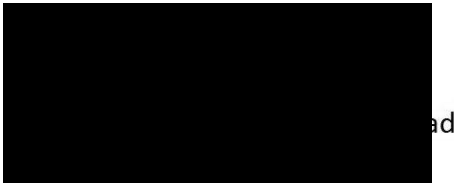




20 July 2021



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**Re: 1041 Centre Road, Oakleigh South
Heritage Due Diligence Assessment**

Introduction

Thank you for commissioning Alpha Archaeology Pty Ltd (Alpha) to undertake a heritage due diligence assessment for a property known as 1041 Centre Road, Oakleigh South (Figure 1). It is an irregular parcel of land situated on the north side of Centre Road, comprising Lot 1 on PS726393, Parish of Mordialloc, in the Monash City Council local government area and is 60,999m² in size. You are proposing a mixed use development of the southern section of the property.

The aim of this due diligence is to determine if the proposed development requires a Cultural Heritage Management Plan (CHMP) under the Victorian *Aboriginal Heritage Act 2006* (the Act). Part 2, Division 1 of the Victorian *Aboriginal Heritage Regulations 2018* (the Regulations) specifies when a CHMP is required. Regulation 7 states that a CHMP is required for an activity if—

- (a) all or part of the activity area for the activity is an area of cultural heritage sensitivity; and
- (b) all or part of the activity is a high impact activity.

Therefore in order for a CHMP to be required the proponent must be proposing a high impact activity in an area of sensitivity. Below is a review of both the proposed activity and the activity area to determine if both triggers are met and therefore if a CHMP is required.

Cultural Heritage Advisor

Alpha Principal Heritage Advisor Jodie Mitchell undertook this heritage due diligence assessment. Mitchell is a qualified archaeologist with over sixteen years consulting experience and is registered as a Heritage Advisor with the office of Aboriginal Victoria (AV). Following are the results of her review.

Figure 1: Activity Area with Cultural Heritage Sensitivity in green shading.



Cultural Heritage Sensitivity

The majority of the activity area is situated on a Sand sheet landform, which is considered to be an area of “cultural heritage sensitivity” under r.41 of the Regulations (Figure 1– green shading).

If however the area of sensitivity within an activity area has been subject to significant ground disturbance, then it is not considered to be an area of cultural heritage sensitivity. The definition of significant ground disturbance under Regulations (r.5) is the:-

“disturbance of –

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

To determine if the area of cultural heritage sensitivity within the activity area has been subject to significant ground disturbance according to the definition provided in the Regulations, a review of aerial photography was undertaken.

Aerial Photography Review

Aerial photographs of the activity area were obtained, dating from 1931 to 2018. The earliest photograph in 1931 reveals quarry activities are taking place within the western half of the activity area, with a dwelling and sheds in the centre of the east half and vacant land either side of the dwelling (Figure 2). A row of tree plantings separates the house from the quarry to the west. The surrounding area is predominantly vacant farmland, with rural dwellings.



Figure 2: 1931 Aerial photograph, activity area in red.

A 1945 aerial reveals the quarry has been expanded into the eastern half of the activity area, with the dwelling and sheds removed (Figure 3). The tree plantings down the centre of the activity area are still present. The quarry extends further east past the boundary of the activity area, and the surrounding land is still predominantly rural farmland.



Figure 3: 1945 Aerial, activity area in red.

By 1972 the quarry has expanded further throughout the activity area, with the row of tree plantings down the centre having been removed by this time (Figure 4). Buildings have been constructed along the southern boundary abutting Centre Road, and the cutting for the quarry can be seen along the northern boundary to be quite deep (Figure 4). The surrounding area has been extensively developed into residential neighbourhoods.



Figure 4: 1972 Aerial photograph, activity area in red.

By 1981 the quarry has expanded over more of the activity area and has deepened considerably (Figure 5). Cuts can be seen throughout all of the northern part of the activity area, with only a few buildings remaining in the southwest corner of the southern portion abutting Centre Road (Figure 5). The surrounding area is still intensively developed residential neighbourhoods, with the quarry section on the adjoining property to the east now having been filled in.

