginal occupation and settlement patterns due to the particular species of flora and fauna supported by these conditions and hence the practicality of harvesting food and material resources.

2.1.3 Flora of the Geographic Region

The geographic region is in the Warrnambool Plains (WP) bioregion, which extends along the coast from Portland to Moonlight Head. It consists of a distinctive cliffed coastline and low calcareous dune formations, dissected by rivers, inlets and swamplands. Vegetation is dominated by Lowland Forest and Herb-rich Foothill Forest ecosystems, and in the swamplands, Damp Sands Herb-rich Woodland/Damp Heathland/Damp Heathy Woodland, Damp Heathland/Damp Heathy Woodland, Damp Heath Scrub, Damp Sands Herb-rich Woodland and Swamp Scrub ecosystems. Significant wetlands include the Yambuk and Lower Merri wetlands (State of Victoria Department of Environment, Land, Water and Planning, 2015a).

Classification of native vegetation in Victoria follows a typology in which ecological vegetation classes (EVC) are the primary level of classification. An EVC contains one or more plant (floristic) communities, and represents a grouping of broadly similar environments. Classification of EVCs in this CHMP follows Department of Environment and Primary Industries benchmarks.

The pre-1750 mapping of the area encompassing the Activity Area would have previously supported Plains Grassy Woodland (EVC 55), Plains Swampy Woodland (EVC 651), Cinder Cone Woodland (EVC 644), Swamp Scrub (EVC 53), Damp Sands Herb-rich Woodland (EVC 3) and Coastal Headland Scrub (EVC 161) (State of Victoria Department of Environment, Land, Water and Planning, 2015b). The EVC mapping does not identify remnant native vegetation within the Activity Area.

Likely plant resources available to Aboriginal people in the region would have been the tree canopies of Manna Gum *Eucalyptus viminalis* and Swamp Gum *E. ovata*, which would have likely to have been used by Aboriginal people for their bark. In addition to the tree canopy, many species available in the understory were harvested for food and material resources. The bark of Blackwood *Acacia melanoxylon* trees was used to treat rheumatism, while the hard wood was utilised for shields, spear throwers and clubs (Zola & Gott, 1992, p. 53).

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The clusters of tiny flowers on Honey Pots *Acrotriche serrulata* contained a sweet-scented nectar which was eaten, as were the small, green, apple-like fruit (Zola & Gott, 1992, p. 50). Nectar was also sucked from the yellow centres of the pea flowers of the prostrate herb Running Postman *Kennedia prostrata* (Zola & Gott, 1992, p. 50).

There no potential for mature specimens of Manna Gum and Swamp Gum trees exhibiting culturally modified scarring to be present within the Activity Area, as all original indigenous vegetation has been cleared.

2.1.4 Fauna of the Geographic Region

Mueck, Miller and Smales (2012) prepared a flora and fauna assessment for the Vic Track Fibre Optic Cable from Geelong to Warrnambool, which ran along the rail corridor immediately to the north of the Activity Area and Huntingdale Drive. The route was in part traversed on foot and otherwise inspected from available access points. The great majority of the rail reserve had been cleared of native vegetation and it was typically dominated by exotic grasses and forbs. Four fauna species - Corangamite Water Skink *Eulamprus tympanum marnieae*, Striped Legless Lizard *Delma impar*, Growling Grass Frog *Litoria raniformis* and Golden Sun Moth *Synemon plana* - of national conservation significance had some potential to inhabit the rail reserve.

Miller, Koehler, Steer, et al. (2006) prepared a habitat network action plan for the Glenelg Hopkins Catchment Management Area, with the current Activity Area included in the Merri River sub-catchment. The Merri River sub-catchment had the city of Warrnambool on its southern boundary and extended northwards almost to Penshurst. Fourteen animal species of national significance and 33 species of state significance had been recorded within the sub-catchment (Table 3). Many of these were marine and coastal species which are not likely to occur inland from the coast. Wetland birds make up a large portion of the remaining species, and are capable of moving through a mosaic of habitat through the landscape. A few species are woodland birds which are more restricted to habitat patches. Although these species may only be some of the original range of faunal resources available to ancestral Traditional Owners, they at least give an indication of the diversity of resources that would have been available in the geographic region.

Table 3. Fauna of National and State significance within the H13: Merri River sub-catchment (Miller, Koehler, Steer, Brown, & Sofo, 2006, pp. 118-119)

Scientific Name	Common Name	Scientific Name	Common Name
National Significance		<i>Pachyptila turtur</i>	Fairy Prion
<i>Pachyptila desolata</i>	Antarctic Prion	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
<i>Botaurus poiciloptilus</i>	Australasian Bittern	<i>Litoria raniformis</i>	Growling Grass Frog
<i>Rostratula australis</i>	Australian Painted Snipe	<i>Thinornis rubricollis</i>	Hooded Plover
<i>Ninox connivens</i>	Barking Owl	<i>Neophema chrysogaster</i>	Orange-bellied Parrot
<i>Diomedea melanophris</i>	Black-browed Albatross	<i>Diomedea cauta</i>	Shy Albatross
<i>Miniopterus schreibersii bassanii</i>	Common Bent-wing Bat (southern ssp.)	<i>Nannoperca obscura</i>	Yarra Pigmy Perch
<i>Perameles gunnii</i>	Eastern Barred Bandicoot	State Significance	
		<i>Anas rhynchotis</i>	Australasian Shoveler
		<i>Phalacrocorax fuscescens</i>	Black-faced Cormorant

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Scientific Name	Common Name	Scientific Name	Common Name
<i>Oxyura australis</i>	Blue-billed Duck	<i>Gallinago hardwickii</i>	Latham's Snipe
<i>Grus rubicunda</i>	Brolga	<i>Charadrius mongolus</i>	Lesser Sand Plover
<i>Coturnix ypsilophora</i>	Brown Quail	<i>Ixobrychus minutus</i>	Little Bittern
<i>Sterna caspia</i>	Caspian Tern	<i>Egretta garzetta</i>	Little Egret
<i>Actitis hypoleucos</i>	Common Sandpiper	<i>Anseranas semipalmata</i>	Magpie Goose
<i>Sterna nereis</i>	Fairy Tern	<i>Biziura lobata</i>	Musk Duck
<i>Sminthopsis crassicaudata</i>	Fat-tailed Dunnart	<i>Larus pacificus</i>	Pacific Gull
<i>Stictonetta naevosa</i>	Freckled Duck	<i>Platalea regia</i>	Royal Spoonbill
<i>Plegadis falcinellus</i>	Glossy Ibis	<i>Calidris alba</i>	Sanderling
<i>Macquaria ambigua</i>	Golden Perch	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher
<i>Ardea alba</i>	Great Egret	<i>Circus assimilis</i>	Spotted Harrier
<i>Accipiter novaehollandiae</i>	Grey Goshawk	<i>Egernia coventryi</i>	Swamp Skink
<i>Sterna nilotica</i>	Gull-billed Tern	<i>Chlidonias hybridus</i>	Whiskered Tern
<i>Aythya australis</i>	Hardhead	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle
<i>Ardea intermedia</i>	Intermediate Egret		

While the

The (Schell, 1995) report noted that grey kangaroos, echidnas, possums, and koalas inhabit the region, as well as many species of fish in the Hopkins River. Native short-finned eels in particular are a noted resource of the Hopkins River, as are galaxias, which spawn in estuarine environments.

The Activity Area is 100 metres from the Hopkins River at its closest point, and 1.9 kilometres north of Logan Beach on the coast. Therefore, estuarine and coastal shellfish, fish, bird and mammal species such as those listed in Table 3 would have been accessible from the Activity Area. There is some potential for culturally deposited middens to be present within the Activity Area.

2.1.5 Victorian Aboriginal Heritage Register Places in the Geographic Region

A search of the Victorian Aboriginal Heritage Register (VAHR) on 14 October 2015 identified only two previously recorded Aboriginal places within the geographic region. They are both low density artefact distributions.

Rodgers Road LDAD (VAHR 7421-0226) was recorded in April 2015 and is located approximately 1.9 kilometres north-north-east of the Activity Area, on the same geomorphological unit. It comprised three basalt artefacts (two distal flakes and one complete flake) found at a depth of 150-200 millimetres on a high rise in an otherwise undulating plain, during the Complex Assessment for CHMP 13473. The place was in excellent condition, with current and previous land use being agricultural activities.

Botanic Road LDAD (VAHR 7321-0493) was also recorded in April 2015, approximately 3.5 kilometres north-west of the Activity Area and 30 metres south of Russells Creek, on the same geomorphological unit. The Aboriginal place contained one artefact, a complete flake of coastal flint, recovered at a depth of 200

millimetres in an alluvial terrace. This place was also in excellent condition, with current and previous land use being agricultural activities.

There are no Aboriginal places in the Activity Area, nor any within 200 metres. The nearest registered Aboriginal place is 1.14 kilometres south of the Activity Area, outside of the geographic region on the south side of the Hopkins River, on a different geomorphological unit to the present Activity Area, *Plains with depositional ridges (Follet)*. A roughly 300 metre wide strip along the coast (including Logan Beach and Point Ritchie) has a noticeably higher concentration of Aboriginal places, mainly middens and artefact distributions, but is located on the *Coastal barriers (Ninety Mile Beach)* geomorphological unit and is approximately 1.6 kilometres south of the present Activity Area.

These coastal Aboriginal cultural heritage places, being located on different geomorphological units to the present Activity Area, can provide little insight into the types of Aboriginal cultural heritage places likely to be found within it (due to the kinds of lithic, faunal and floral resources directly available). Additionally, the coastal Aboriginal places cannot provide examples of the preservation of physical Aboriginal cultural heritage within the specific conditions of the *Plains with poorly developed drainage and shallow regolith (Wingee)* geomorphological unit.

There are four historical references within the geographic region.

Wilmot Abraham's Camp, Huntingfield (Historical ID 1.3-57) is listed as a Property where people are known to have lived/camped. It is recorded as having occurred on the Princes Highway just west of the Deakin University Campus, approximately 220 metres north of the north-west corner of the Activity Area. Wilmot Abraham, or Corwhorong, (born at Panmure) used to travel in a circuit from Durnsley Park at Mepunga towards Warrnambool, where he had a mia mia at Huntingfield, behind Ethel Mitchell House, where he camped under some cypress trees (Critchett, 1998, p. 45). Wilmot Abraham died on the 7 July 1916 at Waikato, the Warrnambool home of Miss Murray (sister of John Murray). Clark (1990, p. 193) records that Corwhorong was considered the last of the *Duram gundidj* (the Girai lan at Tooram) but suggests that he may have been of the *Warnambul gundidj* on the basis of his birthplace at Panmure.

Summer Hill (Historical ID 1.3-58) is listed as a property where people are known to have lived/camped, approximately 4.5 kilometres north-east of the Activity Area, on the east side of Allansford-Wangoon Road. Wilmot Abraham's second wife Lily lived the last part of her life at John Murray's property, Summer Hill, on what was originally called the Allansford Road. She died there on the 21 September 1884 (Critchett, 1998, p. 45).

The Wangoon (Wangoon) Station, Honorary Correspondent Depot (Historical ID 5.4-7) is listed as Properties/locations of Honorary Correspondents to the Board for the Protection of Aborigines. It is recorded approximately 2.2 kilometres north of the Activity Area, on Russell Creek. Francis Tozer was Honorary Correspondent at Wangoon, near Warrnambool, from 1869 to 1876 for the Central Board for the Protection of Aborigines (CBA), which later became the Board for the Protection of Aborigines (BPA). The depot would have provided food, utensils, clothing and blankets for local Aboriginal people (Christie, 1979, p. 163). The following is quoted from the 1869 CBA report:

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The Aborigines in the vicinity of Warrnambool are under the charge of Mr. Francis Tozer, of Wangoon, and Mr. H. B. Lane, P.M. They number twenty-six - nineteen men and seven women. Mr. Tozer reports that on the whole the conduct of the blacks is very good, and that only a few of them indulge in intoxicating liquors.

Most of the 1869 CBA report, and the rest of the historical reference record, focus mainly on the reserve at Framlingham, which is not within the present geographic region.

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The Leighton Station Massacre (Historical ID 8.1-38) is listed as a place where Aboriginal people were killed, assaulted or threatened by Europeans, approximately 6.4 kilometres north-east of the Activity Area, near St Marys Road. Christie (1979, pp. 44-45) states that George Sandford Bolden of the Leighton Station came across three Aboriginal people while mustering cattle on their way to Sievwright's protectorate station. Bolden and his men attacked them with whips, and when the Aboriginal man, Tachier (Tacher or Takier), tried to pull Bolden from his horse, he shot Tachier in the stomach. Injured Tachier took refuge in a waterhole but was shot again and died. Terang-gerang ere, an Aboriginal woman, was badly beaten around the head and died. Bang its bang, a young boy, escaped to Sievwright's protectorate where he related what happened (Deposition of G.S. Bolden taken by Sievwright 24 October 1841, in Christie 1979, p. 45). Sievwright managed to get the charge of shooting with intent taken to court in December 1841, though the boy's evidence was ridiculed and the judge advised the jury to acquit Bolden. Judge Willis expressed the principle that squatters had 'a clear right to turn away any person from their property, that may come on it, for the purpose of aggression or not'. The location of Leighton Station on the Hopkins River may be St Mary's Station, south of Lake Wangoom and the Hopkins River near Warrnambool, which was run by the Bolden Brothers between 1840 and 1842 (Billis & Kenyon, 1974, p. 274; Clark, 1995, pp. 129-32).

These Aboriginal cultural heritage and historical reference places are shown in Figure 3.

2.1.6 Archaeological Assessments within the Geographic Region

There is a total of 28 archaeological reports and assessments from within the geographic region (Table 4). The most common types of reports are Complex Assessment CHMPs, Desktop / Paper / Due Diligence / Other, and surveys. The Complex Assessment CHMPs have been conducted either to the north-west or north of the Activity Area, including three within 1.2 kilometres.

Table 4. Types of Aboriginal archaeological assessments within the geographic region

Report type	Number	Per centage (%)
Desktop / Paper / Due Diligence / Other	9	32.1
Survey	8	28.6
Heritage Management	-	-
Test Excavation	1	3.6
CHMP Desktop Assessment	-	-
CHMP Standard Assessment	-	-
CHMP Complex Assessment	9	32.1
Site Specific Investigation (not excavation)	1	3.6
TOTAL	28	100.0

A detailed summary of reports which share a similar geographical and environmental context as the Activity Area is included below. Testing strategies of CHMPs relevant to the Activity Area are provided in Table 5.

Regional reports

Schell (1995) conducted an archaeological survey of four areas along the Hopkins River for the Framlingham Aboriginal Trust and AAV. The southern-most survey unit falls with the present geographic region at Allansford, approximately 3.6 kilometres east of the present Activity Area. The background research reported that ethnographic sources demonstrated that the coastal zone had been occupied by Aboriginal ancestors

with a focus on land beside lakes and swamps on the landward side of the coastal dune system. The report noted that eel traps would have enabled large quantities of eels to be taken on a seasonal basis with one eel trap previously recorded in the catchment. Other place types also included shell middens near the mouth of the Hopkins River, earth mounds near Lake Connemara and scarred trees on the banks of the Hopkins River to the north. Eleven Aboriginal cultural heritage places were recorded in the Framlingham survey unit, all eel traps. Artefact scatters and a scarred tree were found in the other survey units.

Local Reports

Schell (2007) conducted an archaeological survey for a sewer extension within the corridor of a drainage line that forms a tributary of Russell Creek at Wangoom Road, ca. 2.37 kilometres north-west of the present Activity Area. No Aboriginal archaeological places were identified during the survey, which was put down to a combination of factors including limited ground surface visibility and high levels of ploughing disturbance.

Long (2007) conducted a survey assessment for a trunk sewer at a North Dennington and a water storage duplication at Dales Road, Warrnambool. The water storage duplication at Dales Road is approximately 1 kilometre north of the present Activity Area, in the same geomorphological unit and ca. 770 metres south of Russells Creek and 1.4 kilometres north of the present Activity Area. The background research noted that Aboriginal places tended to be stone artefact scatters or shellfish middens, with the latter being found up to 3 kilometres inland on calcarenite (limestone) dune ridges. Otherwise Aboriginal places are found on landward and seaward margins of the coastal dune system, as well as the land in between, and also along the banks of the Merri River. The field assessment encountered limited GSV, and noted the low-lying nature of the proposed water storage duplication area, the lack of landforms associated of archaeological potential and the distance from natural watercourses. No Aboriginal cultural heritage was identified during the survey.

van der Linde (2012) prepared a Complex Assessment CHMP 12032 for a student housing development at the Cafeteria Lane, on the Warrnambool Campus of Deakin University, approximately 520 metres to south-east of the present Activity Area and 110 metres from the Hopkins River. The student housing Activity Area was bordered by existing university infrastructure to the north, east and south and open land to the west. It was characterised by sparsely vegetated land used for passive student recreation. The land slopes to the south-west towards the floodplain of the Hopkins River. Most of the land in the Activity Area had been subject to clearing for agricultural purposes since the 1850s.

The entire Activity Area is located within the Victorian Heritage Inventory listed Sherwood Homestead Complex (H7421-0016). The run was squatted on in 1840, and taken over in 1842, but it was not until the mid 1870s that the Sherwood homestead was built. In the intervening years, the run would have been cleared of native vegetation for grazing. The run changed hands into the Dawson family in 1883, who held it for over 80 years. In 1969 the grounds and homestead were purchased by the Warrnambool Institute of Advanced Education. More recent disturbance had been caused by garden and seating areas, lighting, underground gas, electricity and telecommunications services. There were no previously recorded Aboriginal cultural heritage places within the student housing Activity Area.

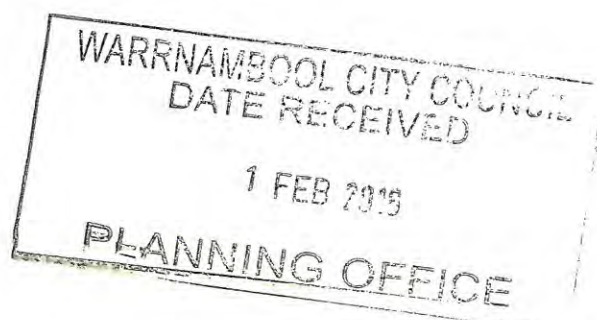
The majority of registered Aboriginal places within the geographic region comprised artefact scatters located on the plains adjoining the Merri River or those located inland from the coast. Shell middens also occur along the coast and at the mouth of the Hopkins River. Lithic artefact scatters in the geographic region comprised low density surface or subsurface deposits to a depth of 400 millimetres on terraces, floodplains and plains associated the Merri and Hopkins Rivers. Silcrete is the predominant artefact material, but chert, flint and quartz were also utilised. Flint artefacts were most often associated with shell deposits along the escarpment of the Hopkins River. Shell deposits containing mostly *Subnina* species had also been identified within cave or rock shelters near Lake Gilear (6.4 kilometres south-east of the present Activity Area) as well as in surface and subsurface deposits along the Southern Ocean coastline. All place types within the geographic region were found within the vicinity of, or closely associated with, water sources. All Aboriginal historical references

within the geographic region had been identified through ethnographical literary references and represent known events or locations associated with Aboriginal people within the Warrnambool region.

The Standard Assessment encountered poor GSV due to short grass coverage; disturbed areas from utility installations, or areas around trees or rabbit burrows provided limited surface exposure. One landform was present, a gently undulating rise above the river floodplain. Evidence of utilities crossing the Activity Area were identified. No areas of potential were specified as a result of the Standard Assessment. No Aboriginal cultural heritage was identified during the survey. No evidence of the former Sherwood Park Homestead was identified. The Complex Assessment comprised one test pit (1x1 metre) and 13 shovel test pits (0.5x0.5 metres) (Plate 1).

The test pit (Plate 2) was excavated to a maximum depth of 80 millimetres in the south-west and 50 millimetres in the south-east, and identified an upper deposit of dry, firm, dark yellowish-brown (Munsell 10YR 3/4) sandy silt with inclusions of rootlets, quartz pebbles, lime mortar fragments and red brick (0-60 millimetres). This overlay a dry, compact, brown (Munsell 10YR 4/4) clay with mortar and brick inclusions, which was tested by an auger probe to a depth of 140 millimetres. No artefacts or other evidence of Aboriginal cultural heritage were identified.

The shovel test pits were placed in two transects running north-west to south-east; their maximum depth of excavation ranged from 50 to 400 millimetres, with an average of 120 millimetres. The stratigraphy identified in the shovel test pits was similar to that of the test pit, with variability at the depth at which the clay was encountered. The upper deposit comprised a dry, firm, mid-brown sandy silt with inclusions of rootlets, lime mortar fragments, glass, bullet casings and ceramic (0-340 millimetres). This overlay a dry, compact, mid-brown orange clay with occasional historical inclusions (>30 millimetres). No evidence of Aboriginal cultural heritage was identified in any of the shovel test pits. The Complex Assessment concluded that the alluvium layer overlying the clay most likely corresponds to the Holocene, and the base mid-brown orange clay to Pliocene Pleistocene fluvial sands and clays which are mapped around the Hopkins River. The absence of Aboriginal cultural heritage was determined to be due to the Activity Area lying on a landform that was of lesser focus than the highly resource-rich coastal dune and floodplain areas to the south-east. Additionally, the historical disturbance from 19th century pastoral activities and the installation of utilities since the 1970s was likely to have disturbed any low levels of Aboriginal cultural heritage which may have been present prior to the arrival of squatters in 1840. The assessment concluded that "no Aboriginal cultural heritage appears to be present within the Activity Area" (van der Linde, 2012, p. 79)



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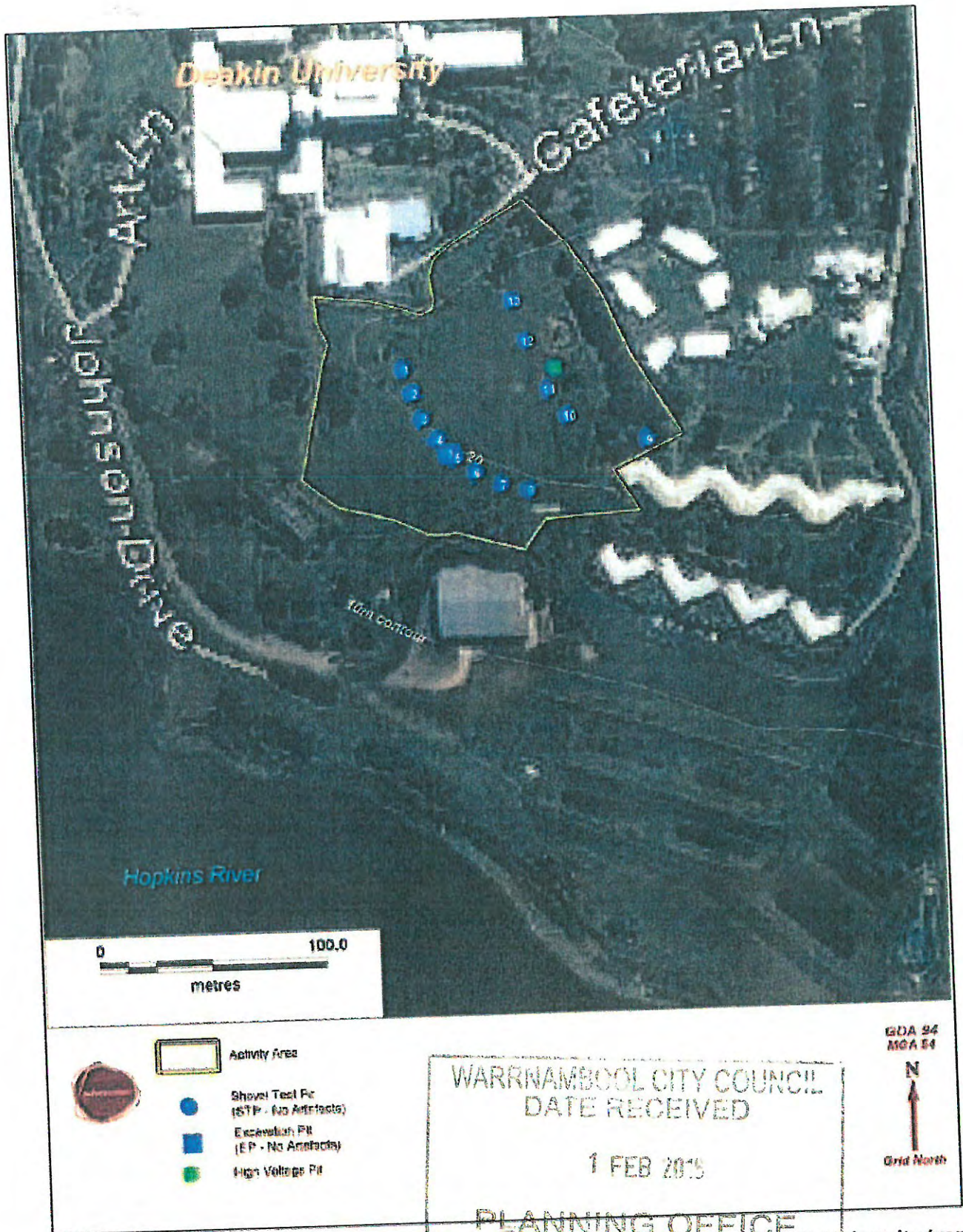


Plate 1. Complex Assessment subsurface testing results for CHMP 12032 at Deakin University (van der Linde, 2012, p. 75)

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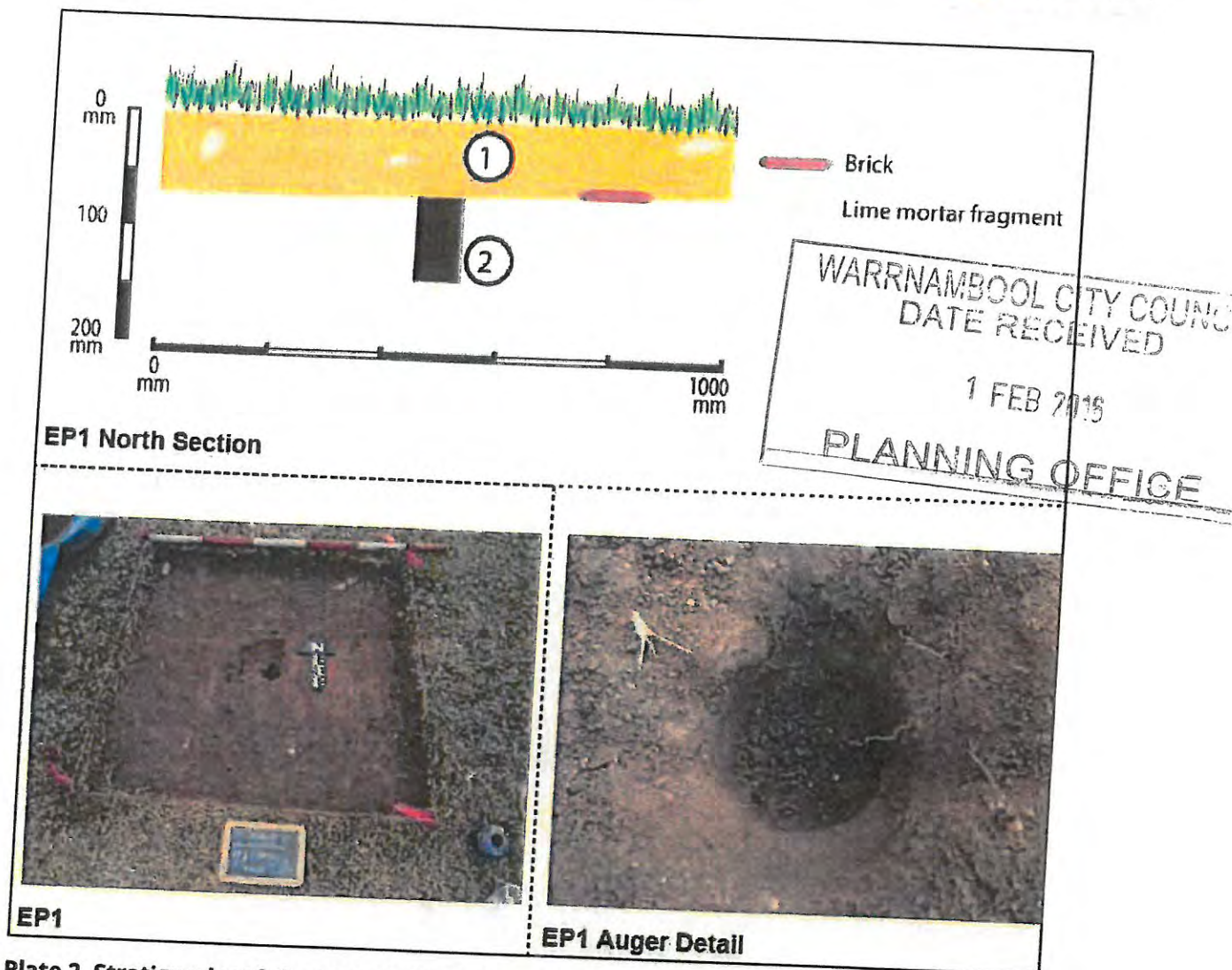


Plate 2. Stratigraphy of the test pit ('EP1') identified in CHMP 12032 at Deakin University (van der Linde, 2012, p. 76)

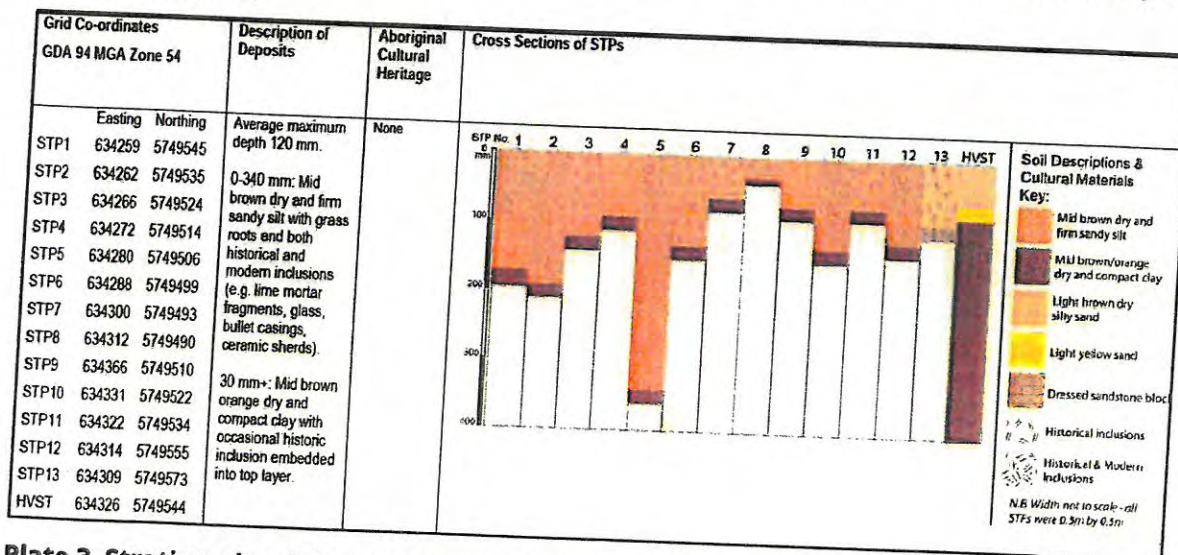


Plate 3. Stratigraphy of the shovel test pits identified in CHMP 12032 at Deakin University (van der Linde, 2012, p. 77)

Burch (2014) prepared a Complex Assessment CHMP (13296) for Stage 1 of an industrial subdivision at 80 Rodgers Road, Warrnambool, Victoria, ca. 1.0 kilometre to the north of the present Activity Area and immediately to the east of **Long's** (2007) water storage unit study area. The northern 20 metres of the 800 metre long Activity Area is within 200 metres of Russells Creek. There were no previously recorded Aboriginal places within the Activity Area or 2 kilometres of it. The most commonly presented place types in the geographic region are artefact scatters and isolated artefacts. The Standard Assessment noted that Activity Area lies on a flat to gently undulating landscape, with a small rise along the northern boundary. GSV was poor. No Aboriginal cultural heritage was identified, but the small rise was identified as having low to moderate potential for Aboriginal cultural heritage to be present. The Complex Assessment comprised one test pit (1x1 metre) and 11 shovel test pits (0.4x0.4 metres) (Plate 4). The test pit was excavated to a depth of 100 millimetres (Plate 5). The upper horizon (0-30 millimetres) comprised a very dark grey (Munsell 10YR 3/1), loose, dry, silty loam with grass rootlets inclusions. The second horizon (30-100 millimetres) was a dark grey (Munsell 10YR 4/1), compact clayey silt with basalt inclusions increasingly frequent with depth. Excavation ceased at a very dark greyish brown (Munsell 10YR 3/2), very compact clay base with occasional basalt inclusions. No Aboriginal cultural heritage was identified in the test pit. The shovel test pits excavated to maximum depth of 150-340 millimetres, with similar horizons to that of the test pit. No Aboriginal cultural heritage was identified in the shovel test pits.

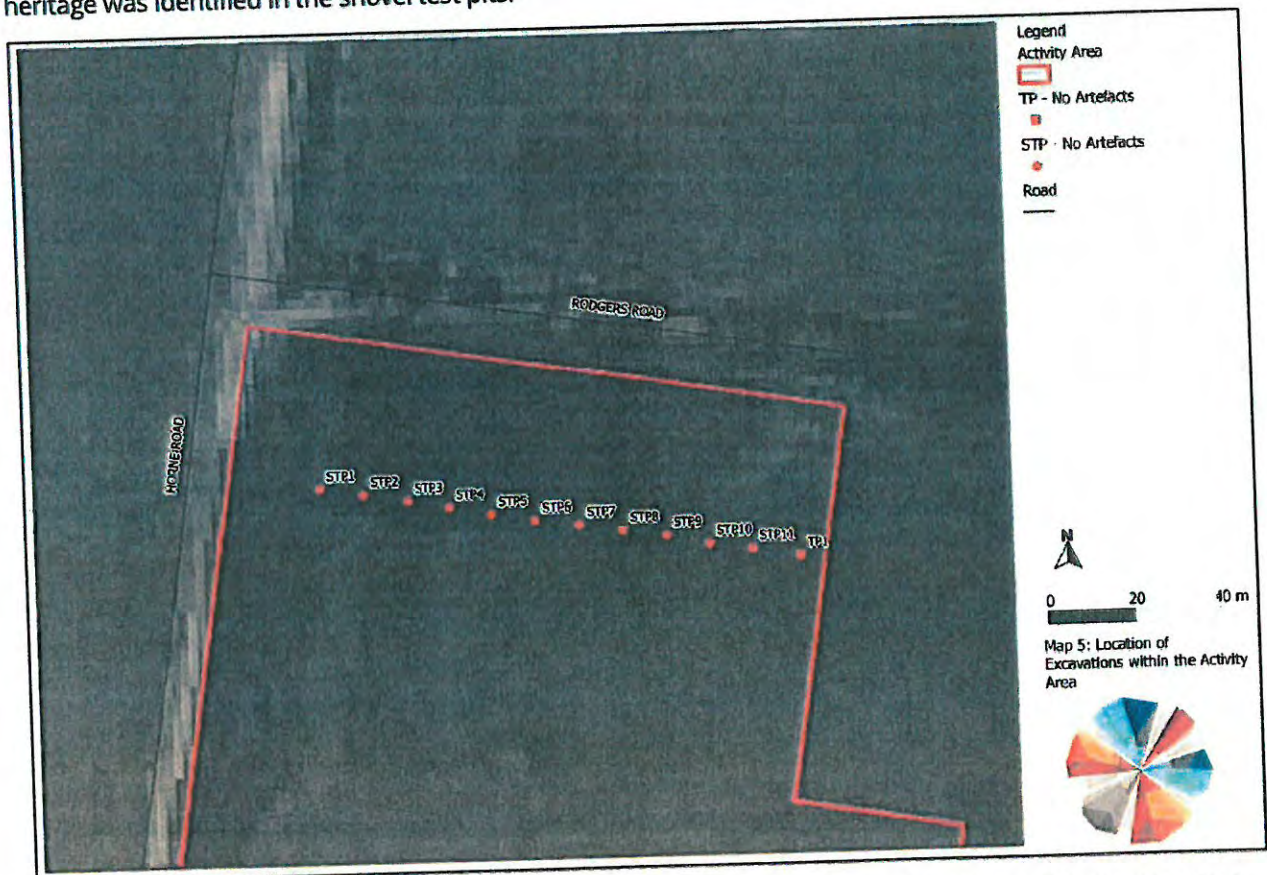


Plate 4. Complex Assessment results from the Stage 1 Rodgers Road CHMP (13296); (Burch, 2014, p. 28)

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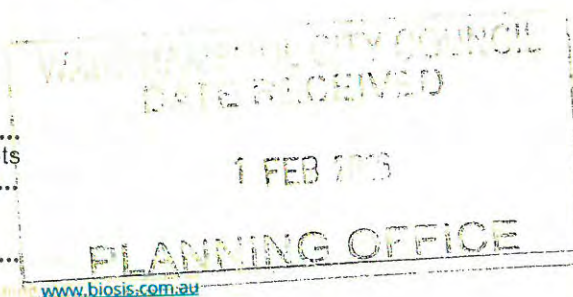
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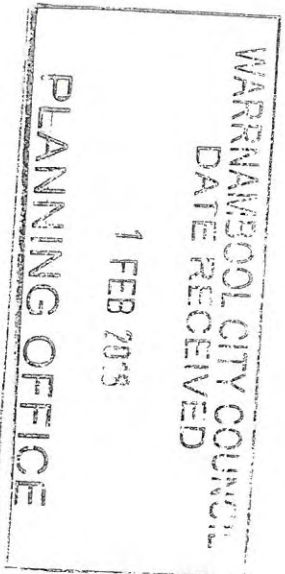


Plate 5. North profile of test pit 1 from Stage 1 Rodgers Road CHMP (13296); (Burch, 2014 , p. 29)

Burch (2015) prepared a Complex Assessment CHMP (13473) for the remaining balance of the industrial subdivision at 80 Rodgers Road, Warrnambool, approximately 1.14 kilometres to the north-north-east of the present Activity Area and on the same geomorphological unit (Plate 6).



Plate 6. Activity Area for the Stage 2 Rodgers Road CHMP (13473); (Burch, 2015, p. 6)

As with the Stage 1 CHMP (Burch, 2014), there were no previously recorded Aboriginal places within the Activity Area or 2 kilometres of it. The most commonly place types in the geographic region are artefact scatters and isolated artefacts. The Standard Assessment identified a similar landscape of a flat to gently undulating landscape, with a high rise in the centre of the northern boundary. GSV was poor. No Aboriginal cultural heritage was identified, but the high rise was identified as having moderate potential for Aboriginal cultural heritage to be present (Plate 7).

The Complex Assessment comprised one test pit (1x1 metres) and 19 shovel test pits (0.4x0.4 metres) (Plate 8). The test pit was excavated to a depth of 200 millimetres. The upper horizon (0-50 millimetres) comprised a very dark grey (Munsell 10YR 3/1), loose, dry, silty loam with grass rootlets inclusions (Plate 9). The second horizon (50-120/200 millimetres) was a dark grey (Munsell 10YR 4/1), compact clayey silt with basalt inclusions increasingly frequent with depth. One ceramic sherd was found at 150 millimetres and three basalt artefacts were recovered at 150-200 millimetres depth. Excavation ceased at a very dark greyish brown (Munsell 10YR 3/2), very compact clay base with occasional basalt inclusions (120/200 millimetres). The shovel test pits were aligned in three transects to the east, south and north-west. Four radial shovel test pits were located in the cardinal directions around test pit 1 to test the extent of the new Aboriginal cultural heritage place. No further artefacts or other evidence of Aboriginal cultural heritage were identified. The shovel test pits identified similar stratigraphy to the test pit, and were excavated to maximum depth of 130-125 millimetres. The one complete and two distal basalt flakes were recorded as **Rodgers Road LDAD (VAHR 7421-0226)** (Plate 10, Plate 11).



