

# ADVERTISED PLAN



This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

## Taris Development, Allotment 4B Christie Street, Falls Creek Cultural heritage due diligence assessment

Prepared for Taris Alpine Holdings and Send It Architecture

18 August 2021

## Biosis offices

### NEW SOUTH WALES

#### Newcastle

Phone: (02) 4911 4040  
Email: [newcastle@biosis.com.au](mailto:newcastle@biosis.com.au)

#### Sydney

Phone: (02) 9101 8700  
Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Western Sydney

Phone: (02) 9101 8700  
Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Wollongong

Phone: (02) 4201 1090  
Email: [wollongong@biosis.com.au](mailto:wollongong@biosis.com.au)

#### Albury

Phone: (02) 6069 9200  
Email: [albury@biosis.com.au](mailto:albury@biosis.com.au)

### VICTORIA

#### Melbourne

Phone: (03) 8686 4800  
Email: [melbourne@biosis.com.au](mailto:melbourne@biosis.com.au)

#### Ballarat

Phone: (03) 5304 4250  
Email: [ballarat@biosis.com.au](mailto:ballarat@biosis.com.au)

#### Wangaratta

Phone: (03) 5718 6900  
Email: [wangaratta@biosis.com.au](mailto:wangaratta@biosis.com.au)

## Document information

**Report to:** Taris Alpine Holdings and Send It Architecture

**Prepared by:** Bridget Grinter  
Philip Liro

**Biosis project no.:** 34796

**File name:** **34796.Taris.Dev.CHDDA.FIN. KO.20210818**

**Citation:** Biosis 2021. Taris Development, Allotment 4B Christie Street, Falls Creek Cultural heritage due diligence assessment. Report for Taris Alpine Holdings and Send It Architecture. B. Grinter & P. Liro, Biosis Pty Ltd. Port Melbourne, VIC. Project no 34796.

## Document control

Version	Internal reviewer	Date issued
Draft version 01	KF	07/05/21
Final version 01	KO	18/08/21

## Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Andy Mero, Send It Architecture
- Taris Alpine Holdings
- Hannah Harbour, Biosis
- Daeyoo Kang, Biosis

# ADVERTISED PLAN

© Biosis Pty Ltd

This document is subject to copyright and may only be used for the purposes in respect of which it was commissioned and in accordance with the Terms of Engagement of the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Disclaimer:

Biosis Pty Ltd has completed this assessment in accordance with the relevant federal, state and local legislation and current industry best practice. The company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report content or for any purpose other than that for which it was intended.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## Executive summary

---

Biosis Pty Ltd was commissioned to undertake a cultural heritage due diligence assessment (CHDDA) for Taris Alpine Holdings and Send It Architecture for the proposed accommodation and commercial building, 4B Christie Street, Falls Creek (study area).

The purpose of the CHDDA is to provide advice on the cultural heritage values of the study area and any regulatory requirements under the *Aboriginal Heritage Act 2006*, the *Heritage Act 2017* and the *Planning and Environment Act 1987*. Advice is also offered as to measures available to minimise the potential likelihood of infringement of the Act and Regulations.

It must be emphasised, that this report is not intended to meet the requirements of a formal assessment under the Aboriginal Victoria or Heritage Victoria guidelines.

The background review determined that no historic heritage or Aboriginal heritage has previously been recorded within the study area. Disturbances to the study area identified during the review of the land use history and the site inspection include the levelling of the study area due to the construction of access tracks and construction of adjacent buildings, landscaping and road ways. Desktop research also identified that the immediate area does not include landforms considered to be sensitive for Aboriginal heritage, and the steep incline and vegetation in the location of the study area would have been undesirable for long term occupation by Aboriginal people or early Europeans. Based on the findings of the CHDDA, there is very low likelihood for unknown Aboriginal cultural heritage to be present within the study area.

A review of legislative obligations for the study area, determined that the proposed activity did not meet the two-part trigger for a mandatory Cultural Heritage Management Plan (CHMP), there is no area of cultural heritage sensitivity present within the study area however it will be undergoing significant ground disturbance during the development.

This report finds that there is no requirement for a mandatory CHMP. This report further identifies that there is unlikely to be any Aboriginal cultural heritage due to significant ground disturbance throughout the study area.

As the risk to Aboriginal cultural heritage being impacted by the proposed works is considered very low, a voluntary cultural heritage management plan is not advised.

A review of the relevant historic place registry, inventory and overlay did not identify any historic places within the study area and a permit or consent is therefore not required.

It is unlikely for unrecorded historic places to be present within the study area and a historic survey is not advised.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## Contents

<b>Executive summary</b> .....	<b>ii</b>
<b>1 Introduction</b> .....	<b>1</b>
1.1 Background .....	1
1.2 Scope .....	1
1.3 Study area .....	1
1.4 Activity .....	2
1.5 Heritage advisor .....	2
1.6 Stakeholders .....	3
<b>2 Background review</b> .....	<b>5</b>
2.1 Geology and geomorphology .....	5
2.1.1 Summary .....	5
2.2 Land use history .....	6
2.3 Dial Before you Dig .....	9
2.3.1 Summary .....	10
2.4 Aboriginal heritage .....	10
2.4.1 Aboriginal places .....	10
2.4.2 Previous archaeological investigations .....	11
2.4.3 Summary .....	12
2.5 Historical heritage .....	13
2.5.1 Historic places .....	13
2.5.2 Previous heritage studies and archaeological investigations .....	13
2.5.3 Summary .....	13
2.6 Conclusions .....	14
<b>3 Discussion</b> .....	<b>15</b>
<b>4 Legislative requirements</b> .....	<b>16</b>
4.1 Aboriginal cultural heritage .....	16
4.1.1 Is a mandatory cultural heritage management plan required? .....	16
4.1.2 Is a voluntary cultural heritage management plan advised? .....	17
4.2 Historic cultural heritage .....	17
<b>5 Conclusions</b> .....	<b>19</b>
5.1 Aboriginal Heritage Act 2006 .....	19
5.1.1 Requirements .....	19
5.1.2 Recommendations .....	19
5.2 Heritage Act 2017 .....	19
5.2.1 Requirements .....	19
5.3 Planning and Environment Act 1997 .....	19
5.3.1 Requirements .....	19

This copied document to be made available  
 for the sole purpose of enabling  
 its consideration and review as  
 part of a planning process under the  
 Planning and Environment Act 1987.  
 The document must not be used for any  
 purpose which may breach any  
 copyright.

