

ADVERTISED PLAN



Zipline Installation, Northside/Spurs Area and Horse Hill Area, Mount Buller Ski Field and Alpine Resort

Aboriginal Heritage Act 2006 Practice Note – Significant Ground Disturbance

Although these works are proposed in an area designated of Aboriginal cultural heritage sensitivity in the Aboriginal Victoria online map, we don't believe a Cultural Heritage Management Plan is necessary due to the nature and extent of the previous and significant ground disturbance in this location, in the *Aboriginal Heritage Act 2006 Practice Note – Significant Ground Disturbance*, under the heading;

Why should significant ground disturbance be assessed?

It is noted;

It is important to assess significant ground disturbance when considering whether a Management Plan is required because:

- *A Management Plan does not need to be prepared for a high impact activity if all the area of cultural heritage sensitivity within the activity area has been subject to significant ground disturbance.*
- *Some types of activity will not be a high impact activity, meaning a Management Plan would not need to be prepared, if the activity does not cause significant ground disturbance.*

The Regulations specify the landforms and land categories that are areas of cultural heritage sensitivity. Areas of cultural heritage sensitivity are displayed in a series of maps available on AV's website. The areas delineated on these maps however do not take account of the past history of land use and development that may have caused significant ground disturbance in localised areas.

It is our view that a Management Plan does not need to be prepared for this high impact activity as all the area of cultural heritage sensitivity within the activity area has been subject to significant ground disturbance.

In the *Practice Note – Significant Ground Disturbance* section headed;

How can a sponsor determine whether significant ground disturbance has occurred?

and the sub heading;

Level 1 – Common Knowledge

The fact that land has been subject to significant ground disturbance may be common knowledge. Very little or no additional information should be required from the responsible authority.

For example, common knowledge about the redevelopment of a petrol station with extensive underground storage tanks.

Our common knowledge of this site (see attached Practice Note Response appendix) is that the entirety of the works areas have been subject to human activity and significant ground disturbance going back over 60 years including previous significant ground disturbance associated with:

- At the Top Station:
 - the building of the Burnt Hut Spur Potable Water Storage and associated access roads in 1965
 - the installation of the Horse Hill chairlift in 1982 (upgraded in 1986)
 - the installation of the Spurs T-bar in 1985 and associated slope regrade works
 - the building of Spurs Restaurant in 1988
- At the Bottom Station:
 - works to establish the Horse Hill car park in 1981

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- the installation of the Horse Hill chairlift in 1982 (upgraded in 1986)

Further to the above activities, the vegetation in this area has also been summer groomed for the purposes of ski field management and is the product of previous revegetation and regeneration activities.

- All of the activity area have been subject to significant ground disturbance via vegetation clearance, previous earthworks, erosion, vehicular and extensive pedestrian/skiing traffic
- In the event that any Aboriginal cultural material was uncovered during works, the location is recorded and the area fenced off during any further works until such time as a qualified archaeologist and a representative from the relevant Aboriginal cooperative have inspected the material. Aboriginal Affairs Victoria will be contacted and a site recording form lodged with AAV site registry to record and register any Aboriginal Materials

Below are Cultural Heritage Overlay maps that shows the areas of previously disturbed ground and the proposed zipline. All the areas marked in the Cultural Heritage Overlay maps as previously disturbed ground (below and visible in the attached aerial images of the attached appendix) are areas of significant ground disturbance as defined in the *Practice Note – Significant Ground Disturbance* under the heading;

How is significant ground disturbance defined?

In this section it states that ‘Significant ground disturbance’ is defined in r.4 of the Regulations as meaning disturbance of –

- a) The topsoil or surface rock layer of the ground; or
- b) A waterway –
By machinery in the course of grading, excavation, digging or deep ripping, but does not include ploughing other than deep ripping.