Plate 7. Results of the Standard Assessment for the Stage 2 Rodgers Road CHMP (13473); (Burch, 2015, p. 29)

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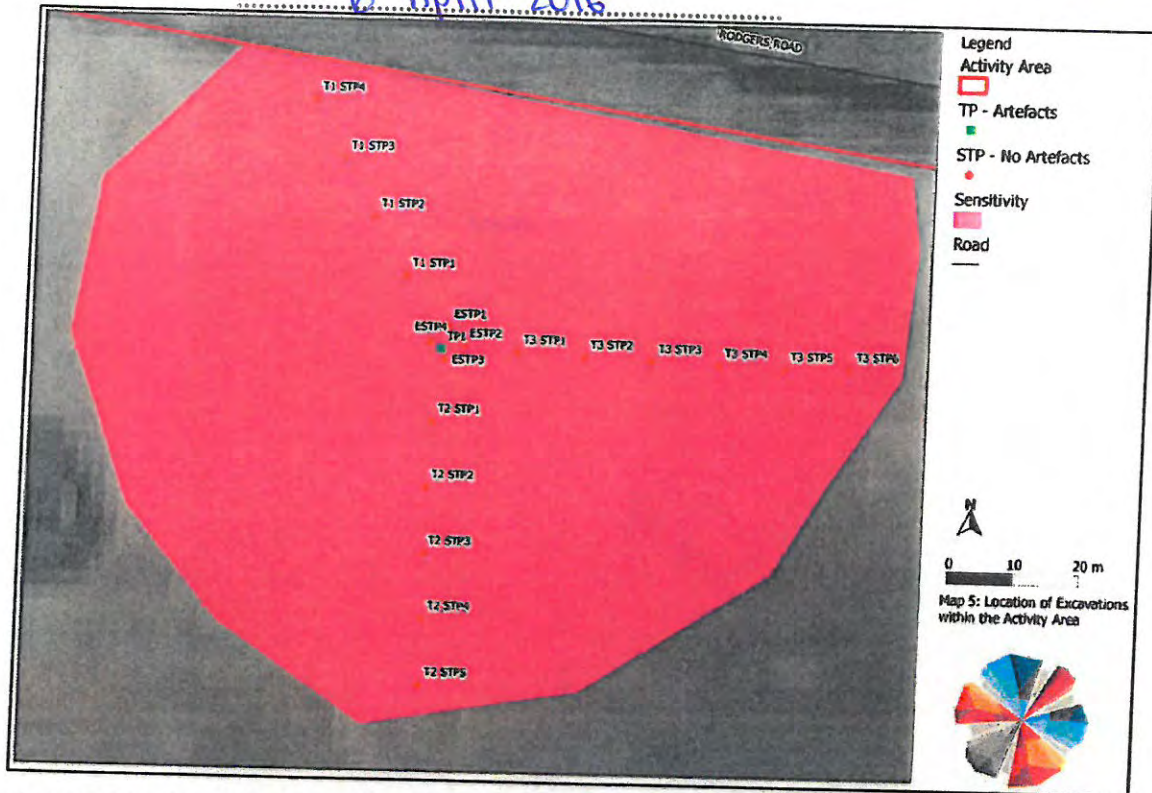


Plate 8. Results of the Complex Assessment for the Stage 2 Rodgers Road CHMP (13473); (Burch, 2015, p. 32)



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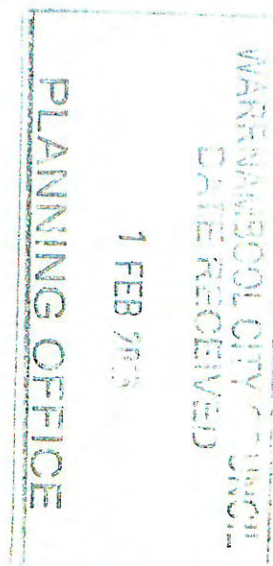
Plate 9. North profile of test pit 1 from Stage 2 Rodgers Road CHMP (13473); (Burch, 2015, p. 34)



Plate 10. Rodgers Road LDAD (VAHR 7421-0226) facing north; (Burch, 2015, p. 51)



Plate 11. Artefacts from Rodgers Road LDAD (VAHR 7421-0226); (Burch, 2015, p. 51)



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Summary of Previous Archaeological Reports

Surveys conducted within the geographic region prior to 2007 indicate that the Hopkins River was attractive to the ancestors of the Gunditj Mirring, Kuuyang Maar and Eastern Maar Traditional Owners, for the variety of resources in its vicinity, as evidenced by eel traps, shell middens, earth mounds and scarred trees. Away from the river, artefact scatters are also present; and shellfish middens can be found up to 3 kilometres inland on limestone ridges.

While nine Complex CHMPs have been conducted within the geographic region, only three have been conducted with 1.2 kilometres of the Activity Area (Table 5), and none within 500 metres. The three nearest CHMPs were all located on gently undulating plains landforms and the geomorphological unit *Plains with poorly developed drainage and shallow regolith (Wingee)*; they are therefore highly likely to be indicative of the sediment and stratigraphy present in the Activity Area, in spite of their distances. Maximum depths of excavation did not exceed 400 millimetres in any of the three CHMPs. To the north of the Activity Area, two CHMPs (13296 and 13473) identified deposits of very dark grey silty loam overlying a dark grey, clayey silt on a base of very dark greyish-brown clay. Aboriginal place Rodgers Road LDAD (VAHR 7421-0226) was recorded in a high rise during 13473 (Burch, 2015) and comprised three basalt artefact found a depth of 150-200 millimetres in a high rise landform. The third CHMP 12032 (van der Linde, 2012) for Deakin University to the east, identified deposits of dark yellowish-brown sandy silt on brown clay, but no Aboriginal cultural heritage was recorded.

The present Activity Area and the eastern CHMP 12032 are both located on *Bridgewater Formation* geology; therefore it is anticipated that the Activity Area will probably reveal similar stratigraphy comprising dark yellowish-brown sandy silt on brown clay. Due to the disturbance of the Activity Area within CHMP 12032, it is not possible to assess the potential for Aboriginal cultural heritage in undisturbed areas, if these remain present in the current Activity Area. However, if the northern clay deposits of *Unnamed sheetflow basalt* (which is mapped in the Activity Areas for CHMPs 13296 and 13473) are encountered, there is potential for artefacts to be found at depths of 150-200 millimetres in moderate to high rises.

Table 5. Testing strategies of Complex Assessment CHMPs within 1.2 kilometres of the Activity Area

CHMP No.	Location	Testing Method	Results	VAHR No.
12032	520m S of AA; 1.6 ha; Landform: Gently undulating plains; <i>Plains with poorly developed drainage and shallow regolith (Wingee)</i>	1 x TP (1x1m) 13 x STP (0.5x0.5m)	Total area excavated= 4.25m ² ; Max depth excavated = 400mm Depths cultural heritage = n/a Substantial disturbance	-
13296	1.0km N of AA; 14.56 ha; Landform: Gently undulating plains; <i>Plains with poorly developed drainage and shallow regolith (Wingee)</i>	1 x TP (1x1m) 11 x STP (0.4x0.4m)	Total area excavated= 2.76m ² ; max depth excavated = 340mm depths cultural heritage = n/a No disturbance identified	-

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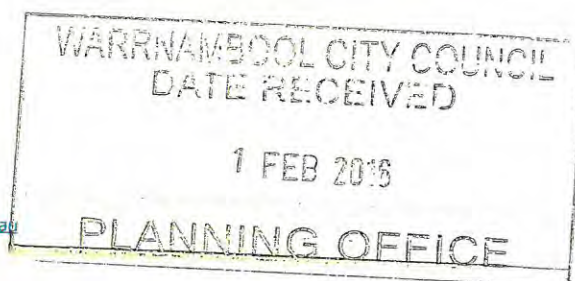
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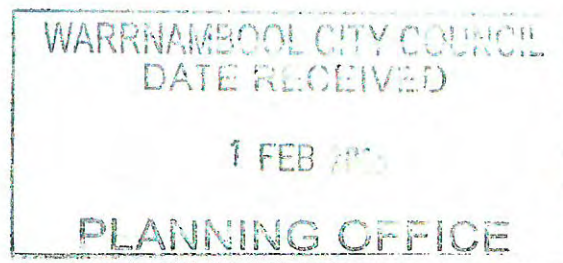
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CHMP No.	Location	Testing Method	Results	VAHR No.
13473	1.14 km NNE of Activity Area; 50 ha; Landform: Gently undulating plains; <i>Plains with poorly developed drainage and shallow regolith (Wingee)</i>	1 x TP (1x1m) 19 x STP (0.4x0.4m)	Total area excavated = 4.04m ² ; Max depth excavated = 125mm Depths cultural heritage = 150- 200mm Some disturbance identified	7421 - 0226



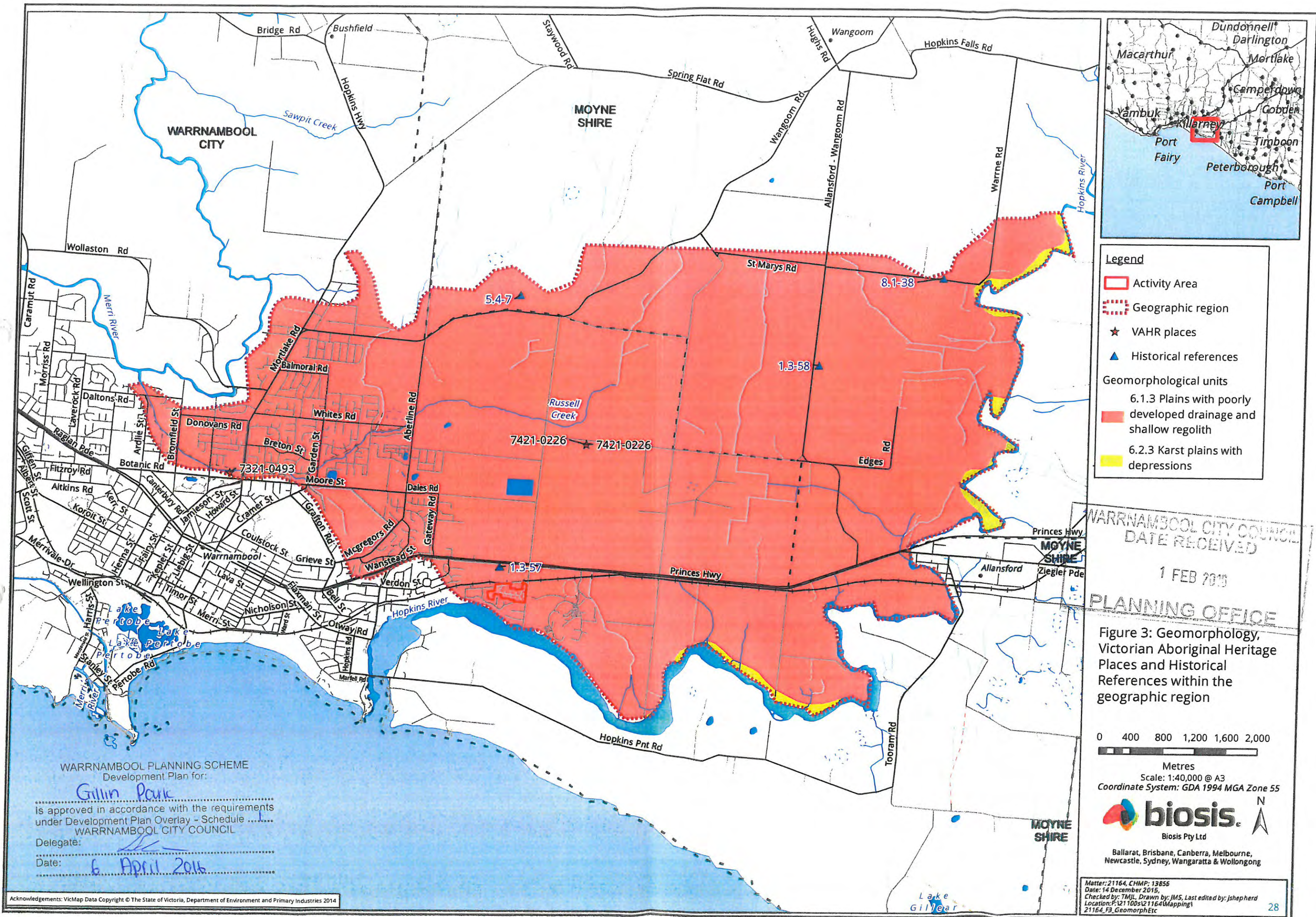
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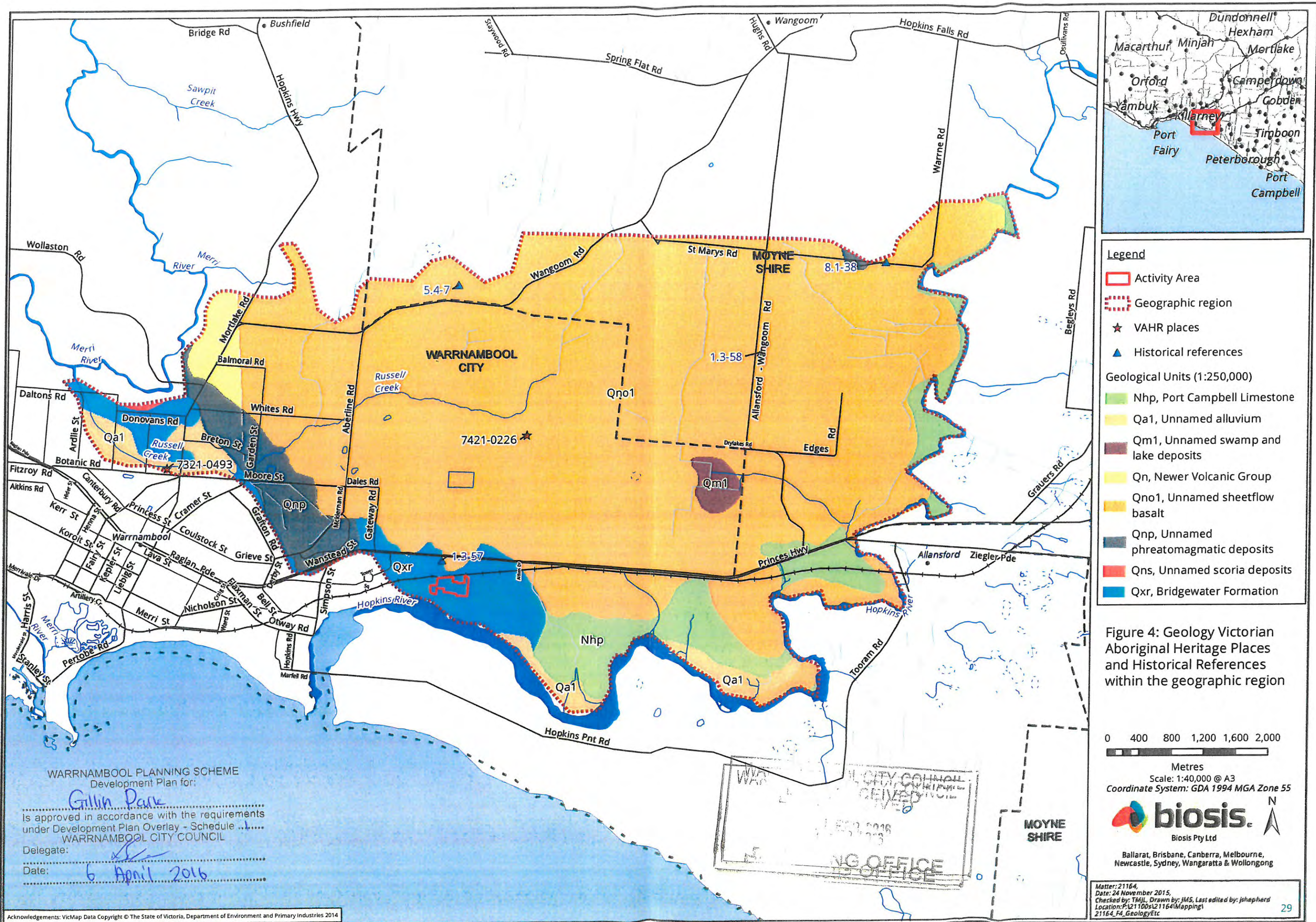
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2.2 Historical and Ethno-historical Accounts in the Geographic Region

For the purposes of this assessment, information about Aboriginal Victorian pre and post contact history has been sourced from nineteenth and twentieth century primary and secondary ethnographic/historical records.

2.2.1 Ethno-historical Accounts of Aboriginal People

Linguistic Boundaries and Social Organisation

Prior to European colonisation, the Victorian landscape was delineated by socio-dialectical groups who shared a common language and who as a group identified as owning particular areas of land, with individually owned tracts of country. This was a system of spatial organisation based on land tenure (Clark, 1990).

Aboriginal groups mapped natural features as boundaries for their ranges, estates and economic territories. The *Yarrer gundidj* held land between Campbell's Merri River station and Allan's 'Allandale' station on the Hopkins River at Warrnambool (Clark, 1990, pp. 55, 88).

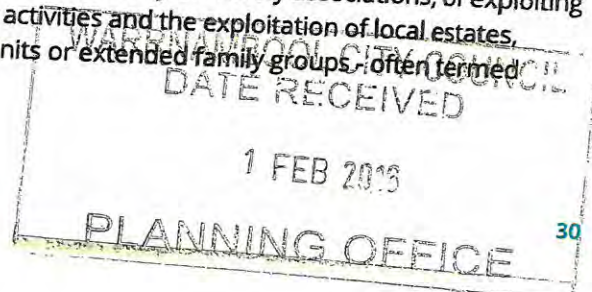
Land ownership and access rights or responsibilities centred on the smaller named groups that formed the broader language grouping. These groups are often called 'clans' or 'local descent groups', however as (Wesson, 2000, p. 8) reasons, they are better described as 'named groups', as the membership structure of these groups, and their degree of division from other groups, could vary. In most instances, primary allegiance was owed to this named group, although this could vary according to context and location. Commonly, named groups were led by senior elders who exercised internal political and religious authority, as well as being recognised as their spokesperson when dealing with other groups (Atkinson & Berryman, 1983). Particularly influential group leaders could also assume authority over the leaders of other culturally affiliated groups (Wesson, 2000). The named group who occupied the Activity Area were the *Yarrer gundidj*.

Social activity involving neighbouring named or socio-dialectical groups was usually held in warmer periods, held at the intersection of group boundary's and arranged by a person assigned of the responsibility of travelling between groups to organise the time, place, and events of the meeting. This person could speak a number of different dialects and acted as intermediaries in negotiations between the groups. Activities would include sports and dancing, with up to 500 men, women and children attending (Atkinson & Berryman, 1983).

The succession or inheritance of lands and named-group estates could occur in a number of ways. Individuals and groups could inherit lands from their father, their mother, through their birthplace, conception place, the burial place of their ancestors, and through totemic connections (Wesson, 2000). Access rights also crossed generations and marriage partners. Howitt wrote that:

The right to hunt and to procure food in any particular tract of country belonged to the group of people born there, and could not be infringed by others without permission. But there were places which such a group of people claimed for some special reason, and in which the whole of the tribe had interest. Such a place was the stone quarry at Mt. William near Lancefield, from which the material for making tomahawks was procured. The family proprietorship in the quarry had wide ramifications... when neighbouring wished for some stone they sent a messenger to Bill-billeri saying that they would send goods in exchange for it, for instance, skin-rugs (1904, p. 311).

People would often travel or reside in the territory of another named-group so that they could fulfil religious or family obligations, or exercise the privilege, granted to them by family or moiety associations, of exploiting the resources of another estate (Barwick, 1984). For daily activities and the exploitation of local estates, people are thought to have travelled in small residential units or extended family groups, often termed bands (Wesson, 2000).



Gillin Park

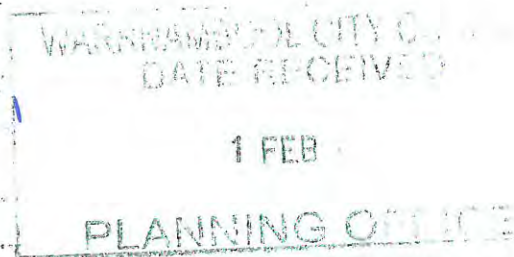
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Moiety Affiliation



A further level of social organisation was moiety affiliation. The Moiety of *Yarrer gundidj* is unknown (Clark, 1990, p. 88).

Membership to a named group is variably defined by a localised matrilineal or patrilineal descent group, with female member of the group partnering with men outside of their group (exogamous) and across moiety lines; however they maintained an identity of belonging to their father's group. Men then had to adhere to certain duties such as providing food to their father-in-law. Social engagement could be influenced by appropriate conduct between family members, for example men had avoidance behaviours they had to adhere to in the presence of their mother-in-law, and there were other speech or special duties which were expected in family relationships (Atkinson & Berryman, 1983).

Religion

Knowledge of Aboriginal religion was recorded and maintained through visual and oral tradition which ensured the maintenance of social structures through generations. Such knowledge was not always readily shared with non-Indigenous social observers and as such limited written versions from early settlers, explorers or government employees exist for Victoria. Ceremonies were occasionally performed to entertain Europeans however the meaning behind these performances was never fully explained (Robinson, 1840). Private ceremonies and locations, such as age initiations were actively kept secret (Presland, 1994).

Economy and Resource Utilisation

Certain individuals within Aboriginal groups had responsibilities assigned to them for the management of natural resources. Anthropogenic manipulation of the environment was observed by the first Europeans within northern Victoria, for example fire regimes which cleared tracks also aided in hunting and dissuaded settlers for entering Aboriginal territory (Atkinson & Berryman, 1983).

Canoes were cut from the bark of river red-gums and box trees with stone axe heads in spring to early summer, shaped over a fire, seasoned in the sun, then the end blocked with clay (Edwards R. , 1975). Hooped nets made from fibre were used to catch crayfish, yabbies and fish, while cross-line nets were strung low above the water for catching ducks or below the water to catch schools of fish (Gott & Conran, 1991). Line nets were also used to catch emus and kangaroos; a strategically placed group of people drove the animals towards the nets. Reed spears with hafted bone, carved barbs, stone pieces or hardened wooden points set into the head were used for catching larger marsupials. Oven mounds (cooking pits), were then constructed to bake the game or large volumes of vegetables (Atkinson & Berryman, 1983).

2.2.2 Historical Accounts of Aboriginal People

The rapid spread of European colonisation altered Victorian Aboriginal society. The increased presence of settlers resulted in dispossession of Aboriginal people from their traditional land and diminished access to resources. These factors combined with population decline from introduced diseases and conflict, transformed Aboriginal society.

In 1839 an Aboriginal Protectorate Scheme was established in Victoria; the Protectorates provided religious instruction, rations, homes and medical care to Aboriginal people whilst recording population information (Broome, 2005). Official inquiries into the welfare of Aboriginal people were held in 1849 and again in 1858. Although informants at the inquiries remarked on the rapid fall in the Aboriginal population, it was a number of years before any action was taken. The latter inquiry led to the formation of the Aboriginal Protection Board in 1860 which encouraged Aboriginal people to move onto reserves (Edwards W. , 1988). In 1869, the Aborigines Act was passed to give the Governor of Victoria power to dictate where Aboriginal people could reside, what activities they could undertake on and off reserves and the authority to take charge of Aboriginal children (Edwards W. , 1988).

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In 1841, approximately 400 Aborigines were consulted by George Augustus Robertson, Chief Protector of the Aborigines, at Campbell's station on the Merri River. The Aborigines complained that their water was stolen by white men, who would also tell them to leave when they arrived in the area. Campbell complained that four tons of potatoes had been stolen by Aborigines and also 100 sheep. A year later when Robinson returned to Campbell's station on the Merri, Campbell no longer had any complaints about the Aborigines. Robinson recorded the *Yarrer gundidj* clan as having 37 men with 52 wives and 73 children. The heads of the clan in 1841 were Par.de.we.dung, Mine cap and Pee.pi (Clark, 1990, p. 88).

2.2.3 Regional History

In 1802, Charles Grimes, Surveyor General of New South Wales, explored the shores of Port Philip Bay with a small party. With instructions from Governor King to survey the bay and report on its suitability for settlement, they investigated the mouth of the Werribee River and ventured a few miles inland, looking for suitable agricultural land for the possible creation of a convict colony (Boyce, 2012). However, it wasn't until the explorers Hamilton Hume and William Hovell travelled through Victoria to find an inland route from Sydney to Port Philip Bay that Victoria was assessed as having favourable conditions for agriculture and pastoralism (Hovell, Hume, & Bland, 1965).

Sealing and whaling activity began in Western Victoria at the beginning of the 19th century, where they anchored at Portland Bay and Port Fairy from 1810 onwards. In 1836 three sealers attempted to enter the mouth of the Hopkins River but were swamped; only two made it back to Port Fairy. Sealers and whalers may have been in the Warrnambool area prior to this recorded event (van der Linde, 2012, p. 38).

Major Thomas Mitchell's published accounts of the 'good inland plains' from his third expedition were published in 1836, spurred settlement (van der Linde, 2012, p. 39). Early settlers lobbied Superintendent La Trobe of Melbourne for the establishment of a port, who, after a number of visits, allocated 250 acres of land for a town to be named Warrnambool. From 1839 to 1846, grazing licenses for cattle and sheep were taken up, and from 1847 new regulations were gazetted, allowing squatters to purchase pre-emptive rights to their household blocks (Boyce, 2012). The new town of Warrnambool was surveyed in grid form by William Pickering in 1846, and the first land sales for the town were held in Melbourne in July 1847 (Warrnambool & District Historical Society, 2015). In addition, in 1849 new regulations were applied in the settled areas of Victoria and run holders were permitted to buy a 640 acre block containing their homestead and other improvements (City of Melbourne, 2013).

Large cattle and sheep runs had been established by squatters throughout most of the Western District by the early 1840s, apart from the inland areas near the coast from Warrnambool to Otway, which were not surveyed or settled until the 1860s (Spreadborough & Anderson, 1983; van der Linde, 2012, p. 39).

Originally known as Lady Bay, Warrnambool is the youngest of the three ports west of Cape Otway. Neither of the mouths of the Merri or Hopkins Rivers could be used as harbours. The former was too shallow and subject to shifting sand bars, while the latter was blocked by a solid rock bar and perilous reefs. During the 1840s people, animals and cargo were unloaded directly onto the beach at Lady Bay; in 1850 Thornton Jetty was constructed at the mouth of the Merri River, measuring 180 metres long. It was destroyed by storms in 1862. Warrnambool grew rapidly compared to other towns in the district, due to its fertile soils, which were primarily used for pigs and potatoes, and also wheat, barley and oats, and later including dairy products (Warrnambool & District Historical Society, 2015). Warrnambool's population had reached 342 by 1850 (van der Linde, 2012, p. 39).

After the initial gold rush and formalisation of the Colony of Victoria in 1851, a series of Government Acts encouraged closer settlement of land. Squatting licences were cancelled and many of the large pastoral leases were subdivided and sold at auction or made open for selection for farming and agricultural purposes (Serle, 1963).

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Local limestone was utilised early in Warrnambool's history, extracted for constructing buildings for over 80 years. The construction of the breakwater began in 1877 and was completed in 1890; the 1880s were a boom time for Warrnambool, with two jetties serving regular coastal passenger and cargo traffic. By the early 20th century Warrnambool had become a major market town with the presence of the Nestles Factory at Dennington, the Warrnambool Cheese & Butter Factory, the Warrnambool Woollen Mill, and after World War II the Fletcher Jones. The influence of the port eventually decreased with the arrival of the railways; the port was officially closed in 1942 (Warrnambool & District Historical Society, 2015).

2.2.4 Land Use History of the Activity Area

The Bolden and Allan brothers occupied land on the western and eastern sides of the Hopkins River near its mouth, respectively (Warrnambool & District Historical Society, 2015). The present Activity Area would have been within the Bolden brothers' holdings, which they squatted on in 1840. It was then taken up by Thomas Augustus Strong and Henry Foster in 1842, who took over 16,000 acres of brothers' land between Merri Creek and the Hopkins River, naming the run Saint Mary's (van der Linde, 2012, p. 39). An early plan of the south-west Victorian coastline from 1842 (Plate 12) shows the Allen brothers' holdings on the east bank of the Hopkins River near the river mouth, and land to the north-west held by Foster. At this time, Manna Gum, Swamp Gum and Blackwood trees would have been amongst the vegetation cleared from the Damp Sands Herb-rich Woodland (EVC 3, Section 2.1.3) present in the Activity Area, for grazing purposes.

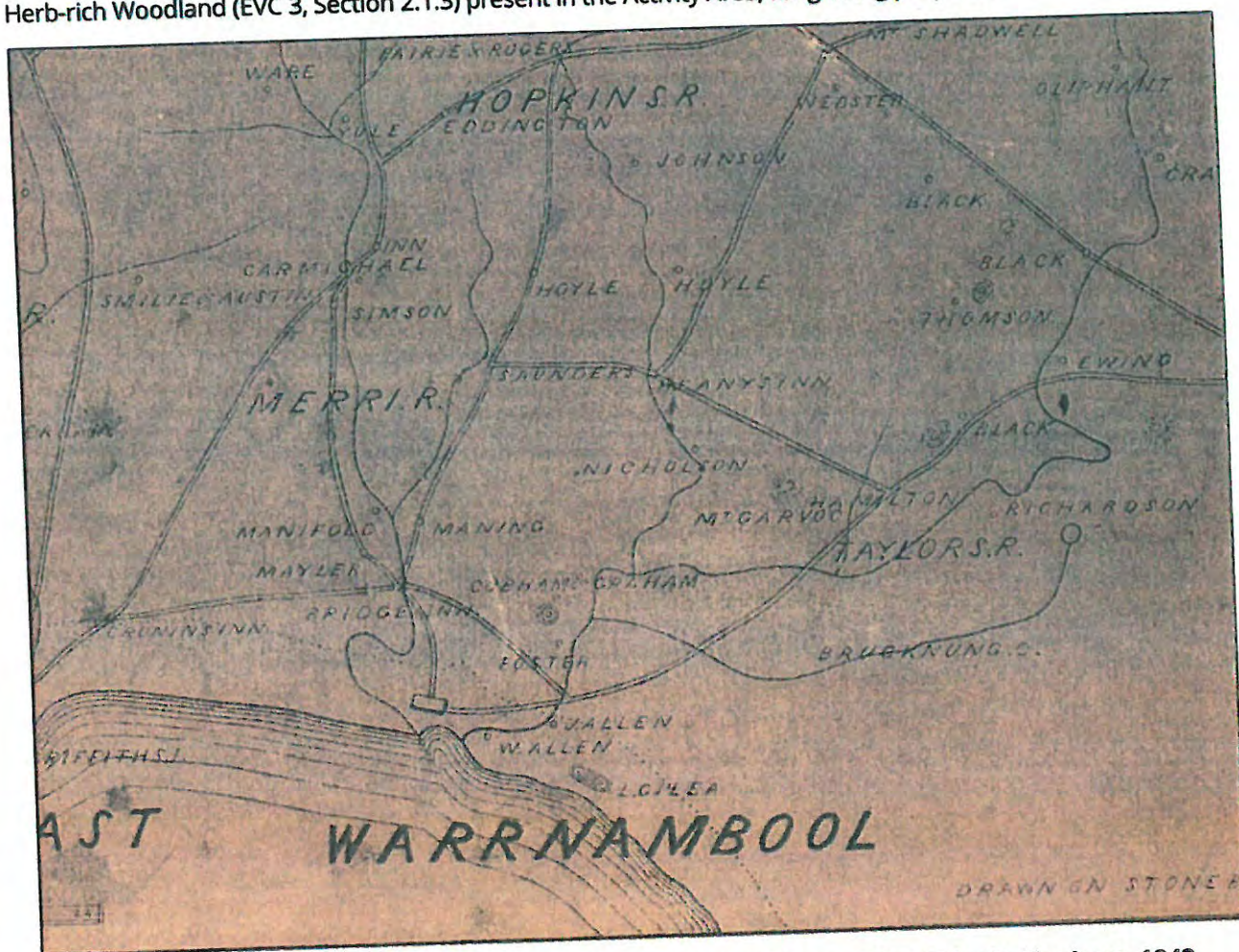


Plate 12. Close up of Warrnambool from "Portland, Belfast, Warrnambool" by H. Lingham, 1842, drawn on stone, published by R. Mason, Melbourne

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The St Mary's run was purchased outright by Foster in 1851 (Billis & Kenyon, 1974, p. 274; Sayers, 1972, pp. 6-7; Spreadborough & Anderson, 1983, p. 276), who built the run's first structure, a small slab hut and garden, overlooking the Hopkins River. Foster was granted pre-emptive right over 450 acres of St Mary's surrounding his hut on 1 August 1853, with the remaining acres from the original leasehold, alienated and sold at auction (van der Linde, 2012, p. 39; Sayers, 1972, pp. 8-9). It is unclear if this included the present Activity Area. A plan of the Warrnambool district from 1858 (Plate 13) shows the Princes Highway as a red line overwritten by "Sec: 1 Sec: 2 Sec: 3" before it turns north-east towards Allansford. The Activity Area is located in the south eastern quadrant of Section 1, Parish of Wangoom, which appears to include allotments XI, XII and XIII. The quality of the image does not allow any further information on these allotments to be identified.



Plate 13. Close up of "Plan of district near Belfast and Warrnambool" by R.H. Roberts 1858, publisher unknown, with the Activity Area (magenta)

A plan of the Parish of Wangoom from 1891 (Plate 14) shows the Camperdown-Terang-Warrnambool rail line immediately to the north of the Activity Area, which extends over parts of Allotments, 6, 7 and 8, owned by Henry Loman and W. McDowell.

A search of historical aerial photos was undertaken at the Landata Aerial Photo Library in Laverton North, by Dr Tiffany James-Lee. The 1947 photo (Plate 15) shows the approximate location of Gillin Park. Mahoneys Road has not been extended much past the rail line; the entire Activity Area is under pasture and divided into three paddocks by a large hedge or row of trees (east) and what is likely to be a dry stone wall (west). No buildings or other structures are visible within the Activity Area.

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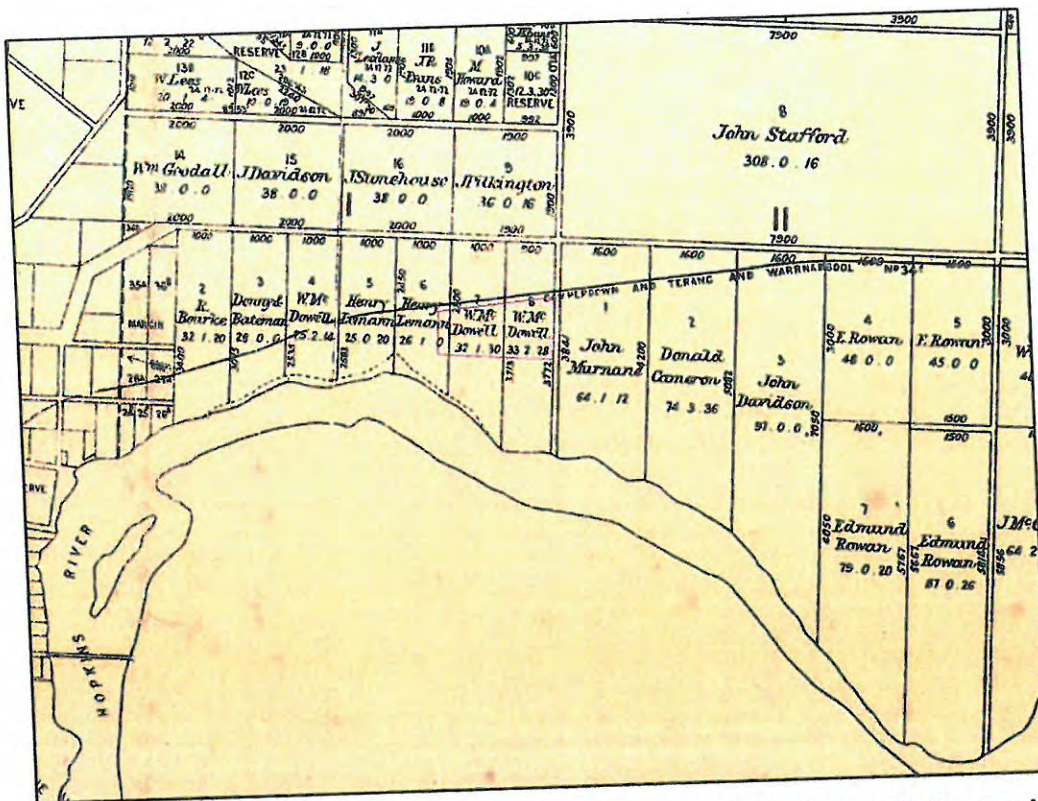


Plate 14. Close up of the plan of Wangoom, County of Villiers by T.F. McGauran in 1891, Department of Lands and Survey, with Activity Area (magenta)

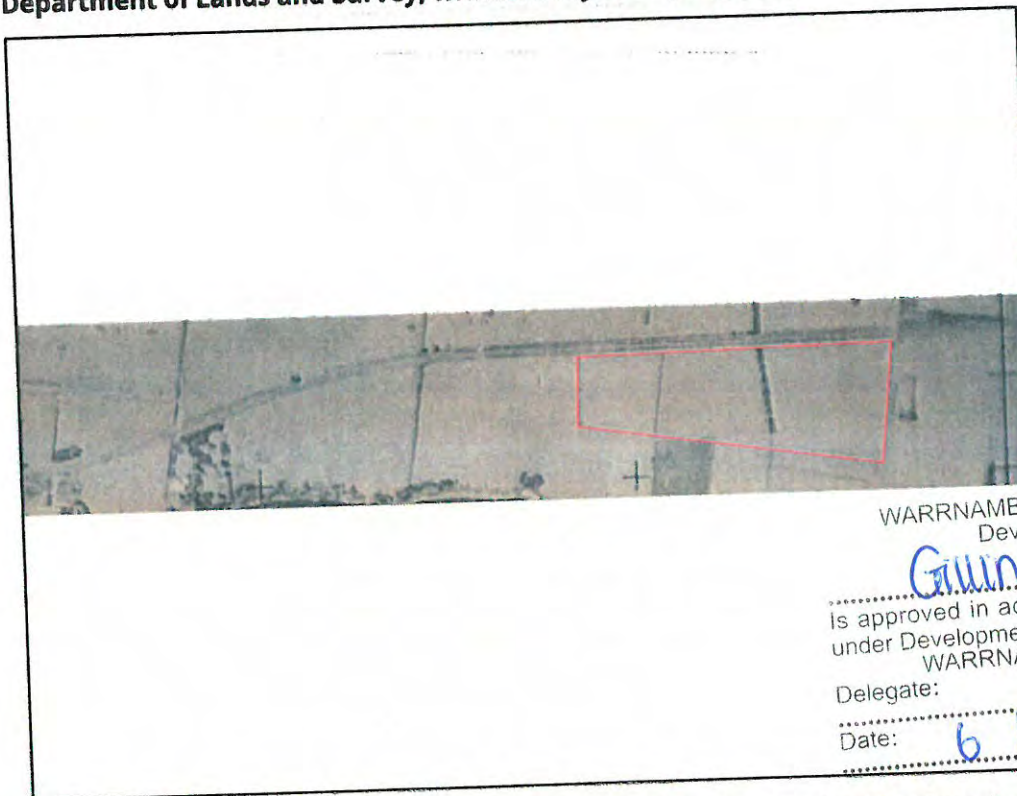
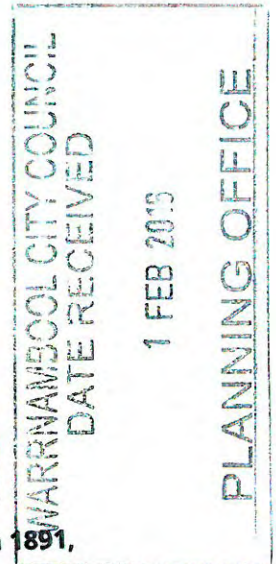


Plate 15. Landata historical aerial imagery from 1947 showing Activity Area (magenta) (Project 7421S5 930 6, Run 7, Film 613, Print 114)

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No change had occurred within the Activity Area by 1960 (Plate 16) or 1969 (Plate 17). It was still under pasture in three paddocks.

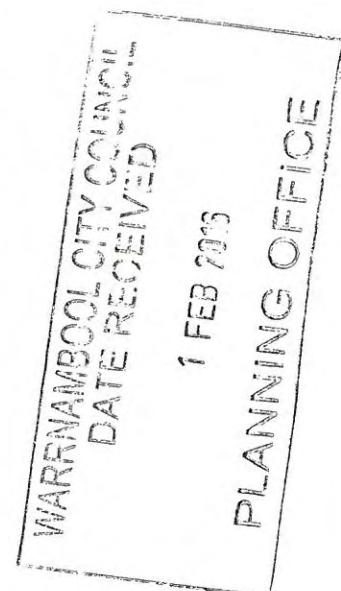
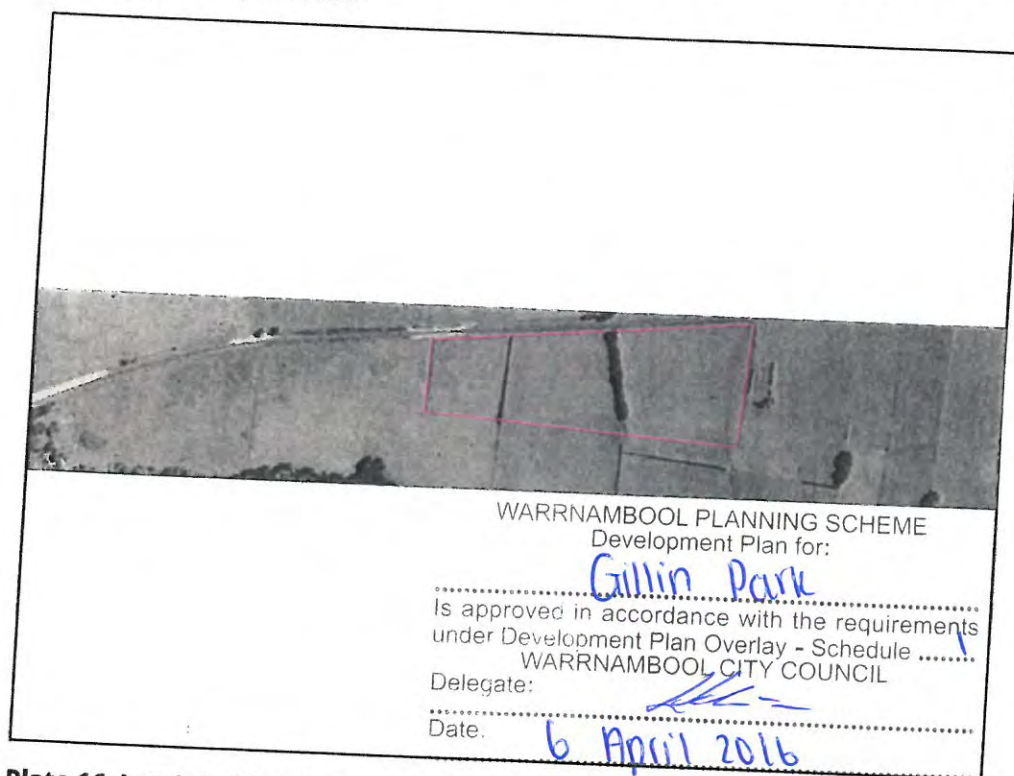


Plate 16. Landata historical aerial imagery from 1960 showing Activity Area (magenta) (Project 7421S3 357, Run 9, Film 1289, Print 44)

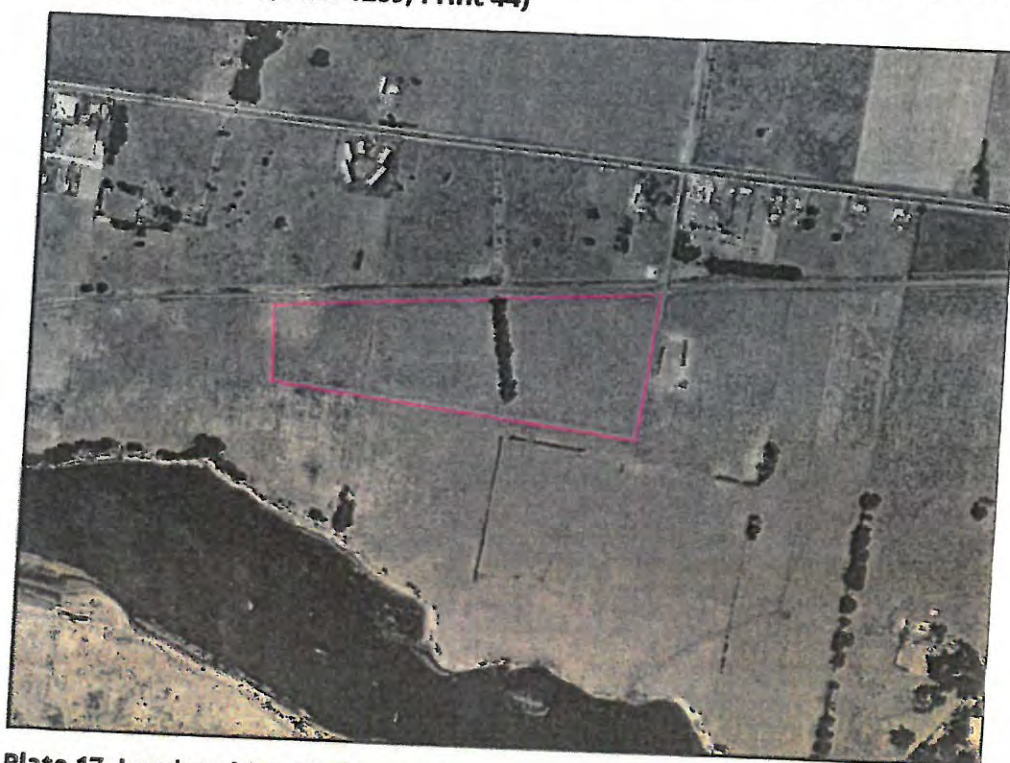


Plate 17. Landata historical aerial imagery from 1969 showing Activity Area (magenta) (Project 7421S8 790, Run 3, Film 2340, Print 75)

By 1986 (Plate 18) Mahoneys Road was being extended south of the rail line.