5.4 Disclaimer ..... 19

**6 References ..... 20**

**Tables**

Table 1 Cadastral information ..... 2

Table 2 Registered VAHR places within 1 kilometre of the study area..... 10

Table 3 Previous Archaeological Investigations within 1 kilometre..... 11

**Figures**

Figure 1 Extent of the study area ..... 4

Figure 2 Detail from Feature Map No. 12 Bogong High Plains with approximate location of study area in red encompassing the Falls Creek resort area (Department of Land 1948) ..... 6

Figure 3 1951 Aerial photograph of approximate study area (red) (Department of Environment, Land, Water and Planning 2021)..... 7

Figure 4 1976 Aerial photograph of approximate study area (red) (Department of Environment, Land, Water and Planning 2021)..... 7

Figure 5 2017 Aerial photograph of approximate study area (red)(GeoVic 2021) ..... 8

**Photographs**

Photograph 1 modern developments surrounding study area (G. Zacks 29/04/2021) ..... 8

Photograph 2 Modern developments and landform modification surrounding study area (G. Zacks 29/04/2021)..... 8

Photograph 3 Cut slope and graded access track (G. Zacks 29/04/2021) ..... 9

Photograph 4 Steep slopes prominent in the study area with wooded regrowth (G. Zacks 29/04/2021)..... 9

Photograph 5 Old hut with sediment buildup from grading (G. Zacks 29/04/2021) ..... 9

Photograph 6 Steep gradients cut for road development and redeveloped slopes (G. Zacks 29/04/2021)..... 9

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# 1 Introduction

---

## 1.1 Background

Biosis Pty Ltd was commissioned by Taris Alpine Holdings and Send It Architecture to undertake a cultural heritage due diligence assessment for the proposed accommodation and commercial building, 4B Christie Street, Falls Creek (study area).

The purpose of the due diligence assessment is to provide advice on the cultural heritage values of the study area and any regulatory requirements under the *Aboriginal Heritage Act 2006*, the *Heritage Act 2017* and the *Planning and Environment Act 1987*.

It must be emphasised, that this report is not intended to meet the requirements of a formal assessment under the Aboriginal Victoria or Heritage Victoria guidelines.

## 1.2 Scope

The scope is as follows:

- Examine, collate and analyse any previously undertaken heritage or archaeological assessments.
- Examine historic map sources such as Parish survey plans and historic goldmining maps, as well as aerial imagery to build a land use history.
- Provide a literature review that illustrates known and potential cultural heritage values.
- Advise on whether Aboriginal cultural heritage is present within the study area, and the required process under the *Aboriginal Heritage Act 2006* with regards to the proposed works.
- Advise on the potential for Aboriginal cultural heritage to be present within the study area, and ways of managing this potential with regards to the proposed works.
- Advise on whether historic cultural heritage is present within the study area, and the required process under the *Heritage Act 2017* and *Planning and Environment Act 1987* with regards to the proposed works.
- Advise on the potential for historic cultural heritage to be present within the study area, and ways of managing this potential with regards to the proposed works.

## 1.3 Study area

The extent of the study area is shown in Figure 1. The study area comprises a single allotment fronting Christie Street in Falls Creek Village. The land slopes down north easterly toward Christie Street. Vegetation is present on the parcel, along with a single stone building.

Cadastral information for the study area is detailed in Table 1.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**Table 1 Cadastral information**

Cadastral Information	
Address	4B Christie Street Falls Creek
Local Government Authority	Alpine Shire
Lot/Plan	Crown Allotment 4B Section A
Parish	Darbalang
Planning Zone	Comprehensive Development Zone - Schedule 1 (CDZ1)
Coordinates*	524829; N 5920263
VicRoads	660 B10 (8 <sup>th</sup> Edition)

\* All geographic coordinates in this study are referenced to the Victorian Government Standard GDA94 MGA (Zone 55).

## 1.4 Activity

Taris Alpine Holdings is proposing to undertake construction of self-contained apartments and commercial use building within the study area (Figure 2). The proposed activity will impact the majority of the study area.

A review of the Taris Development Drawings (Drawing no. A001) prepared by Send It Architecture on 17 February 2021 indicates the project will consist of the following development and works:

- Excavation to enable development of the site
- Seven self-contained apartments
- A manager's studio
- A private function room and bar
- A cinema room
- Car parking for the 'Lair'
- Other ancillary guest facilities
- Other works, including installation of sewerage, electricity, telecommunications and gas facilities
- Retention of the stone shed.

This document is intended for use as a planning document for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED PLAN

## 1.5 Heritage advisor

### Bridget Grinter BArch (Hons)

Bridget has over 13 years of experience working as an archaeologist in Victoria, New South Wales and Tasmania. Bridget received a BA (Hons) in Archaeology from La Trobe University. Her honours thesis recorded and interpreted Aboriginal mound and artefact scatter sites in northern Victoria. Bridget has managed a wide range of projects, and has extensive experience in consultation, survey, subsurface testing, Aboriginal site and artefact recording, and historical site excavation. She has managed and participated in projects for VicRoads, NBN, water authorities, government departments and private sector clients. Bridget has authored over 90 archaeological reports including cultural heritage management plans (Victoria), due diligence assessments (NSW and Victoria) and Aboriginal cultural heritage assessments (NSW) as well as providing clients with legislative advice on heritage requirements and management.

Bridget is a fully qualified and listed Heritage Advisor pursuant to Section 189 of the Aboriginal Heritage Act 2006.

### **Philip Liro BA, MArchSc, GradDipEd**

Philip has over six years' experience as a heritage professional specialising in geoarchaeology, Aboriginal and historic archaeology.

Philip received a Bachelor of Arts through LaTrobe University in 2009 with a double major in politics and archaeology. He went on to complete A Master of Archaeological Science from The Australian National University in 2014. Throughout his studies, Philip completed a cultural heritage course aimed at developing knowledge of the Regulations, industry and CHMP process as well as focusing on Aboriginal archaeology, radiographic applications to non-distinct strata and Paleolithic landscape reconstruction in Australia. Philip has extensive experience undertaking archaeological surveys, subsurface testing programs, Aboriginal place salvages, historic excavations, artefact analysis, site mapping and geomorphology throughout Victoria, New South Wales and Western Australia. As a qualified archaeologist at Biosis, Philip manages smaller independent projects and provides support to consulting archaeologists in complex large scale projects, fieldwork, research and analysis.

