

ADVERTISED PLAN



JEM ARCHAEOLOGY

Greater Dandenong City Council
attn: Planning Department
PO Box 200
Dandenong VIC 3175

16 August 2023

To whom it may concern,

**RE: Proposed Warehouse Development, 7 Princes Highway, Dandenong South VIC 3175
- Matters relating to the *Aboriginal Heritage Act 2006***

Aliro Group, on behalf of ISPT, has requested Jem Archaeology Pty Ltd to provide you with clarification regarding the legislative requirements under the *Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018* for a proposed warehouse development at 7 Princes Highway, Dandenong South VIC 3175 (hereafter referred to as the 'activity area').

Under the *Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018*, the preparation of a Cultural Heritage Management Plan (CHMP) is mandatory for any project in which the proposed activity is a high impact activity, and the activity area is situated within a mapped area of cultural heritage sensitivity. If the land within an area of cultural heritage sensitivity has been subject to previous significant ground disturbance, then that area of land is no longer considered to be an area of cultural heritage sensitivity.

The activity area is approximately 12ha in size and comprises land within 7 Princes Highway, Dandenong. The activity area is located approximately 145m west of Eumemmering Creek and is bounded by the Princes Highway road reserve to the north, the Cranbourne/Pakenham rail reserve to the south, and private properties to the east and west. Recent satellite imagery indicates that the activity area currently comprises land within a large commercial/industrial development (Figure 1). A large rectangular structure is present to the centre of the activity area, which is surrounded by an array of smaller structures and asphalt hardstand, which is partly used for car parking. The far western portion of the activity area is characterised by a mix of smaller structures, internal roads and landscaping, with minimal trees present. Small areas of landscaping are present along the activity area's boundaries, and various services, including an electrical substation, are present along its northern boundary. Remnants of a former car park and areas of ground disturbance are present in the southeast corner of activity area. Various materials and vehicles are stockpiled throughout the activity area, particularly in proximity to its southern boundary.

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Figure 1: Satellite image dated to 26 April 2023 showing the current state of the activity area (Nearmap 2023).

It is my understanding that the applicant is proposing to develop the activity area into warehouses. The proposed activity will involve the demolition of most existing buildings within the activity area, and the construction of seven new warehouses with ancillary car parking. Under the *Aboriginal Heritage Regulations 2018*, the proposed activity is considered to be a high impact activity, specifically as it involves the construction of a building or the construction or carrying out of works on land for, or associated with, a specific purpose: a car park (r.46[1][b][iii]) and a warehouse (r.46[1][b][xxix]).

Under the *Aboriginal Heritage Regulations 2018* the activity area lies within one mapped area of cultural heritage sensitivity, specifically as it is located within 200m of a waterway, Eumemmering Creek (r.26). This mapped area of cultural heritage sensitivity is shown in Figure 2.

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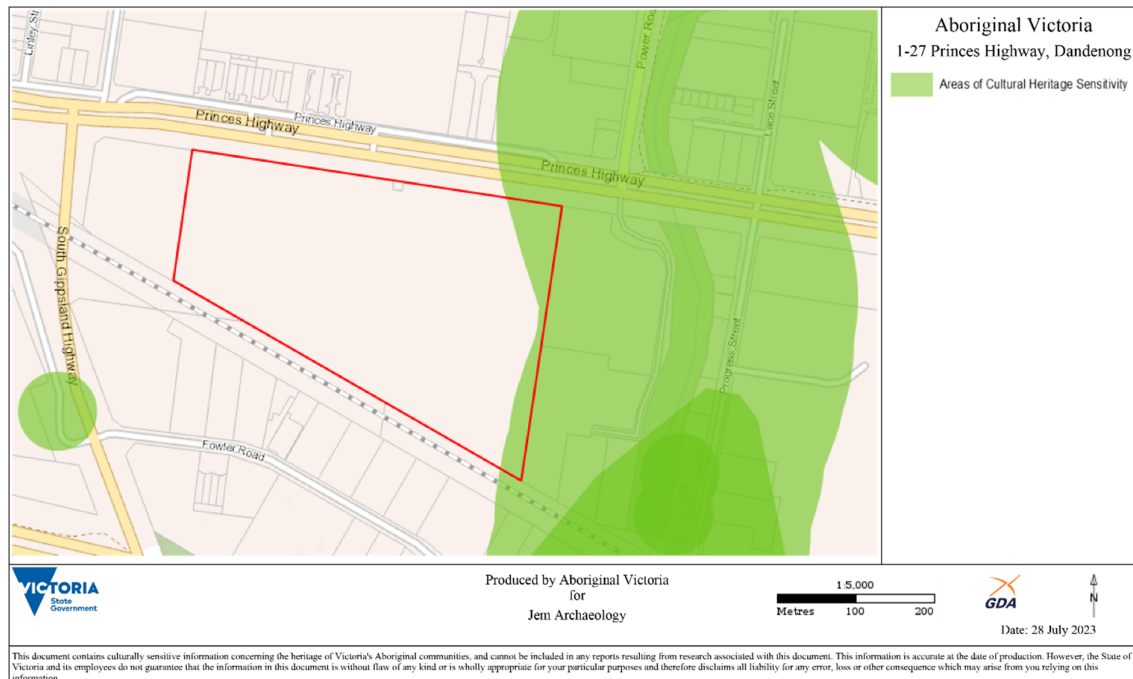