Plate 18. Landata historical aerial imagery from 1986 showing Activity Area (magenta) (Project 1846, Run 5, Film 4038, Print 70)

Gillin Park retirement village opened in 1991 (Weaver, 2011).

To aid in describing the more recent changes in land use, the four areas of proposed development within the Activity Area have been defined and labelled as shown in Plate 19.

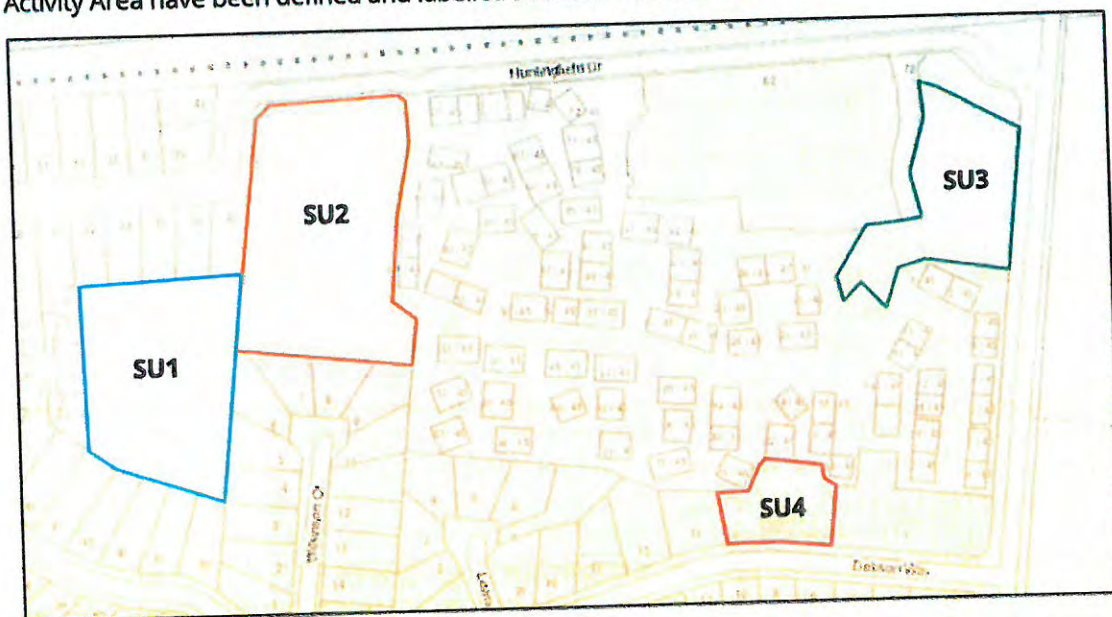
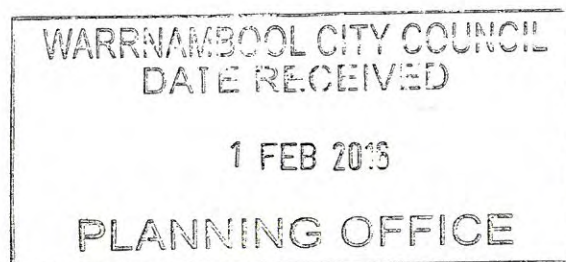


Plate 19. Study units used for the development areas within the present Activity Area

A search of satellite imagery available for the Activity Area was conducted using Google Earth. In 2003, the south-eastern quadrant of Gillin Park already had retirement units established (Plate 20). A small area of the north-western quadrant was under construction but was otherwise still under pasture. All four study units were still under pasture.



Plate 20. Google Earth satellite imagery from December 2003 showing the approximate boundaries of the Activity Area (magenta)



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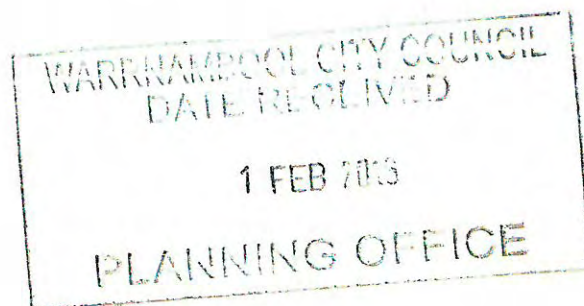
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By 2004 (Plate 21), disturbance is apparent in the southern end of study unit 1. Huntingfield Drive, to the north of study units 1-3 is under construction. All four study units are mainly still under pasture at this time.



Plate 21. Google Earth satellite imagery from September 2004 showing the approximate boundaries of the Activity Area (magenta)



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By 2011 (Plate 22), six dwellings have been constructed north of study unit 3, with a carpark and driveway formalised within the same study unit. In study unit 2, a cul-de-sac road has been built with a driveway leading off to the south. Small areas of possible disturbance from utility installation are visible along the eastern boundary of study unit 2. The grass in study unit 1 appears to have been recently cropped. The north-west corner of study unit 4 may also have experienced disturbance or landscaping, but it is difficult to determine by what cause.



Plate 22. Google Earth satellite imagery from December 2011 showing the approximate boundaries of the Activity Area (magenta)

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By 2013 (Plate 23), additional small areas of disturbance are visible in study unit 2, again most likely from utility installations. In study unit 4, there appears to have been further disturbance across the northern half of the unit. Study units 1 and 3 remain unchanged.



Plate 23. Google Earth satellite imagery from December 2013 showing the approximate boundaries of the Activity Area (magenta)

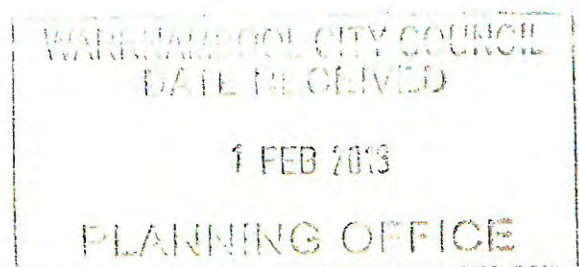
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Dial Before You Dig utility searches were conducted for each of the four study areas.

Study Unit 1

No assets belonging to AusNet Services (gas), PowerCor (electrical), Victas Telstra (telecommunications) or Wannon Water (water mains) are present in study unit 1. The only utilities present are Wannon Water Sewer mains, as indicated in Plate 24.

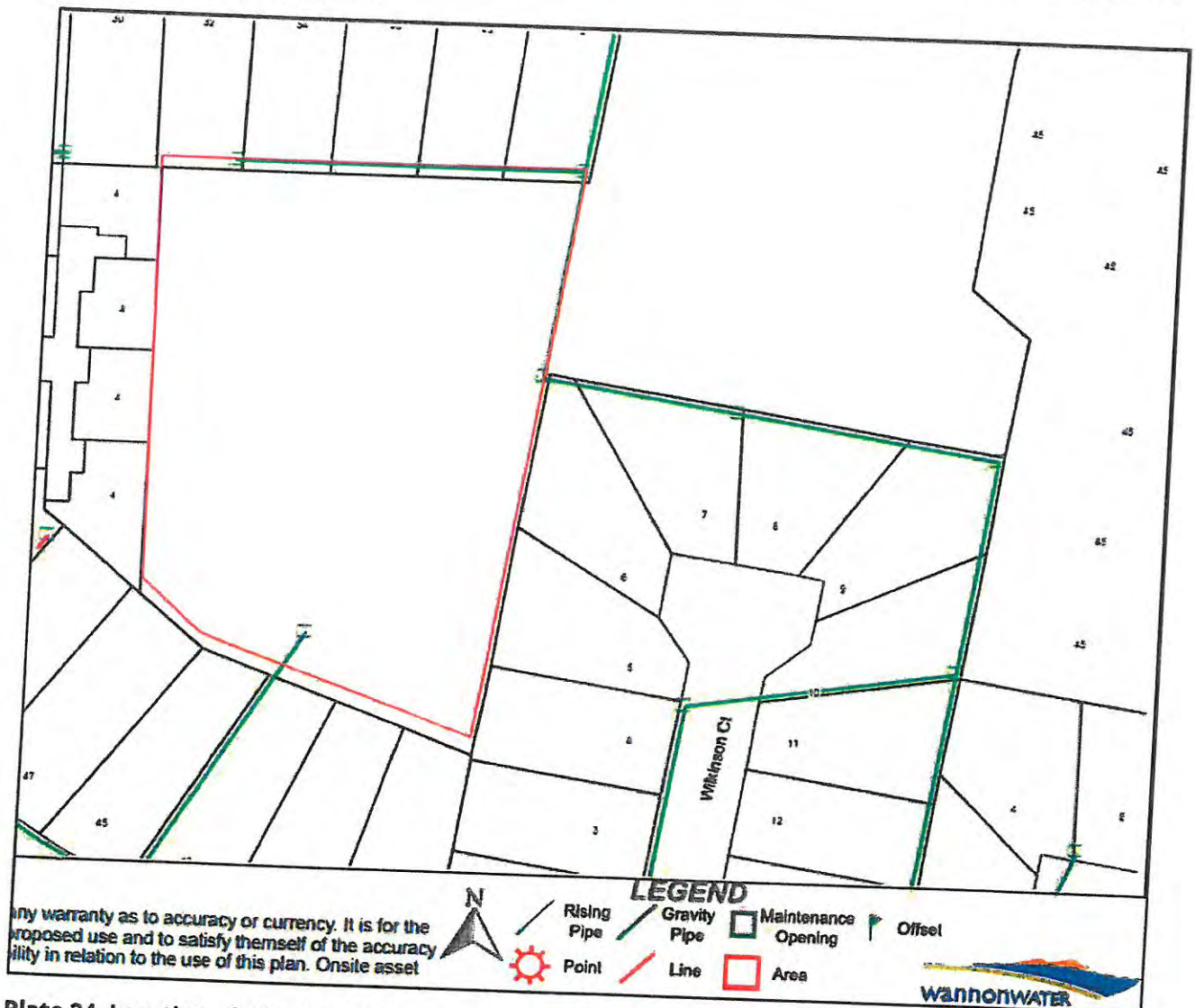


Plate 24. Location of Wannon Water sewer assets within study unit 1

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Study Unit 2

No assets belonging to PowerCor (electrical), Victas Telstra (telecommunications) or Wannon Water (water and sewer mains) are present in study unit 2. The only utilities present are AusNet Services gas mains, as indicated in Plate 25.

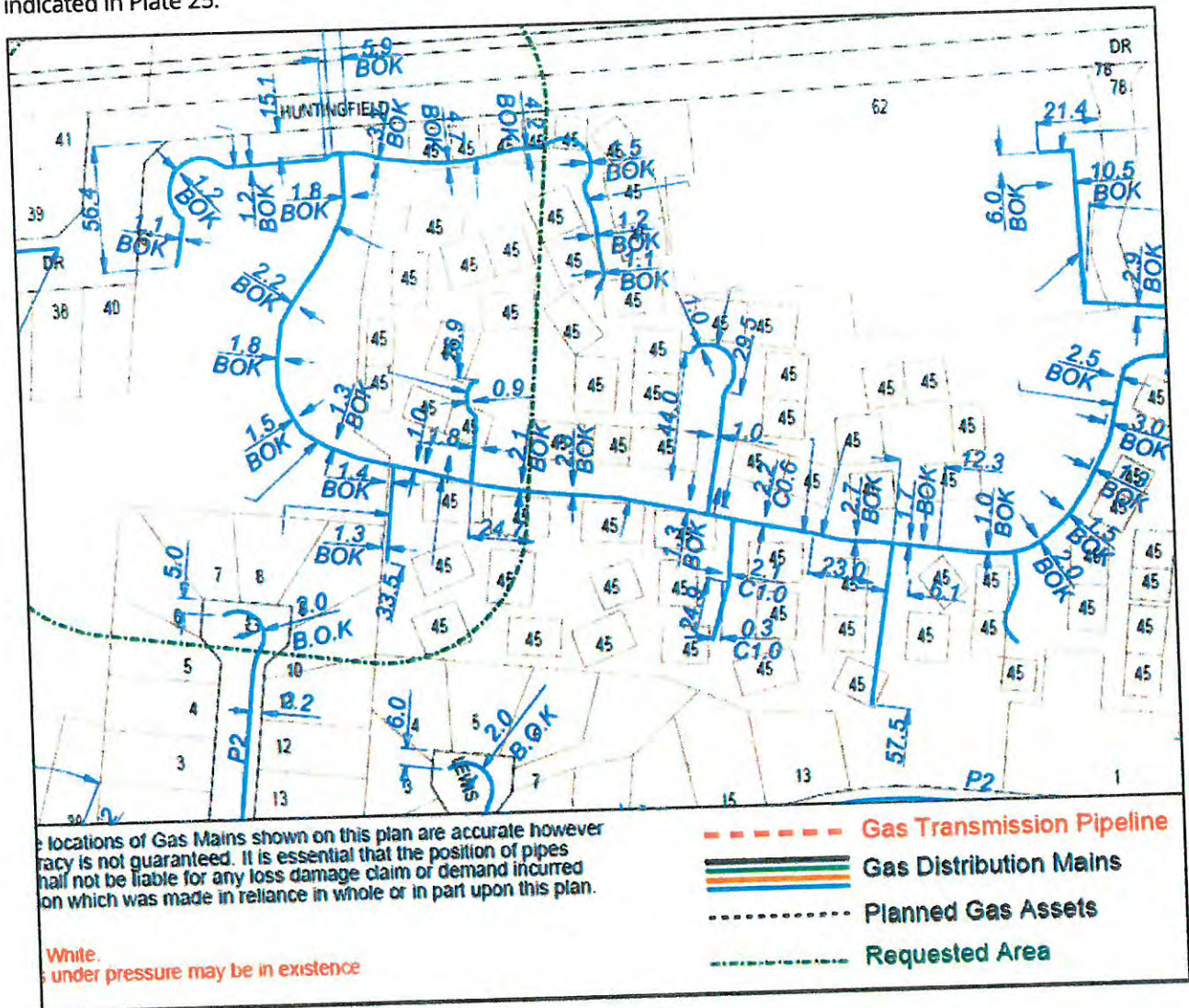


Plate 25. Location of AusNet gas assets within study unit 2

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Study Unit 3

No assets belonging to AusNet Services (gas), Victas Telstra (telecommunications), VicTrack or Wannon Water (water mains) are present in study unit 1. The only utilities present are PowerCor electrical cables, which may be buried in the road (Plate 26).

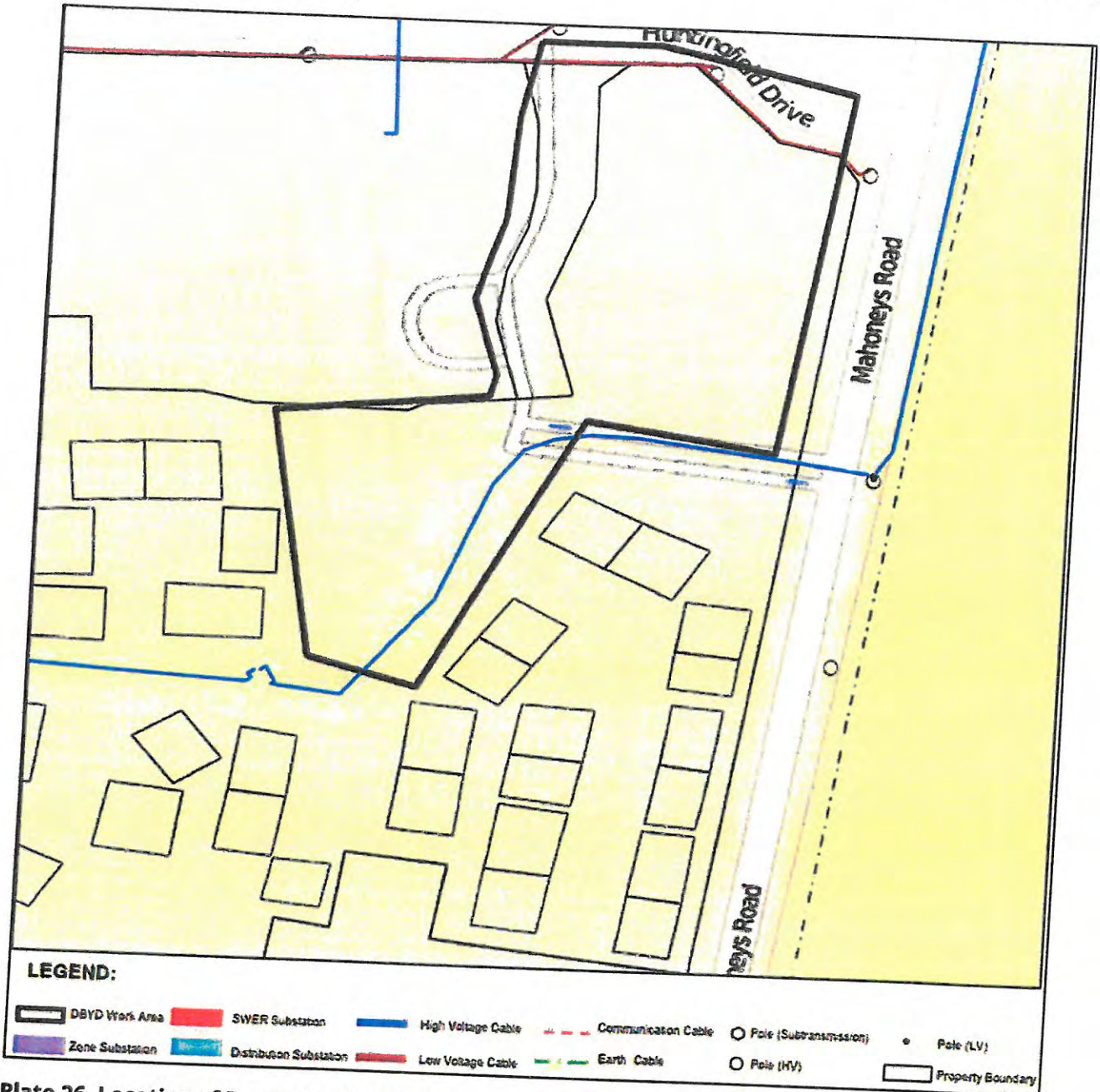
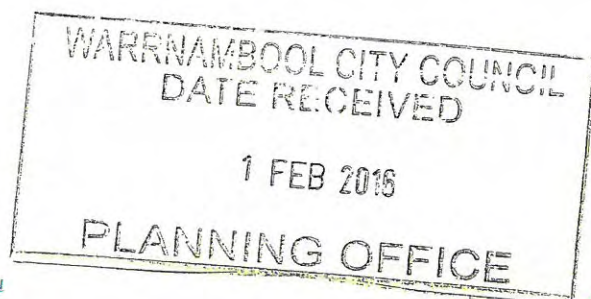


Plate 26. Location of Powercor electrical assets within study unit 3



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Study Unit 4

No assets belonging to AusNet Services (gas), Victra Telstra (telecommunications) or Wannon Water (water mains) are present in study unit 1. Powercor (electrical) indicated that there are electrical assets with missing details within the vicinity of study unit 4. The only utilities present are Wannon Water sewer mains, as indicated in Plate 27.

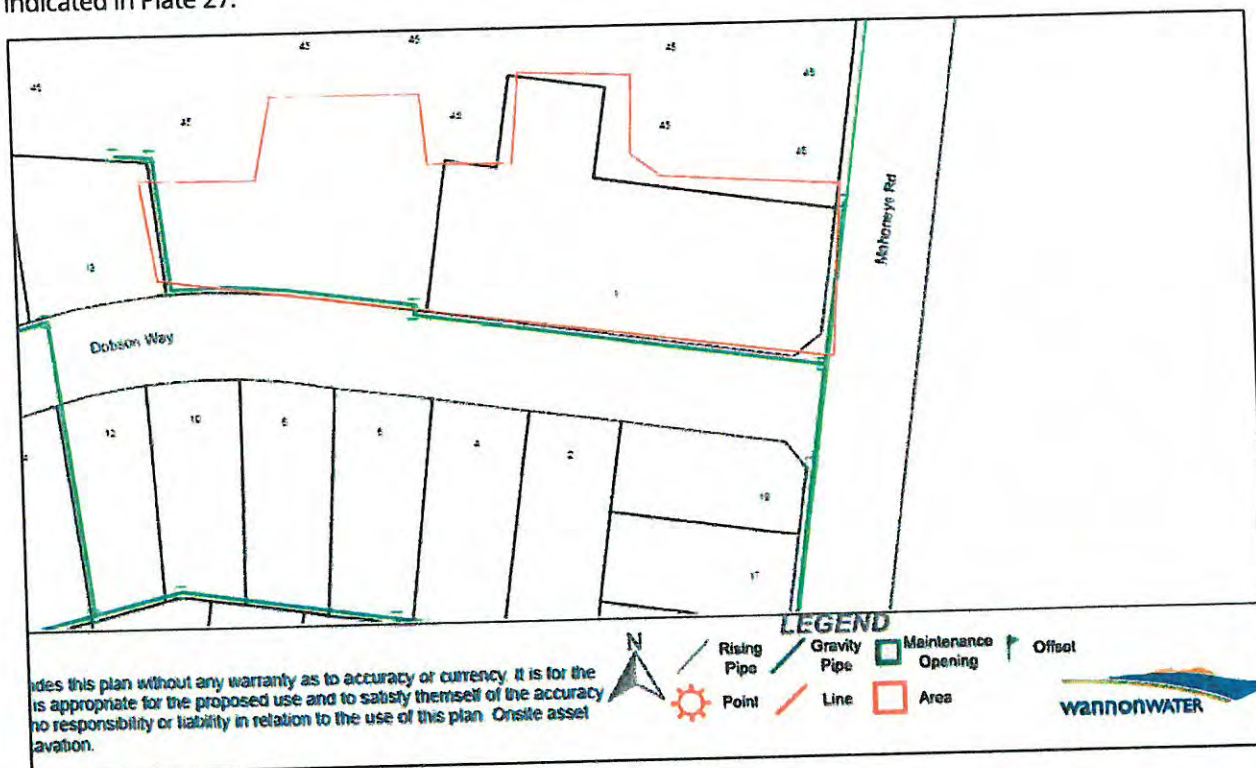


Plate 27. Location of Wannon Water sewer assets within study unit 4

Land Use History Conclusions

The Activity Area was used for pastoral activities as early as the mid 19th century, when it would have been subject to vegetation clearance of Damp Sands Herb-rich Woodland tree species such as Manna Gum, Swamp Gum and Blackwood. Pastoral land use activities did not change until after 1986; by 2003 the Gillin Park retirement village had been partially constructed. Development of Gillin Park has resulted in disturbances to study unit from sewer mains installation, study unit 2 from road construction and gas mains installation, study unit 3 from the construction of a carpark and driveway and possibly the installation of electrical cables, and in study unit 4 from sewer mains installation and landscaping activities.

2.3 Conclusions from the Desktop Assessment

The geographic region is located on the *Victorian Western Plains*, characterised by low-lying undulating plains formed on both volcanic and sedimentary deposits. The majority of the geographic region is made up of the *Volcanic Plains*, which are characterised by poorly developed drainage. They were built up by sporadic volcanic eruptions over a period of about 5 million years. Along the banks of the Hopkins River, the *Sedimentary plains (Plains on unconsolidated deposits)* is present in small areas. It is characterised by marine sands deposited by the retreating Pliocene sea and sometimes the older underlying Gellibrand Marl and Port Campbell Limestone are present. Small areas of the *Karst plains with depressions (Warrnambool)* unit are found along the south-eastern and eastern boundaries of the geographic region, along the course of the Hopkins River. The *Plains with poorly developed drainage and shallow regolith (Wingeel)* third tier unit covers most of the geographic

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region and is generally characterised by its thin weathered bedrock (regolith) development and poorly developed drainage. Former lava flow boundaries are obvious, and floaters are often seen observed on the ground surface. Shallow drainage lines often develop along the lava flow boundaries. Discontinuous drainage lines may end in ephemeral wetlands and swamps.

The geographic region is largely dominated by an igneous (extrusive) formation, *Unnamed sheetflow basalt*, which is characterised by undifferentiated lava flows, lava ridges and valley flows with the presence of olivine basalt. In the southern part of the geographic region, a number of formations are present. The *Unnamed phreatomagmatic deposits* formation, or Tuff rings, are described as pyroclastic base surge and fall deposits consisting of ash, lapilli, scoria, volcanic bombs and calcareous lithic fragments. In the south-west is the *Unnamed alluvium formation*, which contains alluvial flood plain deposits, such as moderately sorted and poorly consolidated silt, sand and gravel. Immediately north of the Hopkins River, near the south-western boundary of the geographic region, is the Bridgewater Formation is present, a sedimentary formation of coastal dune deposits of calcarenite and minor quartz. Port Campbell Limestone, a continental shelf deposit, is present adjacent the Hopkins River to the south; it also includes calcarenite as well as minor, generally fine-grained limestone mud (calclutite).

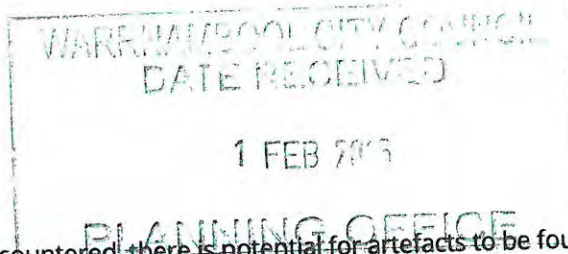
The Activity Area lies on the *Plains with poorly developed drainage and shallow regolith (Wingee)*, characterised by its thin regolith development and poorly developed drainage. Expected soil types are sodic and non-sodic texture contrast (moderately deep to deep) soils and some gradational (shallow to moderately deep) soils and gilgai formed from swelling and shrinking clay soils. The Activity Area lies on the Bridgewater Formation, and these consolidated, coastal dune sediments include calcarenite limestone and minor quartz. Information on where clay or limestone may be more prevalent within the Activity Area was not available at the time of writing.

There are only two Aboriginal cultural heritage places within the geographic region. They were both recorded on the *Plains with poorly developed drainage and shallow regolith (Wingee)* geomorphological unit, and both comprised low density artefact distributions of basalt and coastal flint. They were recorded 1.9 and 3.5 kilometres from the present Activity Area, at depths of 200 millimetres below the ground surface in alluvial terraces. There are no recorded Aboriginal cultural heritage places within 200 metres of the present Activity Area.

There are four historical references within the geographic region. Wilmot Abraham's Camp, Huntingfield (Historical ID 1.3-57) is listed as a Property where people are known to have lived or camped. It is recorded on the Princes Highway just west of the Deakin University Campus, approximately 220 metres north of the north-west corner of the Activity Area.

Surveys conducted prior to 2007 indicate that the Hopkins River was attractive to the ancestors of the Gunditj Mirring, Kuuyang Maar and Eastern Maar Traditional Owners, as evidenced by eel traps, shell middens, earth mounds and scarred trees. Away from the river, artefact scatters are also present; and shellfish middens can be found up to 3 kilometres inland on limestone ridges.

Only three complex Assessment CHMPs have been conducted with 1.2 kilometres of the Activity Area (Table 5), and none within 500 metres. These were all located on gently undulating plains landforms and the same geomorphological unit as the present Activity Area, *Plains with poorly developed drainage and shallow regolith (Wingee)*. Maximum depths of excavation did not exceed 400 millimetres in any of the three CHMPs. To the north of the Activity Area, two CHMPs (13296 and 13473) identified deposits of very dark grey silty loam overlying a dark grey, clayey silt on a base of very dark greyish-brown clay. The remaining CHMP (12032) to the east identified deposits of dark yellowish-brown sandy silt on brown clay. The present Activity Area and the eastern CHMP (12032) for Deakin University are both located on Bridgewater Formation geology; it is anticipated that the present Activity Area will likely reveal stratigraphy comprising dark yellowish-brown sandy silt on brown clay. If the clay deposits of *Unnamed sheetflow basalt* (which are mapped in the northern CHMPs



13296 and 13473) are encountered, there is potential for artefacts to be found at depths of 150-200 millimetres in moderate to high rises.

A review of previous land use history has indicated that pre-European Damp Sands Herb-rich Woodland would have been cleared from the Activity Area in the late 1830s and early 1840s; however most disturbance has occurred to the ground surfaces since 1986, with the construction of earlier stages of Gillin Park. Study unit 1 in the south-west corner of the Activity Area has suffered the least amount of disturbance and therefore holds some potential for the presence of a low density artefact distribution.

Place Prediction Model

Based on the above review of the geographic region, including its environment, recorded Aboriginal places, previous archaeological assessments and information on the activities of Aboriginal people, a place prediction model has been developed. The place prediction model utilises the existing regional information in order to target landforms which might have archaeological potential during the Standard Assessment. The place prediction model acts as a guideline for designing the ground survey strategy and identifies key points for consideration.

Therefore the following Aboriginal place types likely to be found within the Activity Area are:

- **Artefact distributions** consisting of one or more stone artefacts are associated with tool production, domestic activities and resource procurement. Scatters and isolated finds are most likely to occur on river or creek flats, terraces or slopes within 100 metres of major water courses. In undisturbed areas in the Activity Area, there is low to moderate potential for low density artefact distributions (LDADs) to be identified in subsurface contexts in high rises. Two LDADs have been recorded within the geographic region.

The following place types are unlikely to be identified with the Activity Area:

- **Quarries** consist of negative flaking scars on rocky outcrops where Aboriginal people procured their lithic resources. No quarries have been recorded within the geographic region and there are unlikely to be rocky outcrops or stony rises with the present Activity Area's geomorphology. There is considered to be low potential for this type of Aboriginal cultural heritage place to be present within the Activity Area.
- **Scarred trees** represent cultural modifications of trees to obtain the bark for use as shelters, canoes and shields. Despite widespread removal of native forest which has resulted in little remnant vegetation; scarred trees may occur where remnant vegetation exists. No scarred trees have been recorded within the geographic region and there is no remnant native vegetation within the Activity Area due to 19th century vegetation clearance and historical pastoral activities. There is low potential for scarred trees within the Activity Area as all native woodland has been cleared.
- **Burials** of human remains can occur where the subsurface deposit is suitable for digging, with soft soil and sand being the most probable. No burials have been recorded within the geographic region and the Activity Area is unlikely to contain soft soil deposits. There is considered to be low potential for this type of Aboriginal cultural heritage place to be present within the Activity Area.
- **Earth features and mounds** can include evidence of occupation such as charcoal, burnt clay, lithic material, animal bones and shells. They are usually identified in preserved landscapes where the material has been covered by successive deposits of alluvium and elevated ridges or rises, or within proximity to water sources. No earth features or mounds have been recorded within the geographic region; alluvial deposits are unlikely to be present within the Activity Area due to its elevation above the river. There is considered to be low potential for this type of Aboriginal cultural heritage place to be present within the Activity Area.

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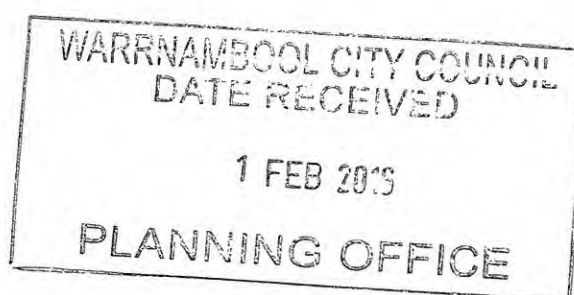
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- **Rock art** includes stencils, prints and drawings in rock shelters and engravings in limestone caves. No rock art has been recorded within the geographic region; the Activity Area is unlikely to contain rock shelters or limestone caves on its undulating plain landform. There is considered to be low potential for this type of Aboriginal cultural heritage place to be present within the Activity Area.
- **Shell middens** contain the remains of consumed shellfish are located in coastal areas or associated with inland waterways. No shell middens have been recorded within the geographic region; these are unlikely to be found at the elevation and distance at which the present Activity Area is from the Hopkins River, and are much more likely to be present in Lady Bay and the Hopkins River mouth. There is considered to be low potential for this type of Aboriginal cultural heritage place to be present within the Activity Area.
- **Stone arrangements** are places where Aboriginal people have positioned stones deliberately to form shapes or patterns. The purpose of these arrangements is often unknown. No stone arrangements have been recorded within the geographic region; the Activity Area has been subject to clearance in the 19th century, used for pastoral activities until the late 1980s and then substantially developed in the last 25 years; stone arrangements would have been unlikely to have survived these disturbances. There is considered to be low potential for this type of Aboriginal cultural heritage place to be present within the Activity Area.

Due to the disturbance which has occurred within the Activity Area,, particularly from construction of the Gillin Park retirement village over the last 30 years, it is anticipated that study unit 1 has the most potential to contain Aboriginal cultural heritage in the form of an LDAD, and also possibly the southern half of survey units 2 and 3.

The results of the Desktop Assessment have indicated there is a potential for unidentified Aboriginal cultural heritage material within the Activity Area. For completion of this CHMP, it is therefore necessary to undertake a Standard Assessment to assess the presence of potential unidentified Aboriginal cultural heritage and the sensitivity of landforms within the Activity Area to contain such material.



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3 Standard Cultural Heritage Assessment

The results of the Desktop Assessment have shown that it would be necessary to undertake a Standard Assessment to assess the potential for Aboriginal cultural heritage material in the Activity Area. The following section of the CHMP contains the results of the Standard Assessment. The Standard Assessment was supervised by the CHA, Dr Tiffany James-Lee of Biosis Pty Ltd on 1 December 2015 who was assisted by Stephen Lovett (Gunditj Mirring) and Brendan Edwards (Kuuyang Maar).

The representative from Eastern Maar arrived late and missed the Standard Assessment survey. All members of the field team were required to complete the Stockland Gillin Park induction online, which was conducted prior to the Standard Assessment on the CHA's laptop. There were some problems with Stockland's assessment, which delayed the start of fieldwork. Frequent bursts of rain also delayed the survey. Unexpectedly, gravel had been recently laid and compacted for a staff car park in survey unit four.

There were no other obstacles in completing the Standard Assessment.

3.1 Objectives

The Standard Assessment was undertaken to identify and record any surface Aboriginal archaeological places and to identify landforms with the potential for subsurface Aboriginal cultural heritage material within the Activity Area. The objectives also include assessing whether a Complex Assessment is required.

3.2 Methods

The Standard Assessment was undertaken in accordance with the techniques described in Burke and Smith (2004) and prescribed by OAAV (2008). A detailed method for the ground survey is described below.

3.2.1 Survey Units

The Activity Area has been divided into four survey units based on the four areas where the extensions to the Gillin Park retirement village will occur (Table 6; Figure 5). These survey units directly correlate to the study units referred to in Section 2.2.4 of the Desktop Assessment.

Survey unit 1 (SU1) is located in the south-western corner of the Activity Area and covers 7,474 square metres. Apart from two stormwater drains, there are no structures present.

Survey unit 2 (SU2) is in the north-west corner of the Activity Area, and its south-western extent shares a boundary with the north-eastern boundary of SU1. It covers just over 1 hectare.

Survey unit 3 (SU3) is located in the north-east corner of the Activity Area, immediately south of Huntingdale Drive and six existing dwellings. To the south is the main entrance to Gillin Park from Mahoneys Road. SU# covers an area of 5,229 square metres.

Survey unit 4 (SU4) is near the south-eastern corner of the Activity Area, on the southern boundary, immediately north of Dobsons Way. It is the smallest unit with an extent of 2,056 metres.

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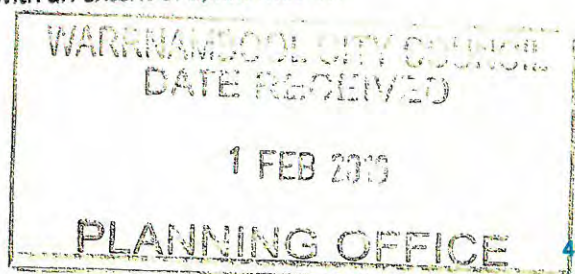


Table 6. Description of survey units in the Activity Area

Survey Unit	Location	Land Use	Features	Size (m ²)
1	SW	Grassed	Dense couch grass	7,474
2	NW	Grassed	Dense couch grass; formal cul-de-sac, driveway and utilities	10,430
3	NE	Car park & driveway	Dense couch grass, gravel for car park and driveway	5,229
4	SE	Staff car park	Compacted gravel, garden beds, exposed & disturbed ground surface	2,056

3.2.2 Survey Methodology

The Standard Assessment was completed by traversing the Activity Area on foot in transects, with field members spaced approximately 3 metres apart. Full survey coverage of the Activity Area was undertaken to examine the ground surface taking into account ground surface visibility (GSV) and ground surface exposure (GSE).

Views of the Activity Area were recorded using photography. Field notes were also taken recording ground conditions, specific locations and condition of areas of GSV and GSE, the vegetation type, slope and details of areas of potential for Aboriginal cultural heritage.

Mature indigenous trees were inspected to determine if scars, carvings or other modifications were present and likely artefacts were inspected with a 10x hand lens for evidence of human modification.

Locations of identified Aboriginal cultural heritage material and areas of potential for Aboriginal cultural heritage were recorded using a Topcon GRS-1 DGPS and post-processed to sub-1 metre accuracy as per OAAV (2008) target standard for recording Aboriginal places.

Following the completion of the ground survey, discussions were held with the Aboriginal representatives to establish cultural heritage management recommendations for the Activity Area including whether a Complex Assessment was required.

3.2.3 Auger Probe Testing

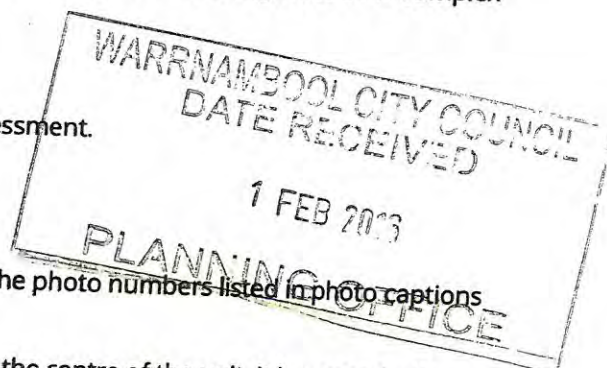
No auger probe testing was undertaken during the Standard Assessment.

3.3 Results

The Activity Area lies on a gently undulating plain landform. All of the photo numbers listed in photo captions are indicated on Figure 5 to show where they were taken.

SU1 contains two gentle rises; one on the south-east and one near the centre of the unit. It is grassed with couch *Elymus repens* and is kept short with frequent mowing by the Gillin Park gardeners. This survey unit is not actively used (Plate 28).

SU2 is immediately north-east of SU1, and is also grassed and mowed regularly (Plate 29). The northern half of the unit includes a formed cul-de-sac and driveway, along with utilities (Plate 30).