Philip is a listed heritage advisor and qualified archaeologist under the *Aboriginal Heritage Act 2006*.

## **1.6 Stakeholders**

It is not within the remit of this report to undertake consultation the local Traditional Owner groups.

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

**ADVERTISED  
PLAN**

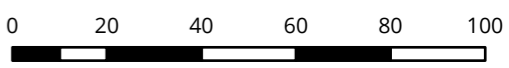




- Legend**
- Study area
  - Impact area
  - Study area 200 m buffer
- Parcel status**
- Current parcel boundary

## ADVERTISED PLAN

**Figure 1** Extent of the study area



Metres  
 Scale: 1:1,600 @ A3  
 Coordinate System: GDA 1994 MGA Zone 55



Matter: 34796,  
 Date: 16 August 2021,  
 Prepared for: BG, Prepared by: DK, Last edited by: dkang  
 Layout: 34796\_M1\_Extent  
 Project: P:\34700s\34796\Mapping\34796\_FallsCreek\_CHDDA.aprx

## 2 Background review

### 2.1 Geology and geomorphology

The study area is located between 1540-1520 metres of elevation above sea level within the Falls Creek Alpine resort. The study area is within a geological pocket group (G157) East Kiewa Granodiorite and surrounded by (G549) Cobungra Granite geologies (GeoVic 2021). These have been shaped by the geomorphological events associated with GMU 1.4.4 - *Deeply dissected ridge and valley landscapes (headwaters of major rivers such as the Wonnangatta, King and Kiewa Rivers, Mt Coopracambra)*. The landform is characterised by steep slopes and ridges with 20 metres of elevation per 75 metres leading to steep spurs with many major dissecting stream and water systems. The study area is has underlying grey, medium grained, granite rock types with abundant metasedimentary enclaves. Varying gradational soils overly these geologies (Dermosols and Kandosols) typically with shallow red to brown soils and poorly structured dry soils depending on the gradients and moisture content during the seasons throughout the study area (Department of Economic Development, Jobs, Transport and Resources 2021).

Due to the steep stream gradients there is very little sediment accumulation along the streams which are prone to down-cutting erosional events. These are currently surrounded by tall open forests consisting of mountain gum, snow gum and alpine ash with thick shrub layers depending on the moisture during seasonal fluctuations. The forest areas can be used for the purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The Alps Bioregion is a search tool for 750 Ecological Vegetation Classes (EVC) identified Sub-Alpine treeless vegetation (EVC 44) dominated the extent of the study area with pockets of Sub-alpine wet heathlands (EVC 211) and Sub-alpine woodland (EVC 43) further out to the north and east (State of Victoria: Department of Environment, Land, Water and Planning 2020). The pre-1750's EVC's would have been dominated by Snow Gums with small to medium shrubs and herbs in the understory. The vegetation of the study area would have provided a range of materials that could be used in weaving. Tussock grasses and reeds of the region were used by Aboriginal people; the fibre from the grass was used to make string for nets, bags, baskets etc. (Zola & Gott 1992). The minimal protection from the elements offered by these EVCs would have made long-term occupation of the study area undesirable.

The study area is within the Victorian Alps Bioregion. A search tool for 750 Ecological Vegetation Classes (EVC) identified Sub-Alpine treeless vegetation (EVC 44) dominated the extent of the study area with pockets of Sub-alpine wet heathlands (EVC 211) and Sub-alpine woodland (EVC 43) further out to the north and east (State of Victoria: Department of Environment, Land, Water and Planning 2020). The pre-1750's EVC's would have been dominated by Snow Gums with small to medium shrubs and herbs in the understory. The vegetation of the study area would have provided a range of materials that could be used in weaving. Tussock grasses and reeds of the region were used by Aboriginal people; the fibre from the grass was used to make string for nets, bags, baskets etc. (Zola & Gott 1992). The minimal protection from the elements offered by these EVCs would have made long-term occupation of the study area undesirable.

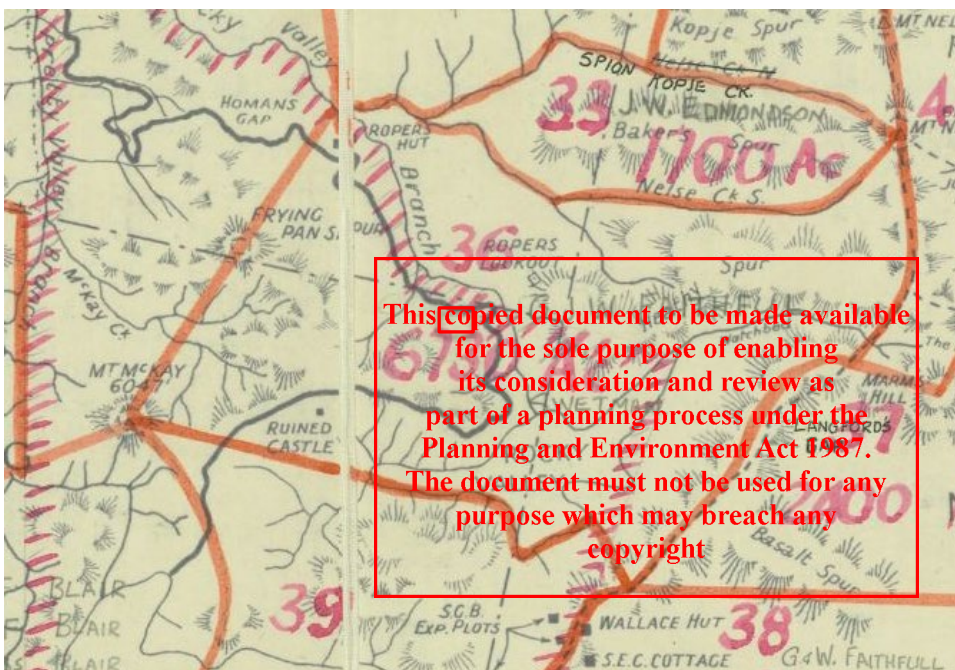
#### 2.1.1 Summary

The study area is located within the deeply dissected ridge and valley landscape (GMU 1.4.4) with underlying granites and poorly structured or shallow slowly developing gradational soils. The study area is characterised by high, narrow ridges between the major streams and comprise steep spurs and side slopes which extend down to steeply graded streams in elevations of 1540 to 1520 metres above sea level. Vegetation is typically tall open forests consisting of mountain gum, snow gum and alpine ash with pre 1750's EVC's noting dominant snow gums and shrubby understory that may have provided a range of materials that could be used in weaving and netting among other uses for Aboriginal people. The steep slopes and exposed landscapes would not have lent themselves to consistent or long term occupation where more viable habitation spots can be found further down the mountain.