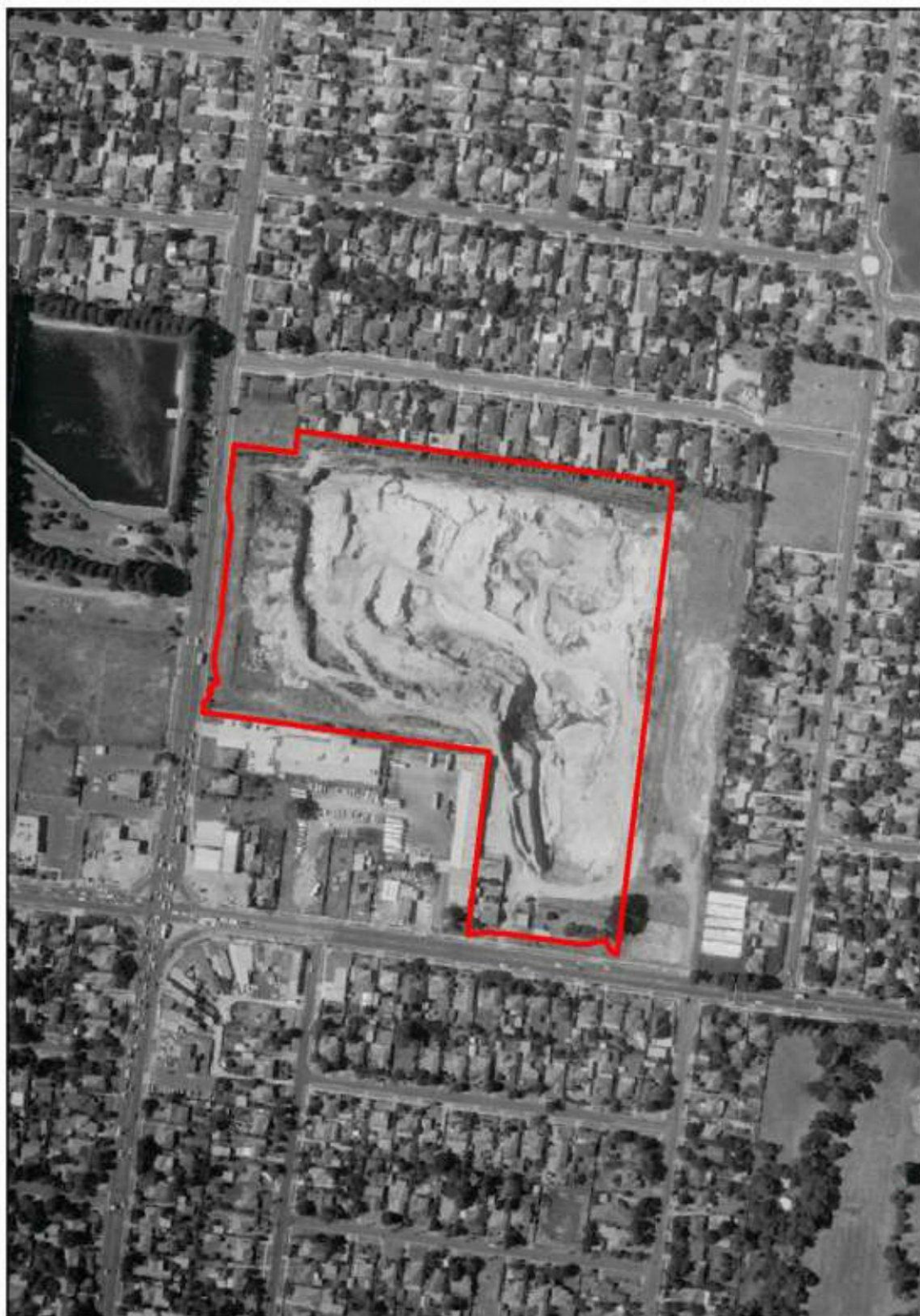


Figure 5: 1981 Aerial photograph, activity area in red.