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Plate 28. Survey unit 1; facing south-east (print 143)

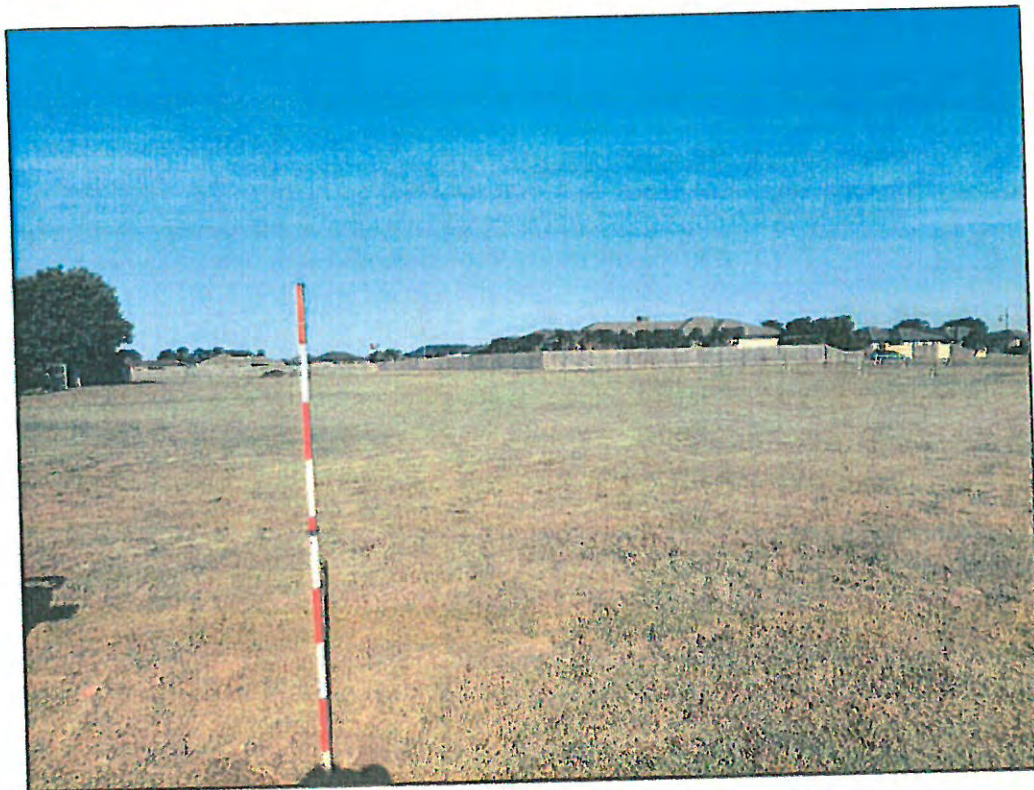


Plate 29. Survey unit 2; facing west (print 161)

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Plate 30. Survey unit 2 with cul-de-sac, driveway and utilities; facing south-west (print 167)

SU3 is also grassed and mowed regularly, but is bisected by a gravel driveway which leads to a gravel car park in the north (Plate 31). It also crosses a formed road to a small area where lawn, a bench, sign and substantial box hedge are currently located (Plate 32).

SU4 is currently being used as a car park for Gillin Park staff and has recently had quartz gravel laid and compacted for this purpose. It also contains a gravel driveway, a number of garden beds and some mature trees adjacent to the buildings to the east (Plate 33). Unlike the other survey units, SU4 is on a moderate slope downhill to the south.

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Plate 31. Survey unit 3 with driveway and car park; facing north (print 123)

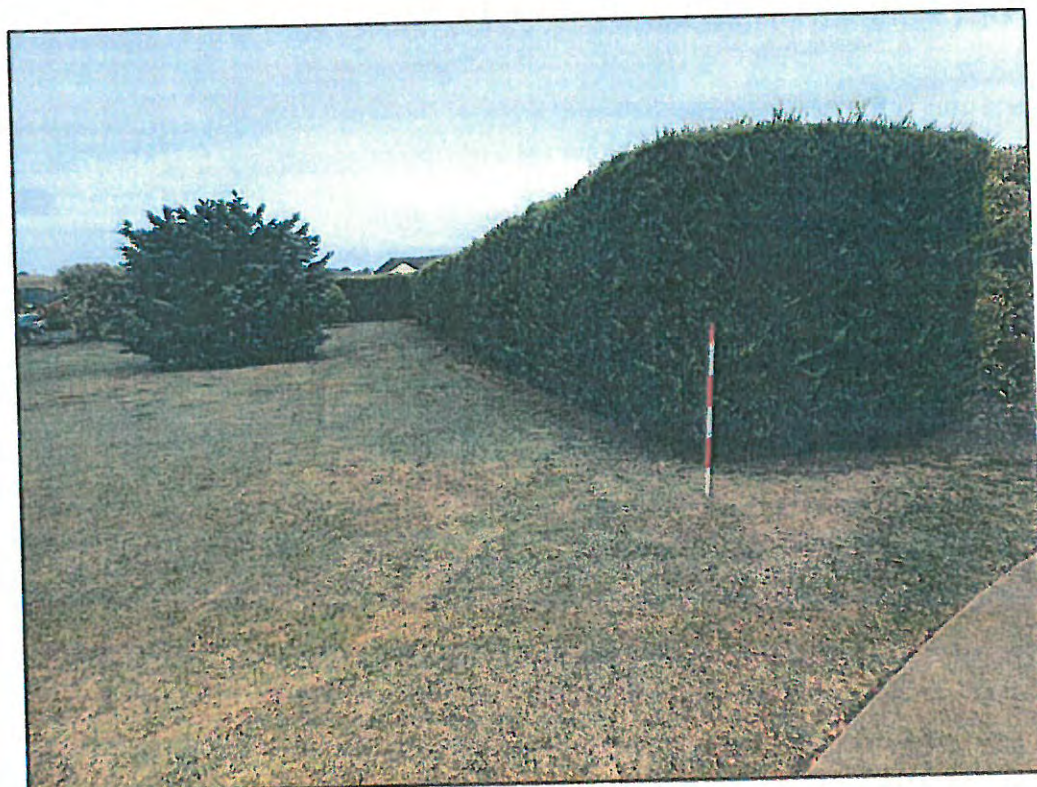


Plate 32. Survey unit 3 lawn and box hedge; facing south-west (print 131)





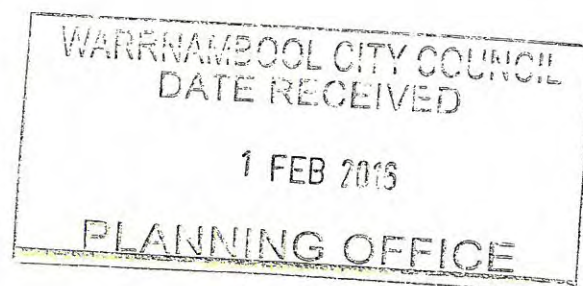
Plate 33. Survey unit 4 with driveway, car park, garden beds and mature trees; facing south-east (print 137)

3.3.1 Ground Surface Visibility

A number of factors hinder the identification of surface Aboriginal cultural heritage material. GSV can be defined as how much of the ground surface is visible and what other factors (such as vegetation, gravels or leaf litter) may limit the detection of Aboriginal cultural heritage material (Burke & Smith, 2004). The higher the level of GSV, the more easily Aboriginal cultural heritage material can be identified; therefore an Activity Area with a good GSV will enable a better representation of Aboriginal cultural heritage material than an Activity Area where the ground surface is obscured (Ellender & Weaver, 1994).

Overall, GSV in the Activity Area was poor in all survey units.

Plate 34 indicates typical ground surface visibility within SU1-3. Plate 35 shows one rare example of an exposed ground surface in the extensively landscaped SU4.



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Plate 34. Typical ground surface visibility in survey units 1-3 (print 127)

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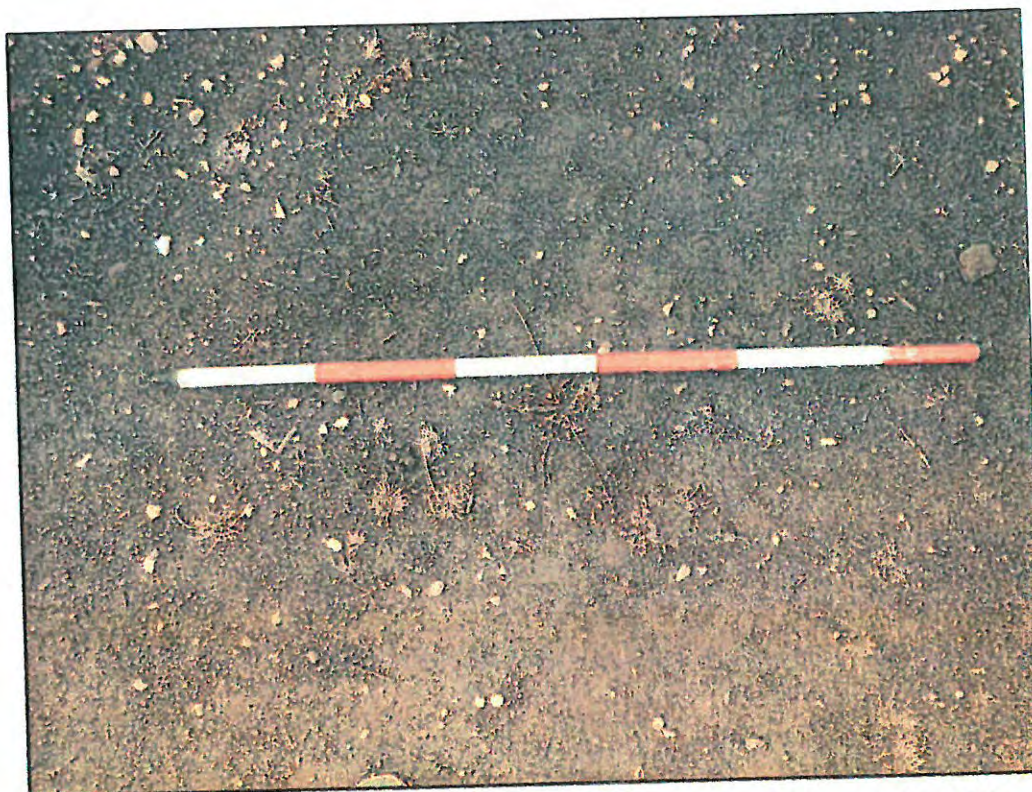
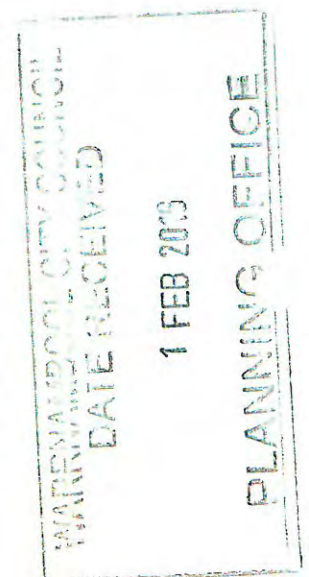


Plate 35. Rare example of ground surface visibility in survey unit 4 (print 139)



3.3.2 Effective Survey Coverage

Closely associated with GSV is GSE, which looks at the prevailing sedimentation conditions within the Activity Area. This includes whether survey units are aggrading, eroding or stable; and the kinds of exposures that are apparent as a result of these processes (Burke & Smith, 2004). This is used to indicate the effective survey coverage of the Activity Area and provide an indication of the potential for Aboriginal cultural heritage material to be found.

The total survey coverage is shown in Figure 5. However, effective survey coverage achieved during the survey was extremely poor in all survey units and overall estimated at 6.7 per cent of the total combined area of the survey units (Table 7).

Table 7. Effective survey coverage

Survey Unit	Proportion of Total Area of Survey Units (%)	Visibility (%)	Effective Survey Coverage (%)
1	29.7	5.0	1.5
2	41.4	7.0	2.9
3	20.8	7.0	1.5
4	8.2	10.0	0.8
TOTAL	-	-	6.7

3.3.3 Ground Disturbance

The ground survey identified a number of areas of previous ground disturbance within the Activity Area (Figure 5). The areas considered to be disturbed are along the fencelines and eastern boundary of SU1, in particular the stormwater drain access points on the eastern and southern boundaries (Plate 36).

The northern half of SU2 has been disturbed, especially along the eastern side, with the construction of the cul-de-sac and utilities installations (Plate 37).

SU3 has been disturbed where the car park and driveway are located (Plate 38), and also in the south where a trench has recently been excavated (Plate 39).

SU4 has been extensively modified with a utilities installation along the southern boundary, now built up with garden soil (Plate 40), and also earthworks associated with the driveway and construction of the building to the east and dwellings to the north-east (Plate 41), north and west. It is possible that the laying and compaction of quartz gravel for the car park required scraping of the topsoil, but this could not be determined for certain during the survey.

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Plate 36. Area of ground disturbance in SU1; facing south-west (print 142)

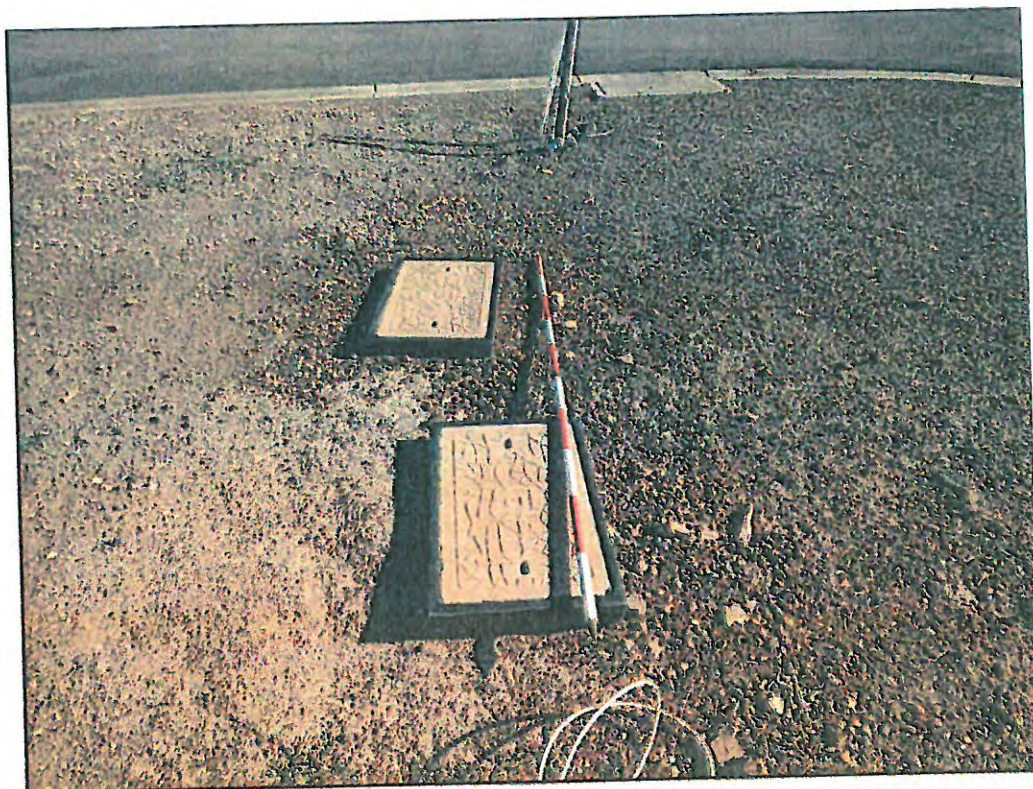


Plate 37. Area of ground disturbance in SU2; facing south-west (print 166)



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Plate 38. Area of ground disturbance in SU3; facing east (print 128)



Plate 39. Area of ground disturbance in SU3; facing south (print 134)

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Plate 40. Area of ground disturbance in SU4; facing west (print 140)



Plate 41. Area of ground disturbance in SU4; facing north-east (print 138)



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3.3.4 Mature Indigenous Tree Species

No mature, suitable species of indigenous tree that might show cultural modification by Aboriginal people were recorded within the Activity Area.

3.3.5 Caves, Rock Shelters and Cave Entrances

No caves, rock shelters or cave entrances were located in the Activity Area.

3.3.6 Aboriginal Places

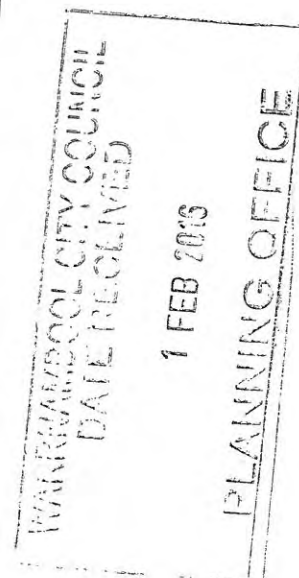
No new Aboriginal archaeological places were recorded as a result of the Standard Assessment (Figure 5).

3.3.7 Areas of Archaeological Potential

The ground survey identified a one area of archaeological potential within the Activity Area (Figure 5). The gentle rise in the middle of SU1 is considered to have moderate potential for Aboriginal cultural heritage.



Plate 42. Area of archaeological potential in SU1; facing north-east (print 151)



3.4 Conclusions from the Standard Assessment

The Standard Assessment largely corroborated the conclusions and predictive model of the Desktop Assessment.

There is no remnant vegetation within the Activity Area, such as eucalyptus trees which could be candidates for cultural scarring.

GSV is generally poor across all survey units, either through the presence of dense couch grass, compacted gravel or road bitumen.

All of the survey units have suffered some degree of disturbance, from SU1 with the least amount, to SU4 which is almost certainly entirely disturbed.

The gently undulating plain landform has moderate potential for Aboriginal cultural heritage on a gentle rise in the centre of SU1.

No Aboriginal cultural heritage places were identified and recorded as a result of this Standard Assessment.

As the Activity Area contains areas where a Standard Assessment has not resolved the potential for Aboriginal archaeological material to be identified within the Activity Area, it is necessary to undertake a Complex Assessment.

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4 Complex Cultural Heritage Assessment

The results of the Standard Assessment indicated that the Activity Area has the potential for unrecorded Aboriginal archaeological places. The following section of the CHMP contains the results of the Complex Assessment. The Complex Assessment was supervised by the CHA, Dr Tiffany James-Lee of Biosis Pty Ltd on 1-4 December 2015, who was assisted by representatives from Gunditj Mirring, Eastern Maar and Kuuyang Maar (Table 8). Unexpectedly, gravel had been recently laid and compacted in SU4 for a staff car park, which was being used by approximately four cars on a daily basis. Substantial rain held up the first day of Complex Assessment excavation by approximately 1 hour.

There were no other obstacles in carrying out the Complex Assessment.

Table 8. Attendance of Traditional Owner groups during the Complex Assessment

TO Groups	1/12/2015	2/12/2015	3/12/2015	4/12/2015
Gunditj Mirring	Stephen Lovett	-	Stephen Lovett	-
Eastern Maar	Brendan Edwards	-	-	Brendan Edwards
Kuuyang Maar	Tommy Clarke	Tommy Clarke	-	-

4.1 Objectives

The Complex Assessment was designed to investigate the areas of potential to determine whether Aboriginal cultural heritage material was present and if so, to ascertain the nature, extent and significance of subsurface Aboriginal archaeological places.

4.2 Methods and Results

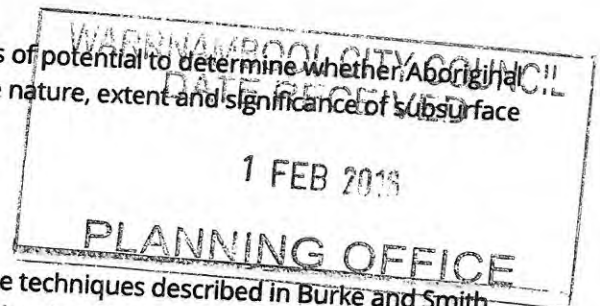
The Complex Assessment was undertaken in accordance with the techniques described in Burke and Smith (2004) and prescribed by OAAV (2008). Detailed methods for each subsurface testing strategy are described below.

Due to the lack of firm information on the location of clay and limestone deposits within the Activity Area, and the acknowledgement that while much of survey units 2, 3 and 4 had been disturbed this did not preclude the presence of Aboriginal cultural heritage within them, it was agreed that subsurface testing would be undertaken in all four survey units. This would establish the locations of limestone and clay within the Activity Area, confirm disturbance, as well as determining potential for Aboriginal cultural heritage.

4.2.1 Establishment of Stratigraphy

The stratigraphy and general subsurface nature of the Activity Area was determined by hand controlled excavation of a 1.0x1.0 metre test pit (Figure 6).

The test pit was excavated with by spade and trowel until a sterile layer of mottled base clay was reached; a 0.5x0.5 metre sondage was placed in the north-west quadrant to test the extent of the depth of the clay. One hundred per cent of excavated soil was sieved through a 5 millimetre hand sieve. Each layer was excavated in spits of 250 millimetres. All soil heaps and sieving activities were kept at a reasonable and safe distance from the test pit.



A test pit log was recorded with soil colour (Munsell), pH and description (Appendix 3). The stratigraphic details of the test pit, including inclusions and observations, were noted on individual recording forms. The test pit was spatially recorded using a Panasonic Tough Tablet and DGPS receiver using Esri data Collector software, and post-processed to sub-one metre accuracy as per OAAV (2008) target standard for recording Aboriginal cultural heritage places.

The test pit was placed in survey unit 1, on the gentle rise in the centre of the unit, which was identified as an area of potential during the Standard Assessment survey (Plate 42). For the purposes of the Complex Assessment, this test pit and all shovel test pits excavated in SU1 are listed under transect 1.

The stratigraphy of the test pit comprised an A horizon (0-200 millimetres) of dry, very dark grey (Munsell 10YR 3/1), medium to fine-grained sandy silty clay with dense couch grass rootlets and inclusions of glass shards and small pieces of charcoal, with a pH of 6.0. This overlay a B horizon of extremely hard, cemented, mottled very dark grey and light olive brown (Munsell 10YR 3/1 and 2.5Y 5/4) clay with a pH of 6.0 (200-240+ millimetres). There were no inclusions in the B horizon.

No artefacts or other evidence of Aboriginal cultural heritage was recovered from either the A or B horizons.

When excavation reached 200 millimetres, the field team agreed that the B horizon was extremely difficult to excavate, and the most pragmatic approach was to place a sondage (0.5x0.5 metres) in the north-west quadrant of the test pit to confirm that the B horizon was continuous. At the depth of 240 millimetres, all of the field team agreed that the B horizon was continuous. The B horizon was interpreted as being culturally sterile, and all members of the team were satisfied that there was no potential for Aboriginal cultural heritage to be present in this horizon.

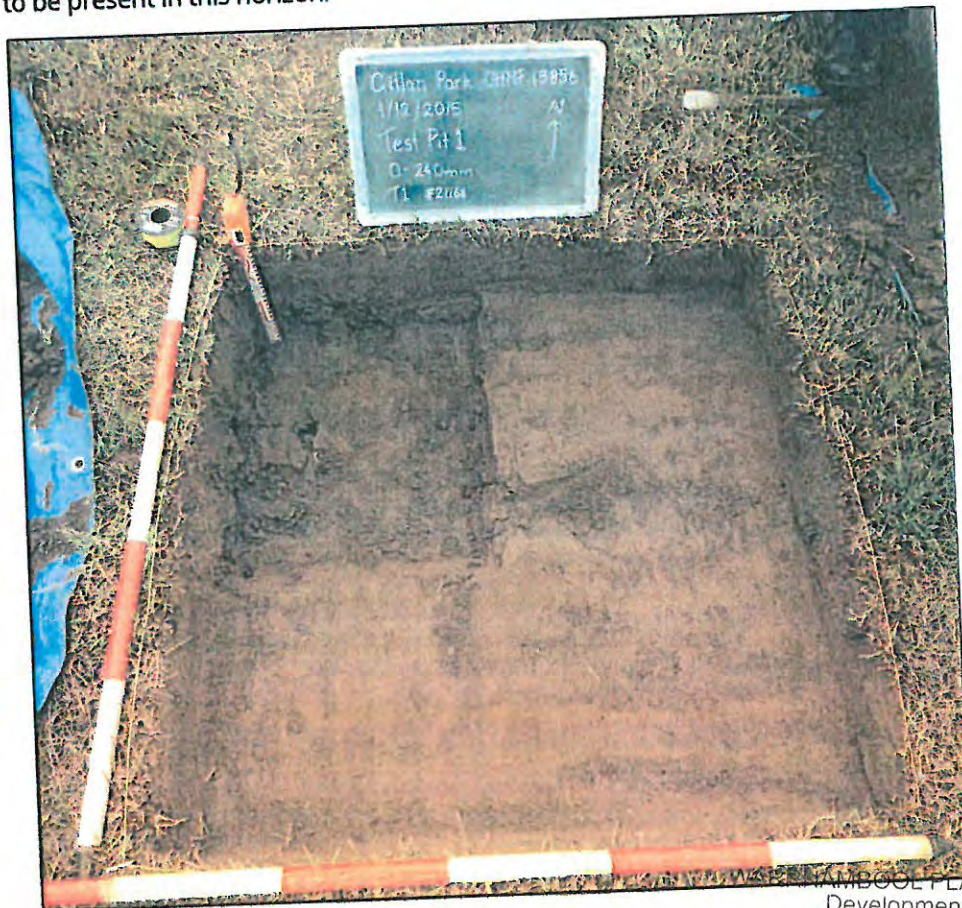
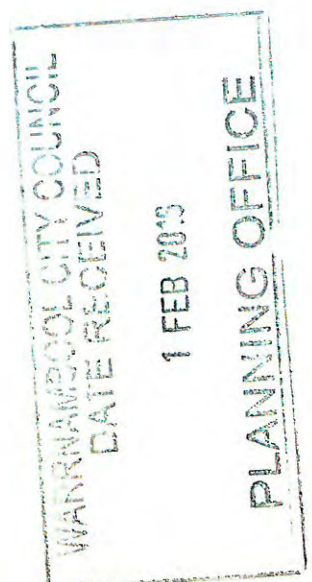


Plate 43. Stratigraphy of Test Pit 1; facing north



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4.2.2 Shovel Test Pits

To assess landforms and areas of archaeological potential within the Activity Area, 0.4 x 0.4 metre shovel test pits were excavated (Figure 6). These are assigned to transects 1, 2, 3 and 4 corresponding to the survey units from the Standard Assessment.

Each shovel pit was excavated with a long-handled spade until a sterile layer was reached; 100 per cent of excavated soil was sieved through a 5 millimetre hand sieve.

A shovel pit log was recorded with soil colour (Munsell), pH and description (Appendix 3). The stratigraphic details of each shovel pit, including inclusions and observations were noted on individual recording forms. Each shovel pit was spatially recorded using a Panasonic Tough Tablet and DGPS receiver using Esri data Collector software, and post-processed to sub-one metre accuracy as per OAAV (2008) target standard for recording Aboriginal places.

Transect 1 was located in survey unit 1 (SU1) in the south-west of the Activity Area, and comprised shovel test pits (STPs) 1 – 8, as well as test pit 1. These were generally placed within the footprint of proposed dwellings, which were spread around the outer perimeter of SU1 (Plate 44, Figure 6).

The A horizon (ca. 0-150 millimetres) comprised a dry, very dark grey (Munsell 10YR 3/1) fine to medium-grained sandy silty clay with inclusions of dense matted couch grass rootlets & weathered limestone, with a pH 7.5. This overlay a B horizon (ca. 150-240+ millimetres) of dry, extremely hard, cemented, mottled very dark grey and light olive brown clay (Munsell 10YR 3/1 and 2.5Y 5/4) with charcoal flecks and a pH of 7.5.

No lithic artefacts or other evidence of Aboriginal cultural heritage was identified in either horizon in any of the STPs. The maximum depth of excavation was 240 millimetres in transect 1.



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Plate 44. STP transect 1 pink arrows indicate approximate location of STPs; facing south (print 156)

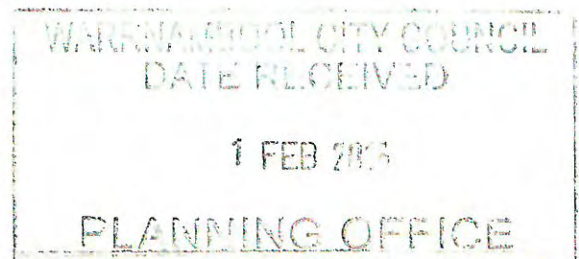
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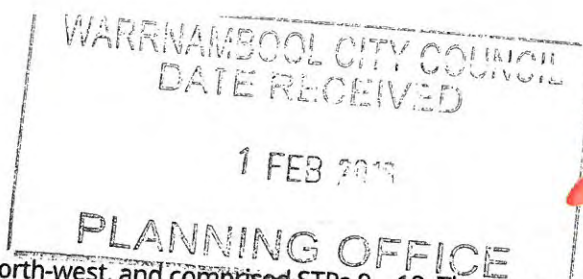
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Transect 2 was located in SU2 in the north-west, and comprised STPs 9 – 18. These were generally placed within the footprint of proposed dwellings, which were spread around the outer perimeter of SU2; however placement was modified to also avoid utilities which were exposed near the curb of the cul-de-sac in the northern half of the unit (Plate 45, Figure 6). The A horizon was generally similar to that of transect 1 (ca. 0-150 millimetres) but tended to be shallower in the northern STPs (15-18). The pieces of weathered limestone were also more frequent and larger than in transect 1. Modern inclusions of plastic wrappers, ceramic sherds and glass shards were also present. The A horizon comprised a dry, very dark grey (Munsell 10YR 3/1) fine to medium-grained sandy silty clay with inclusions of dense matted couch grass rootlets & weathered limestone, with a pH 7.5. The B horizon (ca. 150-240+ millimetres) was again similar to that of transect 1, with dry, extremely hard, cemented, mottled, very dark grey and light olive brown clay (Munsell 10YR 3/1 and 2.5Y 5/4) with charcoal flecks and a pH of 7.5 in most of the STPs. Buckshot was present in the B horizon of STPs 15 and 16.

Unusually, STPs 13 and 14 had a dry, friable, very dark brown (Munsell 10YR 2/2), fine to medium-grained slightly sandy silt A horizon (ca. 0-120 millimetres) with a B horizon (ca. 120 – 300+ millimetres) of dry, mottled very dark grey and light olive brown (Munsell 10YR 3/1 and 2.5Y 5/4) fine silt, with charcoal flecks and a pH of 7.5.

No lithic artefacts or other evidence of Aboriginal cultural heritage was identified in either horizon in any of the STPs. The maximum depth of excavation was 300 millimetres in transect 2.



Plate 45. STP transect 2 pink arrows indicate approximate location of STPs; facing north-west (print 162)

Transect 3 was located in SU3 in the north-east of the Activity Area, and comprised STPs 19 – 23. These were generally placed within the footprint of proposed dwellings, which were spread around the outer perimeter of the survey unit (Plate 46, Figure 6). The stratigraphy in these STPs was much more variable than in transects 1 and 2; this is interpreted as evidence of disturbance and gradually changing geology.

Excavation of STP 21 ceased at 140 millimetres due to the presence of suspected asbestos. Rubble including a brick fragment and a nail were also recovered.

STP 19 had an A horizon (0-70 millimetres) of dry, friable, very dark grey (Munsell 10YR 3/1) slightly sandy silt with frequent cobbles of weathered limestone and one ceramic sherd (pH 7.0) overlying a limestone base.

Generally the A horizon (ca. 0-140 millimetres) of transect 3 comprised a dry, very dark grey (Munsell 10YR 3/1) fine to medium-grained sandy silty clay with inclusions of dense matted couch grass rootlets & weathered limestone, with a pH of 6..5. This overlay a B horizon (ca. 150-240+ millimetres) of dry, extremely hard, cemented, mottled very dark grey and light olive brown clay (Munsell 10YR 3/1 and 2.5Y 5/4) with charcoal flecks and a pH of 7.5.

No lithic artefacts or other evidence of Aboriginal cultural heritage was identified in either horizon in any of the STPs. The maximum depth of excavation was 230 millimetres in transect 3.



Plate 46. STP transect 3; pink arrows indicate approximate location of STPs; facing south-east (print 172)

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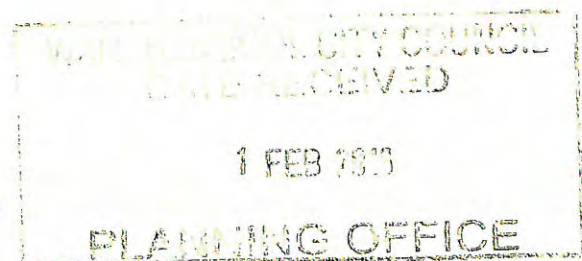
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Transect 4 was located in SU4 in the south-east of the Activity Area, and comprised STPs 24.

Only one STP was placed in this transect due to the heavily disturbed nature of the survey unit. Again, it was placed within the footprint of a proposed building, which was also in the newly laid and compacted gravel car park (Plate 47, Figure 6).

No A horizon was present in STP24; the upper 80 millimetres comprised silt and quartz gravel. This directly overlay the B horizon (ca. 80-90+ millimetres) of dry, extremely hard, cemented, mottled very dark grey and light olive brown clay (Munsell 10YR 3/1 and 2.5Y 5/4) with charcoal flecks and a pH of 7.0. It appears that the A horizon had been scraped prior to the laying of the gravel.

No lithic artefacts or other evidence of Aboriginal cultural heritage was identified. The maximum depth of excavation was 90 millimetres in transect 4.



Plate 47. STP transect 4; pink arrow (right of car) indicates approximate location of STP; facing west (print 140)

4.2.3 Aboriginal Places

No new Aboriginal archaeological places were recorded as a result of the Complex Assessment (Figure 6).

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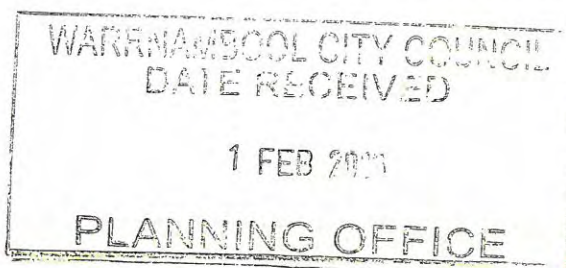
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4.3 Conclusions from the Complex Assessment

To substantiate the results of the Desktop and Standard Assessments, the Complex Assessment subsurface testing program was designed to ground truth the predictive model from the Desktop which was later refined by the Standard Assessment.

The Activity Area is located on a gently undulating plain. A subtle rise was chosen as the location for the test pit, due to its moderate potential for Aboriginal cultural heritage in the form of low density artefact distributions.

The test pit established that generally the stratigraphy of the Activity Area comprised an A horizon (0-200 millimetres) of dry, very dark grey medium to fine-grained sandy silty clay. This overlay an extremely hard, cemented, mottled very dark grey and light olive brown clay (200-240+ millimetres). The B horizon is interpreted as being culturally sterile. No artefacts or other evidence of Aboriginal cultural heritage was recovered from either the A horizon or the B horizon.

The stratigraphy identified in the test pit was generally consistent across the Activity Area, except where disturbance had removed the A horizon in transect 4.

A total of one test pit (1.0x1.0 metres) and 24 shovel test pits (0.4x0.4 metres) were included in the Complex Assessment. The maximum depth of excavation was 300 millimetres.

No artefacts or other evidence of Aboriginal cultural heritage was identified in any of the subsurface testing locations.

No new Aboriginal places were recorded as a result of the Complex Assessment.

The results of the Desktop and Standard Assessments pointed to a landform with low to moderate potential for Aboriginal cultural heritage where the landform remained undisturbed. The stratigraphy was expected to most likely comprise dark yellowish-brown sandy silt on brown clay as identified in the Deakin University CHMP 12032 (van der Linde, 2012) to the east, or else deposits of very dark grey silty loam overlying a dark grey, clayey silt on a base of very dark greyish-brown clay as identified in CHMPs 13296 (Burch, 2014) and 13473 (Burch, 2015) to the north. The Desktop and Standard Assessments also identified disturbance in all four survey units.

The results of the Complex Assessment have refined the predictive model; the stratigraphy differed from all of the three nearest previously completed CHMPs, although it was still shallow and mainly clay based.

The Complex Assessment determined that the gently undulating plain in the Activity Area has low potential for Aboriginal cultural heritage. This conclusion was reached most firmly in survey unit 1, in the south-western corner of the Activity Area, where the lowest amount of disturbance has occurred and the test pit and shovel test pits of transect 1 firmly established the stratigraphy.

Although the Activity Area is within 200 metres of the Hopkins River, it is likely that lower altitude floodplains immediately adjacent the river, the Hopkins River mouth at Lady Bay to the south-west, and the higher elevation vantage points on Hopkins Point on the south side of the river, would have held much greater attraction to the ancestors of the Gunditj Mirring, Eastern Maar and Kuuyang Maar Traditional Owners. It is possible that the Activity Area may have been traversed by these ancestors on their way to these significant landforms; however it is likely that travelling on the river by canoe, or travelling along the immediate banks of the river, may have been more efficient in terms of energy expended and food calories available from flora and fauna resources.

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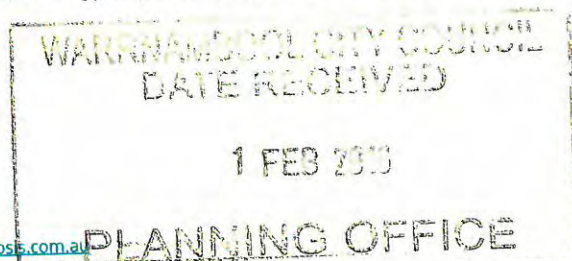
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Date: 14 December 2015,
Checked by: TMJL, Drawn by: JMS, Last edited by: jshepherd
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5 Details of Aboriginal Cultural Heritage in the Activity Area

No new Aboriginal places were recorded as part of this CHMP.



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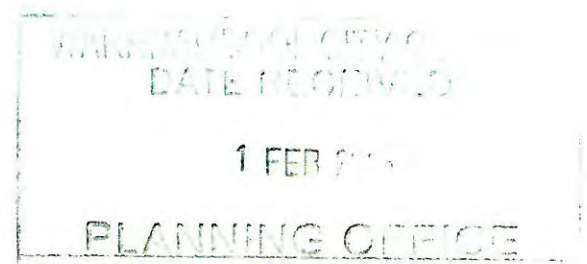
6 Impact Cultural Heritage Assessment

In accordance with Section 61 of the *Aboriginal Heritage Act 2006*, a CHMP must consider contingency plans in relation to disputes, delays and obstacles that may affect the conduct of the activity and relating to the custody and management of Aboriginal cultural heritage during the course of the activity. The contingencies are presented in full in Section 8. Custody and management of any discovered or identified Aboriginal cultural heritage during the course of the Activity is subject to contingency plans detailed in Section 8.2.2.

A CHMP must also consider whether the activity will be conducted in a way that avoids harm to Aboriginal cultural heritage.

The results of the Complex Assessment has confirmed that the gently undulating plain landform present within the Activity Area has low potential for Aboriginal cultural heritage in the immediate landscape context of the Hopkins River, Lady Bay and the Hopkins River mouth. It has also been established that much of the areas to be impacted by the extension of the Gillin Park retirement village have already been substantially disturbed.

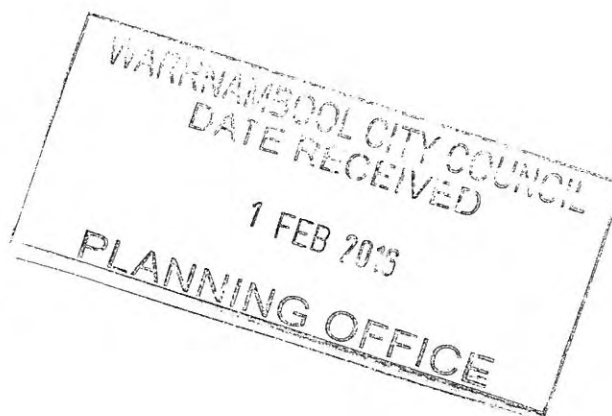
The proposed construction of two 2-bedroom single units (i.e. two dwellings), fourteen 2-bedroom duplex units (i.e. 28 dwellings), thirteen 3-bedroom single units (i.e. 13 dwellings), one carport for six cars, one clubhouse and three contiguous extensions to the Riverview Apartments are **therefore extremely unlikely to impact upon any Aboriginal cultural heritage.**



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Part 2 – Cultural Heritage Management Recommendations

These recommendations become compliance requirements once the CHMP is approved.

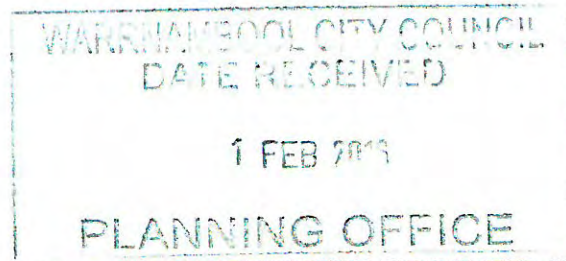


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7 Specific Cultural Heritage Management Requirements

After consultation with the traditional owners (Section 1.8.1), it has been agreed that the Activity Area has extremely low potential for Aboriginal cultural heritage to be present.

Therefore, no requirements are warranted in this case.



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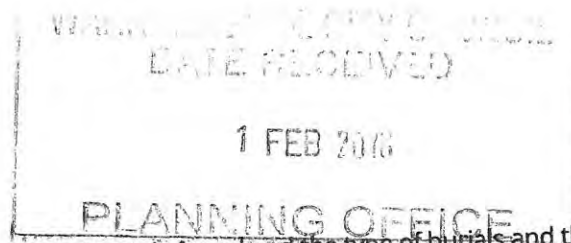
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found, the number of burials found and the type of burials and the outcome of consultation with any Aboriginal person or body; and

- In consultation with any relevant RAP, a Sponsor may consider incorporating a contingency plan to reserve an appropriate area for reburial of any recovered human remains that may be discovered during the activity. This may assist the Secretary, DPC in determining an appropriate course of action.

4. Curation and Analysis

- The treatment of salvaged Aboriginal human remains must be in accordance with the direction of the Secretary, DPC.