**ADVERTISED  
PLAN**

## 2.2 Land use history

The study area is within the Falls Creek Village which was initially known as Horseshoe Creek, as the boggy ground through the area often resulted in passing horses losing a shoe. The current township of Falls Creek, and the study area, was not settled during early European occupation. The steep slopes and thick vegetation would have deterred many early settlers. High country graziers within north-east Victoria began utilising the alpine region seasonally between January and March for mustering up to 5,000 cattle during the later nineteenth century. They built huts from locally sought timber and corrugated iron which perished in bushfires that swept throughout the region (Brown n.d.). Wallace's Hut, constructed by the Wallace Brothers in 1889 and located near Falls Creek, is the oldest surviving example of one of these huts (Parks Victoria 2006). Falls Creek was within GJW Faithful's Run 36, which was 6730 acres and included the eastern side of Frying Pan Spur, Roper's Lookout, Rocky Valley, parts of the Rocky Valley Branch and Nelse Creek South as well as Roper's Hut, and Ruined Castle (Figure 2).

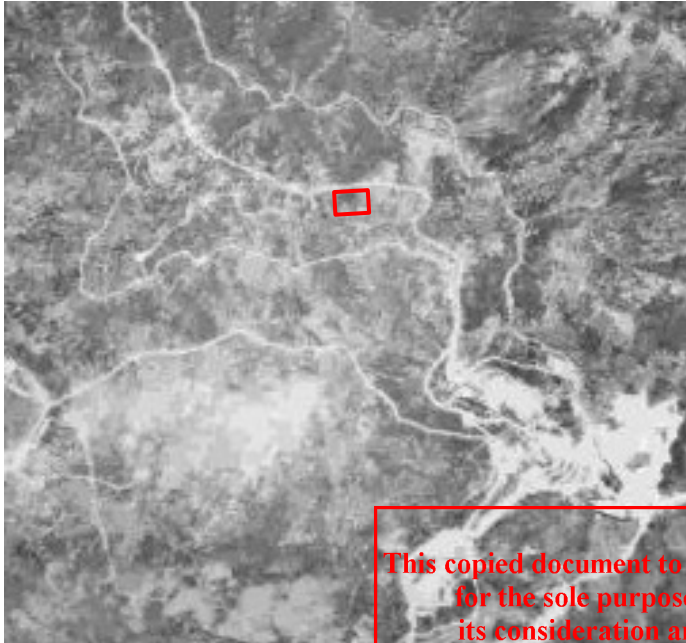


**Figure 2 Detail from Feature Map No. 12 Bogong High Plains with approximate location of study area in red encompassing the Falls Creek resort area (Department of Land 1948)**

The SEC constructed the first structure in the area, a weather recording station between 1946 and 1947. During the 1950s the SEC constructed a hydro-electric power generation scheme, building roads, dams, tunnels, buildings, towers and quarries throughout the Falls Creek and Mount McKay region. Construction involved the use of heavy earthmoving equipment and explosives (Shawcross, Hughes, & Mullett 1999). Small parts of Falls Creek Village were extensively disturbed as a result of the scheme, and the Rocky Valley and Pretty Valley storage lakes were constructed, drowning the valley bottoms (Hughes & Clarkson 2002).

The first ski lodge, Skyline Lodge, was opened in 1948 and was followed by the establishment of several more lodges by the early 1950s. The first chairlift in Australia was established in Falls Creek in 1957 (Edwards Project 2007, Falls Creek Resort Management Board 2009). Since 1957 the Resort has grown considerably, expanding to the small village located there today. The resort features 14 lifts to access 90 ski runs, and is an established ski resort and holiday destination (Falls Creek Resort Management Board 2009). Visitors to Falls Creek Village undertake a range of winter and summer recreational activities within the resort. Falls Creek Alpine Resort has been modified by the construction of skiing facilities which include ski tows, cleared trails, roads and tracks, snow making facilities and buildings.

Currently the study area is a vacant lot of land with surrounding lodges, chateaus and ski clubs surrounding it within the larger Falls Creek village. Figure 3 shows the location of the study area prior to heavy development in 1951 as the first lodges and ski runs were beginning to form, this is in contrast to Figure 4 which shows the heavy development of the ski resort into 1976 where much clearing of was made for roads and buildings for the ski resort which encompass the study area. The aerial photography shows the study area has been modified since 1951 with the construction of roads/trails which are still utilised into the modern day (Figure 5).



## ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987 (Department of Environment, Land, Water and Planning 2021). It must not be used for any purpose which may breach any copyright

**Figure 3** 1951 Aerial photograph of approximate study area (red) (Department of Environment, Land, Water and Planning 2021)



**Figure 4** 1976 Aerial photograph of approximate study area (red) (Department of Environment, Land, Water and Planning 2021)



**Figure 5 2017 Aerial photograph of approximate study area (red)(GeoVic 2021)**

The modern day study area has seen significant development with existing buildings, drive ways and landscape cutting which have significantly altered the original slope and form and likely stripped or removed natural land surfaces (Photograph 1 and Photograph 2). The slope can be seen to be on the steeper side where significant modification has not impacted parts of the study area with modern regrowth indicating some natural impacts (Photograph 3 and Photograph 4). The slope has been significantly cut and modified to support modern road ways and even tertiary sediment build up from grading into previously existing huts (Photograph 5 and Photograph 6).