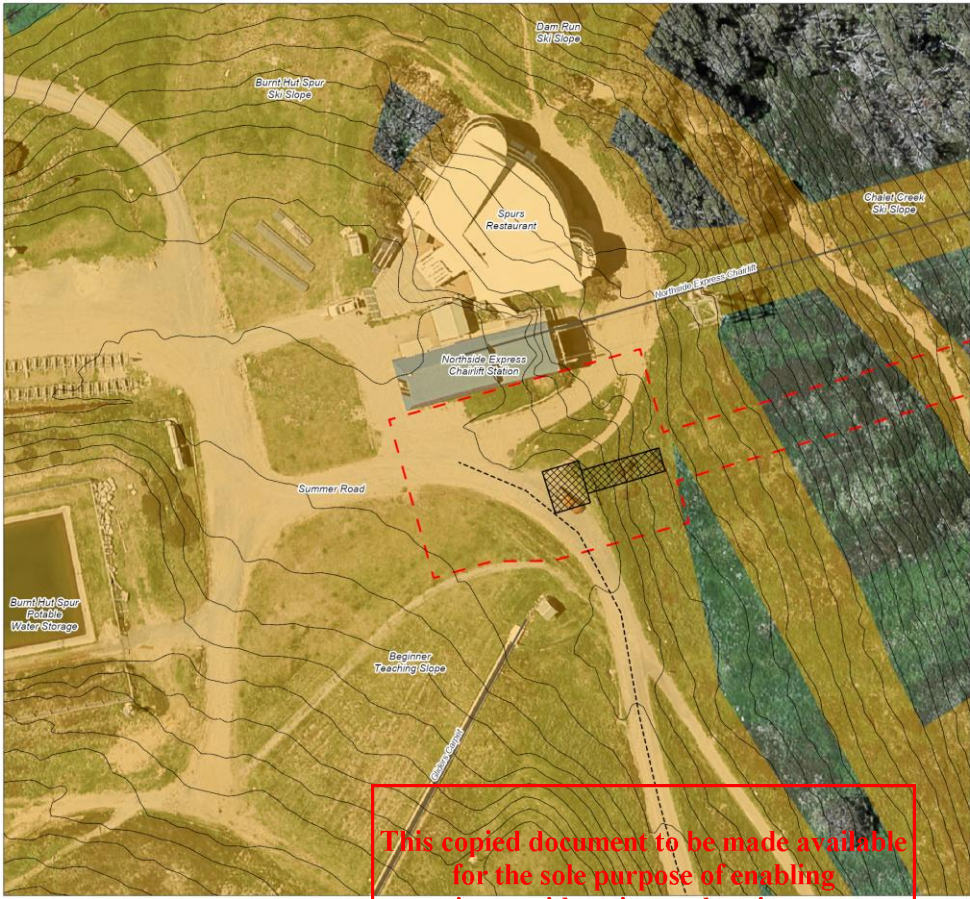
The words ‘disturbance’, ‘topsoil’, ‘surface rock layer’, ‘machinery’, ‘grading’, ‘excavating’, ‘digging’, ‘dredging’, ‘ploughing’ (other than deep ripping) are not defined in the regulations and therefore have their ordinary meanings.

Through common knowledge, organisational memory, an understanding of terrain and its modification and the use of historic and recent aerial photography we are able to establish which areas of the ski field and the resort have been subject to previous significant ground disturbance as described above and the proposed works referred to here are in such areas.

As mentioned above it is our view that a Management Plan does not need to be prepared for the works areas of this high impact activity as all the areas of cultural heritage sensitivity within the activity areas have been subject to significant ground disturbance.

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**Mt Buller
Proposed Zipline**

Cultural Heritage Overlay
Map 1
Northside Top-station

Legend

- Site Boundary
- Works Footprint
- Previously Significantly Disturbed Ground
- Vehicle Access
- Lift

10 5 0 10
Meters
1:350
Date: 04/03/26
Drawn: EJM
GDA 1994 MDA Zone 55

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**Mt Buller
Proposed Zipline**

Cultural Heritage Overlay
Map 2
Horse Hill Bottom-station

Legend

- Site Boundary
- Works Footprint
- Previously Significantly Disturbed Ground
- Vehicle Access
- Lift

10 5 0 10
Meters
1:300
Date: 04/03/26
Drawn by: EJM
GDA 1994 MDA Zone 55

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