5. Reburial

- Any reburial place(s) must be fully documented by an experienced and qualified CHA, clearly marked and all details provided to OAAV; and
- Appropriate management measures must be implemented to ensure that the Aboriginal human remains are not disturbed in the future.

8.2.2 Unexpected Discovery of Aboriginal Cultural Heritage Material

If Aboriginal cultural heritage material is found, works must stop in the relevant area and the following process be followed:

1. Work must immediately stop in the area within a buffer zone of 20 metres from the Aboriginal cultural heritage material.
2. The person in charge of the activity must notify a CHA of the identification of Aboriginal cultural heritage material within 24 hours of its discovery. The person in charge of the works at the time that the Aboriginal cultural heritage material is found is deemed to be the person who discovered the place or object. Under the provisions of Section 34(2)(a) of the Aboriginal Heritage Act 2006, it will not be necessary to obtain additional permits for new Aboriginal places identified, providing that the activity is undertaken within the scope of the CHMP.
3. Under Section 24 of the *Aboriginal Heritage Act 2006*, the CHA will notify the relevant traditional owners and the Secretary, DPC of the identification of Aboriginal cultural heritage material within 24 hours of their notification by the discoverer.
4. The CHA will facilitate the involvement of the traditional owners in the onsite investigation, assessment of the significance of the Aboriginal cultural heritage material and subsequent management discussions.
5. A CHA will inspect the Aboriginal cultural heritage material as soon as possible and within a maximum of three days of the notification of its discovery.
6. The Sponsor, the CHA and the traditional owners must discuss the possibility of avoiding and minimising harm to the Aboriginal cultural heritage material. The Sponsor must avoid or minimise harm to the Aboriginal cultural heritage material where possible.
7. Where harm cannot be avoided, the CHA must salvage the Aboriginal cultural heritage material with the aim of establishing the extent, nature and significance of new Aboriginal place. Subsequent aims of the salvage excavation will be to establish:
 - The relative and absolute (if possible) age of any identified Aboriginal cultural heritage material.

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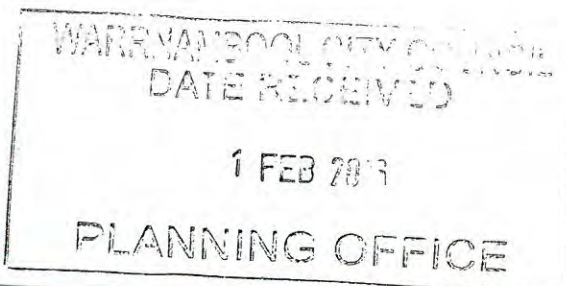
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8 Contingency Plans



This section contains a strategy to manage cultural heritage found during the course of the activity and manage any disputes, delays or obstacles. The contingency plans provide a structured framework in which to refer to during the activity.

8.1 Disputes, Delays and Obstacles Resolution

Where the Secretary, DPC is evaluating the CHMP, this requirement has no application.

8.2 Management of Aboriginal Cultural Heritage Discovered During the Activity

8.2.1 Unexpected Discovery of Human Remains

If any suspected human remains are found during any activity, works must cease. The Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Control Centre must be contacted immediately on 1300 888 544. This advice has been further developed and is described in the following five step contingency plan. Any such discovery at the Activity Area must follow these steps:

1. Discovery

- If suspected human remains are discovered, all activity within a buffer zone of 15 metres of the suspected human remains must stop to ensure minimal damage is caused to the remains; and
- The remains must be left in place, and protected from harm or damage.

2. Notification

- Once suspected human skeletal remains have been found, the Coroners Office and the Victoria Police must be notified immediately;
- If there is reasonable grounds to believe that the remains could be Aboriginal, the State Control Centre must be immediately notified on 1300 888 544; and
- All details of the location and nature of the human remains must be provided to the relevant authorities. If it is confirmed by these authorities that the discovered remains are Aboriginal human remains, the person responsible for the activity must report the existence of the human remains to the Secretary, DPC in accordance with Section 17 of the *Aboriginal Heritage Act 2006*.

3. Impact Mitigation or Salvage

- The Secretary, DPC after taking reasonable steps to consult with any Aboriginal person or body with an interest in the Aboriginal human remains, will determine the appropriate course of action as required by Section 18(2)(b) of the *Aboriginal Heritage Act 2006*;
- An appropriate impact mitigation or salvage strategy as determined by the Secretary, DPC must be implemented. This will depend on the circumstances in which the remains were

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- The character of the excavated artefact assemblage if extant.
 - As far as possible, the nature of occupation of any identified Aboriginal cultural heritage material.
8. In cases where Aboriginal cultural heritage material is considered in situ and where suitable sample material is available, appropriate age determinations (e.g. radiocarbon) are to be made to establish the age of the Aboriginal cultural heritage material.
 9. Any artefacts recovered from the Activity Area are to be stored by the CHA until the salvage excavation has been concluded; an updated Object Collection Form is to be completed by the CHA and submitted to the VAHR.
 10. Details regarding the methodology of any collection or salvage of Aboriginal cultural heritage material recorded during works will be determined by the CHA in consultation with the traditional owners. Without limiting the options, a CHA will:
 - Catalogue the Aboriginal cultural heritage material.
 - Label and package the Aboriginal cultural heritage material with reference to provenance.
 - Ensure all excavated deposits are sieved, and the presence of any additional Aboriginal cultural heritage material recorded in detail.
 - With the appropriate RAP/traditional owner representatives, arrange permanent storage or reburial of the Aboriginal cultural heritage material in a secure location.
 11. Any excavations will take place in accordance with Regulation 61(3-7) of the *Aboriginal Heritage Regulations 2007* and be supervised by a person appropriately qualified in archaeology.
 12. Works may recommence at completion of the salvage excavation.
 13. Where it is determined that any collected or salvaged Aboriginal cultural heritage material is to be reburied, they must be placed in a durable container and reburied in a secure location as close as possible to their place of origin. The reburial location is to be documented and an updated Object Collection Form is to be completed by the CHA and submitted to the VAHR.
 14. A report detailing the findings of any collection, salvage and analysis of Aboriginal cultural heritage material recovered as a result of this activity will be completed by the CHA and lodged with the VAHR as soon as possible after the completion of the activity and within a maximum of 60 days. This report will include plans and/or maps that accurately present the location and extent of any excavation, and the details of exposed sediments and stratigraphy.

8.3 Custody of Aboriginal Cultural Heritage Discovered During the Activity

The custody of all cultural heritage material found during the activity must be assigned to the RAP (in accordance with Section 12 of the *Aboriginal Heritage Act 2006*). Where there is no RAP it should be assigned to the following in order of priority: any relevant Native Title holder, any relevant person/s with traditional or familial links, any relevant Aboriginal body with historical or contemporary interests, the land owner, the Museum of Victoria.

8.4 Reviewing Compliance with the Cultural Heritage Management Plan

Compliance with the recommendations of an approved CHMP is a requirement of the *Aboriginal Heritage Act 2006*. A compliance checklist is included in Appendix 5. Any action carried out contrary to the

recommendations and provisions of an approved CHMP which causes harm to Aboriginal cultural heritage is an offence.

In the instance that the recommendations of a CHMP or the conditions of a Cultural Heritage Permit have been contravened resulting in harm being caused to Aboriginal cultural heritage, the Minister for Aboriginal Affairs may order a Cultural Heritage Audit under Section 80 of the *Aboriginal Heritage Act 2006*. Should a Cultural Heritage Audit be ordered, a Stop Order requiring the activity to cease immediately will also be issued to the Sponsor (under Section 88 of the *Aboriginal Heritage Act 2006*). A Stop Order can be issued in any instance where an activity is harming, is likely to harm, or may harm Aboriginal cultural heritage, regardless of whether the Minister has ordered a Cultural Heritage Audit (under Section 87 of the *Aboriginal Heritage Act 2006*).

8.4.1 Remediating Non-Compliance with the CHMP

Should any and all parties have any concerns regarding non-compliance with the CHMP they will consult with the Sponsor's CHA. If it appears that there is a breach of the CHMP, then notification should be made to OAAV. Under Section 81 of the *Aboriginal Heritage Act 2006*, a Cultural Heritage Audit can be ordered by the Minister if non-compliance is suspected. If the Secretary, DPC directs a Sponsor to engage a CHA to conduct a Cultural Heritage Audit, the Sponsor must comply with the direction. The report of a Cultural Heritage Audit may:

- Identify non-compliance with an approved CHMP;
- Recommend amendments to the recommendations in the approved CHMP;
- Recommend arrangements for the access of inspectors to the location at which the activity is being carried out; and
- Recommend other measures in relation to the conduct of the activity to avoid or minimise harm to Aboriginal cultural heritage.

It should be noted that under Sections 27 and 28 of the *Aboriginal Heritage Act 2006*, harming, or doing an act likely to harm Aboriginal cultural heritage is unlawful, except under the authority of a Cultural Heritage Permit or a CHMP. A range of penalties apply.

Where non-compliance with the CHMP is identified, the following actions must be taken:

- Where the non-compliance harms or is likely to harm Aboriginal cultural heritage, the Sponsor shall provide notice of the non-compliance to OAAV within 24 hours of identifying the non-compliance. A copy of the proposed and/or implemented actions for any non-compliance shall be provided to the relevant CHA and OAAV within one week of identifying the non-compliance; and
- Where the non-compliance has not and will not harm Aboriginal cultural heritage, the Sponsor shall provide a copy of the proposed and/or implemented actions for the non-compliance to the relevant CHA within two weeks of identifying the non-compliance.

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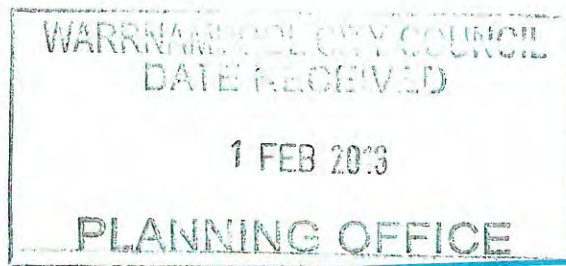
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Glossary

The glossary provides definitions of various terms used in this CHMP. There is often a degree of confusion about the use of terms such as *heritage place*, *historical place*, *archaeological place*. The definitions of these terms, as used in this report, have been included in the glossary. The term used most consistently is *heritage place*. For the purpose of discussion in this plan 'heritage place' can be subdivided into Aboriginal place and Historic place.

Heritage place: A place that has aesthetic, historic, scientific or social values for past, present or future generations – '...this definition encompasses all cultural places with any potential present or future value as defined above' (Pearson & Sullivan, 1995, p. 7).

Aboriginal place: Aboriginal place is defined under Section 5 of the *Aboriginal Heritage Act* 2006 as follows:

5 What is an Aboriginal place?

- (1) For the purposes of this Act, an Aboriginal place is an area in Victoria or the coastal waters of Victoria that is of cultural heritage significance to the Aboriginal people of Victoria.
- (2) For the purposes of subsection (1), *area* includes any one or more of the following—
 - (a) an area of land;
 - (b) an expanse of water;
 - (c) a natural feature, formation or landscape;
 - (d) an archaeological place, feature or deposit;
 - (e) the area immediately surrounding any thing referred to in paragraphs (c) and (d), to the extent that it cannot be separated from the thing without diminishing or destroying the cultural heritage significance attached to the thing by Aboriginal people;
 - (f) land set aside for the purpose of enabling Aboriginal human remains to be re-interred or otherwise deposited on a permanent basis;
 - (g) a building or structure.

Alluvial terrace: a platform created from deposits of alluvial material along river banks.

Angular fragment: a piece of stone that is blocky or angular, not flake-like.

Archaeology: the study of the remains of past human activity.

Artefact scatter: a surface scatter of cultural material. Aboriginal artefact scatters are defined as being the occurrence of five or more items of cultural material within an area of about 100 square metres. Artefact scatters are often the only physical remains of places where people have lived camped, prepared and eaten meals and worked.

Backed piece: a flake or blade that has been abruptly retouched along one or more margins opposite an acute (sharp) edge. Backed pieces include backed blades and geometric microliths. They are thought to have been hafted onto wooden handles to produce composite cutting tools. Backed pieces are a feature of the 'Australian small tool tradition', dating from between 5,000 and 1,000 BP in southern Australia (Holdaway & Stern, 2004).

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Blade: a flake at least twice as long as it is wide.

Burial place: usually a sub-surface pit containing human remains and sometimes associated artefacts.

Contact place: see 'Aboriginal historical archaeological place'.

Core: an artefact from which flakes have been detached using a hammerstone. Core types include single platform, multi-platform and bipolar forms.

Cortex: original or natural (unflaked) surface of a stone.

Cortical: refers to the cortex.

Flake: a stone piece removed from a core by percussion (striking it) or pressure. It is identified by the presence of a striking platform and bulb of percussion, not usually found on a naturally shattered stone.

Flaked piece: a piece of stone with definite flake surfaces, which cannot be classified as a flake or core.

Formal tool: an artefact that has been shaped by flaking, including retouch, or grinding to a predetermined form for use as a tool. Formal tools include scrapers, backed pieces and axes.

Geocentric Datum of Australia 1994 (GDA94): a system of latitudes and longitudes, or east and north coordinates, centred at the centre of the earth's mass. GDA94 is compatible with modern positioning techniques such as the Global Positioning System (GPS). It supersedes older coordinate systems (AGD66, AGD84). GDA94 is based on a global framework, the IERS Terrestrial Reference Frame (ITRF), but is fixed to a number of reference points in Australia. GDA94 is the Victorian Government Standard and spatial coordinates for excavations, transects and places in CHMP documents.

Geometric microlith: a small tool that has been fashioned from breaking apart a microblade. The piece is then retouched or backed and a small tool formed.

Grindstones: upper (handstone) and lower (basal) stones used to grind plants for food and medicine and/or ochre for painting. A handstone sometimes doubles as a hammerstone and/or anvil.

Hearth: usually a sub-surface feature found eroding from a river or creek bank or a sand dune - it indicates a place where Aboriginal people cooked food. The remains of a hearth are usually identifiable by the presence of charcoal and sometimes clay balls (like brick fragments) and hearth stones. Remains of burnt bone or shell are sometimes preserved within a hearth.

Isolated artefact: the occurrence of less than five items of cultural material within an area of about 100 square metres. It/they can be evidence of a short-lived (or one-off) activity location, the result of an artefact being lost or discarded during travel, or evidence of an artefact scatter that is otherwise obscured by poor ground visibility.

Manuport: foreign fragment, chunk or lump of stone that shows no clear signs of flaking but is out of geological context and must have been transported to the place by people.

Map Grid of Australia (MGA): The official coordinate projection for use with the Geocentric Datum of Australia 1994 (GDA94).

Mound: these places, often appearing as raised areas of darker soil, are found most commonly in the volcanic plains of western Victoria or on higher ground near bodies of water. The majority were probably formed by a slow build-up of debris resulting from earth-oven cooking; although some may have been formed by the collapse of sod or turf structures.

Percussion: the act of hitting a core with a hammerstone to strike off flakes.

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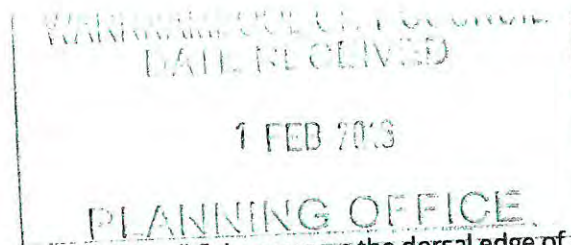
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Platform preparation: removal of small flake scars on the dorsal edge of a flake, opposite the bulb of percussion. These overhang removal scars are produced to prevent a platform from shattering.

Pre-contact: before contact with non-Aboriginal people.

Post-contact: after contact with non-Aboriginal people.

Quarry (stone/ochre source): a place where stone or ochre is exposed and has been extracted by Aboriginal people. The rock types most commonly quarried for artefact manufacture in Victoria include silcrete, quartz, quartzite, chert and fine-grained volcanics such as greenstone.

Rejuvenation flake: a flake that has been knapped from a core solely for the purpose of preparing a new platform and making it easier to get flakes off a core, as it reduces the angle between platform and core surface.

Retouch: a flake, flaked piece or core with intentional secondary flaking along one or more edges.

Rock art: 'paintings, engravings and shallow relief work on natural rock surfaces' (Rosenfeld, 1988, p. 1). Paintings were often produced by mineral pigments, such as ochre, combined with clay and usually mixed with water to form a paste or liquid that was applied to an unprepared rock surface. Rock engravings were made by incising, pounding, pecking or chiselling a design into a rock surface. Rare examples of carved trees occasionally survive.

Rock shelter: may contain the physical remains of camping places where people prepared meals, flaked stone, etc. They are often classed as a different type of place due to their fixed boundaries and greater likelihood of containing sub-surface deposits. Rock shelters may also contain rock art.

Scarred tree: scars on trees may be the result of removal of strips of bark by Aborigines e.g. for the manufacture of utensils, canoes or for shelter; or resulting from small notches chopped into the bark to provide hand and toe holds for hunting possums and koalas. Some scars may be the result of non-Aboriginal activity, such as surveyors' marks.

Scraper: a flake, flaked piece or core with systematic retouch on one or more margins.

Shell midden: a surface scatter and/or deposit comprised mainly of shell, sometimes containing stone artefacts, charcoal, bone and manuports. These place types are normally found in association with coastlines, rivers, creeks and swamps – wherever coastal, riverine or estuarine shellfish resources were accessed and exploited.

Significance: the importance of a heritage place or place for aesthetic, historic, scientific or social values for past, present or future generations.

Striking platform: the surface of a core, which is struck by a hammerstone to remove flakes.

Structures (Aboriginal): can refer to a number of different place types, grouped here only because of their relative rarity and their status as built structures. Most structures tend to be made of locally available rock, such as rock arrangements (ceremonial and domestic), fishtraps, dams and cairns, or of earth, such as mounds or some fishtraps.

Stratified deposit: material that has been laid down, over time, in distinguishable layers.

Transect: A fixed path along which one records archaeological remains.

Utilised artefact: a flake, flaked piece or core that has irregular small flake scarring along one or more margins that does not represent platform preparation.

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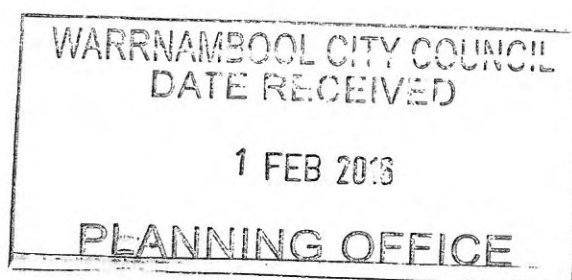
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Appendix 1 – Notice of Intent to Prepare a CHMP



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Notice of Intent to prepare a Cultural Heritage Management Plan for the purposes of the *Aboriginal Heritage Act 2006*

This form can be used by the Sponsor of a Cultural Heritage Management Plan to complete the notification provisions pursuant to s.54 of the *Aboriginal Heritage Act 2006* (the "Act").

For clarification on any of the following please contact Victorian Aboriginal Heritage Register (VAHR) enquiries on 1800-726-003.

SECTION 1 - Sponsor information

Sponsor: Stockland Corporation Limited
ABN/ACN: 71 000 064 835
Contact Name: Daniel Milentijevic
Postal Address: L7, 452 Flinders Street, Melbourne VIC 3000
Business Number: 03 9095 5455 Mobile: 0448 817129
Email Address: daniel.milentijevic@stockland.com.au

Sponsor's agent (if relevant)

Company: Vines Planning Property & Development
Contact Name: Rob Vines
Postal Address: 8 Tierney Court, Highton VIC 3216
Business Number: Mobile: 0407 332 321
Email Address: robvines2@gmail.com

SECTION 2 - Description of proposed activity and location

Project Name: Extensions to Gillin Park Retirement Village, 21-57 Mahoneys Road, Warrnambool, Victoria
Municipal district: Warrnambool City Council
Clearly identify the proposed activity for which the cultural heritage management plan is to be prepared (ie. Mining, road construction, housing subdivision)
Retirement Village

SECTION 3 - Cultural Heritage Advisor

Tiffany James-Lee Biosis tjames-lee@biosis.com.au
Name Company Email address

SECTION 4 - Expected start and finish date for the cultural heritage management plan

Start Date: 15-Oct-2015 Finish Date: 31-Mar-2016

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Development Plan for:

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Date:

16 April 2016

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1 FEB 2016

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Submitted on: 15 Oct 2015



SECTION 5 - Why are you preparing this cultural heritage management plan?

- ☒ A cultural heritage management Plan is required by the Aboriginal Heritage Regulations 2007
What is the high Impact Activity as it is listed in the regulations?
Retirement Village
- Is any part of the activity an area of cultural heritage sensitivity, as listed in the regulations? Yes
- ☐ Other Reasons (Voluntary)
- ☐ An Environmental Effects Statement is required
- ☐ A Cultural Heritage Management Plan is required by the Minister for Aboriginal Affairs.

SECTION 6 - List the relevant registered Aboriginal parties (if any)

This section is to be completed where there are registered Aboriginal parties in relation to the management plan.

SECTION 7 - Notification checklist

Ensure that any relevant registered Aboriginal party/s is also notified. A copy of this notice with a map attached may be used for this purpose.

(A registered Aboriginal party is allowed up to 14 days to provide a written response to a notification specifying whether or not it intends to evaluate the management plan.)

In addition to notifying the Deputy Director and any relevant registered Aboriginal party/s, a Sponsor must also notify any owner and/or occupier of any land within the area to which the management plan relates. A copy of this notice with a map attached may be used for this purpose.

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Development Plan for:

Gillin Park

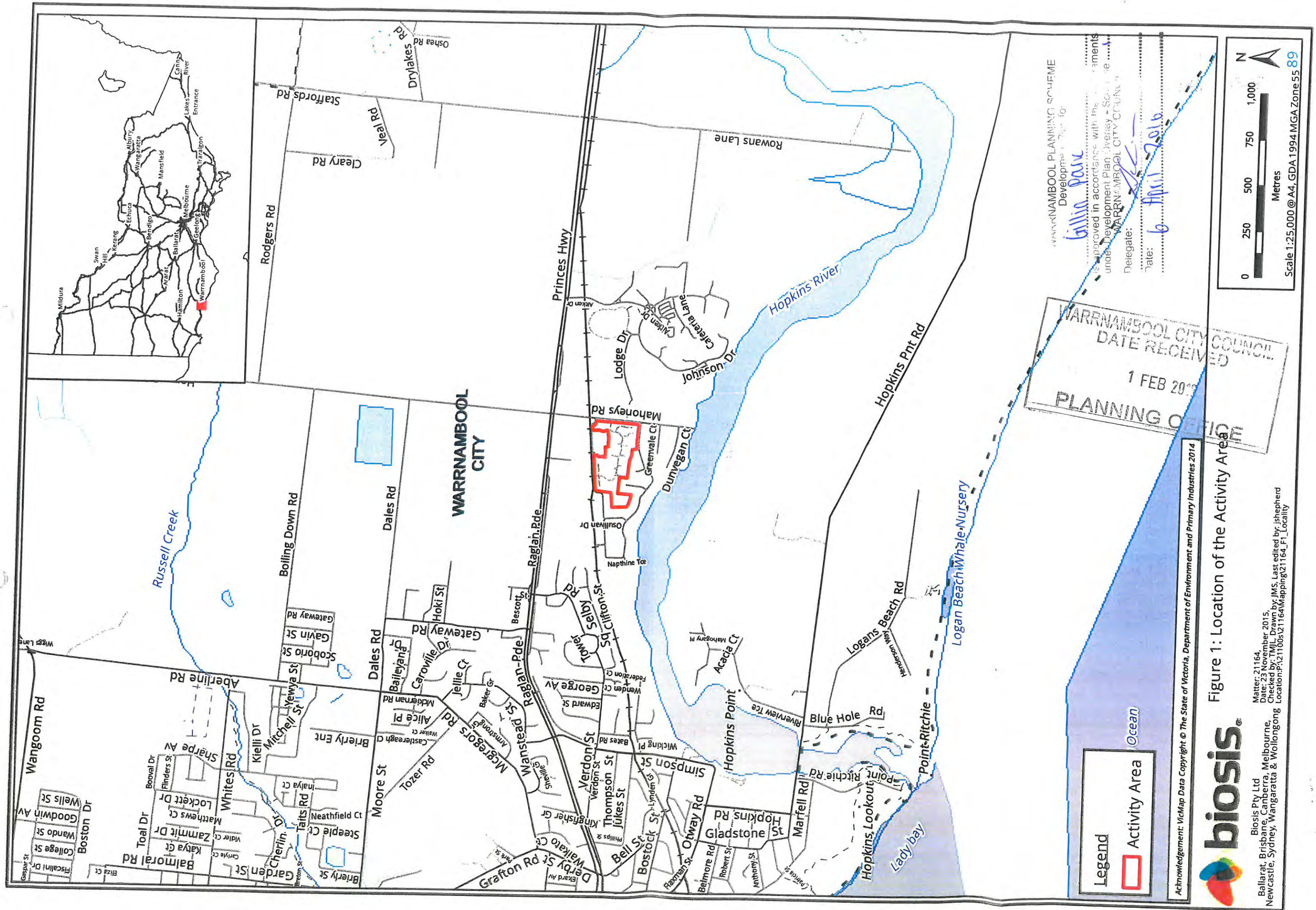
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Delegate: *[Signature]*

Date: *6 April 2016*



Submitted on: 15 Oct 2015

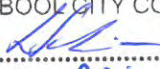


Appendix 2 – Activity Plans

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

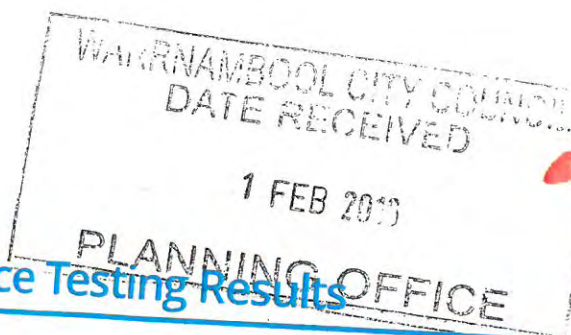
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Appendix 3 – Subsurface Testing Results

All excavation was supervised by the CHA, Dr Tiffany James-Lee.

Table 9. Test pit data log

No.	Location	Layer (mm)	Description	Inclusions	Munsell	pH	Artefacts
1	E 633421.21 N5749999.23	200	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, glass shards & charcoal	10YR 3/1	7.5	-
		240+	Extremely hard, cemented, mottled clay	-	10YR 3/1 & 2.5Y 5/4	7.5	-

Table 10. Shovel test pit data log

No.	Location	Layer (mm)	Description	Inclusions	Munsell	pH	Artefacts
Transect 1							
1	E633426.62 N5750068.08	130	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		230	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
2	E633421.08 N5750037.86	170	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		200	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
3	E633421.21 N5749999.23	180	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		230	Dry, extremely hard, cemented, mottled clay	Charcoal flecks, larger cobbles of weathered limestone	10YR 3/1 & 2.5Y 5/4	7.5	-

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gavin Dark

Is approved in accordance with the requirements under Development Plan Overlay - Schedule

WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2015

1 FEB 2016



PLANNING OFFICE

PLANNING OFFICE							
No.	Location	Layer (mm)	Description	Inclusions	Munsell	pH	Artefacts
4	E633424.55 N5750026.89	180	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		200	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
5	E633415.41 N5749975.97	150	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		200	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
6	E633388.15 N5749995.30	150	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		200	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
7	E633368.48 N5750013.05	100	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		110	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
8	E633397.37 N5750068.53	170	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets & weathered limestone	10YR 3/1	7.5	-
		240	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.5	-
Transect 2							
9	E633470.78 N5750042.77	150	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone, glass shard, ceramic	10YR 3/1	6.5	-
					WARRNAMBOOL PLANNING Development Plan		
					Gavin Danks		

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gullin Park

Is approved in accordance with the requirements under Development Plan Overlay - Schedule 1

WARRNAMBOOL CITY COUNCIL

Delegate:

Date

6 April 2016

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule1...
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED

1 FEB 2015



No.	Location	Layer (mm)	Description	Inclusions	Munsell	pH	Artefacts
10	E633503.91 N5750046.31	200	Dry, extremely hard, cemented, mottled clay	shard Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-
		200	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone	10YR 3/1	6.5	-
		270	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-
11	E633493.69 N5750073.43	120	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone	10YR 3/1	6.5	-
		140	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-
		130	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone	10YR 3/1	6.5	-
12	E633474.58 N5750070.89	180	Dry, extremely hard, cemented, mottled clay	Charcoal flecks, larger cobbles of weathered limestone	10YR 3/1 & 2.5Y 5/4	7.0	-
		120	Dry, friable, fine to medium-grained slightly sandy silt	Couch grass rootlets, charcoal	10YR 2/2	7.5	-
		300	Dry, mottled fine silt	Charcoal flecks	10YR 3/2 & 2.5Y 6/8	7.5	-
14	E633454.57 N5750119.04	110	Dry, friable, fine to medium-grained slightly sandy silt	Couch grass rootlets, charcoal, plastic wrapper	10YR 2/2	7.5	-
		230	Dry, mottled fine silt	Charcoal flecks	10YR 3/2 & 2.5Y 6/8	7.5	-
		30	Dry, fine to medium-grained	Couch grass rootlets,	10YR 3/1	6.5	-
15	E633473.48 N5750153.74						

No.	Location	Layer (mm)	Description	Inclusions	Munsell	pH	Artefacts
16	E633518.84 N5750152.37		sandy silty clay	buckshot			
		120	Dry, extremely hard, cemented, mottled clay	Buckshot	10YR 3/1 & 2.5Y 5/4	7.0	-
		50	Dry, fine to medium-grained sandy silty clay	Weathered basalt, charcoal	10YR 3/1	6.5	-
17	E633498.13 N5750126.72	100	Dry, extremely hard, cemented, mottled clay	Buckshot	10YR 3/1 & 2.5Y 5/4	7.0	-
		100	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone	10YR 3/1	6.5	-
18	E633500.78 N5750108.30	150	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-
		90	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone	10YR 3/1	6.5	-
		140	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-

Transect 3

19	E633794.06 N5750123.35	70	Dry, friable, slightly sandy silt	Frequent cobbles of weathered limestone; 1x ceramic sherd	10YR 3/1	7.0	-
		70+	Limestone base		2.5Y 7/4	-	-
20	E633826.98 N5750104.18	180	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone; 1 nail	10YR 3/1	6.5	-
		220	Dry, extremely hard, cemented, mottled clay	Buckshot	10YR 3/1 & 2.5Y 5/4	7.0	-

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gullin Park

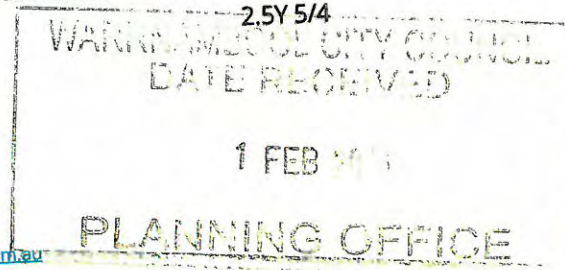
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

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No.	Location	Layer (mm)	Description	Inclusions	Munsell	pH	Artefacts
21	E633827.30 N5750080.89	140+	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, 1 nail, rubble, brick fragment, suspected asbestos	10YR 3/1	6.5	-

Excavation ceased due to suspected asbestos

22	E633797.80 N5750087.60	80	Dry, fine to medium-grained sandy silty clay	Couch grass rootlets, weathered limestone	10YR 3/1	6.5	-
		180	Crushed limestone	-	2.5Y 7/4	-	-
23	E633757.07 N5750057.03	150	Slightly loamy sandy silt		7.5YR 2.5/1	7.5	-
		230	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-

Transect 4

24	E633688.95 N5749937.84	80	Introduced quartz gravel & silt (car park)	-	7.5YR 6/8	-	-
		90	Dry, extremely hard, cemented, mottled clay	Charcoal flecks	10YR 3/1 & 2.5Y 5/4	7.0	-

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

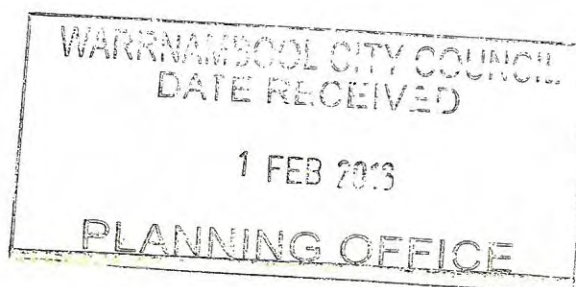
Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016



Appendix 4 – Significance Assessment

Assessing the heritage significance of a historic building, cultural heritage place or archaeological place is undertaken to make decisions about the best way to protect and manage the particular heritage place. The nature and level of cultural significance would also determine if statutory protection is appropriate under State or Commonwealth heritage legislation.

Assessment of the significance can be complex and include a range of heritage values. The cultural heritage values are broadly defined in the Burra Charter, the set of guidelines on cultural heritage management and practice prepared by the Australia International Council on Monuments and Places, as the 'aesthetic, historic, scientific or social values for past, present or future generations' (Marquis-Kyle & Walker, 1992, p. 21). Various government agencies, including the Australian Heritage Commission and Heritage Victoria, have developed formal criteria for assessing heritage significance. Many Aboriginal places also have significance to a specific Aboriginal community.

Although there are no formal guidelines for the assessment of significance of Aboriginal archaeological places in Victoria, the definition of 'cultural heritage significance' under Section 4 of the *Aboriginal Heritage Act 2006* includes:

- Archaeological, anthropological, contemporary, historical, scientific, social or spiritual significance; and
- Significance in accordance with Aboriginal tradition.

Scientific significance is based on the capacity of Aboriginal places to provide us with historical, cultural or social information. The following evaluation will assess the scientific significance of the Aboriginal places recorded during this CHMP. The scientific significance assessment methodology outlined below is based on scores for research potential (divided into place contents and place condition) and for representativeness. This system is derived from Bowdler (1981).

Place contents refer to all cultural materials and organic remains associated with human activity at a place. Place condition refers to the degree of disturbance to the contents of a place at the time it was recorded. The representativeness of an Aboriginal place is assessed by whether the place is common, occasional, or rare in a given region. Assessments of representativeness are subjectively biased by current knowledge of the distribution and number of Aboriginal places and varies from place to place depending on the extent of archaeological research.

The determination of cultural significance for a heritage place is expressed as a statement of significance. Nomination of the level of value—high, moderate, low or not applicable—for each relevant category is presented in Table 11.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Griffin Drive

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1

WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*

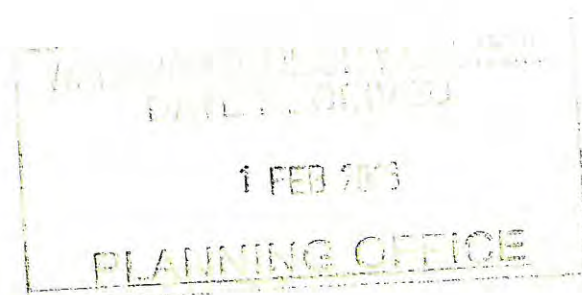


Table 11. Scientific significance assessment criteria

Place Contents	Place Condition	Representativeness	Overall Significance
0 - No cultural material remaining.	0 - Place destroyed.		
1 - Place contains a small number (e.g. 0-10 artefacts) or limited range of cultural materials with no evident stratification.	1 - Place in a deteriorated condition with a high degree of disturbance; some cultural materials remaining.	1 - common occurrence	1 - 3 - Low scientific significance
2 - Place contains a larger number, but limited range of cultural materials; and/or some intact stratified deposit remains; and/or rare or unusual example(s) of a particular artefact type.	2 - Place in a fair to good condition, but with some disturbance.	2 - occasional occurrence	4 - 6 - Moderate scientific significance
3 - Place contains a large number and diverse range of cultural materials; and/or largely intact stratified deposit; and/or surface spatial patterning of cultural materials that still reflect the way in which the cultural materials were deposited.	3 - Place in an excellent condition with little or no disturbance. For surface artefact scatters this may mean that the spatial patterning of cultural materials still reflects the way in which the cultural materials were deposited.	3 - rare occurrence	7 - 9 - High scientific significance

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Galina Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

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Date: *6 April 2016*

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DATE RECEIVED
1 FEB 2016
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The scientific significance assessment for scarred trees varies from the significance assessment outlined above because a scarred tree has no place contents rating (a tree either is, or is not, a scarred tree). Although scarred trees are a place type usually associated with traditional Aboriginal cultural activity, there are examples of scarred trees associated with non-Aboriginal activity.

The place condition and representativeness ratings used for scarred trees are indicated in Table 12 and overall scientific significance ratings for scarred tree places are based on a cumulative score for place condition and representativeness.

Representativeness refers to the regional distribution of scarred trees and is assessed on whether the place is common, occasional or rare in a given region. Representativeness should take into account the type and condition of the scar(s)/tree and the tree species involved.

Table 12. Scarred Tree scientific significance assessment criteria

Place Condition	Representativeness	Overall Significance
1 - Poorly preserved tree scar	1 - Common occurrence	1 - 2 - Low scientific significance
2 - Partly preserved tree scar	2 - Occasional occurrence	3 - 4 - Moderate scientific significance
3 - Well preserved example of a scarred tree	3 - Rare occurrence	5 - 6 - High scientific significance

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

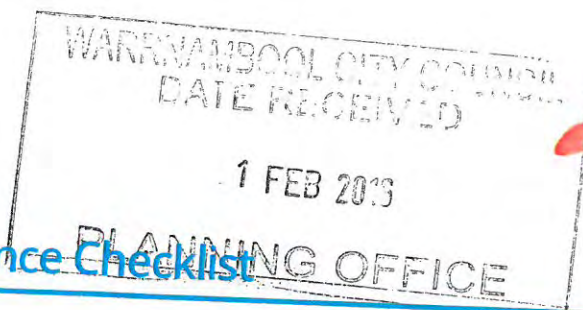
Gillin Park

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WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*





Appendix 5 – Compliance Checklist

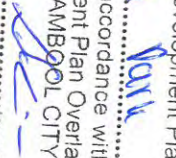
The checklist allows the Sponsor to ensure full compliance with the recommendations and provisions of the approved CHMP. If, at any point prior to or during the activity, any of the questions below cannot be answered positively, it is possible that the Sponsor may be contravening the *Aboriginal Heritage Act 2006*. Should this occur, the Sponsor is advised to seek the advice of a CHA.

Table 13. Compliance Checklist

Compliance Review Checklist		Yes	No
Prior to the commencement of the activity			
Has the CHMP been approved?			
Have all personnel been inducted or trained with regard to the recommendations contained within the CHMP, particularly the contingency plans contained within the CHMP?			
Insert other compliance requirements as necessitated by recommendations			
Has any changes have been made to the proposed activity? If yes, has the following been undertaken:			
Has the Sponsor submitted a new CHMP for approval?			
Discovery of Aboriginal cultural heritage during the activity			
Has any Aboriginal cultural heritage been discovered during the activity? If yes, have the following been undertaken:			
Have all works ceased within 15 metres of the discovery location(s)?			
If required, has the exposed Aboriginal cultural heritage been protected by a suitable barrier (e.g. fencing)?			
Has a CHA been engaged to evaluate the Aboriginal cultural heritage?			
Has the CHA involved representatives of the RAP or traditional owners in the assessment of the discovered Aboriginal cultural heritage?			
Has the CHA completed new or updated Aboriginal place record(s) for the VAHR?			
If harm to the discovered Aboriginal cultural heritage could not be avoided, have the CHA and representative(s) of the RAP or traditional owners undertaken a salvage excavation? If yes have the following been undertaken:			
Has the CHA involved representative(s) of the RAP(s) in the fieldwork and management discussions?			
Has the salvage excavation taken place in accordance with Regulation 61 of the Aboriginal Heritage Regulations 2007?			

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Is approved in accordance with the requirements under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate: 

Date: 6 April 2016

Compliance Review Checklist

Yes No

Following the salvage excavation, has the CHA completed new or updated site record(s) for the VAHR?

Following the salvage excavation, has the CHA catalogued and analysed the Aboriginal cultural heritage?

Following the salvage excavation, has the CHA labelled and packaged the Aboriginal cultural heritage with reference to provenance?

Following the salvage excavation, has the CHA arranged for the custody of the Aboriginal cultural heritage to be passed to the RAP?

Has a report detailing the results of the salvage excavation and subsequent analysis of Aboriginal cultural material been lodged with OAAV and the RAP?

Discovery of human remains during the activity

**Have any actual or suspected human remains been discovered during the activity?
If yes, have the following been taken:**

Has all activity within 15 metres of the discovery ceased immediately?

Have the human remains been left in place and protected from harm (e.g. fencing)?

Have Victoria Police and the Coroner's Office been notified?

If there are reasonable grounds to believe that the remains may be Aboriginal, has the Emergency Co-ordination Centre been notified?

If it is confirmed by these authorities that the remains are Aboriginal skeletal remains, has the Secretary, DPC been notified?

Has the appropriate impact mitigation or salvage strategy (as determined by the Secretary, DPC been implemented?

Have the salvaged Aboriginal human remains been treated in accordance with the direction of the Secretary, DPC?