A decade later in 1991, an aerial photograph reveals the quarry is in the process of being filled in, with all of the ground surface within the activity area having been levelled and the surface in the process of being scraped clear (Figure 6). Only one building remains in the southwest corner of the southern section abutting Centre Road.



Figure 6: 1991 Aerial photograph, activity area in red.

By 2009 the northern part of the activity area remains vacant, clear land (Figure 7). The building in the southwest corner of the southern section has been removed, and a large building has been constructed in this section; operating as a Harvey Norman retail shop (Figure 7). A large portion of the land to the southwest of the activity area has been turned into a large hardstand area, likely to service the new building within the activity area.



Figure 7: 2009 Aerial photograph, activity area in red.

In 2011 aerial photography clearly shows the northern section of the activity area is in the process of being developed, with all of the ground surfaces being scraped with machinery, stockpiles of dirt and construction buildings onsite, and footings being excavated (Figure 8).



Figure 8: 2011 Aerial photograph, activity area in red.

A 2018 aerial image reveals all of the northern half of the activity area has now been developed with large buildings and hardstand carparking areas throughout, and large access roadway leading off Centre Road into the complex on the south (Figure 9). The current use of the activity area is a large shopping complex comprising a Woolworths, Bunnings, Harvey Norman and shopping mall with associated carparking and landscaping.



Figure 9: 2018 Aerial photograph, activity area in red.

The review of aerial photographs from a number of decades reveals that the activity area has been subject to significant ground disturbance over many years. From at least 1931 to 1981 a quarry operated, with earthworks covering almost all of the ground surface. Following closure of the quarry sometime in the 1980s the activity area was filled and levelled, with only a small building remaining in the southwest corner of the southern portion by 1991.

By 2009 construction of the present retail complex has commenced, with the construction of the Harvey Normal retail shop having been constructed in the southern section. In 2011 the remainder of the ground surface is being prepared for construction of the remainder of the buildings for the shopping complex, which has been completed by 2018 and now operates as a large shopping complex comprising a Woolworths, Bunnings, Harvey Norman, and shopping mall with associated carparking and landscaping. The early decades of quarry activity, subsequent filling and levelling, and preparation of the ground surface for construction of the shopping complex, carparking, underground utility services and landscaping would have all required the use of machinery to conduct works of this scale and caused significant ground disturbance throughout the activity area.

High Impact Activity

The proposed development is the application for a permit for a mixed use development including retail shops, basement carparking and a residential tower. This is considered a high impact activity under r.46 (1) (b) (xxi) and (xxiii) of the Regulations; a residential building and a retail premises.

Resister Search

Mitchell searched the register of Aboriginal Victoria (AV) to identify if any Aboriginal sites had been recorded on or adjacent the property. No Aboriginal sites are registered in or adjacent the property.

Conclusion

In order for a CHMP to be triggered the property must be in an area of sensitivity **and** the proposed activity must be a high impact activity. It has been determined that the property is in an area of sensitivity, however a review of aerial images has revealed that the area of cultural heritage sensitivity within the Activity Area has been subject to significant ground disturbance according to the Regulations. This is evidenced by extensive quarrying over five decades, filling and levelling of the ground after the quarry closed, construction of a large shopping complex, installation of services, carparking and landscaping; all requiring the use of machinery. The proposed activity is deemed to be a high impact activity.

Based on the above it has been determined that a mandatory CHMP is not required for the Permit Application currently submitted for this property as the area of cultural heritage sensitivity has been subject to significant ground disturbance according to the definition in the Regulations.

If you have any queries in relation to this due diligence heritage assessment, please do not hesitate to contact me.

Yours sincerely,



Director / Principal Heritage Advisor
Alpha Archaeology Pty Ltd