**This copied document is to be available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



**Photograph 1 modern developments surrounding study area (G. Zacks 29/04/2021)**



**Photograph 2 Modern developments and landform modification surrounding study area (G. Zacks 29/04/2021)**

**ADVERTISED PLAN**



**Photograph 3** Cut slope and graded access track (G. Zacks 29/04/2021)



**Photograph 4** Steep slopes prominent in the study area with wooded regrowth (G. Zacks 29/04/2021)



**Photograph 5** Old hut with sediment buildup from grading (G. Zacks 29/04/2021)



**Photograph 6** Steep gradients cut for road development and redeveloped slopes (G. Zacks 29/04/2021)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 2.3 Dial Before you Dig

A dial before you dig search on 7 May 2021 by Bridget Grinter returned the following results:

- North East Region Water Corporation – no assets found.
- AusNet Electricity Services Pty Ltd – low voltage underground cable runs along the southwest boundary, the western boundary and north south within the north west portion of the study area. There are underground pits very close to the study area on the south western border and the eastern boundary however this latter pit appears to be in the Christie Street reserve.
- Elgas (VIC/TAS) – no assets found.
- Falls Creek Resort Management - underground water mains run along Christie Street north of the study area, with connecting pipes entering the study area in two places.
- Optus and/or Uecomm, Vic – no assets affected.

- Telstra VICTAS – Above ground complex housing equipment is contained in the study area, and underground cable connects the housing equipment to the neighbouring property to the south east.
- Valve Networks - no response received to date.

The assets found would have required trenching or boring to install underground drainage and conduit, which would impact any Aboriginal cultural heritage in the affected areas. Significant ground disturbance is likely to be restricted to areas where trenching has occurred.

### 2.3.1 Summary

A review of the land use history of the study area has demonstrated that the surrounding landscape has been significantly modified by means of land clearing, the construction of roads and buildings. The history review discusses that the study area has been continually used for skiing practices since at least the 1950s with major construction projects taking place within the vicinity prior to 1987. The history review also suggests that the landform associated with the study area was not an easily accessible location and one that was not suitable for long term or consistent habitation prior to modern development. Underground and above ground assets within the study area will likely have caused significant ground disturbance due to the shallow deposits occurring in the region, especially where trenching works are located. The land use history of the study area reflects that significant ground disturbance has occurred in areas across the landform associated with the study area during the construction of the Falls Creek resort village and its associated assets.

## 2.4 Aboriginal heritage

A search of the Victorian Aboriginal Heritage Register (VAHR) was undertaken by Philip Liro, Biosis Pty Ltd on 04 May 2021 with ACHRIS access number 9300. The search was conducted with a one kilometre radius for the study area due to its small and localised position in relation to the various developments, impacts, contours, geologies and stream features which did not turn up a large majority of results within a smaller focus.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

### 2.4.1 Aboriginal places

There are four Aboriginal places registered on the VAHR within one kilometre of the study area, all artefact scatters (Table 2). While these are registered as artefact scatters, they are all low density isolated artefacts registered prior to the introduction of low density artefact distributions, and would likely have been registered as LDADs in the current system. There are no places registered within 200 metres of the study area.

**Table 2 Registered VAHR places within 1 kilometre of the study area**

VAHR No	Aboriginal Place Name	Component Type
8324-0051	IA 13	Artefact Scatter
8324-0054	IA 16	Artefact Scatter
8324-0055	FCAR IA 1	Artefact Scatter
8324-0056	FCAR IA 2	Artefact Scatter

**VAHR 8324-0051, IA 13** is an artefact scatter consisting of two quartz bipolar pieces and one quartz flake and is located approximately 800 metres south east of the study area. They were identified in a heathy hilly valley with temporary water sources nearby as part of survey report 1476. It was noted that they were relatively far from any known impacts and were unlikely to be harmed in this location. The artefacts were removed for analysis and it was recommended that they be returned to the site. The current condition is unknown, the artefacts may have been returned or reburied in another location.

**VAHR 8324-0054, IA 16** is an artefact scatter consisting of one waterworn cobble and is located approximately 900 metres south east of the study area. It was identified as part of survey report 1476 and is considered to be a manuport. It was identified in a heathy revegetated part of the hilly valley and was deemed outside of the known impacts of the resort village and ski runs. It was not collected and its current condition is unknown but presumed to still be within the general area of recording.

**VAHR 8324-0055, FCAR IA 1** is an artefact scatter consisting of three quartz flakes and is located approximately 600 metres south east of the study area. The artefact scatter is in an exposed piece of bare ground within a ski run along permanent creek lines in the mountain valley located as part of survey report 1476. The location was noted as being a 2 x 2 metre area under threat from ski resort and ski run development and is part of an AHM stratagem. Its current condition is unknown but assumed to be no longer in its originally recorded position.

**VAHR 8324-0056, FCAR IA 2** is an artefact scatter consisting of one bipolar quartz core and two quartz flakes and is located approximately 600 metres south east of the study area. The artefact scatter is in an exposed piece of bare ground on the "wombat ramble" ski run along permanent creek lines in the mountain valley located as part of survey report 1476. The location was noted as being a 2 x 3 metre area under threat from ski resort and ski run development and is part of an AHM stratagem. Its current condition is unknown but assumed to be no longer in its originally recorded position.

## 2.4.2 Previous archaeological investigations

A total of 24 previous archaeological investigations have been completed within 1 kilometre of the current study area. This includes ten CHMPs completed to various levels, six desktop, paper or due diligence reports, six surveys and one each of a heritage assessment and a test excavation and survey (Table 3). Reports relevant to the current study area have been discussed below.

**Table 3 Previous Archaeological Investigations within 1 kilometre**

Report Type	Total
CHMP Complex Assessment	3
CHMP Desktop Assessment	2
CHMP Standard Assessment	5
Desktop or Paper or Due Diligence or Other	6
Heritage Management	1
Survey	6
Test Excavation and Survey	1

**Biosis** (2020) completed a Desktop CHMP (16894) is approximately 115 metres south of the current study area for the construction of a driveway for car access to the Silverski Hotel and Frueauf Village in Falls Creek. The Desktop Assessment identified that the Activity Area has been directly impacted by the installation of underground services in the eastern extent of the Activity Area while the remainder has been indirectly impacted by the levelling and clearing of land and the construction of ski lodges adjacent to the proposed driveway. Known disturbance within the Activity Area and the very low density of Aboriginal places within close proximity to the Activity Area indicates that it is extremely unlikely that Aboriginal cultural heritage is located within the Activity Area. The results of the Desktop Assessment did not demonstrate that it is reasonably possible that Aboriginal cultural heritage is present in the Activity Area. In accordance with Regulation 62(1), no further assessment of the Activity Area was undertaken.