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

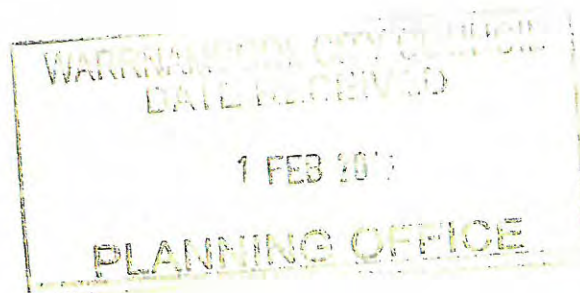
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1.....
WARRNAMBOOL CITY COUNCIL

Delegate:

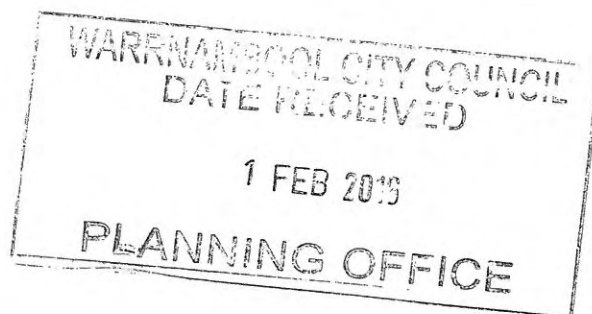
[Signature]

Date:

6 April 2016



Appendix 2 – Gillin Park Existing Titles



WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gillin Park
is approved in accordance with the requirements
under Development Plan Overlay - Schedule ...
WARRNAMBOOL CITY COUNCIL
Delegate: [Signature]
Date: 6 April 2016

Register Search Statement - Volume 11202 Folio 958

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11202 FOLIO 958

Security no : 124055342954T
Produced 25/05/2015 11:58 am

LAND DESCRIPTION

Land in Plan of Consolidation 367621G.
PARENT TITLES :
Volume 10887 Folio 039 Volume 11045 Folio 485
Created by instrument PC367621G 19/05/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SALFORD LIVING PTY LTD of LEVEL 6 23-25 O'CONNELL STREET SYDNEY NSW 2000
PC367621G 19/05/2010

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE as to part Section 29 Retirement Villages Act 1986
AB849108P 03/02/2003

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE as to part Section 9(1)(a) Retirement Villages Act 1986
R153073R 24/12/1990

NOTICE as to part Section 9(1)(a) Retirement Villages Act 1986
AB849107R 03/02/2003

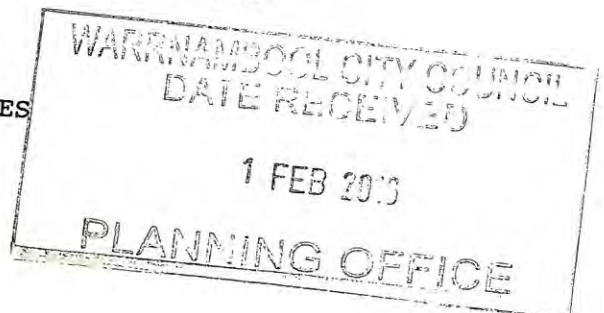
DIAGRAM LOCATION

SEE PC367621G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

PLAN OF CONSOLIDATION		Stage No.	LR use only EDITION 1	Plan Number PC367621G
Location of Land Parish: WANGOOM Township: WARRNAMBOOL Section: 1 Crown Allotment: 5, 6, 7 & 8 (PARTS) Crown Portion: Title References: Vol. 10887 Fol. 039 Vol. 11045 Fol. 485 Last Plan Reference: LOT 3 PS 515482H LOT 78 PS 527507B Postal Address: HUNTINGFIELD DRIVE WARRNAMBOOL 3280 AMG Co-ordinates: E 633 320 (Of approx. centre of plan) N 5 749 880 Zone 54		Council Certification and Endorsement Council Name: WARRNAMBOOL CITY COUNCIL Ref: 4/05 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11 (7) of the Subdivision Act 1988. Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 20/7/2005		LR use only Statement of Compliance / Exemption Statement Received ☒ Date: 06/05/2010 LR use only PLAN REGISTERED TIME: 8:49am DATE: 19/05/2010 R. Witney Assistant Registrar of Titles
Vesting of Roads or Reserves Identifier Council/Body/Person Nil Nil		Notations Depth Limitation: Does not apply		
Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)		Survey:- This plan is not based on survey. To be completed where applicable. This survey has been connected to permanent mark no(s).		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	PS 527507B	SOUTH WEST WATER AUTHORITY
E-1	DRAINAGE	SEE DIAG.	PS 527507B	WARRNAMBOOL CITY COUNCIL
E-2	DRAINAGE	SEE DIAG.	PS 527507B	WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gullin Park
Is approved in accordance with the requirements under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: **6 April 2016**

Register Search Statement - Volume 11572 Folio 278

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11572 FOLIO 278

LAND DESCRIPTION

Lot 1A on Plan of Subdivision 515482H.

PARENT TITLES :

Volume 11045 Folio 483 to Volume 11045 Folio 484
Created by instrument PS515482H/D1 22/05/2015

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SALFORD LIVING PTY LTD of LEVEL 25 133 CASTLEREAGH STREET SYDNEY NSW 2000
PS515482H/D1 22/05/2015

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 29 Retirement Villages Act 1986
S552641Q 25/06/1993

STATUTORY CHARGE Section 29 Retirement Villages Act 1986
AB849108P 03/02/2003

CAVEAT AL216490J 09/07/2014

Caveator

PRINCIPAL HEALTHCARE FINANCE PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

STOCKLAND DEVELOPMENT PTY LTD ACN: 000064835, SALFORD LIVING PTY LTD ACN:
096964591, AEVUM LTD ACN: 087648691

Date

24/06/2014

Estate or Interest

FREEHOLD ESTATE

Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

Lodged by

HERBERT SMITH FREEHILLS

Notices to

HERBERT SMITH FREEHILLS of LEVEL 43 101 COLLINS STREET MELBOURNE VIC 3000

CAVEAT AL250984N 24/07/2014

Caveator

PRINCIPAL HEALTHCARE FINANCE PTY LTD

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

SALFORD LIVING PTY LTD ACN: 096964591

Date

21/07/2014

Security no : 124055337788J
Produced 25/05/2015 09:52 AM

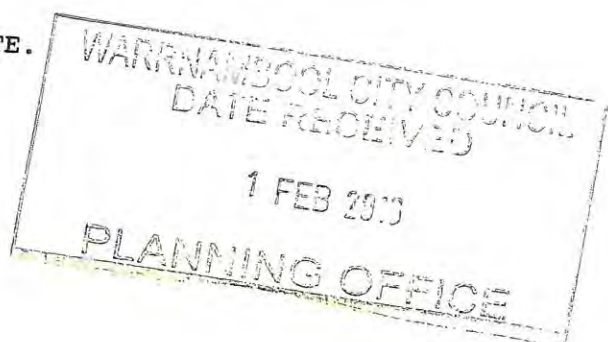
Development Plan for:

is approved in accordance with the requirements
under Development Plan Overlay - Schedule ...
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016



Estate or Interest
LEASEHOLD ESTATE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
HERBERT SMITH FREEHILLS
Notices to
HERBERT SMITH FREEHILLS of LEVEL 43 101 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 9(1)(a) Retirement Villages Act 1986
R153073R 24/12/1990

NOTICE Section 9(1)(a) Retirement Villages Act 1986
AB849107R 03/02/2003

DIAGRAM LOCATION

SEE PS515482H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN (PS) X32	STATUS	DATE
PS515482H/D1 (S)		Registered	22/05/2015

-----END OF REGISTER SEARCH STATEMENT-----
Additional information: (not part of the Register Search Statement)

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS515482H

DOCUMENT END

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WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1....
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*

PLAN OF SUBDIVISION

Stage No.

LR use only

EDITION 2

PS 515482H

Location of Land

Parish: WANGOOM

Township:

Section 1

Crown Allotment:

Crown Portion: 7 & 8 (PARTS)

Title References:

Vol 10706 Fol 110

Last Plan Reference:

PS 445611M (LOT 1)

Postal Address:

45 MAHONEYS ROAD
WARRNAMBOOL 3280

AMG Co-ordinates:

(Of approx. centre of plan) E 633 500
N 5 749 850 Zone 54

Vesting of Roads or Reserves

Identifier

Council/Body/Person

ROAD R-1

WARRNAMBOOL CITY COUNCIL

Council Certification and Endorsement

Council Name: WARRNAMBOOL CITY COUNCIL

Ref: 3/05

1. This plan is certified under section 6 of the Subdivision Act 1988.

2. This plan is certified under section 11 (7) of the Subdivision Act 1988.
Date of original certification under section 6 01-07-2005

3. This is a statement of compliance issued under section 24 of the
Subdivision Act 1988.

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988
has/ has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage

RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988.
Council Delegate

Date 04-01-2006

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED

1 FEB 2005

Notations

Depth Limitation: Does not apply

Staging

This is not a staged subdivision
Planning Permit No. 2005-011

Survey:

This plan is based on partial survey. Lots 1 & 3 are the result of this survey. Lot 2 has not
been verified by this survey. See Abstract of Field Records for details.

Easement Information

Legend:

E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement
A - Appurtenant Easement
R - Encumbering Easement (Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1A, 2A & COMMON PROPERTY NO. 1 ONLY.

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE	SHEET	2	FOR WARRNAMBOOL PLANNING SCHEME Development Plan for: Gillin Park	EASEMENT DETAILS
			Is approved in accordance with the requirements under Development Plan Overlay - Schedule 1..	
			Delegate: [Signature]	
			Date: 6 April 2016	

LR use only

Statement of Compliance / Exemption Statement

Received



Date 19-12-2007

THIS IS A LAND
VICTORIA
COMPILED PLAN

FOR DETAILS SEE
MODIFICATION TABLE
HEREIN

Sheet 1 of 7 sheets

ALAN H. SIMPSON

LAND SURVEYOR

A.C.N. 602 912 510

P.O. BOX 421, WARRNAMBOOL 3280
PHONE (03) 55611846 FAX (03) 55621775

LICENSED SURVEYOR (PRINT)

ALAN HALSTEAD SIMPSON

SIGNATURE

DATE 29/10/2004

REF 1038B

1038BVS PS1.DWG
1038B SEE

VERSION 6

DATE 04-01-2006

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PS 515482H

EDITION

Legend: E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Legend:

Conditions in Conveyance Grant in Nature of an Easement

E - Encumbering Easement
A - Appurtenant Easement

R - Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	DRAINAGE	3	PS 306815X	WARRNAMBOOL CITY COUNCIL
E-2	POWERLINE	SEE DIAG.	PS 306815X	S.E.C.V.
E-3	ELECTRICITY SUPPLY	2	PS 306815X	LOT 1 PS 306815X
E-4	DRAINAGE	SEE DIAG.	PS 445611M	WARRNAMBOOL CITY COUNCIL
E-4	SEWERAGE	SEE DIAG.	PS 445611M	SOUTH WEST WATER AUTHORITY
E-5	DRAINAGE	SEE DIAG.	PS 445611M	WARRNAMBOOL CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	PS 445611M	SOUTH WEST WATER AUTHORITY
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-6	POWERLINE	SEE DIAG.	PS 306815X	S.E.C.V.
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-7	POWERLINE	SEE DIAG.	THIS PLAN: SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA PTY LTD
E-8	POWERLINE	SEE DIAG.	THIS PLAN: SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA PTY LTD
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-9	WATER SUPPLY PIPELINE	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-10	WATER SUPPLY PIPELINE	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-10	POWERLINE	SEE DIAG.	PS 306815X	S.E.C.V.
E-11	DRAINAGE	SEE DIAG.	THIS PLAN	LOT 2 ON THIS PLAN
E-12	SEWERAGE	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-13	DRAINAGE	SEE DIAG.	THIS PLAN	WARRNAMBOOL CITY COUNCIL
E-14	DRAINAGE	SEE DIAG.	THIS PLAN	WARRNAMBOOL CITY COUNCIL
E-14	POWERLINE	SEE DIAG.	THIS PLAN: SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA PTY LTD WARRNAMBOOL PLANNING SCHEME Development Plan for:

Is approved in accordance with the requirements of the
Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegated: *[Signature]*

Date: 6 April 2016 Sheet 2

WARRNAMBOOL CITY COUNCIL

Delegate:

~~Date~~

Sheet 2 2016

LAND SURVEYOR
A.C.N. 653 012 610
P.O. BOX 421, WARRNAMBOOL 3280
PHONE (03) 55611846 FAX (03) 55621776

LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON

DATE 29/10/2004

REF 1038B 1038EVS_P52.DWG VERSION 6

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size **A3**

DATE RECEIVED

1 FEB 20

PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME

Development Plan for:
Gilpin Park

Is approved in accordance with the requirements
 under Development Plan Overlay - Schedule 1
 WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

MGA94 ZONE 55

ENLARGEMENT
 Not to Scale

WARRNAMBOOL CITY COUNCIL
 DATE RECEIVED
1 FEB 2013
 PLANNING OFFICE

Level 19/8 Exhibition Street, Melbourne Victoria 3000
 Telephone 03 8102 8888
 www.charterk.com.au

CHARTER.
 KECK CRAMER

ORIGINAL

SCALE

SHEET
 SIZE

1:1250

A3

SCALE

12.5

0

25

50

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

SIGNATURE DIGITALLY SIGNED

REF. 10116110

KEVIN J. BARGE

DATE / /

VERSION 1

SHEET 3

DATE / /

COUNCIL DELEGATE SIGNATURE

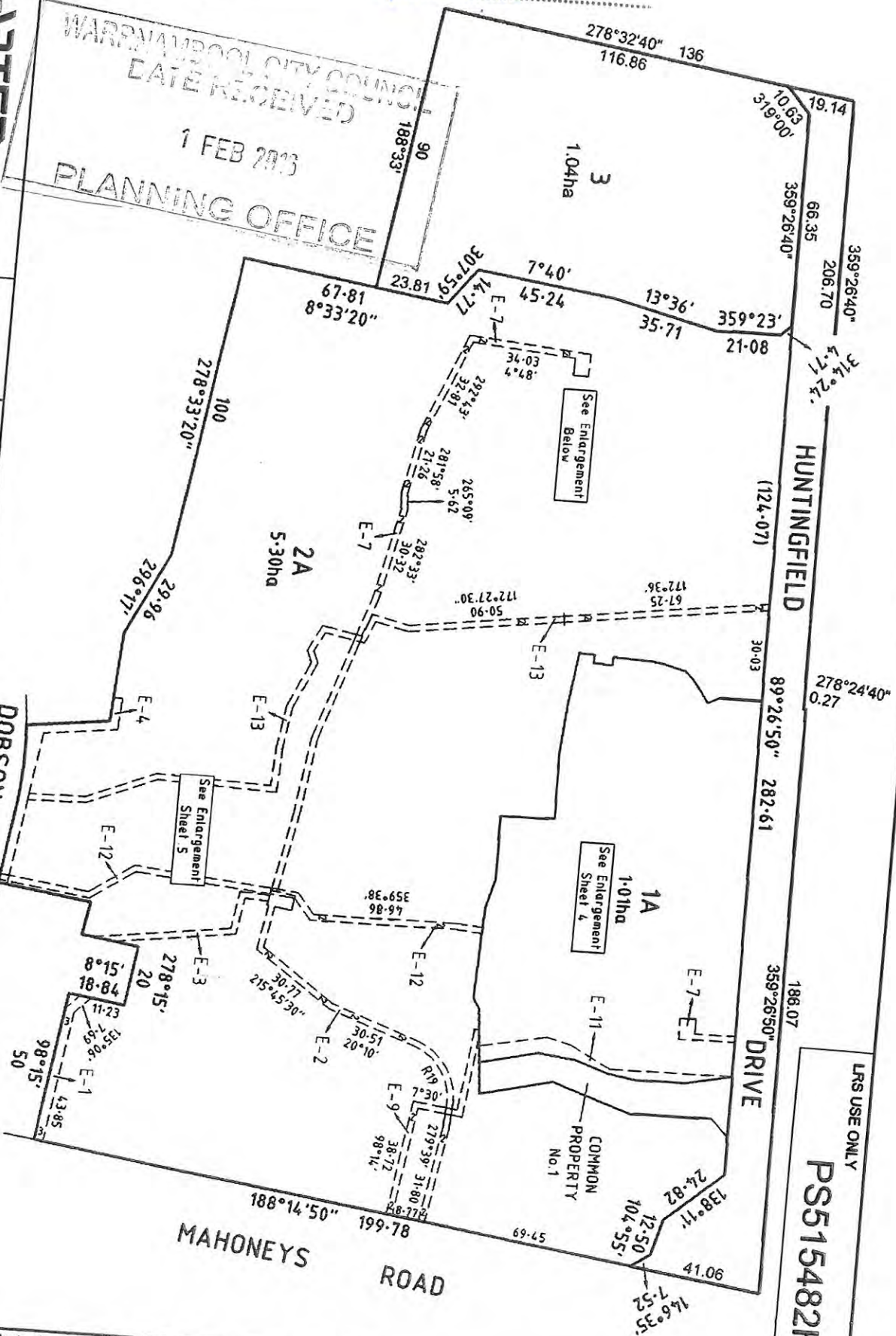
DOBSON WAY

HUNTINGFIELD DRIVE

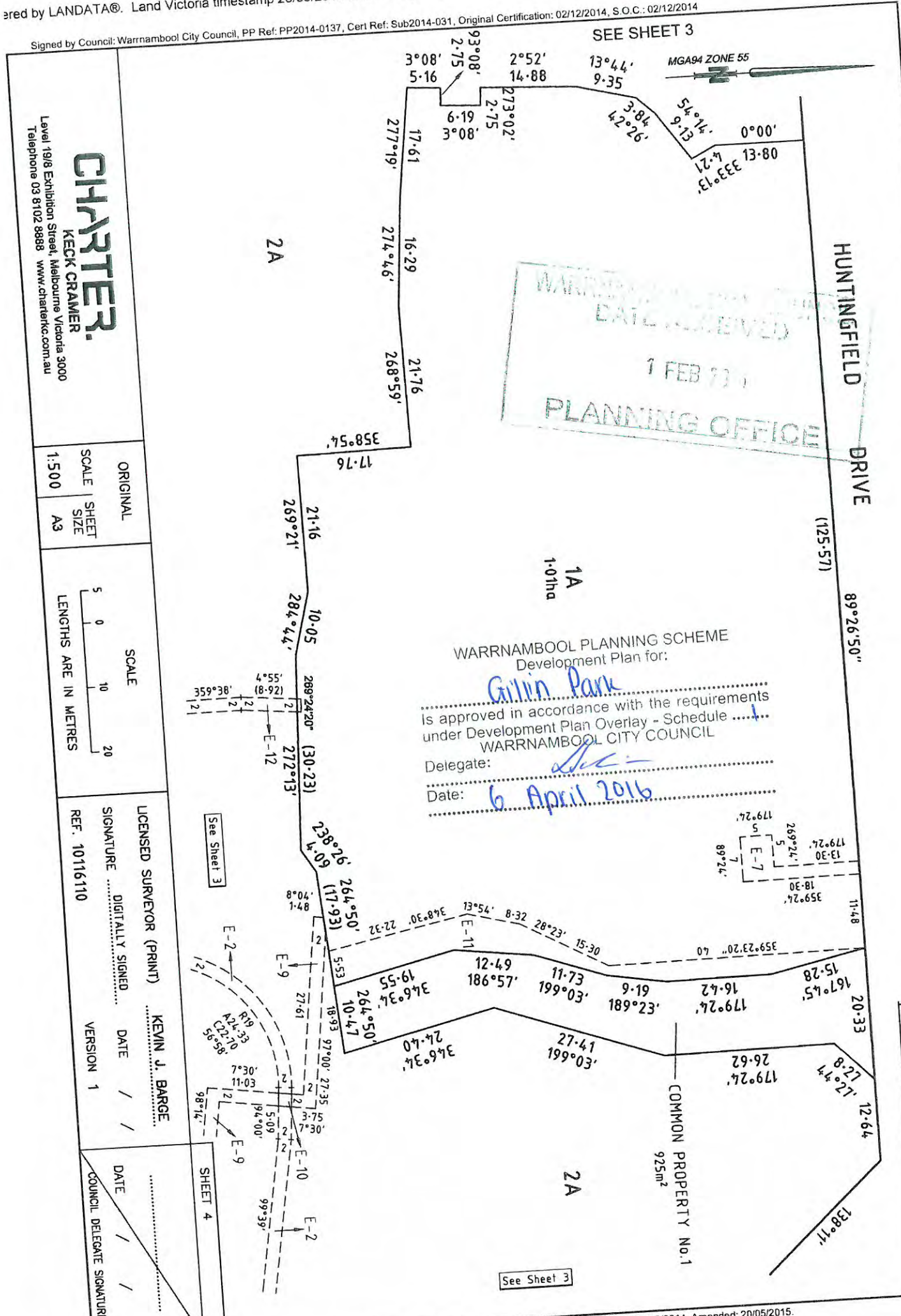
MAHONEYS ROAD

LRS USE ONLY

PS515482H



Signed by Council: Warrnambool City Council, PP Ref: PP2014-0137, Cert Ref: Sub2014-031, Original Certification: 02/12/2014, S.O.C.: 02/12/2014



WARRNAMBOOL PLANNING SCHEME
DATE RECEIVED
1 FEB 2016
PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gillin Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *6 April 2016*

LRS USE ONLY
PS515482H

CHARTER.
KECK CRAMER
Level 19/8 Exhibition Street, Melbourne Victoria 3000
Telephone 03 8102 8888 www.charterke.com.au

ORIGINAL
SCALE 1:500
SHEET SIZE A3

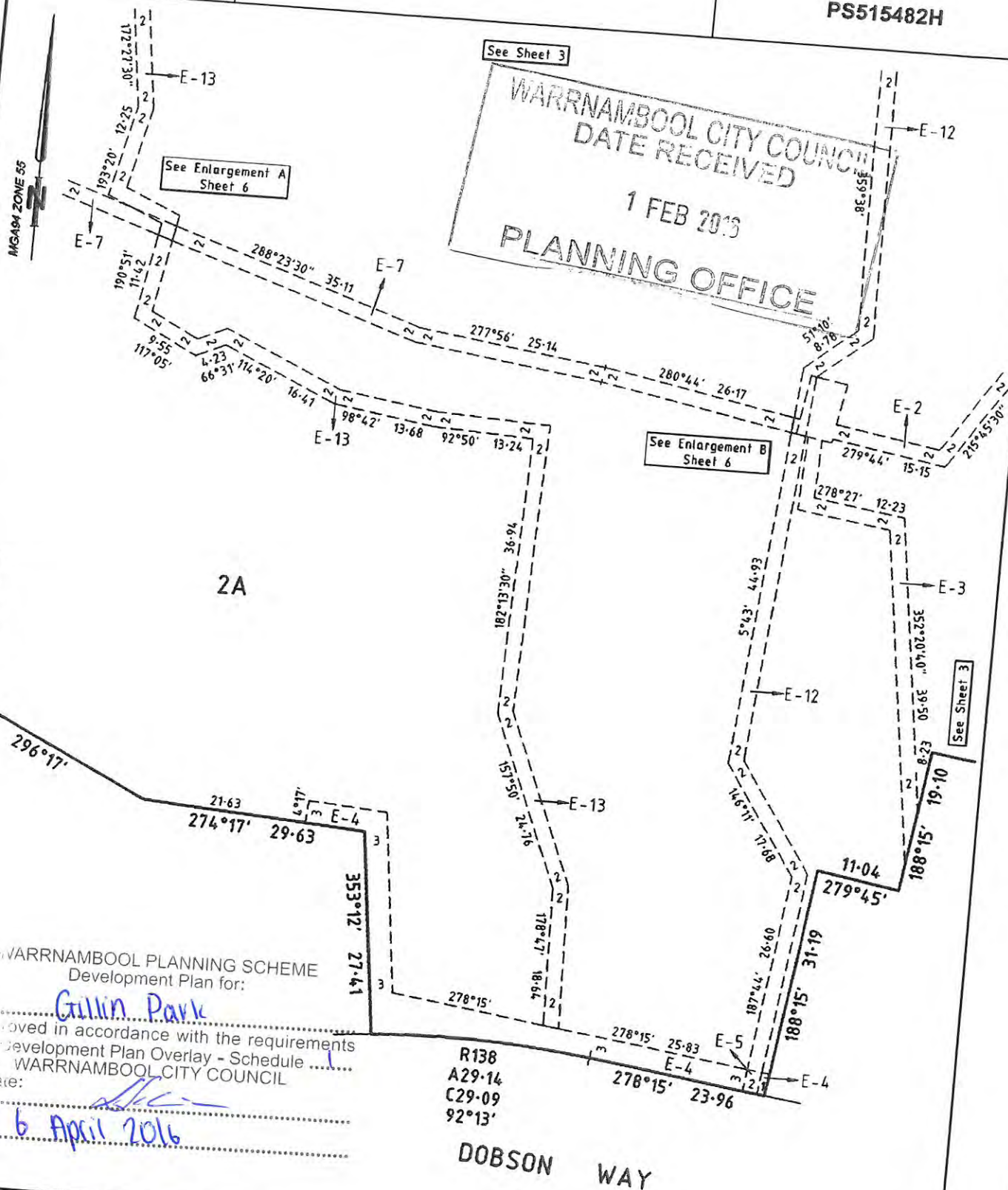
SCALE
5 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) KEVIN J. BARGE
SIGNATURE
DATE / /
VERSION 1

DATE / /
COUNCIL DELEGATE SIGNATURE

LRS USE ONLY

PS515482H



CHARTER.

KECK CRAMER

KECK CRAMER
Level 19/8 Exhibition Street, Melbourne Victoria 3000
Telephone 03 8102 8888 www.charterkc.com.au

ORIGINAL

SCALE

A horizontal number line with four tick marks. Above the first tick mark is the number 5, above the second is 0, above the third is 10, and above the fourth is 20.

LICENSED SURVEYOR (PRINT)

KEVIN J. BARGE

SHEET 5

SIGNATURE DIGITALLY SIGNED

DATE / /

DATE _____

REF. 10116110

VERSION 1

COUNCIL DELEGATE SIGNATURE

Signed by: Kevin James Barge (Charter Kook)

Document Set ID: 7586873

Version: 1, Version Date: 10/09/2017

LRS USE ONLY

PS515482H



See Sheet 5

See Sheet 5

See Sheet 5

2A

See Sheet 5

ENLARGEMENT A
Not to Scale

ALL CITY COUNCIL
RECEIVED

1 FEB 2013

PLANNING OFFICE

See Sheet 5

See Sheet 5

See Sheet 5

2A

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

- Delegate:

Date:

6 April 2016

CHARTER.

KECK CRAMER

KECK CRAMER
Level 19/8 Exhibition Street, Melbourne Victoria 3000
Telephone 03 8102 8888 www.charterkc.com.au

ORIGINAL

SCALE

SCALE	SHEET SIZE
1:500	A3

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) KEVIN J. BARGE

SIGNATURE DIGITALLY SIGNED

DATE / /

REF. 10116110

VERSION 1

SHEET 6

DATE / /

COUNCIL DELEGATE SIGNATURE

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
1 FEB 2015
PLANNING OFFICE

Plan Number

PS 515482H

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT

ADDITIONAL RULES

Standard Rules as per Form 1 of the Subdivision (Body Corporate) Regulations 2001 apply.
Additional Rules Apply. See notations below for Additional Rules.

The body corporate must keep in a state of good and serviceable repair and maintain the water and sewerage pipelines, as defined below, serving the lots:

Water Pipelines - are all those pipelines and fittings from the water authority defined point of water supply to the individual lot or individual meter (whichever is the further) as located within easements E-9, and E-10.

Sewerage Pipelines - are all those pipelines and fittings from the water authority defined point(s) of sewerage acceptance for the parent title to the individual lot(s) or individual lot inspection shaft(s) (whichever is the further) as located within easements E-6, E-8 and E-12.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gilbh Park

is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

ALAN H. SIMPSON

● LAND SURVEYOR ●

A 94 25 307 042 680

P.O. BOX 421, WARRNAMBOOL 3280

PHONE (03) 55611846 FAX (03) 55621775

LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON

SIGNATURE

DATE 29 / 10 / 2004

REF 1038B

1038BVS_PSS.DWG
1038C.SEE

VERSION 6

Sheet 7

DATE / /

COUNCIL DELEGATE SIGNATURE

MODIFICATION TABLE

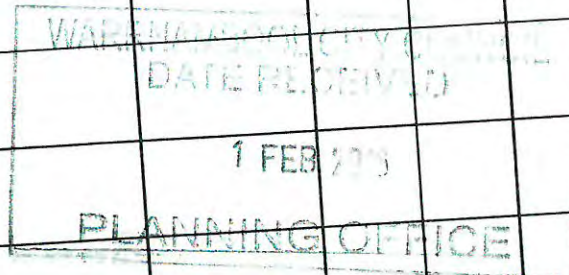
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS515482H

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS 1 & 2	LOTS 1A & 2A	AMENDMENT SECTION 32	PS515482H/D1	22/05/15	2	HJR



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gilvin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*

Register Search Statement - Volume 11572 Folio 279

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11572 FOLIO 279

LAND DESCRIPTION

Lot 2A on Plan of Subdivision 515482H.

PARENT TITLES :

Volume 11045 Folio 483 to Volume 11045 Folio 484
Created by instrument PS515482H/D1 22/05/2015

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SALFORD LIVING PTY LTD of LEVEL 25 133 CASTLEREAGH STREET SYDNEY VIC 2000
PS515482H/D1 22/05/2015

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE as to part Section 29 Retirement Villages Act 1986
S552641Q 25/06/1993

STATUTORY CHARGE Section 29 Retirement Villages Act 1986
AB849108P 03/02/2003

COVENANT as to part T232989M 04/08/1994
Expiry Date 01/01/2020

CAVEAT AL216490J 09/07/2014

Caveator

PRINCIPAL HEALTHCARE FINANCE PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

STOCKLAND DEVELOPMENT PTY LTD ACN: 000064835, SALFORD LIVING PTY LTD ACN:
096964591, AEVUM LTD ACN: 087648691

Date

24/06/2014

Estate or Interest

FREEHOLD ESTATE

Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

Lodged by

HERBERT SMITH FREEHILLS

Notices to

HERBERT SMITH FREEHILLS of LEVEL 43 101 COLLINS STREET MELBOURNE VIC 3000

CAVEAT AL250984N 24/07/2014

Caveator

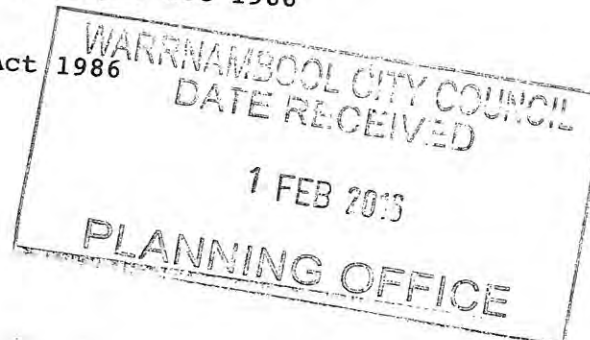
PRINCIPAL HEALTHCARE FINANCE PTY LTD

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

Security no : 124055337842A
Produced 25/05/2015 09:23 am



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gilpin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1...

WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

SALFORD LIVING PTY LTD ACN: 096964591

Date

21/07/2014

Estate or Interest

LEASEHOLD ESTATE

Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

Lodged by

HERBERT SMITH FREEHILLS

Notices to

HERBERT SMITH FREEHILLS of LEVEL 43 101 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE as to part Section 9(1)(a) Retirement Villages Act 1986
R153073R 24/12/1990

NOTICE Section 9(1)(a) Retirement Villages Act 1986
AB849107R 03/02/2003

DIAGRAM LOCATION

SEE PS515482H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN (PS) X32	STATUS	DATE
PS515482H/D1 (S)		Registered	22/05/2015

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS515482H

DOCUMENT END

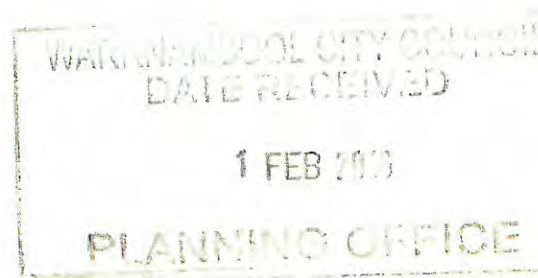
Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 25/05/2015, for Order Number 29002955. Your reference: Gillin Park.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*



Register Search Statement - Volume 10063 Folio 082

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10063 FOLIO 082

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 306815X.
PARENT TITLE Volume 09982 Folio 681
Created by instrument PS306815X 23/04/1992

Security no : 124055377521V
Produced 27/05/2015 10:16 am

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
IOR COMMUNITY CARE PTY LTD of 26-28 PROSPECT STREET BOX HILL VIC 3128
AB4848700L 03/02/2003

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 29 Retirement Villages Act 1986
AK487018C 25/07/2013

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

NOTICE RETIREMENT VILLAGES ACT 1986
R153073R 24/12/1990

DIAGRAM LOCATION

SEE PS306815X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 DOBSON WAY WARRNAMBOOL VIC 3280

DOCUMENT END



Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 27/05/2015, for Order Number 29070338. Your reference: GISC.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1.
WARRNAMBOOL CITY COUNCIL
Delegate: [Signature]
Date: 6 April 2016

PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION 1	Plan Number PS 306815 X
Location of Land Parish: WANGOOM Township: — Section: 1 Crown Allotment: PART 7 & PART 8 Crown Portion: — LTO Base Record: LITHO SHEET 1 (3729) Title Reference: VOL. 9982 FOL. 681 Last Plan Reference: P.S. 304597 R (LOT 1) Postal Address: MAHONEYS ROAD (at time of subdivision) WARRNAMBOOL 3280 AMG Co-ordinates E 633 500 Zone: 54 (of approx. centre of land in plan) N 5 749 850		Council Certificate and Endorsement Council Name: CITY OF WARRNAMBOOL Ref: S 31/91 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 31 / 10 / 1991 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date		
Vesting of Roads and/or Reserves Identifier Council/Body/Person NIL NIL		Notations Staging This is/is not a staged subdivision Planning Permit No. 1083-91 Depth Limitation DOES NOT APPLY WARRNAMBOOL CITY COUNCIL DATE RECEIVED 1 FEB 2016 PLANNING OFFICE		
WARRNAMBOOL PLANNING SCHEME Development Plan for: <i>Gillin Park</i> Is approved in accordance with the requirements under Development Plan Overlay - Schedule WARRNAMBOOL CITY COUNCIL Delegate: <i>[Signature]</i> Date: <i>6 April 2016</i>		Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) SEE FIELD NOTES In Proclaimed Survey Area No. 23		
Easement Information Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3.00	THIS PLAN	CITY OF WARRNAMBOOL S.E.C.V. LOT 1
E-2	POWERLINE	SEE DIAG.	THIS PLAN	
E-3	ELECTRICITY SUPPLY	2.00	THIS PLAN	
L E H M A N N • LAND SURVEYORS • 102 LAVA STREET, WARRNAMBOOL 3280. PHONE (055) 62 1822. FAX (055) 62 1775.				LTO use only Statement of Compliance/ Exemption Statement Received ☒ Date 17 / 1 / 92 LTO use only PLAN REGISTERED TIME 3-00(PM) DATE 23 / 4 / 92 <i>[Signature]</i> Assistant Registrar of Titles Sheet 1 of 2 Sheets LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON SIGNATURE..... DATE 17 / 5 / 1991 REF W 1245 VERSION 2 DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

Stage No. /

Plan Number

PS 306815 X

RAILWAY

8° 25' 40"

8° 27' 40"

206.70

8° 27' 40"

186.07

ROAD (GOVT.)

188° 15' 40"

(240.84)

2
7.976 ha.

30

278° 34'

44

34

Date:

WARRNAMBOOL PLANNING SCHEME

Development Plan for:

Green Park

Is approved in accordance with the requirements under Development Plan Overlay - Schedule 1 WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*
Date: *6 April 2016*

NONE 54

LEHMANN
LAND SURVEYORS
102 LAVA STREET, WARRNAMBOOL 3280.
PHONE (0531) 62 1822. FAX (0531) 62 1775.

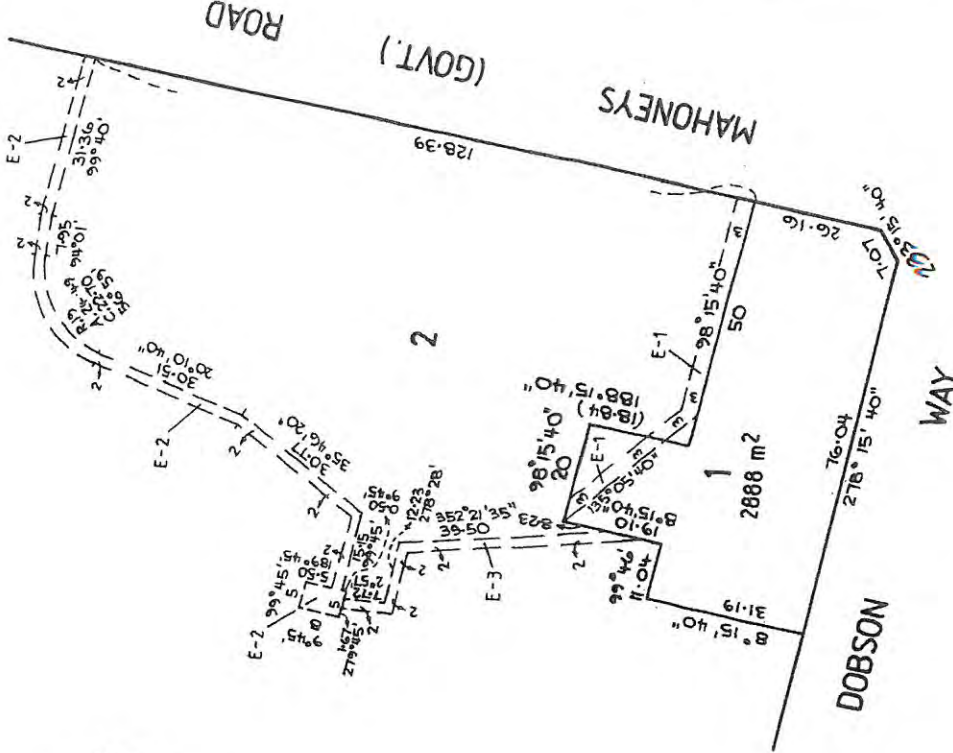
ORIGINAL
SCALE AS SHOWN
SHEET SIZE A3

SCALE AS SHOWN
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ALAN MAISTEAD SIMPSON
SIGNATURE: *[Signature]*
REF W 1245
DATE 10 / 4 / 1991
VERSION 2

Sheet 2 of 2 Sheets

DATE / /



Appendix 3 – Traffic Engineering Assessment (Traffix Group, Jan 2016 Revised)

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

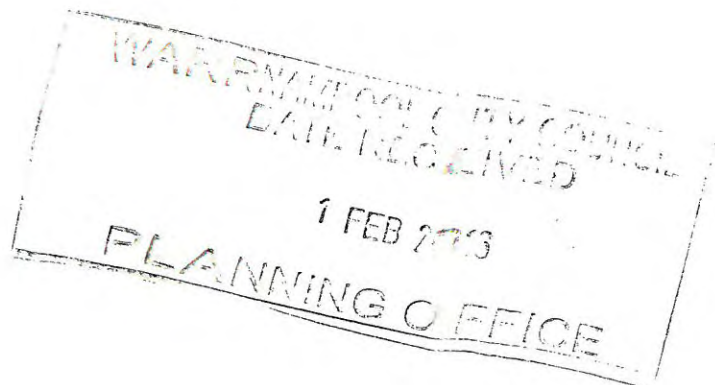
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule

WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule *1*
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date:

6 April 2016



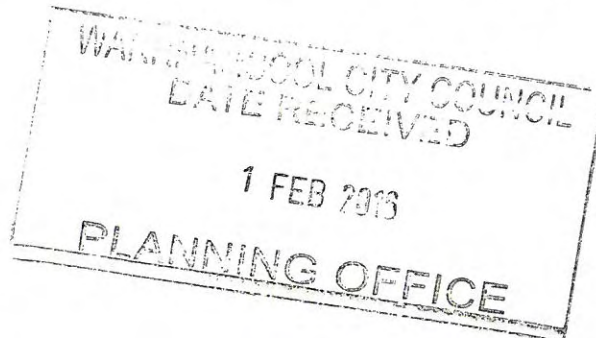
Traffic Engineering Assessment

Proposed Retirement Village Expansion
at

Gillin Park Retirement Village, Mahoneys Road, Warrnambool

Prepared For
Stockland

January, 2016
19324R#1



Traffix Group Pty Ltd ABN 32 100 481 570
Address: Suite 2, 431 Burke Road, Glen Iris, Victoria 3146
Telephone: 03 9822 2888 Website: www.traffixgroup.com.au
Email: admin@traffixgroup.com.au

Traffic Engineering Assessment

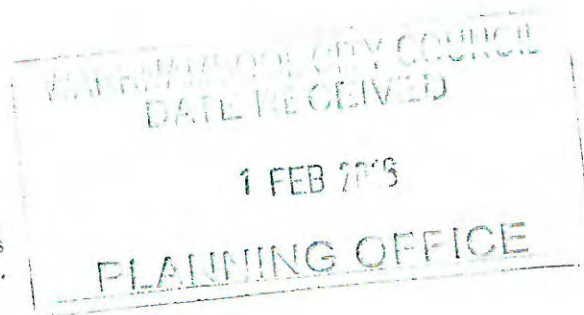
Gillin Park Retirement Village, Mahoneys Road, Warrnambool: Proposed Retirement Village Expansion

Traffic Engineering Assessment

Proposed Retirement Village Expansion

at
Gillin Park Retirement Village, Mahoneys Road, Warrnambool

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gillin Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *6 April 2016*



Document Control

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	08/09/2015	M. O'Shea	L. Furness
B	Final	14/09/2015	M. O'Shea	L. Furness
C	Final	21/01/2015	M. O'Shea	L. Furness

Our Reference: 19324R#1

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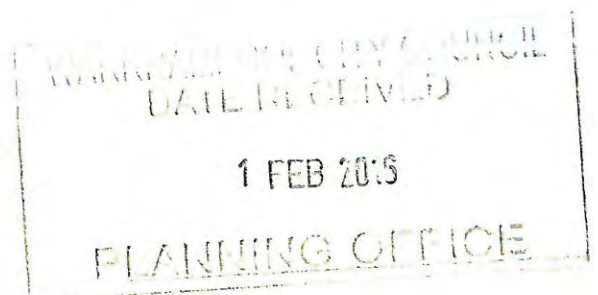
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Traffic Engineering Assessment

Gillin Park Retirement Village, Mahoneys Road, Warrnambool: Proposed Retirement Village Expansion

1 Introduction

Traffix Group has been engaged by Stockland to prepare a traffic engineering report for an extension to an existing retirement village development at Mahoneys Road, Warrnambool. The existing retirement village is known as Gillin Park Retirement Village.