Figure 2: Activity area shown in red, and area of mapped cultural heritage sensitivity highlighted in green.

The *Aboriginal Heritage Regulations 2018* defines ‘significant ground disturbance’ as “disturbance of the topsoil or surface rock layer of the ground or a waterway by machinery in the course of grading, excavation, digging, dredging, or deep ripping, but does not include ploughing other than deep ripping”.

Based on the most recent satellite imagery of the activity area (Figure 1), it is considered possible that the activity area may have experienced significant ground disturbance. Therefore, an examination of its land use history has been undertaken.

Historical aerial imagery indicates that the activity area has been subject to modification as early as 1939 (Figure 3). By this time, the activity area had been cleared of most remnant vegetation and comprised of pastoral land. A fence line bisected the activity area approximately to its centre, with small structures present to the centre of the northern boundary. A track running south from the road currently known as Princes Highway was present in the northeast corner of the activity area. By 1951, the Dandenong International Harvester Factory had been constructed within the activity area (Figure 4). The primary structure was present towards the centre of the activity area and surrounded by ancillary structures. Unsealed internal roads were present in the western, eastern and central portions of the activity area. The balance of the activity area was cleared, undeveloped land. By 1968, further development had occurred within the activity area (Figure 5). Extensions to the factory were built to the northeast and east, with formal car parking and/or vehicle storage now present to the north and south. Most internal roads appear to have been sealed. Additional smaller structures had also been constructed to the far west and south of the activity area. Some cleared land remained to the east. Aerial photography dated to 1984 (Figure 6) shows further development within the activity area, particularly in the eastern portion where an additional structure and sealed asphalt car park were now present. Possible ground disturbance can be seen along the activity area’s eastern boundary. An additional car park was also present in the southeast corner of the activity area, and various utilities were present along its northern boundary with Princes Highway.

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Figure 3: Aerial image dated to December 1939 showing the activity area in red, and earliest evidence of ground disturbance within the activity area (Geoscience Australia 2023).

