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ROBERTSON HYETTS

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	16 Camp Street, Bridgewater on Loddon	
Vendor's name	Sanport AM Holdings Pty Ltd ACN 123 659 736	**Date** 18/6/2025
Vendor's signature	Signed by: Peter Mitchell 836A358FA8D84E9... Peter Mitchell Director	
Vendor's name	Yarrambat One Pty Ltd ACN 105 720 009	**Date** 10/6/2025
Vendor's signature	Signed by: FE5309F65B83494... Tony Nesci Director	
Purchaser's name		**Date**
Purchaser's signature		
Purchaser's name		**Date**
Purchaser's signature		

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

1. FINANCIAL MATTERS

1.1 **Rates, Taxes, Charges or Other Similar Outgoings** affecting the land and any interest payable, are as follows:

(a) Do not exceed $5,000.00.

(b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:

(i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.

(ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

1.2 **Charges** (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, are as follows:

Fire Services Property Levey in accordance with the **Fire Services Property Levy Act 2012**

1.3 **Mortgages** (whether registered or unregistered) over the land, which will not be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:

Nil.

1.4 **Terms Contract** - where the purchaser is obliged to make 2 or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:

Not applicable.

1.5 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows

AVPCC No. 100.3

(b) Is the land tax reform scheme land within the meaning of the CIPT Act?

Not applicable

(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows:

Not applicable

2. INSURANCE

2.1 **Damage and Destruction** - if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:

Not applicable.

2.2 **Owner-Builder** - if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to the residence are as follows:

Not applicable.

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3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions** affecting the land (whether registered or unregistered):

(a) Are as set out in the attached copies of title documents otherwise none known to the vendor.

(b) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction.

3.2 **Designated Bushfire Prone Area** - the property is not in a bushfire prone area under section 192A of the **Building Act 1993**.

3.3 **Road Access** - there is access to the property by road.

3.4 **Planning Scheme** - information concerning the planning scheme is contained in the attached certificate.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation** of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge particulars are

The vendor is not aware of, nor has it received any notices other than those notices attached to this statement. The vendor has no way of knowing the contents of any of the documents referred to above unless communicated to the vendor by the relevant public authority or government department.

4.2 **Livestock Disease or Contamination by Agricultural Chemicals** - particulars of any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes are as follows:

The vendor is not aware of, nor has it received any notices. The vendor has no way of knowing the contents of any of the documents referred to above unless communicated to the vendor by the relevant public authority or government department.

4.3 **Compulsory Acquisition** - particulars of any notice of intention to acquire served under section 6 of the **Land Acquisition and Compensation Act 1986** are as follows:

The vendor is not aware of, nor has it received any notices.

5. BUILDING PERMITS

No building permits have been issued in the past 7 years under the *Building Act 1993* (required only where there is a residence on the land).

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the **Planning and Environment Act 1987**), certificate or notice relating to the GAIC applicable to the land.

8. NON-CONNECTED SERVICES

The following services are **not** connected to the land:

(a) electricity supply

(b) gas supply

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(c) water supply

(d) sewerage

(e) telephone

9. TITLE

Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a diagram location in the Register Search Statement that identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

Attached is a copy of the certified plan of subdivision.

10.2 **Staged Subdivision**

(a) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

Nil

(b) Details of any proposals relating to subsequent stages that are known to the vendor are as follows:

Not applicable

(c) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:

Not applicable

10.3 **Further Plan of Subdivision**

Not applicable.

11. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

12. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any prospective purchasers from the time the land is offered for sale where that land is vacant residential land or land on which there is a residence. The due diligence checklist is not required to be provided with, or attached to, this vendor's statement but has been attached as a matter of convenience.

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Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

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Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

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State Government

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12582 FOLIO 634

Security no : 124120816826R
Produced 20/12/2024 02:40 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 911215Y.
PARENT TITLE Volume 12384 Folio 310
Created by instrument PS911215Y 14/11/2024

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
SANPORT AM HOLDINGS PTY LTD of 20 HOLLOWAY STREET BOORT VIC 3537
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
YARRAMBAT ONE PTY LTD of 63-69 ASHLEY ROAD YARRAMBAT VIC 3091
PS911215Y 14/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS830956D 17/02/2020

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.

DIAGRAM LOCATION

SEE PS911215Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS911215Y (B)	PLAN OF SUBDIVISION	Registered	14/11/2024

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

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

Street Address: 10-16 CAMP STREET BRIDGEWATER ON LODDON VIC 3516

ADMINISTRATIVE NOTICES

NIL

eCT Control 17512A ROBERTSON HYETTS
Effective from 14/11/2024

DOCUMENT END

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PLAN OF SUBDIVISION

EDITION 1

PS 911215Y

LOCATION OF LAND

PARISH: BRIDGEWATER
TOWNSHIP: BRIDGEWATER
SECTION: 7
CROWN ALLOTMENT: -
CROWN PORTION: -

TITLE REFERENCE: VOL. 12384 FOL. 310
LAST PLAN REFERENCE: LOT 1 PS 847395Y

POSTAL ADDRESS: 10-16 CAMP STREET
(at time of subdivision) BRIDGEWATER ON LODDON, 3516