This report provides a detailed traffic engineering assessment of the parking and traffic issues associated with the proposed development.

2 Proposal

The proposal is for various works associated with expansion of the existing retirement village development at the site. The table below summarises the development (new uses) and proposed car parking allocation.

Table 1: Development Summary

Use	Size/No.	Car Parking Allocation	Resultant Car Parking Rate
Standard Retirement Village Dwellings			
Two-bedroom	30	60	2 spaces per dwelling
Three-bedroom	13	26	
Subtotal	43	86	
Serviced Apartment Dwellings			
6 Apartments (6 additional beds)	6 ⁽¹⁾	3 (new spaces)	0.5 car spaces per bed
Ancillary Uses			
Clubhouse ⁽²⁾	401m ²	Nil	Any demands accommodated within the existing 20 space visitor car parking area.

Note 1: Overall increase in the number of Serviced Apartments as per the

Note 1: Overall increase in the number of Serviced Apartments as result of extensions and amendments to the existing serviced apartment building. Under existing conditions a total of 13 apartments are available, post development a total of 19 apartments will be available (i.e. increase of 6 apartments).

Note 2: The Clubhouse component represents a relocation of an existing Clubhouse building on the site.

Adequate car parking is provided for the new dwellings to accord with Clause 52.06 of the Planning Scheme and it is noted that any visitors will utilise the existing visitor car parking areas (20 spaces) or alternately park on-street or in tandem to the various private garages.

Vehicle access to the various uses will be provided via the existing internal private road network and the existing connections to the external public road network via connections at Mahoneys Road and

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Huntingfield Drive. No changes to the connections at these locations are proposed as part of the development.

As this stage there are no changes proposed to the existing internal road network within the site, including a connection between retirement village and aged care site. This connection includes a bus stop along the west side (near Porte Cochere of the aged care building) which serves public bus services.

A copy of the development plans prepared by Baade Harbour Australia is attached at Appendix A to this report.

3 Existing Conditions

3.1 Subject Site

The subject site is located on the south-west corner of the intersection between Huntingfield Drive and Mahoneys Road in Warrnambool. A locality plan and aerial photograph of the site are presented in Figure 1 and Figure 2, respectively.

The site currently accommodates a retirement village that includes a variety of Independent Living Units (total of 85) and Serviced Apartment Units (13).

Car parking for the ILUs is typically provided via attached garages to each dwelling. A shared visitor car parking area (20 car spaces) is provided centrally within the site. It is also noted that kerbside car parking can occur throughout the internal road network as required (6m carriageway adequate for parking along one side).

Vehicle access to the site is provided via the existing internal private road network and the existing connections to the external public road network via connections at Mahoneys Road and Huntingfield Drive.

A vehicle connection to the accessway of the Aged Care Site to the north is provided. This connection includes a bus stop along the west side (near Porte Cochere of the aged care building).

The site is located primarily within a General Residential Zone – Schedule 1 under the Planning Scheme.

Nearby land uses and activity centres are detailed below:

- Residential subdivision, located to the west and south of the site,
- Deakin University Warrnambool Campus, located on the east side of Mahoneys Road (note access to University primarily via Princes Highway),
- Bulky Goods / Homemaker Centre, located 250m north of the site, and
- Warrnambool Town Centre, located approximately 2.5km west of the site.

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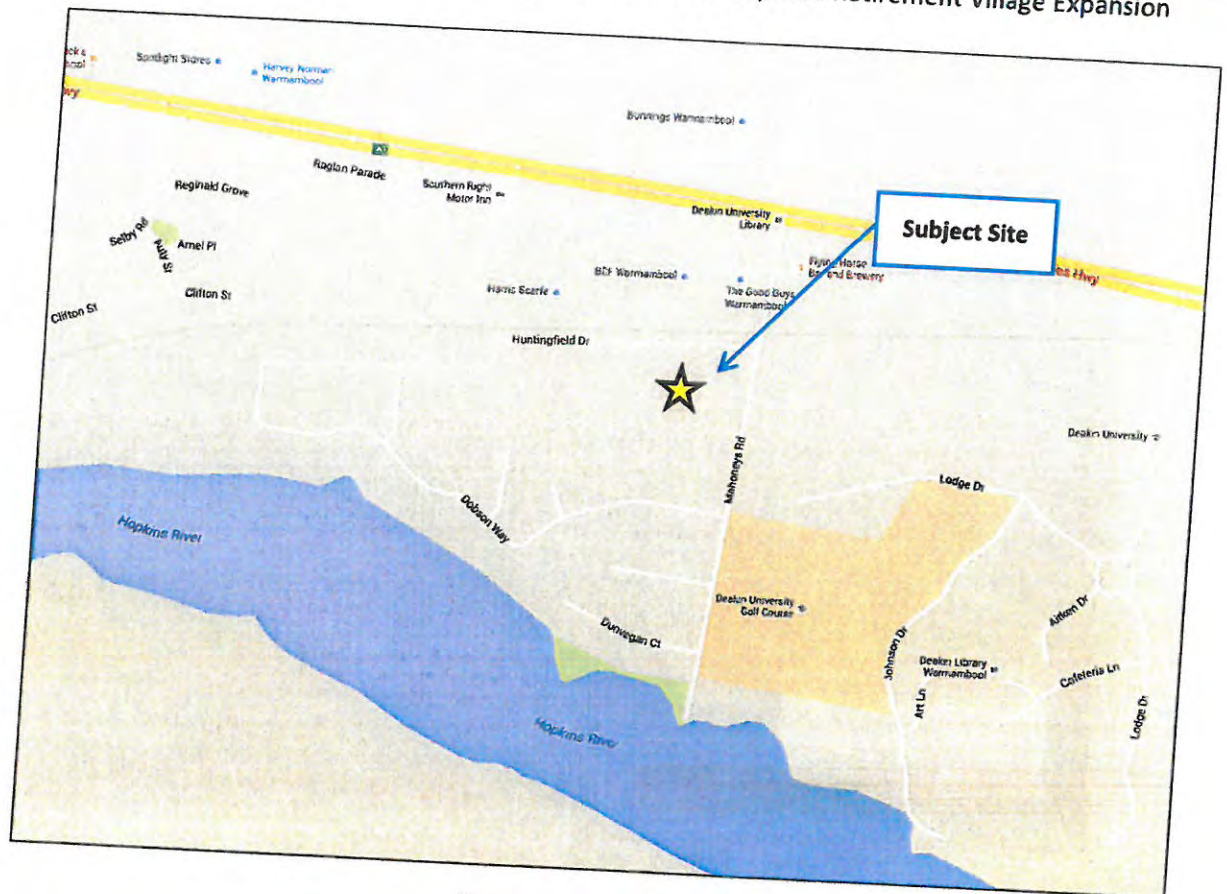


Figure 1: Locality Plan

Source: Google Maps

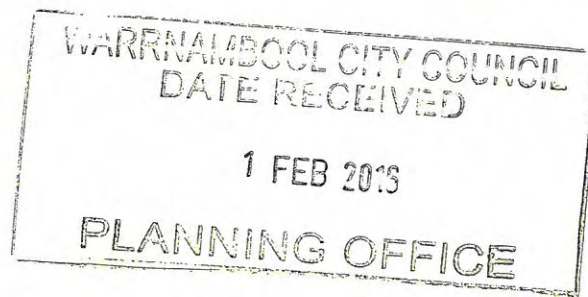
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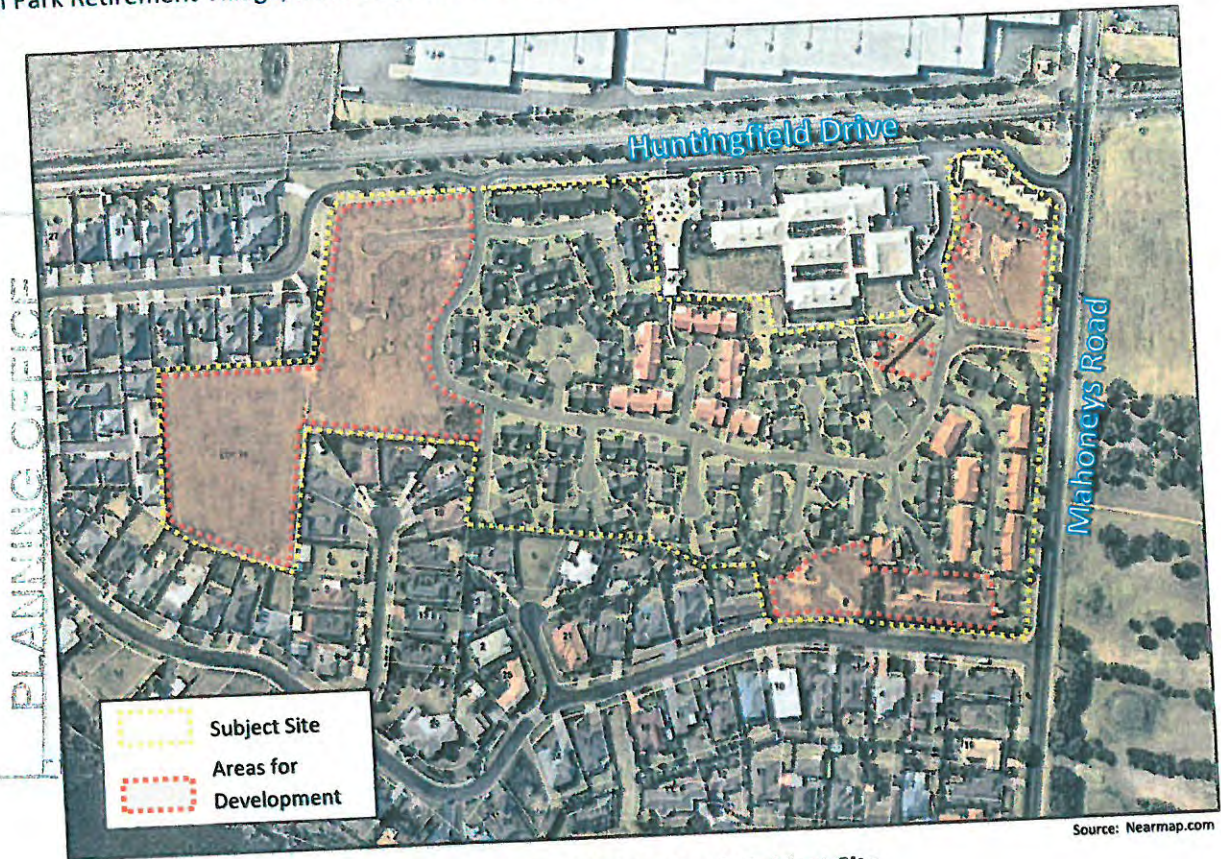


Figure 2: Aerial Photograph Subject Site

3.2 Road Network

Mahoneys Road is a local road aligned in a north-south direction. In the vicinity of the site, it is configured with a 9.8m wide carriageway that provides two traffic lanes in each direction and kerbside car parking along both sides.

On-street car parking is unrestricted and a total of 11 cars were recorded along the west side (adjacent to development site) during the site inspection. It appeared that the on-street demands are associated with the Deakin University campus located to the east.

A 60km/h speed limit applies to Mahoneys Road.

Huntingfield Drive is a local road aligned in an east-west direction.

Huntingfield Drive has a carriageway width of 6.3m that provides a through traffic lane in each direction or alternately kerbside parking on one side of the road and a single lane for through traffic. Parking is unrestricted (no on-street car parking demands recorded during site inspection). Footpaths are provided along the southern side of Huntingfield Drive.

A gull-wing treatment is provided at the intersection of Huntingfield Drive and the internal private access road in order to reduce traffic speeds.

The default urban speed limit of 50km/h applies to Huntingfield Drive.

The existing internal Private Road is typically configured with a 6m wide carriageway which accommodates a through lane of traffic in either direction or alternately, kerbside car parking along

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one side. No footpaths are provided through the development and the internal roads typically operate as shared zones between pedestrians and cars (priority to pedestrians).

Road humps are provided at various locations along the private internal road network. The road rumps ensure reduced traffic speeds (consistent with the shared use of the internal roads between pedestrians and cars).

Signage is provided at various locations along the internal road network which identifies the operation of these roads as 'shared zones' an advisory speed limit of 10km/h is identified on the signs.

Photographs depicting the surrounding road network are presented in Figure 3 to Figure 8 Figure 10.



Figure 3: Mahoneys Road – view north



Figure 4: Mahoneys Road – view south



Figure 5: Huntingfield Drive – view east



Figure 6: Huntingfield Drive – view west

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Figure 7: Private Road – view west (connection to Mahoneys Road)



Figure 8: Private Road – view east (connection to Mahoneys Road)



Figure 9: Private Road – view north (connection to Huntingfield Drive)



Figure 10: Private Road – view west (near visitor carpark)

3.3 Public Transport

The site is currently served by Bus Route 9 which operates between Warrnambool and Allansford.

The service utilises an existing bus stop which is located within the property boundaries of the development site. We understand that the use of the on-site access has occurred as a result of convenience rather than any formal agreement between the land owners and PTV.

A photograph and indicative location of the existing bus stop is provided in Figure 11.

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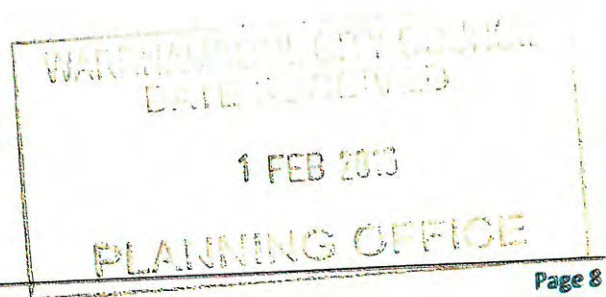




Figure 11: Existing Internal Bus Stop

Bus Route 9 provides limited services, with two services (in each direction) during the AM peak and PM peak hours and one service (in each direction) during the day (Monday-Friday). On Saturdays and Sundays one service (in each direction) is provided during the AM and PM peak and one service (in each direction) during the day.

Based on discussions with the facility operator we understand that the majority of the use of this service during Monday-Friday is by school children.

Since such time as the internal road network was created, the Aged Care development and Retirement Village site have been subdivided and are now under separate ownership. As a result the current application is proposing the closure of the internal vehicle connections between the two sites. This arrangement will result in buses for the Route 9 service being required to utilise the public road network to the south in order to turn around.

The current development includes the relocation of the existing stop and construction of an appropriate concrete pad along the site's frontage to Mahoneys Road (south of main entrance).

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4 Traffic Engineering Assessment

4.1 Statutory Car Parking Assessment

The development generally falls under the land-use category of 'retirement village' under Clause 74 of the Planning Scheme which are defined as 'Land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village'.

The assisted living units are deemed to be assessed under the land use term of 'residential aged care' which is defined under Clause 74 as 'Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility'.

The Planning Scheme sets out the parking requirements for new developments under Clause 52.06.

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

It is noted that Clause 52.06-5 states that:

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

Accordingly, the car parking requirements of Clause 52.06 apply to the additional aged care residential accommodation only.

The car parking requirement for the development is set out under Clause 52.06 at the car parking table at Clause 52.06-5 of the Planning Scheme. An assessment of the statutory requirement associated with the expanded dwellings is set out in the following table.

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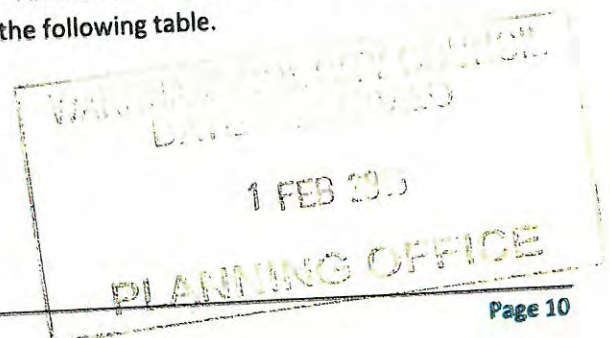
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Table 2: Statutory Car Parking Assessment – Clause 52.06

Use	Size/ No.	Statutory Parking Rate	Car Parking Req. (Note 1)	Car Parking Provision	Shortfall
Retirement Village					
Two-bedroom Dwelling	30	1 car space per one or two-bedroom dwelling	30	60	0
Three-bedroom Dwelling.	13	2 car spaces per three or more bedroom dwelling	26	26	0
Residential visitors	43	1 car space per 5 dwellings, for developments of 5 or more dwellings	8	20 ⁽²⁾	0
Retirement Village Subtotal					
Residential Aged Care ⁽³⁾					
One-bedroom Units	6 ⁽⁴⁾	0.3 car spaces to each lodging room	2	3	0
TOTAL			66	109	0

Notes:

- Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, the number of spaces should be rounded down to the nearest whole number.
- At least 20 shared visitor car parking spaces will be available for the various dwellings within a central car park located adjacent to the development club house. This level of car parking achieves an overall rate of 1 space per 7.4 dwellings for the overall number of retirement village dwellings (approx. 128 ILU and 19 serviced apartments).
- In addition to the central shared car parking area, the private carriageway which serves the various dwellings is provided at 6m wide which can comfortably accommodate kerb side car parking along one side. Visitors can also commonly park in tandem to the various private garages provided throughout the site.
- Accordingly, the overall provision of on-site visitor car parking easily exceeds the statutory requirements. These areas will ensure that the requirement of 1 space to each 5 dwellings is easily achieved across the development site.
- Service Apartment building provides a higher level of care to generally older occupants, and while not equivalent to a Residential Aged Care Facility in respect to the level of aged care provided, is comparable in respect to anticipated parking demand.
- The proposed modifications to the building will result in an increase of 6 Serviced Apartments in comparison to the existing conditions.

The development has a statutory parking requirement under Clause 52.06-5 of 66 car spaces, including 56 resident spaces, 8 visitor spaces and 2 spaces for the residential aged care apartments.

The provision of car parking will accord with the requirements of Clause 52.06-5 and accordingly, no car parking reduction is required in association with the development.

Overall, we are satisfied that adequate on-site car parking will be available and all car parking demands associated with the development will be easily and conveniently accommodated on-site.

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4.2 Bicycle Parking Assessment

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments and changes in use. As the proposed development is less than four storeys there is no statutory requirement associated with bicycle parking for the additional ILUs proposed.

In practice any bicycle parking demands will be easily accommodated within secure garages or private storage areas associated with each of the dwellings. This is an acceptable arrangement for a retirement village style development.

Based on the above, we are satisfied that adequate bicycle parking opportunities will be available as part of the development.

4.3 Review of Car Parking Layout and Access Arrangements

Traffix Group has provided design advice to the project architect to achieve a satisfactory carpark layout. The proposed parking layout has been assessed under the relevant sections of the Planning Scheme (Clause 52.06-8) and the Australian Standard for off-street parking facilities (AS2890.1-2004), where relevant.

Key elements of the design include:

Design Standard 1 – Accessways

- The accessway widths are a minimum of 6m, which complies with Clause 52.06-8 for a two-way accessway.
- All cars can enter or exit the site in a forwards direction in accordance with Clause 52.06-8.
- A pedestrian sight triangle is provided on the exit side of the accessway, in accordance with Clause 52.06-8.

Design Standard 2 – Car spaces

Serviced Apartment Car Parking Areas

- All car spaces accord with the requirements of Clause 52.06-8 (note, allowing for overhang of kerb).

Retirement Village Dwelling Garages

- Tandem garages for the dwellings are provided with clear internal dimensions of 10.8m long (equivalent to two 5.4m long spaces as required under AS2890.1-2004) and 3.75m wide. These dimensions are acceptable.

The standard double garages are provided with clear internal dimensions of 5.5m long on one side and 9.1m on the other side with a clear width of 6m wide. Whilst the length along one side is not fully compliant with Clause 52.06 the dimensions accord with AS2890.1-2004 and are acceptable

Access to each of the garages and car parking areas has been reviewed for the B85 design vehicle presented at AS2890.1-2004 and we are satisfied that appropriate vehicle access is available to all car parking areas to allow cars to exit in a forwards direction.

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Design Standard 3 – Gradients

Grades across the development site will typically be flat and comply with the relevant standards for accessways and roads.

Overall, we are satisfied that the parking layout and vehicle access arrangements are acceptable and accord with requirements of Clause 52.06 where relevant.

Internal Road Network

The proposed internal road network will be private roads, located on common property of the overall site. The proposed roads will not be public roads and accordingly, the provisions of Clause 52.06 of the Planning Scheme generally apply.

Where an accessway is longer than 60m or serves more than 16 dwellings, the decision guidelines under 52.06-9 requires the responsible authority to consider the relevant standards contained in Clause 56 (i.e. residential subdivisions) of the Planning Scheme. This clause provides guidance on design aspects such as the provision of footpaths, on-street parking and suitable road widths.

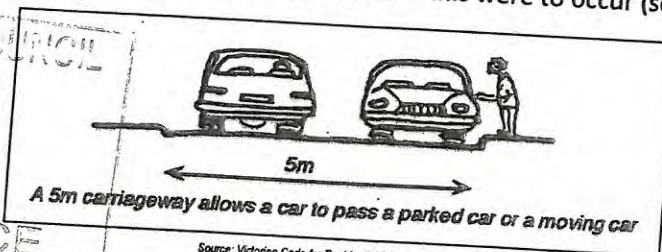
This requirement is relevant in this development as the main accessway serves approximately 150 dwellings overall and the new accessway in the western extents of the site will access 21 dwellings.

The proposed accessways typically fall under the definitions of 'Access Place' which is defined under Table C1 at Clause 56.06-8 (Lot Access Objectives) of the Planning Scheme as 'A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority'.

The internal roadways (existing and proposed) are provided at a minimum width of 6.0m, which exceeds the width requirements of Clause 56.06-8 for an 'Access Place', which would require 5.5m wide, allowing for on-street parking along one side of the carriageway.

A carriageway with this configuration is considered appropriate for traffic volumes between 300-1,000 vehicles per day. The actual traffic volumes within the development will be significantly less at all locations.

The 6m width can satisfactorily accommodate the passing of two vehicles, access to and from the car spaces as well as the passing of a car parked 'on-street' if this were to occur (see figure below).



Source: Victorian Code for Residential Development: Subdivision and Single Dwellings (VicCode 1).

Pedestrian Provision

Separate pedestrian footpaths are not provided within the development, rather any pedestrian movements would be accommodated on-street which is deemed acceptable under Clause 56.06 for streets carrying less than 300 vehicles per day. The internal road network is expected to accommodate less than 300 vehicles per day in all locations.

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The existing internal road network is designed as a shared zone with priority to pedestrians and no formal pedestrian paths available. Signs are provided throughout the development which identify the shared use of the private road network. An exception is the short road connection to Mahoneys Road which includes footpaths along both sides.

We are satisfied that the proposed pedestrian considerations are appropriate for this development. In particular, we are satisfied that the proposed additions do not warrant the creation of formal pedestrian paths throughout the development.

Emergency Access – CFA Truck

An AutoTURN assessment has been undertaken to determine the ability of a CFA truck (which is 7.35m long) to manoeuvre through the new accessway areas as detailed in the plans at Appendix A.

These plans indicate that the CFA truck can adequately manoeuvre through the site to access the new retirement units. Swept paths which demonstrate the typical manoeuvres for the new road areas are attached at Appendix B.

Each cul-de-sac has been designed in order to allow for the turning requirements of the CFA truck. A CFA truck would be required to utilise the available setbacks to garages at the end of each cul-de-sac (which are expected to be generally free of parked cars as these spaces are provided above the minimum parking requirements).

Alternatively, if a car is parked in the end space the CFA truck would be required to reverse to the next junction of roads (or available parking space) and undertake a three-point turn to exit the site in a forward direction. This is an acceptable situation as any movements by CFA vehicles would be irregular as the CFA truck would only access the site in an emergency situation.

We note that an Ambulance is a much smaller vehicle and is consistent with the B99 design car, which can be accommodated to all areas of the development.

Overall, we are satisfied that adequate emergency vehicle access is available to the new uses proposed as part of the application.

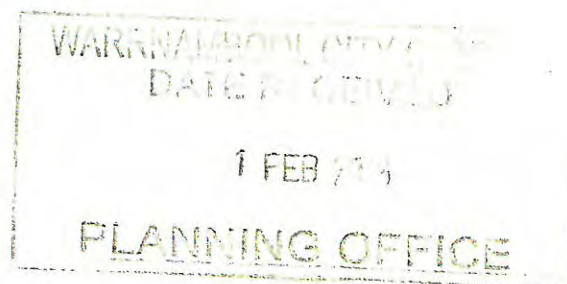
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4.4 Waste Collection

A review of loading and waste collection arrangements is provided as follows.

Waste Collection

Waste collection is expected to occur via Council's existing garbage collection services or under a private contract (consistent with existing conditions).

The design of the internal road network for the new dwellings is such that appropriate waste collection vehicles can negotiate the site and exit in a forwards direction.

Loading

The majority of deliveries to the club house will be via vans and couriers, delivering food and other products as required.

We are satisfied that these vehicles can undertake loading activities utilising the designated visitor car parking area which will have ample vacant spaces available at most times.

It is noted that under Clause 52.07, no formal loading bay is required for a retirement village use.

4.5 Traffic Impact Assessment

Case Study for Retirement Village

Traffix Group has previously undertaken a traffic generation survey of the Midlands Terrace Retirement Village at 1,111 Doveton Street, Ballarat North.

Midlands Terrace Retirement Village is located approximately 3km from the centre of Ballarat and comprises 90 residential units and associated parking. A bus service operates past the site, although only a small proportion of recorded trips (7%) were via this mode.

Figure 12 provides a locality plan and development layout for the Midlands Terrace Retirement Village. The key characteristics of this development site are:

- it provides a similar layout to the proposed development providing a single private access road and cul-de-sacs serving varying numbers of retirement village dwellings,
- parking is provided along each accessway outside the front of units,
- a local bus service operates between Invermay and Ballarat Central past the site. The service operates Monday to Saturday at hourly intervals between 8am and 5pm.

Figure 13 provides a profile of vehicular traffic movements entering and exiting the site across the survey day.

This survey recorded the following traffic generation rates:

- The Absolute Peak Hour occurred between 9.45am-10.45am when a total of 19 vehicles were observed entering the site and 12 vehicles exiting the site (i.e. 31 vehicles total). It is noted that 10 cars arrived (entered the site) in a 15 minute period, when the average arrival was less than 2.2 cars per 15 minute period.

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- this produces an **absolute peak hour rate of 0.34 trips per hour per dwelling**, which can be expected to occur generally between 10-11am.
- A more consistent peak occurred between 11am and 12noon, when a total of 12 vehicles were observed entering the site and 17 vehicles exiting the site (i.e. 29 vehicles total).
 - this produces a **typical peak hour rate of 0.32 trips per hour per dwelling**, which can be expected to occur generally between 11am-12noon.
- AM Peak period (8-9am) – a total of 2 vehicles were observed entering the site and 3 vehicles exiting the site (i.e. 5 vehicles total)
 - this produces an **AM peak hour rate of 0.06 trips per hour per dwelling**.
- PM Peak period (5-6pm) – a total of 4 vehicles were observed entering the site and 7 vehicles exiting the site (i.e. 11 vehicles total)
 - this produces a **PM peak hour rate of 0.12 trips per hour per dwelling**.

Based on the recorded data it is estimated that the Midlands Terrace Retirement Village generates 240 vehicle trips per day (24 hour period) representing a daily traffic generation of 2.7 vehicle trip ends per dwelling per day.¹ The above figures are inclusive of all vehicle trips by residents, visitors, delivery vehicles and any staff of the site.

The use generated very few commercial vehicles movements (mainly vans).

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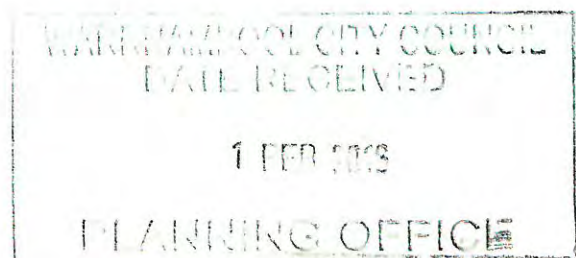
Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule ...
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016



¹ Conservatively assumes that the traffic generated at 7am and 6pm (i.e. one hour either side of survey period) equals to the observed traffic generated at 8am and 5pm, respectively, to provide 12 hour figure. It is then assumed that daily traffic = 1.25 x 12 hour traffic generation.

Traffic Engineering Assessment

Gillin Park Retirement Village, Mahoneys Road, Warrnambool: Proposed Retirement Village Expansion



Figure 12: Locality Plan - Midlands Terrace Retirement Village, Ballarat North

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Traffic Engineering Assessment

Gillin Park Retirement Village, Mahoneys Road, Warrnambool: Proposed Retirement Village Expansion

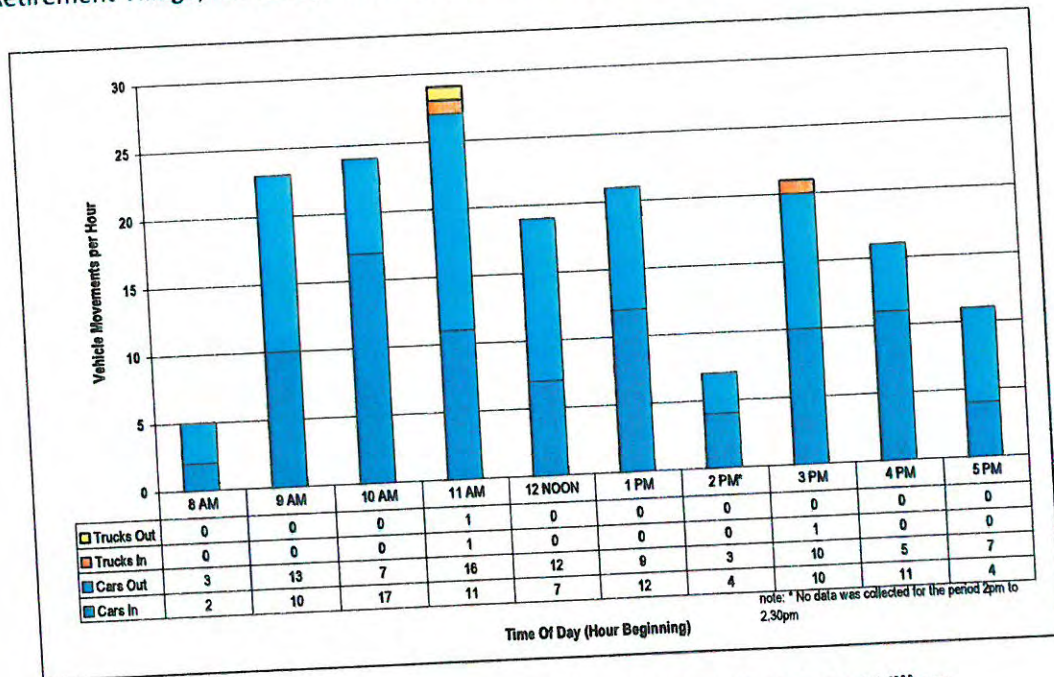


Figure 13: Vehicle Movements: Midlands Terrace Retirement Village

Expected Traffic Generation for Development Site

Utilising the results of the traffic generation surveys undertaken for the Midlands Terrace Retirement Village, we have determined the expected traffic generation for the additional dwellings proposed as part of the current application.

For the purpose of this assessment we have conservatively adopted the 6 Serviced Apartments as standard retirement village dwellings. This is conservative as the car ownership and usage associated with the dwellings will be low/negligible.

Table 3 provides a summary of the expected traffic generation of the proposed development.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

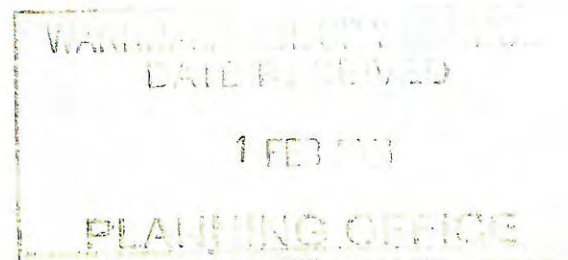
Gillin Park

Is approved in accordance with the requirements
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WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016



Traffic Engineering Assessment

Gillin Park Retirement Village, Mahoneys Road, Warrnambool: Proposed Retirement Village Expansion

Table 3. Expected Traffic Generation (49 Additional Dwellings)

Period	Traffic Generation (per dwelling)	Entry ⁽²⁾	Exit	Total
Daily	3.0 trips per day ⁽¹⁾	73	74	147 veh/day
AM Peak Hour (8-9am)	0.06 trips per hour	1	2	3 veh/hour
PM Peak Hour (5-6pm)	0.12 trips per hour	2	4	6 veh/hour
Typical Peak (11am-12noon)	0.32 trips per hour	6	10	16 veh/hour
Absolute Peak (9.45am-10.45am)	0.34 trips per hour	11	6	17 veh/hour

Notes

- (1) Surveys of the Midlands Terrace Retirement Village observed an estimated daily traffic generation of 2.7 trips per dwelling per day. For the purposes of this assessment, a conservative rate of 3.0 trips per dwelling per day has been adopted.
- (2) Based on surveys of the Midlands Terrace Retirement Village and comments from Council's Development Engineer the following traffic split has been adopted for IN / OUT movements
 - Daily: 50/50
 - AM Peak: 40/60
 - PM Peak: 40/60 (higher proportion of afternoon/evening activities, no typical 'work to home' trip)
 - Absolute Peak: 60/40

Based on the information presented in Table 3, the proposed development is expected to generate a total of 147 vehicle trips per day (i.e. in and out) and an absolute peak hour generation of 17 vehicle trip ends (which will occur between approximately 10-11am).

The peak hour traffic equates to an average of 1 vehicle movement every three minutes. This level of traffic will have negligible impact on the operation of the nearby road network.

Traffic Distribution & Impacts

The development site includes two separate access points to the wider road network via Mahoneys Road and Huntingfield Drive. As a result, the additional traffic will be spread across both connections.

Based on the distribution of the new dwellings, it could be reasonably be expected that the majority (80%) of the additional traffic associated with the development would occur at the Huntingfield Drive connection.

Overall, the impacts associated with the development will be minor, typically occur outside of the commuter peak periods and have negligible impacts on the operation of the nearby road network and the internal access roads.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

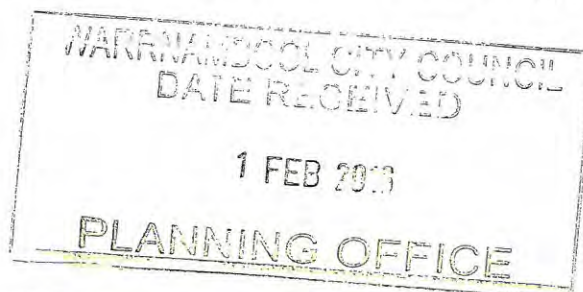
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 4
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

19324R#1



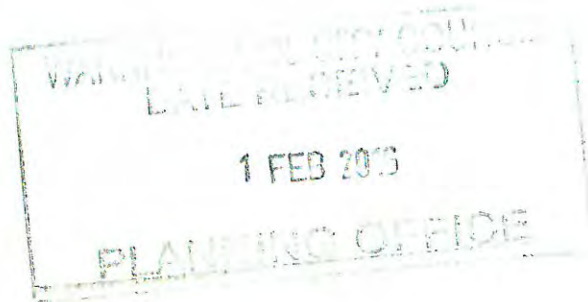
Traffic Engineering Assessment

Gillin Park Retirement Village, Mahoneys Road, Warrnambool: Proposed Retirement Village Expansion

5 Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed mixed use development at Gillin Park Retirement Village, Mahoneys Road, Warrnambool, we are of the opinion that:

- a) the statutory car parking requirements of Clause 52.06 associated with the new uses will be met on-site and no car parking reduction is sought by the development,
- b) car parking demands associated with the new uses will be easily accommodated on-site within the new and existing car parking areas,
- c) adequate bicycle parking opportunities will be available for residents of the ILUs,
- d) the proposed parking layout and vehicle access arrangements accord with the requirements of the Planning Scheme, AS2890.1:2004 (where relevant) and current practice,
- e) loading and waste collection will be accommodated on-site within the visitor car parking areas and along the private road network,
- f) the level of traffic generated as a result of this proposal will be low, typically occur outside of the existing commuter peak hours and will not have a detrimental impact on the internal road network or local road network surrounding the site,
- g) there are no traffic engineering reasons why a planning permit for the proposed retirement village expansion at Gillin Park Retirement Village, Mahoneys Road, Warrnambool should be refused, subject to appropriate conditions.



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

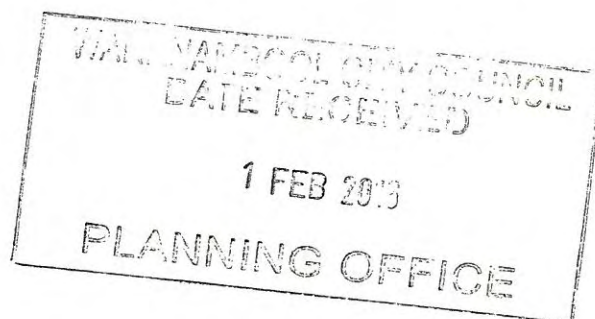
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6 April 2016

Appendix A: Development Plans



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*

19324R#1

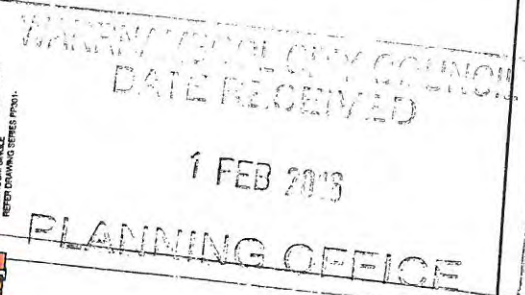
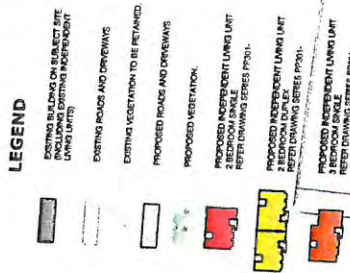
WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1.
WARRNAMBOOL CITY COUNCIL

Delegate:

Date: *6 April 2016*



PART SITE PLAN - WEST
SCALE 1:500

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Warrnambool City Council
16/09/15
PART DEVELOPMENT PLAN - WEST
Sheet Number
PP06

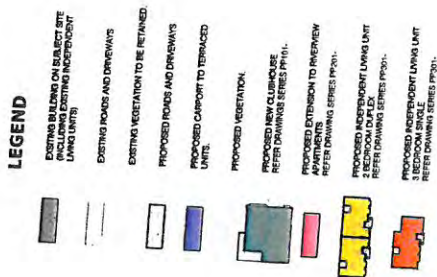
Project No.	Revision	Issue	Date	Scale	Format	Drawn by
15026	0	16/09/15	04/09/15	As Indicated	A1	TE

Project Name
GILLIN PARK RETIREMENT VILLAGE

Project Address
GILLIN PARK RETIREMENT VILLAGE
WARRNAMBOOL, VIC 3280

Client
STOCKLAND





1 FEB 2003

PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARWICKHAMBOOL CITY COUNCIL
Delegate: *[Signature]*

Delegate:

Date:

6 April 2016

PART SITE PLAN - EAST

PART SITE PLAN - SOUTH
SCALE 1:400



Gilin Park
RETIREMENT VILLAGE



Stockland

Project Name	Project Address	Client
GILLIN PARK	GILLIN PARK WARRNAMBOO	STOCKLAND

Project Name	GILLIN PARK RETIREMENT VILLAGE
--------------	--------------------------------

Project No.	15026
Date	04/09/15
Scale	As Indicated
Format	A1
Drawn by	TF

Revision	01
Issued	21/01/16

Sheet Title
PART I
EAST &
Sheet Number
DDN

**PART DEVELOPMENT PLAN -
EAST & SOUTH**

Appendix B: Emergency Vehicle Swept Path

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

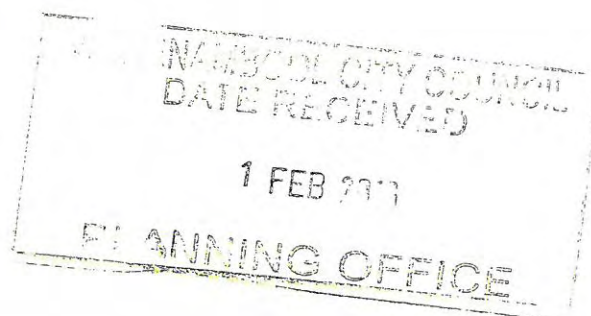
Gillin Park

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule*1*.
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*

19324R#1



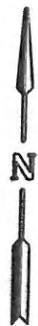
WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

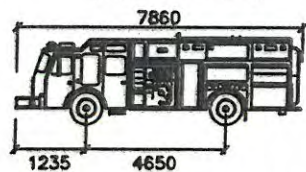
is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate:

Date: *6 April 2016*



VEHICLE USED IN SIMULATION
(VEHICLE SPEED - 5km/h)



CFA Truck (Hino GT1322 Crew)

Width : 2420 mm
Track : 2420
Lock to Lock Time : 6.0
Steering Angle : 29.2

LEGEND



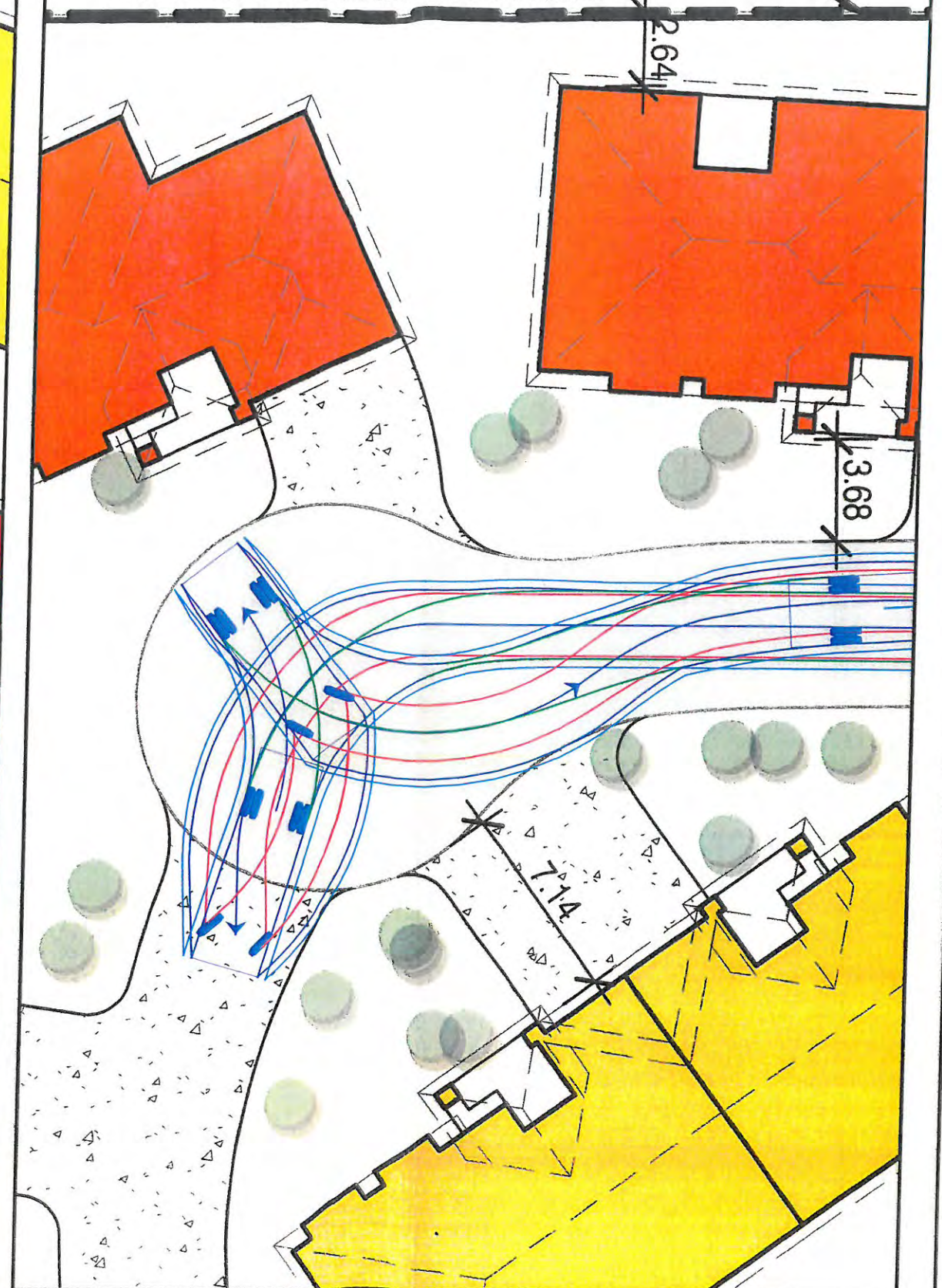
WARRNAMBOOL CITY COUNCIL
DATE RECEIVED

1 FEB 2015

PLANNING OFFICE



ACOUSTIC TREATMENT TO
NORTHERN BOUNDARY FENCE.