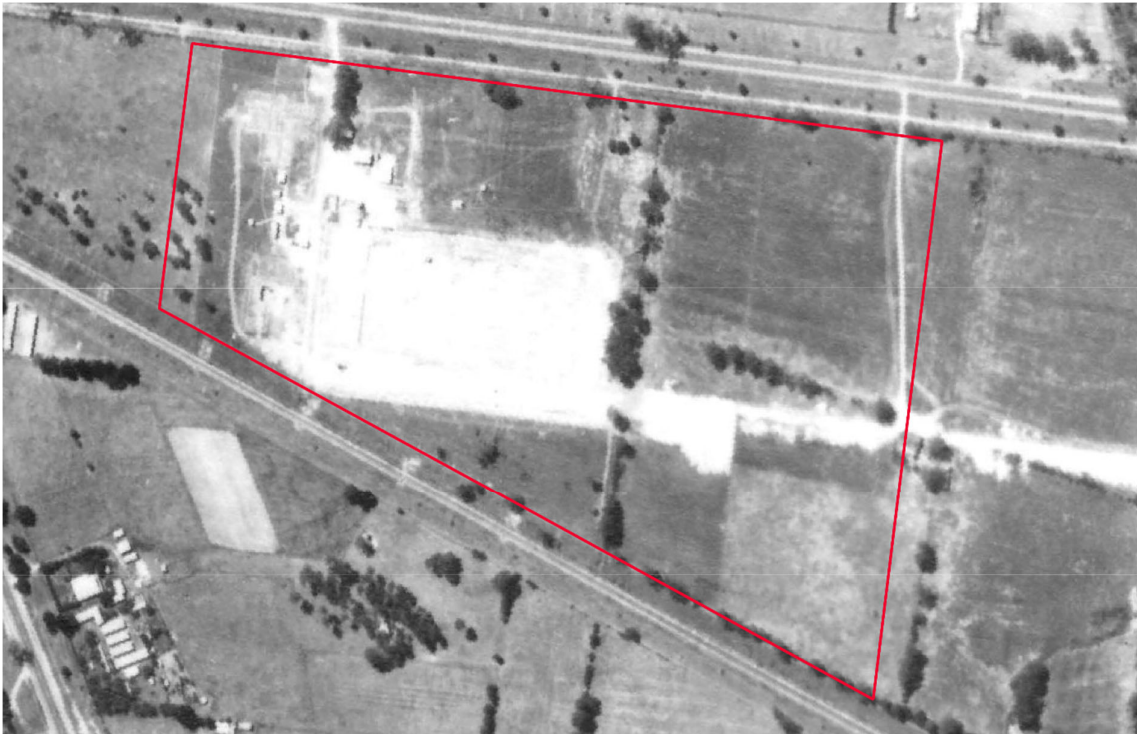


Figure 4: Aerial image dated to 1951 showing the activity area in red (Landata 2023).

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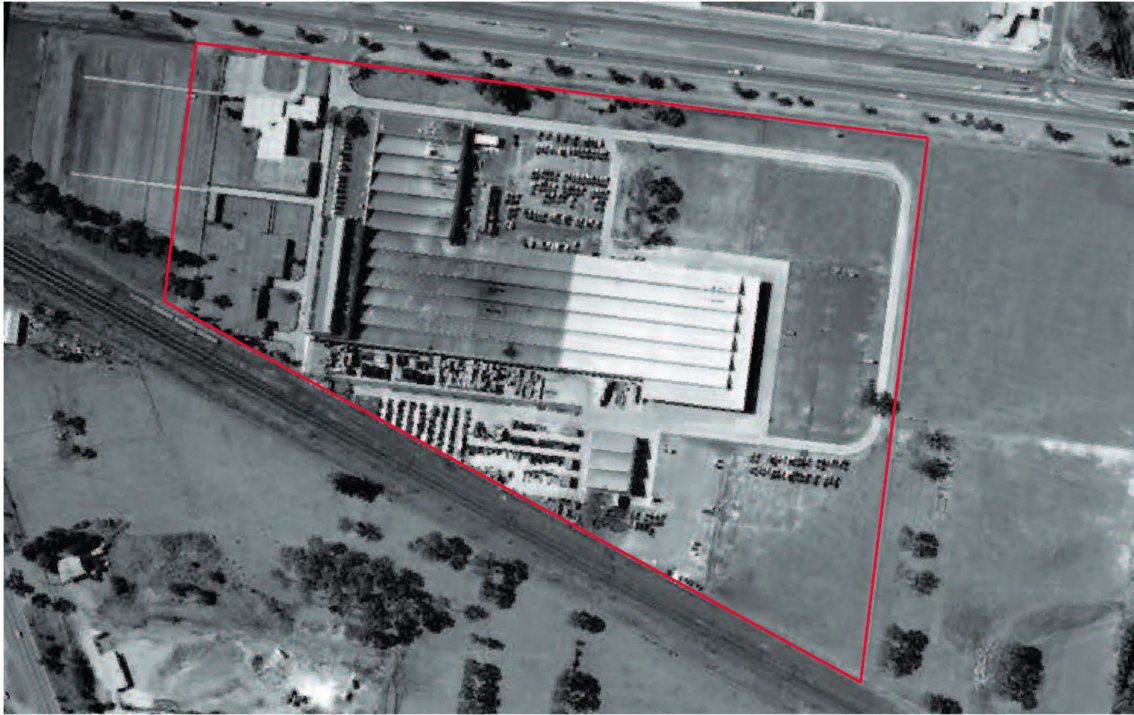


Figure 5: Aerial image dated to 1968 showing the activity area in red (Landata 2023).