MGA CO-ORDINATES: E: 226 365 ZONE: 55
(of approx centre of land in plan) N: 5 944 875 GDA 2020

Council Name: Loddon Shire Council

Council Reference Number: 5/2024
Planning Permit Reference: 5834
SPEAR Reference Number: S226839M

Certification

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

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Louise Mary Johnston for Loddon Shire Council on 19/08/2024

Statement of Compliance issued: 12/09/2024

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: NIL

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 5834

This survey has been connected to permanent marks No(s) 1, 26 & 48
In Proclaimed Survey Area No. -

NOTATIONS

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	2	This Plan	Lots on This Plan & Loddon Shire Council

JOSH CUMMINS
LAND SURVEYOR

SURVEYORS FILE REF: J0037-3

ORIGINAL SHEET SIZE: A3

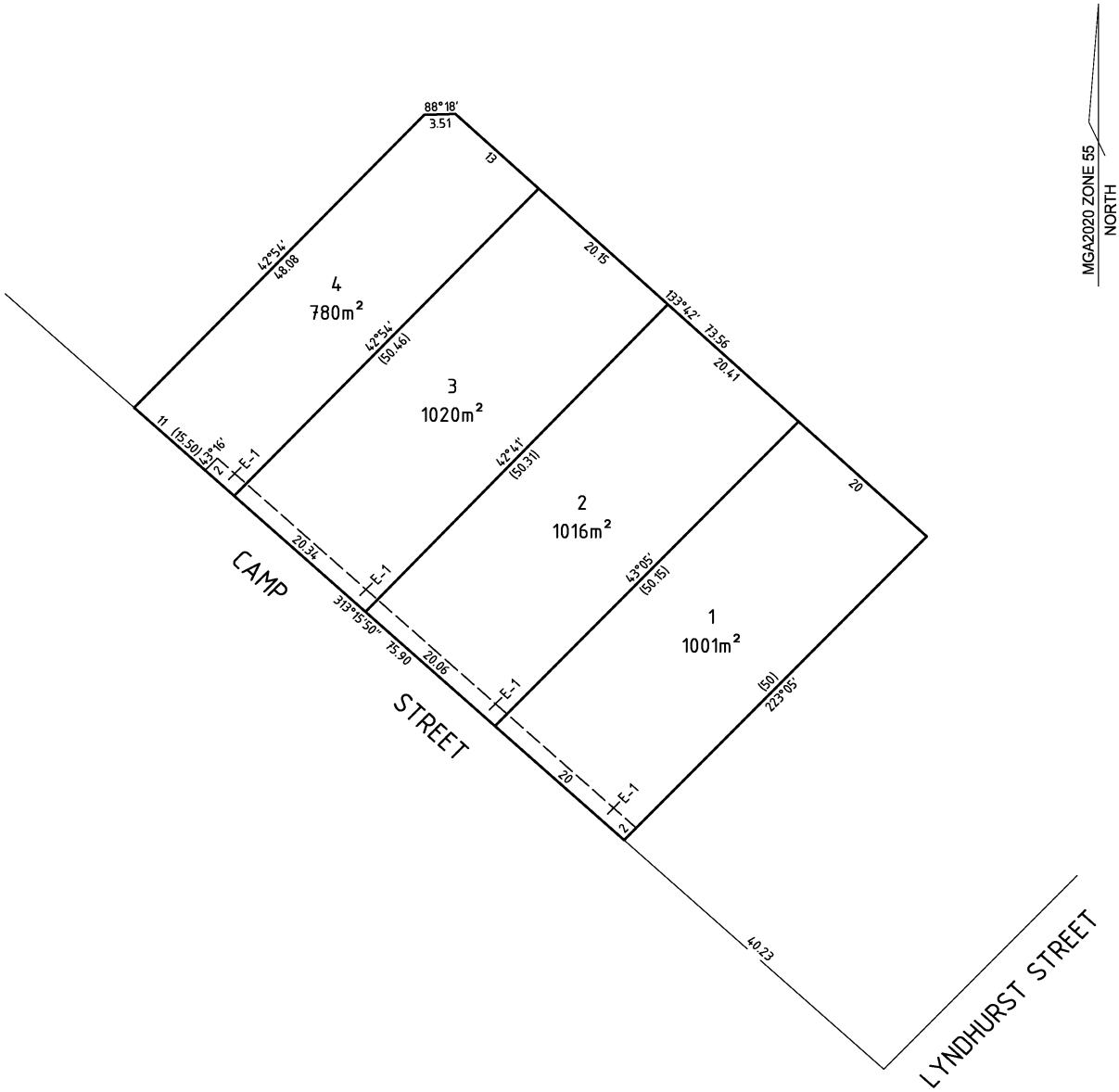
SHEET 1 OF 2

Digitally signed by: Joshua Philip Cummins, Licensed Surveyor,
Surveyor's Plan Version (1),
06/03/2024, SPEAR Ref: S226839M