REV.	REVISION NOTES	REVISION DATE

GENERAL NOTES

1. BASE INFORMATION FROM:
GILLIN PARK - 15026 - PP COMBINED - REV00.PDF

DESIGNED:
M. O'SHEA 09 SEP 2015
CHECKED:
L. FURNESS 09 SEP 2015
FILE NAME:
19324-01.DWG
ISSUE:
A

Traffix Group
Traffic Engineers and Transport Planners
Suite B/431 Burke Road
GLEBE NSW VICTORIA 3146
TEL: (03) 8622-2880
FAX: (03) 8622-7444

GILLIN PARK RETIREMENT VILLAGE
MAHONEYS ROAD, WARRNAMBOOL
CFA TRUCK SWEEP PATHS
PROPOSED RETIREMENT VILLAGE EXPANSION

SCALE 1:200 @ A3

SHEET No. 02/02

19324-01

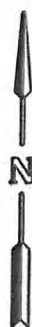
WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Gillin Park

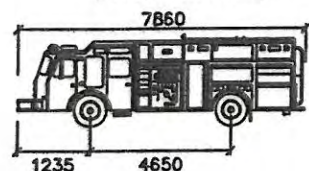
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *6 April 2016*



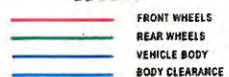
VEHICLE USED IN SIMULATION
(VEHICLE SPEED - 5km/h)



CFA Truck (Hino GT1322 Crew)

Width : 2420 mm
Track : 2420 mm
Lock to Lock Time : 6.0
Steering Angle : 29.2

LEGEND



WARRNAMBOOL CITY COUNCIL
DATE RECEIVED

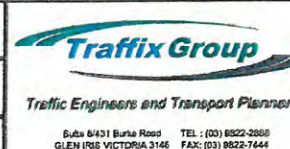
1 FEB 2017

PLANNING OFFICE

REV.	REVISION NOTES	REVISION DATE

GENERAL NOTES
1. BASE INFORMATION FROM:
GILLIN PARK - 15026 - PP COMBINED - REV00.PDF

DESIGNED:
M. O'SHEA 09 SEP 2015
CHECKED:
L. FURNESS 09 SEP 2015
FILE NAME:
19324-01.DWG
ISSUE:
A



GILLIN PARK RETIREMENT VILLAGE
MAHONEYS ROAD, WARRNAMBOOL
CFA TRUCK SWEEP PATHS
PROPOSED RETIREMENT VILLAGE EXPANSION

SCALE 1:800 @ A3 SHEET No. 01/02 19324-01

GILLIN PARK
RETIREMENT VILLAGE EXPANSION
WARRNAMBOOL, VIC, 3280

ARCHITECTURAL

- PP00 COVER SHEET
- PP01 STRATEGIC CONTEXT PLAN
- PP02 EXISTING SITE ANALYSIS
- PP03 NEIGHBOURHOOD CHARACTER ASSESSMENT
- PP04 DESIGN RESPONSE
- PP05 GILLIN PARK RETIREMENT VILLAGE DEVELOPMENT PLAN
- PP06 PART DEVELOPMENT PLAN - WEST
- PP07 PART DEVELOPMENT PLAN - EAST & SOUTH
- PP08 INDICATIVE STAGING PLAN
- PP101 CLUBHOUSE/ VILLAGE ADMINISTRATION - PLANS & ELEVATIONS
- PP201 RIVERVIEW APARTMENTS - FLOOR PLANS & ELEVATIONS
- PP301 INDEPENDENT LIVING UNITS - 2 BED PLANS & ELEVATIONS
- PP302 INDEPENDENT LIVING UNITS - 3 BED PLANS & ELEVATIONS



WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gillin Park
is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *6 April 2016*

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 SEP 2015
PLANNING OFFICE



Project Name	GILLIN PARK RETIREMENT VILLAGE
Project Address	GILLIN PARK RETIREMENT VILLAGE WARRNAMBOOL, VIC 3280
Client	STOCKLAND

Project No.	15026	Revision	0
Date	04/09/15	Issued	16/09/15
Scale			
Format	A1		
Drawn by	TE		

Sheet Title
COVER SHEET

Sheet Number
PP00

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GILLIN PARK
RETIREMENT VILLAGE

APPROX. 5km FROM WARRNAMBOOL CBD



TO MELBOURNE
350km

SITE LOCALITY PLAN
SCALE 1 : 10000

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gillin Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate: [Signature]
Date: 6 April 2016

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 SEP 2015
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Project Name GILLIN PARK RETIREMENT VILLAGE
Project Address GILLIN PARK RETIREMENT VILLAGE
WARRNAMBOOL, VIC 3280
Client STOCKLAND

Project No. 15026
Date 04/09/15
Scale 1 : 10000
Format A1
Drawn by TE
Revision 0
Issued 16/09/15

Sheet Title
STRATEGIC CONTEXT PLAN

Sheet Number
PP01

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TYPICAL SUBJECT SITE NEIGHBOURHOOD CONSTRUCTION

- 100% SINGLE STOREY
- 90% FACE BRICKWORK, RENDERED BRICKWORK
- 10% LIGHTWEIGHT CLAD
- 90% TILED ROOF
- 10% METAL ROOF
- 60% HIP ROOF
- 30% GABLE/ DUTCH GABLE ROOF
- 10% SKILLION/ FLAT ROOF

NOTE: MIX OF 1, 2 AND 3 BEDROOM DETACHED & ATTACHED VILLA UNITS IN A SPACIOUS & GENEROUSLY LANDSCAPED VILLAGE ENVIRONMENT.

TYPICAL SURROUNDING NEIGHBOURHOOD CONSTRUCTION

- 75% SINGLE STOREY
- 25% DOUBLE STOREY
- 90% FACE BRICKWORK, RENDERED BRICKWORK
- 10% LIGHTWEIGHT CLAD
- 70% TILED ROOF
- 30% METAL ROOF
- 60% HIP ROOF
- 30% GABLE/ DUTCH GABLE ROOF
- 10% SKILLION/ FLAT ROOF

NOTE: TYPICAL OUTBUILDING CONSTRUCTION IS LIGHTWEIGHT METAL CLADDING, GABLE END METAL ROOF.

NOTE: PREDOMINANTLY LARGER DETACHED HOUSING ON 650m² LOTS. SMALL SCALE LANDSCAPING THROUGHOUT.

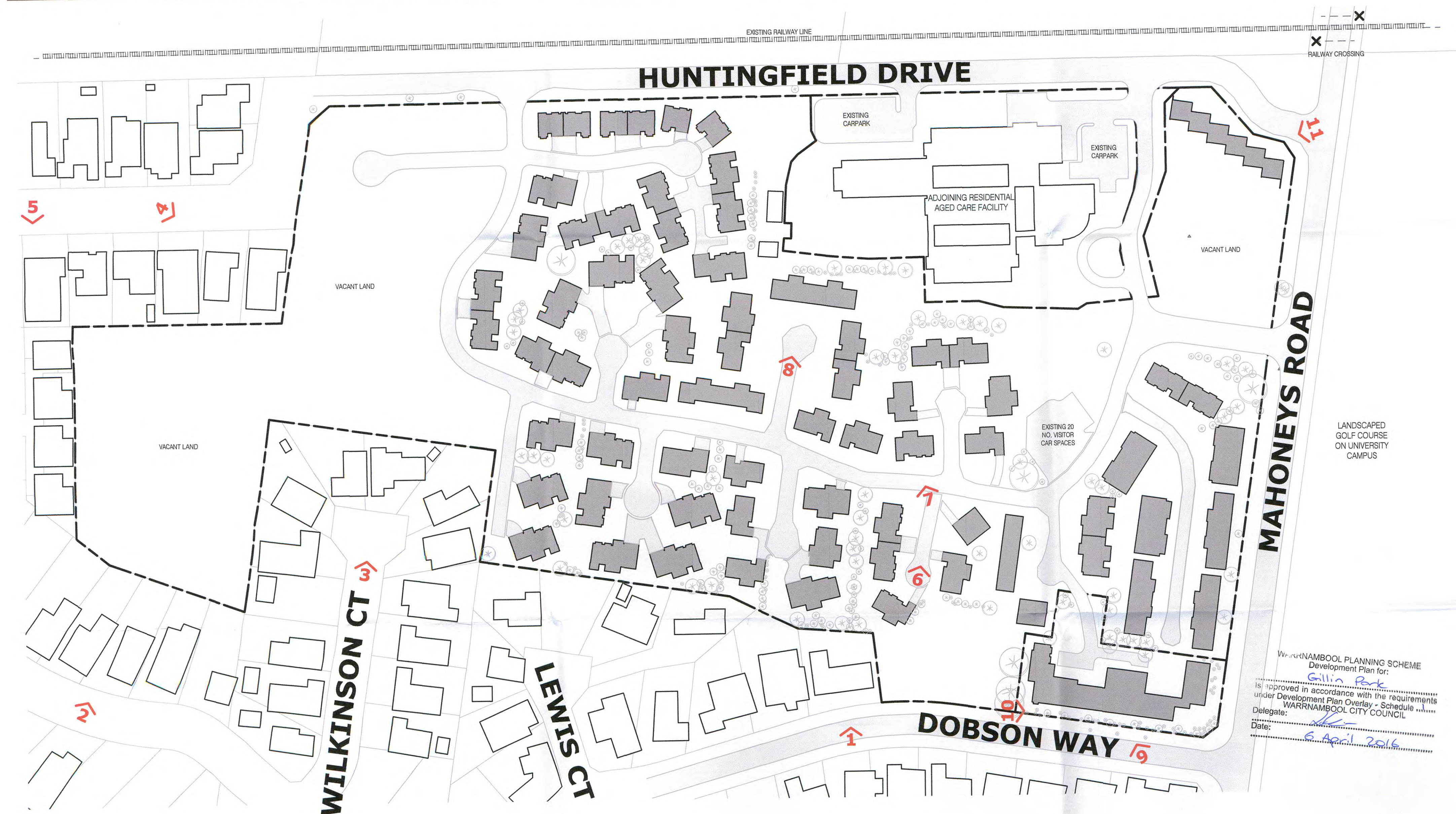
NOTE: ADJOINING AGED CARE FACILITY IS OF SINGLE STOREY, RENDERED BRICK, METAL ROOF CONSTRUCTION IN A RESIDENTIAL STYLE. REFER PP02 PHOTO 3 FOR REFERENCE.

NOTE: RAILWAY LINE FORMS PHYSICAL BOUNDARY BETWEEN COMMERCIAL PRECINCT TO THE NORTH AND RESIDENTIAL NEIGHBOURHOOD CONTEXT SURROUNDING GILLIN PARK.

NOTE: LOCATION OF EXISTING ADJOINING BUILDINGS SHOWN ARE ONLY APPROXIMATE.

LEGEND

- EXISTING ROADS
- EXISTING BUILDINGS ON SUBJECT SITE
- EXISTING BUILDINGS IN ADJOINING DEVELOPMENT
- SUBJECT SITE BOUNDARY
- LOCATION AND DIRECTION OF PHOTO REFERENCE.



NEIGHBOURHOOD CHARACTER

SCALE 1 : 1000



Project Name GILLIN PARK RETIREMENT VILLAGE
Project Address GILLIN PARK RETIREMENT VILLAGE
WARRNAMBOOL, VIC 3280
Client STOCKLAND

Project No. 15026
Date 04/09/15
Scale 1 : 1000
Format A1
Drawn by TE

Revision 0
Issued 16/09/15

Sheet Title

NEIGHBOURHOOD CHARACTER ASSESSMENT

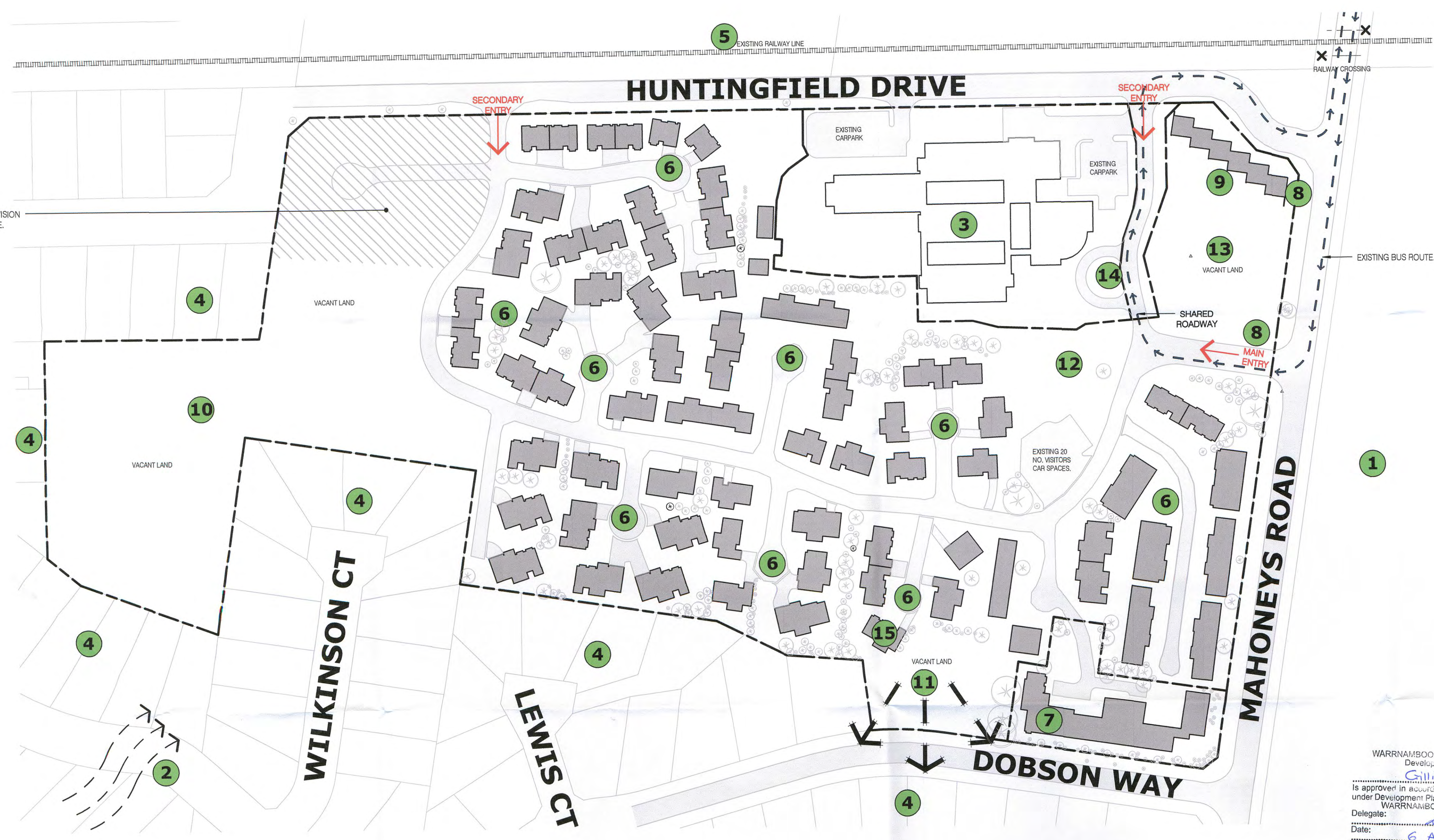
Sheet Number
PP03

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HIGHWAY COMMERCIAL PRECINCT



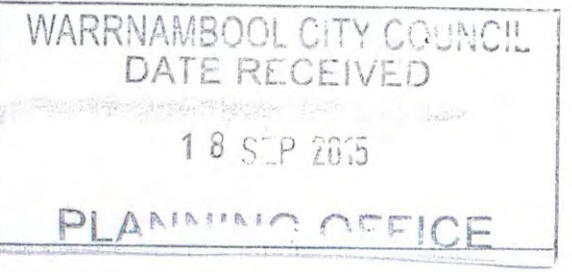
EXISTING SITE ANALYSIS
SCALE 1:1000

SITE ANALYSIS

- GENERAL NOTES**
- GENERAL FALL TO THE SOUTH (HOBSON RIVER) WITH VARYING DEGREE.
 - SUBJECT SITE CURRENTLY DEVELOPED TO A SLIGHTLY HIGHER DENSITY THAN NEIGHBOURING DEVELOPMENT.
 - SUBJECT SITE CONSISTING OF ALL SINGLE STOREY BUILDINGS WITH PREDOMINANTLY SMALL SCALE LANDSCAPING SCATTERED THROUGHOUT.
 - NEIGHBOURING DEVELOPMENT PREDOMINANTLY SINGLE STOREY CONSTRUCTION (75% SINGLE STOREY, 25% DOUBLE STOREY), MAINLY SMALL SCALE LANDSCAPING THROUGHOUT.
- DEAKIN UNIVERSITY CAMPUS WITH GOLF COURSE SURROUNDING CENTRAL BUILDINGS.
 - SOUTH WESTERLY PREVAILING WINDS.
 - EXISTING ADJOINING RESIDENTIAL AGED CARE FACILITY (RACF), SINGLE STOREY BUILDING WITH MINIMAL SMALL SCALE LANDSCAPING SURROUNDING.
 - EXISTING ADJOINING RESIDENTIAL DEVELOPMENT, CONVENTIONAL DENSITY DEVELOPMENT OF PREDOMINANTLY SINGLE STOREY BUILDINGS, MINIMAL SMALL SCALE LANDSCAPING SCATTERED THROUGHOUT, REFER PP04 NEIGHBOURHOOD CHARACTER FOR TYPICAL PHOTOS.
 - EXISTING RAILWAY LINE, OCCASIONAL NOISE IMPACT ON GILLIN PARK FROM PASSENGER AND FREIGHT TRAINS.
 - EXISTING INDEPENDENT LIVING UNITS ON SUBJECT SITE, MEDIUM DENSITY DEVELOPMENT, ALL SINGLE STOREY STRUCTURES.
 - EXISTING SERVICED APARTMENT BUILDING (RIVERVIEW APARTMENTS), ASSISTED LIVING, RETAINING WALL TO SOUTH AND SOUTH-EAST CORNER BOUNDARIES.
 - MINIMAL LANDSCAPING AND SIGNAGE TO MAIN APPROACH AND ENTRANCE TO THE SITE.
 - EXISTING TERRACE UNITS - LACK OF COVERED PARKING.
 - APPROXIMATELY 17200m² GRASSED MOSTLY FLAT VACANT LAND, RESIDENTIAL DEVELOPMENT TO 85% OF PERIMETER, FOR FUTURE INDEPENDENT LIVING UNITS.
 - APPROXIMATELY 2000m² GRASSED VACANT LAND, GENERAL FALL TO THE SOUTH, RESIDENTIAL DEVELOPMENT TO 100% OF PERIMETER, FOR FUTURE INDEPENDENT LIVING UNITS, PARTIAL VIEWS OF HOPKINS RIVER, RETAINING WALL TO SOUTH EAST CORNER ALONG DOBSON WAY.
 - APPROXIMATELY 1500m² GRASSED MOSTLY FLAT VACANT LAND, RESIDENTIAL DEVELOPMENT TO 100% OF PERIMETER, FOR FUTURE CLUB HOUSE.
 - APPROXIMATELY 3000m² GRASSED MOSTLY FLAT VACANT LAND, RESIDENTIAL DEVELOPMENT TO 75% OF PERIMETER, FOR FUTURE INDEPENDENT LIVING UNITS.
 - EXISTING BUS STOP, SHARED WITH ADJOINING RESIDENTIAL AGED CARE FACILITY, EXISTING BUS ROUTE SHOWN DASHED.
 - EXISTING INDEPENDENT LIVING UNIT SERVING AS INTERIM CLUBHOUSE.

LEGEND

- EXISTING ROADS
- EXISTING BUILDINGS
- SUBJECT SITE BOUNDARY
- BUS ROUTE, REFER NOTE 14.



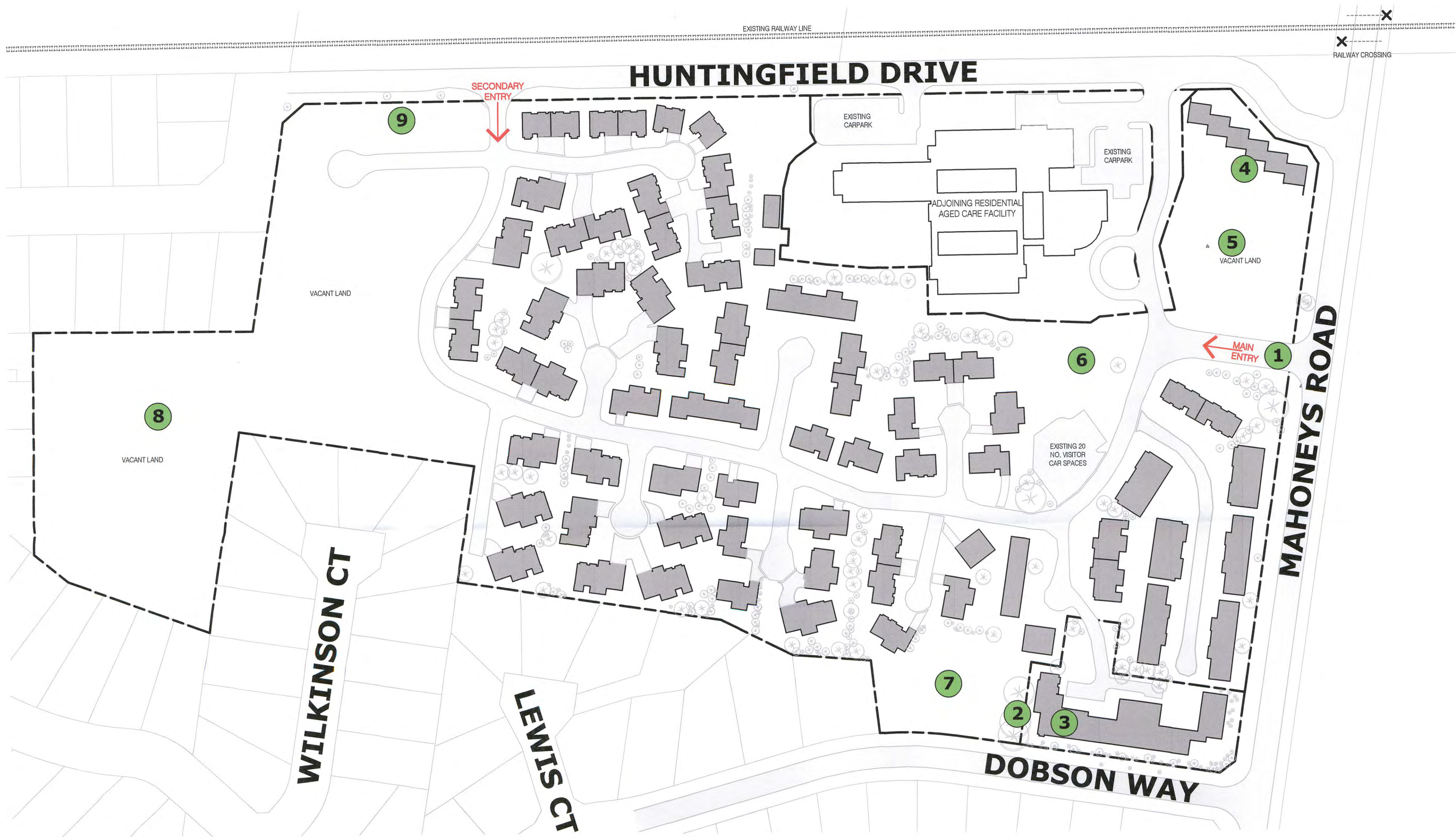
Project Name	GILLIN PARK RETIREMENT VILLAGE	Project No.	15026	Revision	0
Date	04/09/15	Issued	16/09/15		
Scale	1 : 1000				
Format	A1				
Drawn by	TE				
Project Address	GILLIN PARK RETIREMENT VILLAGE WARRNAMBOOL, VIC 3280				
Client	STOCKLAND				

Sheet Title
EXISTING SITE ANALYSIS

Sheet Number
PP02

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DESIGN RESPONSE

GENERAL NOTES:
- PROPOSED BUILDINGS TO USE SIMILAR CONSTRUCTION METHODS AND MATERIALS TO EXISTING INDEPENDENT LIVING UNITS TO MINIMISE IMPACT ON NEIGHBOURHOOD CHARACTER.
- STRATEGIC USE OF LANDSCAPE AND FENCE SCREENING THROUGHOUT TO MAINTAIN PRIVACY TO BETWEEN PROPOSED UNITS, EXISTING UNITS, ADJOINING RESIDENCES AND ROADWAYS.

- 1 UPGRADE EXISTING SITE ENTRANCE TO HIGHLIGHT AS MAIN ENTRANCE IN KEEPING WITH EXISTING SCALE, SPECIES AND DENSITY OF EXISTING SOUTHERN NATURE STRIP. PROVIDE PARTIAL SCREENING TO PROPOSED INDEPENDENT LIVING UNITS TO THE NORTHERN NATURE STRIP.
- 2 CONSOLIDATE ADJOINING TITLES IN PREPARATION FOR BUILDING WORKS.
- 3 EXTEND EXISTING RIVERVIEW ASSISTED LIVING APARTMENTS TO INCREASE NUMBER OF TENANTABLE ROOMS. INCREASE EXISTING CARPARKING FACILITIES TO SUPPORT TENANT INCREASE. MAINTAIN AS MUCH EXISTING LANDSCAPE AS POSSIBLE.
- 4 PROVIDE UNDERCOVER PARKING WITH STORAGE CABINET FOR EACH EXISTING TERRACE UNIT. MINIMISE IMPACT ON STREETSCAPE BY USING LIGHTWEIGHT CARPORT STRUCTURE, STRATEGIC LANDSCAPING AND ACCESS VIA NEW COURT DRIVEWAY TO THE SOUTH. ENSURE ADEQUATE SCREENING BETWEEN PROPOSED CARPORT AND PROPOSED INDEPENDENT LIVING UNITS.
- 5 DEVELOP EXISTING VACANT LAND TO PROVIDE 5 NO. NEW INDEPENDENT LIVING UNITS. ENSURE SENSE OF SPACE AND PRIVACY IS MAINTAINED THROUGH THE USE OF STRATEGIC LANDSCAPING, SCREEN FENCING AND UNIT PLACEMENT. SETBACK FROM ROADS AND ADJOINING RESIDENCES TO MATCH EXISTING OF AROUND 2m MINIMUM (4m WHERE POSSIBLE). USE SIMILAR CONSTRUCTION METHODS AND MATERIALS TO EXISTING UNITS TO MINIMISE IMPACT ON NEIGHBOURHOOD CHARACTER AND STREETSCAPE.
- 6 IDEAL LOCATION FOR PROPOSED CLUBHOUSE DUE TO PROXIMITY TO MAIN SITE ENTRANCE, NEAR BY EXISTING PARKING FACILITIES AND EASE OF ACCESS FROM SUBJECT SITE. USE SIMILAR CONSTRUCTION METHODS AND MATERIALS TO EXISTING ADJOINING DEVELOPMENT TO MINIMISE IMPACT OF NEIGHBOURHOOD CHARACTER AND STREETSCAPE. ENSURE WALKWAY ACCESS IS PROVIDED AND MAINTAINED TO CARPARK AND FOOTPATHS FOR RESIDENTS.
- 7 DEVELOP EXISTING VACANT LAND TO PROVIDE 3 NO. NEW INDEPENDENT LIVING UNITS. ENSURE SENSE OF SPACE AND PRIVACY IS MAINTAINED THROUGH THE USE OF STRATEGIC LANDSCAPING, SCREEN FENCING AND UNIT PLACEMENT. SETBACK FROM ROADS AND ADJOINING RESIDENCES TO MATCH EXISTING OF AROUND 2m MINIMUM (4m WHERE POSSIBLE). USE SIMILAR CONSTRUCTION METHODS AND MATERIALS TO EXISTING ADJOINING DEVELOPMENT TO MINIMISE IMPACT OF NEIGHBOURHOOD CHARACTER AND STREETSCAPE.
- 8 DEVELOP EXISTING VACANT LAND TO PROVIDE 35 NO. NEW INDEPENDENT LIVING UNITS. ENSURE SENSE OF SPACE AND PRIVACY IS MAINTAINED THROUGH THE USE OF STRATEGIC LANDSCAPING, SCREEN FENCING AND UNIT PLACEMENT. SETBACK FROM ROADS AND ADJOINING RESIDENCES TO MATCH EXISTING OF AROUND 2m MINIMUM (4m WHERE POSSIBLE). USE SIMILAR CONSTRUCTION METHODS AND MATERIALS TO EXISTING ADJOINING DEVELOPMENT TO MINIMISE IMPACT OF NEIGHBOURHOOD CHARACTER AND STREETSCAPE.
- 9 MINIMISE NOISE POLLUTION FROM ADJACENT RAILWAY LINE THROUGH THE COMBINED USE OF INSULATION, SARKING, DOUBLE GLAZING AND FENCING.

DESIGN RESPONSE

SCALE 1 : 1000

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Gillin Park
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate: [Signature]
Date: 6 April 2016

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 1 FEB 2016
PLANNING OFFICE



Project Name GILLIN PARK RETIREMENT VILLAGE
Project Address GILLIN PARK RETIREMENT VILLAGE
WARRNAMBOOL, VIC 3280
Client STOCKLAND

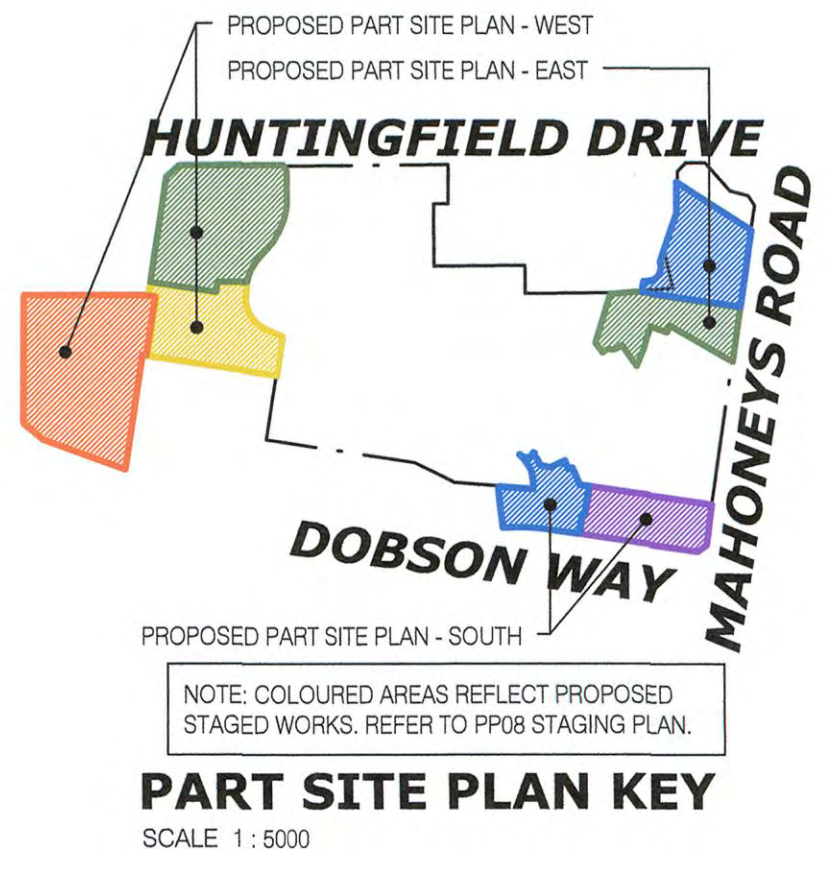
Project No. 15026
Date 04/09/15
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Format A1
Drawn by TE
Revision 01
Issued 21/01/16

Sheet Title
DESIGN RESPONSE

Sheet Number
PP04

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LEGEND

- EXISTING BUILDING ON SUBJECT SITE (INCLUDING EXISTING INDEPENDENT LIVING UNITS)
- EXISTING ROADS AND DRIVEWAYS
- EXISTING VEGETATION TO BE RETAINED.
- PROPOSED ROADS AND DRIVEWAYS
- PROPOSED VEGETATION.
- PROPOSED INDEPENDENT LIVING UNIT 2 BEDROOM SINGLE REFER DRAWING SERIES PP301-
- PROPOSED INDEPENDENT LIVING UNIT 2 BEDROOM DUPLEX REFER DRAWING SERIES PP301-
- PROPOSED INDEPENDENT LIVING UNIT 3 BEDROOM SINGLE REFER DRAWING SERIES PP301-

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PLANNING OFFICE

PART SITE PLAN - WEST
SCALE 1 : 400



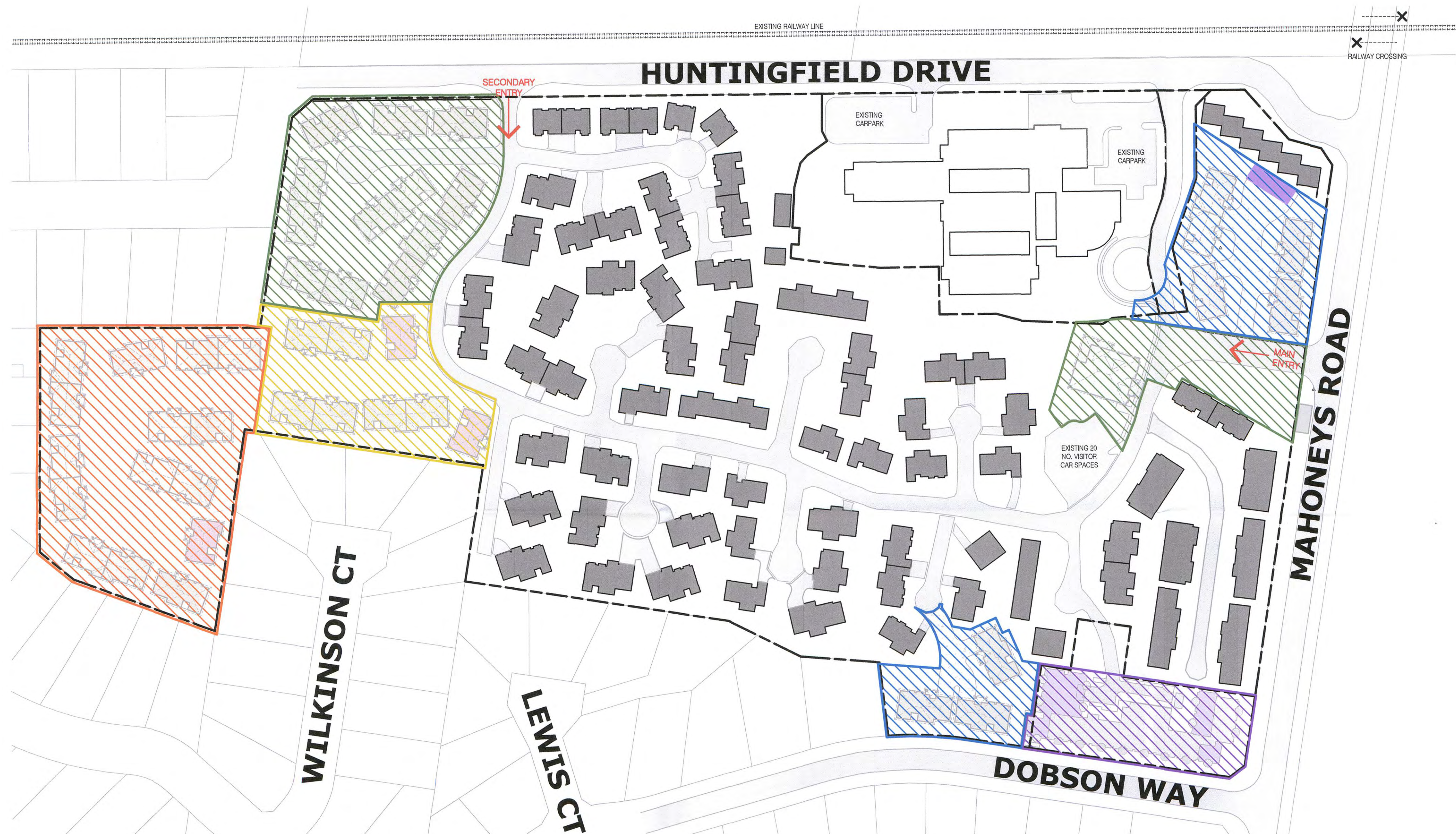
Project Name GILLIN PARK RETIREMENT VILLAGE
Project Address GILLIN PARK RETIREMENT VILLAGE
WARRNAMBOOL, VIC 3280
Client STOCKLAND

Project No. 15026
Date 04/09/15
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Sheet Title
PART DEVELOPMENT PLAN -
WEST
Sheet Number
PP06

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INDICATIVE STAGING PLAN
SCALE 1 : 1000

STAGING LEGEND

-  **STAGE 1 WORKS**
 - INDEPENDENT LIVING UNITS
 - CLUBHOUSE
 - MAIN ENTRY
-  **STAGE 2 WORKS**
 - INDEPENDENT LIVING UNITS
 - TERRACE UNITS CARPORT
-  **STAGE 3 WORKS**
 - INDEPENDENT LIVING UNITS
-  **STAGE 4 WORKS**
 - INDEPENDENT LIVING UNITS
-  **STAGE 5 WORKS**
 - RIVERVIEW APARTMENTS EXTENSION

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under Development Plan Overlay - Schedule ...
WARRNAMBOOL CITY COUNCIL
Delegate: [Signature]
Date: 6 April 2016

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Project Address GILLIN PARK RETIREMENT VILLAGE
WARRNAMBOOL, VIC 3280
Client STOCKLAND

Project No. 15026
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Scale 1 : 1000
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Sheet Title
INDICATIVE STAGING PLAN
Sheet Number
PP08

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