**Edwards and Strickland** (2017) prepared a CHMP (14776) to a Complex Assessment for a 3.6 hectare Activity Area for the Eagle Chair Ski Lift Replacement at Falls Creek approximately 800 metres south of the current study area.

The Desktop Assessment found that previous regional studies and archaeological surveys within the geographic region found evidence for past Aboriginal land use, mainly in the form of low density artefact scatters on ridge and plateau landforms as well as in areas suggested as refuges from the harsh alpine environment. The steep slopes in the Activity Area and high altitudes suggest that survival of high density artefact scatters, particularly in a subsurface context, may be unlikely. It was predicted that construction activities associated with Falls Creek Village and ski field development may have impacted on the integrity of Aboriginal archaeological material by increasing the erosional action of natural forces onto a high-gradient environment.

A Standard Assessment followed and did not record any new Aboriginal places within the Activity Area. This was considered partly a result of very poor to moderate ground surface visibility due to vegetation cover. Clearance of native vegetation and the creation of the ski run and access tracks have probably removed any surface artefacts and the very thin eroded soils over the area indicate that subsurface artefacts are unlikely. In addition, the highly exposed nature of the plains to wind and weather were not considered to be ideal for prolonged occupation.

The Complex Assessment included a 1x1 metre test pit and three 0.5x0.5 metre shovel test pits. The test pit was located on a flat area alongside an access track in open grassland, identified as having archaeological potential during the Standard Assessment. The test pit showed a stratigraphy of a black, moist, moderately compacted, **This report is to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.** overlying a dark brown, dry, moderately compacted, fine clayey sand, excavated to a depth of up to 220 millimetres. Underlying the clayey sand was a layer of dark brown, dry, compacted, fine sandy clay to 250 millimetres with granite bed rock appearing between 190 millimetres and 250 millimetres. Disturbance was noted in Test Pit 1 with the inclusion of fragmented plastic to 50 millimetres in depth. As with Test Pit 1, the plastic fragments were in the upper stratigraphy of the shovel probes, which contained plastic and some utility installations in this stratigraphic layer. Natural clay was recorded between 250 (Test Pit 1) and 600 millimetres (shovel probes). The disturbance was noted to be the result of ski run and access track construction and vegetation removal. No Aboriginal places were recorded during the Complex Assessment and the findings showed that due to vegetation clearance and ski resort construction the potential for cultural heritage material in this area was very low.

**Biosis** (2015) completed a Desktop CHMP 13540 located approximately 100 metres north of the study area and is the fourth stage in a series of cultural heritage management plans regarding the development and expansion of the Falls Creek river trails. The proposed trail amendment areas were sighted during the fieldwork for CHMP 13054 and were assessed as not being in an area of archaeological potential. The Desktop Assessment of CHMP 13540 was sufficient to demonstrate a lack of cultural material within the Activity Area due to either previous ground disturbance or being contained in a landform that has little to no archaeological potential. Cavanagh's (2013) conclusion from the Standard Assessment for CHMP 13054 was that the areas containing the trail amendments were either in an area of low archaeological potential (steep slopes) or in an area of significant ground disturbance. In addition to this, no Aboriginal places have been recorded within or near either of the proposed trail amendments. CHMP 13540 concluded that based on the previous survey under CHMP 13054, it is highly likely that the Activity Area does not contain any cultural heritage potential and no Standard or Complex Assessment was required for this management plan.

### 2.4.3 Summary

Previous archaeological investigations around the Falls Creek area have found that there is a higher potential for Aboriginal places to be found along summit ridges and spur ridges and less likely to be found on steep

valley side slopes away from spur ridges. Principal ridges along each side of the valley specifically where associated with stream and water ways are sensitive for Aboriginal artefact places as these areas would have provided natural travel routes and resources through the sub-Alpine hills.

The wooded slopes below the ridges associated with the study area would have been more difficult to navigate and a less ideal place to camp, making them less likely to contain Aboriginal places. There is also no direct nearby water source within the study area or its immediate surrounds identifying the study area as being of lower archaeological potential.

The previous works that took place within and within one kilometre of the study area, identified extensive disturbances across the Falls Creek village, including land clearance, construction of Falls Creek Resort and associated facilities and utilities, creation of ski runs and associated chairlifts. The installation of these facilities and activities have significantly altered and removed much of the natural landscape potentially destroying or removing previously existing Aboriginal places if present. Of the CHMPs undertaken in the area, only 30% proceeded to complex assessment, due to the amount of disturbance or the steep gradient of the landforms the activity areas were located on.

The artefact scatters identified all outside the 200 metre buffer zone of the study area consist of only a couple artefacts each and were recorded before the LDAD designation for these types of artefact distributions. As such, it is likely that the density of potential artefacts is very low within the surrounding area and artefacts are unlikely to be present away from major water sources, creek lines or prominent ridges.

## 2.5 Historical heritage

A search of the following historic heritage registers was undertaken by Bridget Grinter, Biosis Pty Ltd on 29 April 2021. A search of radius of 1 kilometre was undertaken.

- Victorian Heritage Register
- Victorian Heritage Inventory
- Local council Heritage Overlay
- National Heritage List
- Commonwealth Heritage List
- Register of the National Estate
- National Trust Register

This copied document to be made available for the sole purpose of enabling this register was undertaken by part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED  
PLAN

### 2.5.1 Historic places

No heritage studies were identified within the search radius.

### 2.5.2 Previous heritage studies and archaeological investigations

No previous heritage studies and archaeological investigations have been completed in the search radius.

### 2.5.3 Summary

No historical heritage or previous heritage studies were identified within the search radius.

## 2.6 Conclusions

The current study area is located on a relatively steep hill slope with access tracks being cut and graded across it at an elevation of 1540 metres above sea level. The underlying geology of the study area is dominated by Granodiorite close to the surface as indicated by shallow soil deposits typical of the area. The native vegetation in the area is largely removed or modified Sub-Alpine woodlands.

A review of the land use history demonstrates that the study area has been subjected to extensive land clearance and modifications related to the establishment of the Falls Creek village since the 1950s. This includes, but is not limited to, the construction of multistorey buildings and creation of roads. Based on this review of land use it is highly unlikely that any natural sediments, Aboriginal or historic heritage would be identified within the study area.