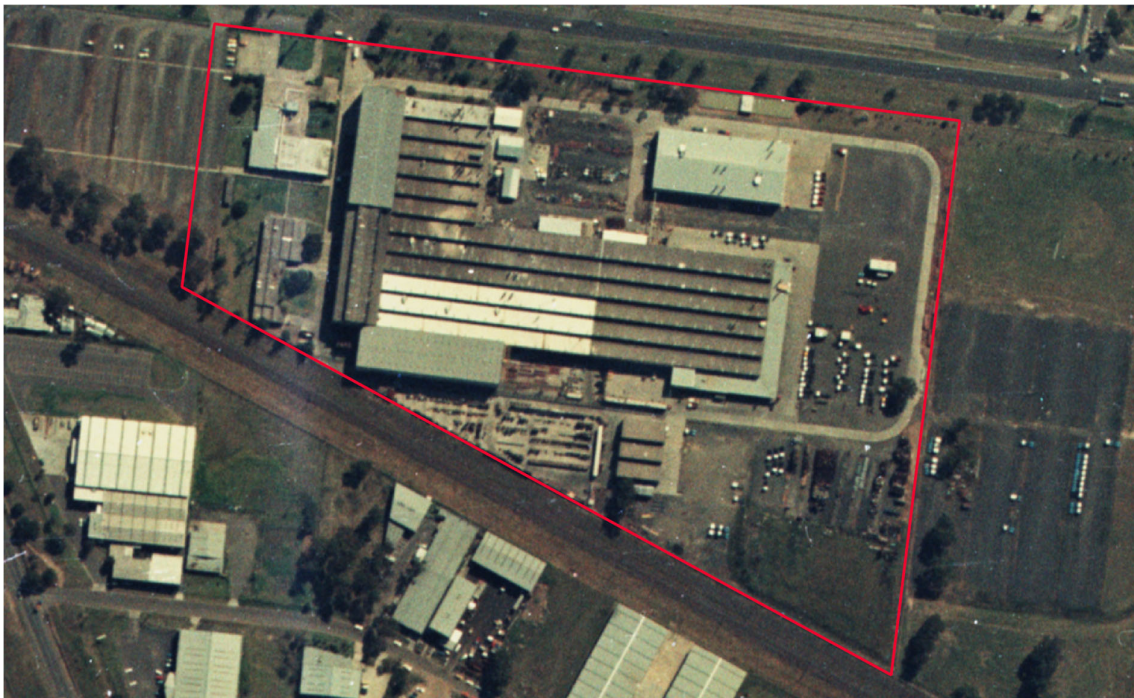


Figure 6: Aerial image dated to 17 March 1984 showing the activity area in red (Geoscience Australia 2023).

By 1992, further structures were present in the far eastern corner and southeastern portion of the activity area (Figure 7).

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Figure 7: Aerial image dated to 29 October 1992 showing the activity area in red (Geoscience Australia 2023).

Satellite imagery dated to April 2005 demonstrates that land in the southeastern corner of the activity area was developed into a sealed asphalt car park and storage area (Figure 8).



Figure 8: Satellite image dated to 29 April 2005 showing the activity area in red (Google and Maxar Technologies 2023).

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Conditions within the activity area have remained generally consistent since this time and are comparable with those depicted in Figure 1.

There are two mapped geological formations in the activity area: Red Bluff Sandstone (Nbr) in the western portion, and alluvium (Qa1) in the eastern portion where the area of cultural heritage sensitivity is located. Alluvium (Qa1) is characterised by alluvial floodplain deposits of gravel, sand and silt that were laid down within the last 2.58 million years. To understand the nature and extent of sub surface deposits within the areas of cultural heritage sensitivity present in the activity area, geotechnical investigations were undertaken by AS James Pty Ltd in July 2023 and Greencap in January 2022 (see attached). A total of nine boreholes were excavated along the activity area's eastern boundary to various depths, demonstrating the widespread presence of filling material. In the southern portion of the area of cultural heritage sensitivity, excavation of BH1 demonstrated a silty sandy topsoil fill with organics to 20cm, over a grey/brown mottled orange silty sandy clay fill with gravel inclusions to 110cm, over a pale grey mottled orange clay. To the centre of the area of cultural heritage sensitivity, BH55 demonstrated grass/topsoil to 5cm, over a pale brown/grey sandy gravel fill to 40cm, over a brown/pale brown natural silty clay to 300cm. To the far north of the area of cultural heritage sensitivity, BH7 demonstrated a grey/brown silty clayey topsoil fill with organics and gravel inclusions to 20cm, over a grey silty clay fill with trace gravel inclusions to 100cm, over a grey/mottled orange clay. The results of the remaining boreholes are presented in Appendix A. These investigations demonstrate that all natural topsoils in the activity area associated with the alluvium (Qa1) formation within the area of cultural heritage sensitivity have been removed, causing significant ground disturbance as defined by the *Aboriginal Heritage Regulations 2018* (r.5).

Activities involved with the removal of vegetation, preparation of the ground for construction, construction of surfaces, demolition of previous surfaces, construction of new structures and surfaces and the installation of sub surface utilities within the activity area would have involved excavation, grading, scraping and cutting of natural topsoils, and the deposition of introduced filling materials. These activities would have removed all natural topsoils from within the activity area, causing significant ground disturbance, as defined by the *Aboriginal Heritage Regulations 2018*. This is supported by the results of geotechnical investigation detailed above and in Appendix A.

Under the *Aboriginal Heritage Regulations 2018*, the proposed activity is considered to be a high impact activity (r.46[1][b][iii, xxix]) and the activity area lies within a mapped area of cultural heritage sensitivity (r.26). However, it is concluded that the entirety of the activity area has been subjected to significant ground disturbance as defined by the *Aboriginal Heritage Regulations 2018* (r.5), and therefore no longer constitutes an area of cultural heritage sensitivity.

Consequently, in this instance r.26(2) of the *Aboriginal Heritage Regulations 2018* applies and a mandatory CHMP *is not* required to be prepared and approved prior to the commencement of the proposed activity.

Should you wish to discuss this matter further, please do not hesitate to contact me directly.

Kind regards,







Jen Burch (B.Arch [Hons], MAACAI)
Director/Archaeologist/Heritage Advisor
Jem Archaeology Pty Ltd

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	<p>LEGEND</p> <ul style="list-style-type: none">  Denotes approximate borehole location - AS James  Denotes approximate borehole location - Greencaps 	<p>BOREPLAN</p> <div style="text-align: right;">  </div>
<p>JOB: Iveco Site 1-27 Princes Highway DANDENONG SOUTH</p>		<p style="text-align: right;">Figure 1</p>
<p>Job No: 122382 A Rev1 Date: July `23</p>		

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Page: of

BOREHOLE NO. BH01	CLIENT NAME: IVECO Trucks Australia Ltd	CLIENT NO. C106462	JOB NO. J176126
PROJECT NAME: ESA		LOCATION: 1-27 Princes Highway, Dandenong South, VIC	
LOGGED BY: KTK		APPROVED BY: KWK	
DRILLING CONTRACTOR: Drillworx		DRILL METHOD: HA + CC	
TOTAL HOLE DEPTH: 1.0m		DATE: 14/1/2022	

COMMENTS

wes km carpark
BH01 - 0.7 → QCO1, QCO2

Depth (m)	Method	PID (ppm)	Sample ID	Graphic Log	Moisture	Consistency/Density	Description (Plasticity, colour, particle size and shape, odours/staining, inclusions and comments)
0.0 - 0.05	CC						Asphalt (0m - 0.05m)
0.05 - 0.4	HA		BH01.0.2		P	MD	FILL Gravelly SAND (0.05m - 0.7m) B-GM grained, w/ gravels, m-c grained. NO NS. NO ACM. - Grades to B-OB @ 0.3m
0.4 - 0.5			BH01.0.5		D-m	MD	
0.5 - 0.7			QCO1, QCO2 BH01.0.7		D-m	MD	- Park Green staining @ 0.7m
0.7 - 1.0			BH01-1.0		D	F	NATURAL: Silty CLAY (0.7m - 1.0m) G, med plas. NO NS. NO ACM
1.0							BH01 terminated @ 1.0m.