A total of four Artefact Scatters have been identified within one kilometre of the current study area, but none within 200 metres. Previous archaeological investigations inclusive of and within one kilometre of the study area are in agreement to the findings of the land use history review. These previous conclusions note that higher altitudes correlate with a decrease in size and density of artefact assemblages. Erosion in high altitudes further suggests high density artefact scatters in sub-surface deposits are unlikely. Where Aboriginal places were identified they correlated with prominent ridges are within proximity to nearby waterways which are not within the study area.

Based on the findings of this background review there is very low likelihood for unknown Aboriginal or historic heritage to be located within the study area.

# ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

### 3 Discussion

---

The study area is within the deeply dissected ridge and valley landscapes (GMU 1.4.4) characterised by hilly slopes and shallow soils atop granite rock at an elevation of 1540 metres above sea level. Soils expected in the study area include red and brown gradational soils on the moister and more stable slopes to peaty soils and poorly structured gradational soils on the drier slopes. These are typically subject to more significant erosional impacts such as down-cutting.

There are no registered Aboriginal places located within the study area. Four artefact scatters (between 1 and 4 artefacts) are within one kilometre of the study area and are typically represented by quartz artefacts. These were found in surface contexts in areas of exposure and were recorded prior to the LDAD designation. As such any potential artefacts within the region are more likely to be isolated or very low density indicating sparse use of the landscape surrounding the study area if any. The findings of previous archaeological investigations at Falls Creek have found that potential for Aboriginal cultural heritage places is highest on along summit ridges and spur ridges which are not part of the study area.

The review of land use history of the study area shows that the Falls Creek area has been continually used for skiing practices since at least the 1950s. Falls Creek had been subject to a number of extensive disturbances relating to the construction of Falls Creek Resort including land clearance for associated facilities and utilities, creation of ski runs and associated chairlifts. The land use history of the study area reflects various ground disturbances and modification to the natural hill slope.

In conclusion, no Aboriginal cultural heritage places have been previously recorded within the study area and no historic cultural heritage has previously been recorded within the study area. There is no potential for unknown historic cultural heritage to be present within the study area. Additionally, there is very low likelihood for unknown Aboriginal cultural heritage to be present within the study area.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
PLAN**

## 4 Legislative requirements

### 4.1 Aboriginal cultural heritage

#### 4.1.1 Is a mandatory cultural heritage management plan required?

Under Section 46 of the *Aboriginal Heritage Act 2006*, a mandatory cultural heritage management plan is required if the regulations require the preparation of the plan for the activity. Under Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a cultural heritage management plan is required for an activity if all or part of the activity area for the activity is an area of cultural heritage sensitivity AND all or part of the activity is a high impact activity.

A review of the *Aboriginal Heritage Regulations 2018* identified the following regulations relevant to the Activity Area.

The ACHRIS search found that the lay down area of the study area is located within an area of cultural heritage sensitivity according to Regulation 25, as it is within 200 metres of a waterway, Rocky Valley Creek.

#### 26 Waterways

- (1) Subject to subregulation (2), a waterway or land within 200 metres of a waterway is an area of cultural heritage sensitivity.
- (2) If part of a waterway or part of the land within 200 metres of a waterway has been subject to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

While the lay down area is in an area of Aboriginal heritage sensitivity in relation to Regulation 26, and the activity is also triggered as a high impact activity by both Regulation 46 and 50, the area in which the laydown activities will occur has been subject to significant ground disturbance. Therefore the area is no longer considered an area of cultural heritage sensitivity according to Regulation 26(2).

The proposed works are a high impact activity as defined in Regulation 46 (1)(a)(b)(xxii):

#### 46 Buildings and works for specified uses

- (1) The construction of a building or the construction or carrying out of works on land is a high impact activity if the construction of the building or the construction or carrying out of the works—
  - (a) would result in significant ground disturbance; and
  - (b) is for or associated with the use of the land for any one or more of the following purposes—
    - (iii) a car park
    - (xxii) a residential village.

The study area is located in an Alpine Resort according to Regulation 50:

#### 50 Alpine resorts

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

- (1) The construction of a building or the construction or carrying out of works in an alpine resort is a high impact activity if the construction of the building or the construction or carrying out of the works would result in significant ground disturbance.
- (2) In this regulation, "alpine resort" has the same meaning as in the Alpine Resorts Act 1983.

The installation of utilities including telecommunications are unlikely to be considered a high impact activity under the Aboriginal Heritage Regulations 2018 due to the small size of the study area. However if the works trigger Regulation 46(1)(b)(xxvii) (C) (the works are a linear project with a length exceeding 100 metres (other than the construction of an overhead power line or a pipeline with a pipe diameter not exceeding 150 millimetres) or (D) (the works affect an area exceeding 25 square metres) and/or Regulation 47(1)(h) (a telecommunications line consisting of an underground cable or duct with a length exceeding 500 metres) then these would be considered a high impact activity. At this stage there is not enough information to assess whether the utility installations would be considered a high impact activity.

The proposed works do not meet the two trigger threshold to prepare a mandatory cultural heritage management plan. Therefore there is no requirement to prepare a mandatory cultural heritage management plan.

#### 4.1.2 Is a voluntary cultural heritage management plan advised?

Under Section 28 of the *Aboriginal Heritage Act 2006* doing an act likely to harm Aboriginal cultural heritage is unlawful. Therefore, regardless of the requirement to prepare a mandatory cultural heritage management plan, an assessment of the study area must be made to determine the likelihood that Aboriginal cultural heritage may be present.

A search of ACHRIS was undertaken on 04 May 2021. There are no registered Aboriginal places located within the study area. Four previously registered Aboriginal places were located within one kilometre of the study area, all of which have been registered as artefact scatters. Four artefact scatters (between 1 and 4 artefacts) are outside 200 metres of the study area. Previously completed reports in the immediate area have rarely found intact soils, or natural landforms where rock and tree clearance for ski runs or construction has occurred. The previous land use history and site inspection on the study area shows that it can be considered highly unlikely that any Aboriginal cultural material is present within the current study area due to significant ground disturbance from surrounding development.

There is a provision under Section 45 of the *Aboriginal Heritage Act 2006* which allows for voluntary CHMPs to be prepared even if one is not required. There is little to no benefit in undertaking a voluntary CHMP given the highly disturbed nature of the study area, and there is a low likelihood that Aboriginal cultural heritage will occur in the study area. Therefore, a voluntary CHMP is not advised.

## 4.2 Historic cultural heritage

### Are historic permits or consents required?

Under Section 93 of the *Heritage Act 2017* the Executive Director may issue a permit authorising works in relation to a Victorian Heritage Register place, and under Section 124 issue a consent authorising works in relation to a Victorian Heritage Inventory archaeological site. While under the Falls Creek Alpine Resort Heritage Overlay a permit under the *Planning and Environment Act 1987* is required for heritage places specified on their schedule to the overlay.

A review of the registry, inventory and overlay did not identify any historic places within the study area. Therefore there is no requirement for statutory approvals in the study area.

### Is a historic survey advised?

All historical archaeological sites in Victoria older than 75 years are protected under the *Heritage Act 2017*, regardless if they are recorded or not. If an archaeological site is uncovered during the proposed works, under Section 127 of the *Heritage Act 2017* it is an offence to knowingly disturb, damage or excavate without obtaining the relevant approval. Therefore, regardless of the requirements for permits or consents, an assessment of the study area must be made to determine the likelihood that historic sites may be present.

A search was undertaken on 29 April 2021 of recorded historical (non-Aboriginal) cultural heritage records in the vicinity of the study area. The search was undertaken via the Heritage Victoria Database online which includes the following sources:

- Victorian Heritage Register and Inventory
- National Heritage List and Commonwealth Heritage List
- Local Council Heritage Overlays and/or Planning Schemes
- Register of the National Estate (Australian Heritage Council)
- National Trust Register (National Trust Victoria)

No historical places or features currently lie within the study area, or within one kilometre of the study area.

It is therefore unlikely that there are unrecorded historic sites within the study area and a historic survey is not advised.

## ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 5 Conclusions

---

### 5.1 Aboriginal Heritage Act 2006

#### 5.1.1 Requirements

The proposed works are a high impact activity but are not within an area of cultural heritage sensitivity. The proposed works do not meet the two trigger threshold to prepare a mandatory cultural heritage management plan. Therefore, a mandatory CHMP is not advised.

#### 5.1.2 Recommendations

On the basis of the review of previous CHMPs completed in the search area and the desktop review of the study area, a voluntary CHMP is not advised.

### 5.2 Heritage Act 2017

#### 5.2.1 Requirements

A review of the registry and inventory did not identify any historic place within the study area. Therefore, there is not a requirement for statutory approvals.

It is unlikely that there are unrecorded historic sites within the study area and a historic survey is not advised.

### 5.3 Planning and Environment Act 1997

#### 5.3.1 Requirements

Under the Falls Creek Alpine Resort Heritage Overlay a permit under the *Planning and Environment Act 1987* is required for heritage places specified on their schedule to the overlay.

A review of the overlay did not identify any historic place within the study area. Therefore, there is no requirement for statutory approvals.

### 5.4 Disclaimer

This report provides expert opinion on the requirements for heritage management in the study area. It is authored by qualified heritage professionals with considerable experience working with heritage legislation, but who are not legal practitioners. The client is advised to seek qualified legal advice prior to acting on the recommendations contained in this report.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



## 6 References

Biosis 2013. *Alpine Trail Stage 3, Falls Creek Victoria: Cultural Heritage management Plan 12610*, Report by Cavanagh, T., Port Melbourne.

Biosis 2015. *Alpine Trail Stage 4 (Additional Areas) Cultural Heritage Management Plan 13540*, Report for Falls Creek Management Board.

Biosis 2017. *Eagle Chair Ski Lift Replacement Falls Creek, Victoria*, Prepared for Falls Creek Ski Lifts. Authors: Edwards, A & Strickland, J, Wangaratta, Victoria.

Biosis 2020. *Driveway for Silverski Hotel and Frueauf Village, Falls Creek Cultural Heritage Management Plan 16894*, Biosis Pty Ltd, Melbourne, Victoria.

Brown J n.d. *Falls Creek: How it came to be*, Janby Productions, Richmond.

Department of Economic Development, Jobs, Transport and Resources 2021. *Geomorphology of Victoria, Victorian Resources Online*, [http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/landform\\_geomorphology](http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/landform_geomorphology).

Department of Environment, Land, Water and Planning 2021. *Historic Aerial Photos - 1930s to 1990s, Landata*, [https://www.landata.vic.gov.au/tpc\\_menutopx](https://www.landata.vic.gov.au/tpc_menutopx)

Department of Land 1948. Feature map No. 12, Bogong High Plains [cartographic material]: being parts of Awanga or 803, Feathertop or 813, Dargo or 823. **Dangong 823 Environment Act 1987.**

Edwards Project 2007. *Mt Beauty, Falls Creek & Kiewa Valley*, [http://www.babblingbrookcabin.com.au/mt\\_beauty.html](http://www.babblingbrookcabin.com.au/mt_beauty.html)

Falls Creek Resort Management Board 2009. *History of the Resort*, <http://www.fallscreek.com.au/HistoryoftheResort>.

GeoVic 2021. *GeoVic 3*, accessed 11 January 2021, [http://er-info.dpi.vic.gov.au/sd\\_weave/registered.htm](http://er-info.dpi.vic.gov.au/sd_weave/registered.htm).

Hughes P & Clarkson C 2002. *A Cultural Heritage Survey of the Bogong High Plains, Victoria*.

Parks Victoria 2006. *Wallaces Hut*, [http://www.parkweb.vic.gov.au/1process\\_details.cfm?place=164](http://www.parkweb.vic.gov.au/1process_details.cfm?place=164).

Shawcross W, Hughes P, & Mullett R 1999. *An Archaeological Survey of the Head Lease at Falls Creek and Mt McKay*.

State of Victoria: Department of Environment, Land, Water and Planning 2020. *NatureKit: Biodiversity web mapping and reporting tool, NatureKit*, <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>.

Zola N & Gott B 1992. *Koorie Plants, Koorie People: Traditional Aboriginal Food, Fibre and Healing Plants of Victoria*, Koorie heritage trust, Melbourne.

**ADVERTISED  
PLAN**