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D - Dry W - Wet S - Saturated	Clay/Silt VS - V Soft S - Soft F - Firm SI - Stiff VS1 - V Stiff H - Hard Sand/Gravel VL - V Loose L - Loose MD - M Dense D - Dense VD - V Dense	Plasticity Low Medium High	Colour (Pale/Dark) Grey Green Red Brown Yellow Mottled	Particle Size >250 mm (coke bottle or bigger) - Boulder 64-250 mm (post-it note to coke bottle) - Cobble 2-64 mm (width of shoelace to post-it note) - Gravel 0.5-2 mm (paper width to shoelace width) - Coarse Sand Able to see grains - Sand Not able to see grains - Fine Grained (silt or clay)	Particle Shape Rounded Sub-Rounded Sub-Angular Angular	Odours (smells of) Hydrocarbon (petrol station) Tar (asphalt) Solvent (sweet) Anaerobic (rotting) Organic (fertiliser) Ammonia (cat litter)
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Page: of

BOREHOLE NO. BHSS	CLIENT NAME: IVECO Trucks Australia Ltd	CLIENT NO. C106462	JOB NO. J176126
PROJECT NAME: ESA		LOCATION: 1-27 Princes Highway, Dandenong South, VIC	
LOGGED BY: KTK		APPROVED BY: KWK	
DRILLING CONTRACTOR: Drillworx		DRILL METHOD: DEPT	
TOTAL HOLE DEPTH: 4.0m.		DATE: 10/11 /2022	

COMMENTS

Western UST Area

Depth (m)	Method	PID (ppm)	Sample ID	Graphic Log	Moisture	Consistency/Density	Description (Plasticity, colour, particle size and shape, odours/staining, inclusions and comments)
0.05m	PT						Grass (0m-0.05m)
0.1		0.1	BHSS-0.1		D	MD-D	FILL: Sandy GRAVEL (0.05m - 0.4m) PB-PG, f-m grained, sands if grained. NO NS. NO ACM.
0.4		0.1	BHSS-0.5		D	st-Vst	NATURAL: Silty CLAY (0.4m - 3.0m) B-PB, low plas. NO NS. NO ACM.
0.7		0.7	BHSS-1.0		D	st-Vst	
0.3		0.3	BHSS-2.0		D	st-Vst	
3.0m		0.4	BHSS-3.0		D	st-Vst	NATURAL: Sandy CLAY (3.0m - 3.5m) PB mottled OB, low-med plas. NO NS. NO ACM.
3.5m							NATURAL: Clayey SAND (3.5m - 4.0m) PG mottled OB, f-m grained. NO NS. NO ACM.
4.0m		1.3	BHSS-4.0		D-M	MD-D	BHSS terminated @ 4.0m.

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D - Dry W - Wet S - Saturated	Clay/Silt VS - V Soft S - Soft F - Firm St - Stiff VSt - V Stiff H - Hard Sand/Gravel VL - V Loose L - Loose MD - M Dense D - Dense VD - V Dense	Plasticity Low Medium High	Colour (Fak/Dark) Grey Green Red Brown Yellow Mottled	Particle Size >256 mm (coke bottle or bigger) - Boulder 64-256 mm (post-it note to coke bottle) - Cobble 2-64 mm (width of shoe lace to post-it note) - Gravel 0.5-2 mm (paper width to shoe lace width) - Coarse Sand Able to see grains - Sand Not able to see grains - Fine Grained (silt or clay)	Particle Shape Rounded Sub-Rounded Sub-Angular Angular	Odours (smells of) Hydrocarbon (petrol station) Tar (asphalt) Solvent (sweet) Anaerobic (rotting) Organic (fertiliser) Ammonia (cat litter)
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