Land Use Victoria Plan Registered
11:38 AM
14/11/2024
Assistant Registrar of Titles

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

PS 911215Y



JOSH CUMMINS
LAND SURVEYOR

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Joshua Philip Cummins, Licensed Surveyor, Surveyor's Plan Version (1), 06/03/2024, SPEAR Ref: S226839M		Digitally signed by: Loddon Shire Council, 19/08/2024, SPEAR Ref: S226839M	

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LODDON
SHIRE

Municipal Offices:
41 High Street, Wedderburn, Victoria
PO Box 21, Wedderburn VIC 3518

Telephone: 03 5494 1200
Facsimile: 03 5494 3003

Email: loddon@loddon.vic.gov.au

ABN: 90 925 450 534

www.loddon.vic.gov.au

File I.D: FOL/22/5017

9 November 2023

c/o Total Property Developments
Peter Mitchell
PO BOX 1278
BENDIGO VIC 3552

Dear Peter

Re:	**Planning Application No.:**	5834
	Proposal:	Subdivision of the land into four lots
	Property Address:	10-16 Camp Street, Bridgewater VIC 3516
	Property Details:	LOTS 1 PS830956 T/BRIDGEWATER BZ ***CULTURAL SENSITIVITY APPLIES

Council as the Responsible Authority wishes to advise that your application for a Planning Permit has been approved and the permit is enclosed.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully, and check whether there are any actions you need to take prior to acting on the permit.

The reverse side of the permit advises you of your appeal rights should you be dissatisfied with any of the permit conditions.

Please note that this permit is not a building permit. If the proposal involves the construction or alteration of a building you may need to obtain a separate building permit.

Should you require any further information please contact the Planning Department by emailing planning@loddon.vic.gov.au or by phoning 03 5494 1200.

Yours sincerely

Louise Johnston
Statutory Planning Coordinator

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LODDON SHIRE

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Planning Permit

Form 4

Permit Number:	5834
Planning Scheme:	Loddon Planning Scheme
Responsible Authority:	Loddon Shire Council
Property Number:	31107700
Address of Land:	10-16 Camp Street, Bridgewater VIC 3516
This permit allows:	Subdivision of the land into four lots

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **Formal Plan of subdivision**

   The formal plan of subdivision lodged for certification must be in accordance with the approved plan and must not be modified except to comply with statutory requirements or with the further written consent of the Responsible Authority.

2. **ENGINEERING**

Drainage

2.1 The whole of the subject land, including landscaped and paved areas, must be graded and drained to the satisfaction of the council as the responsible drainage authority so as to prevent the discharge of water from the subject land across any road or onto any adjoining land.

2.2 Prior to the design of any internal drainage system the owner/applicant must submit a Property Information Request and be issued a Legal Point of Discharge Permit to discharge stormwater.

2.3 The site stormwater discharge is not to be increased by the proposed development.

Vehicle Crossing

2.4 The proposed vehicle crossovers are to be constructed to the satisfaction and requirements of Council. No impending or redirection of existing surface flow is allowed to occur as a result of these works. Any redundant crossover must be reinstated to the satisfaction of the Responsible Authority

Date Issued: 9/11/2023

Signature for Responsible Authority



Louise Johnston
Statutory Planning Coordinator

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

LODDON SHIRE

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Planning Permit

Form 4

Permit Number:	5834
Planning Scheme:	Loddon Planning Scheme
Responsible Authority:	Loddon Shire Council
Property Number:	31107700
Address of Land:	10-16 Camp Street, Bridgewater VIC 3516
This permit allows:	Subdivision of the land into four lots

2.5 Prior to the commencement of any works on the road reserve the owner/applicant must submit a Works in a Road Reserve application and be issued a permit to occupy the road for works.

2.6 All existing road reservation assets are to be protected and maintained throughout the works including all utilities and services. Any damage is to be restored prior to issuing of statement of compliance

2.7 All drainage and crossover works constructed or carried out as required above must be completed to a standard satisfactory to Council prior to the issuing of Statement of Compliance.

No Mud on Roads

2.8 Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimize mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.

3. PROVISION OF SERVICES

3.1 The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the approved plan in accordance with the authority's requirements and relevant legislation at the time.

3.2 All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision

Date Issued: 9/11/2023

Signature for Responsible Authority

Louise Johnston
Statutory Planning Coordinator

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

LODDON SHIRE

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Planning Permit

Form 4

Permit Number:	5834
Planning Scheme:	Loddon Planning Scheme
Responsible Authority:	Loddon Shire Council
Property Number:	31107700
Address of Land:	10-16 Camp Street, Bridgewater VIC 3516
This permit allows:	Subdivision of the land into four lots

submitted for certification in favour of the relevant authority for which the easement or site is to be created.

3.3 The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

4. TELECOMMUNICATION SERVICES

4.1 The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

Date Issued: 9/11/2023

Signature for Responsible Authority

Louise Johnston
Statutory Planning Coordinator

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

LODDON SHIRE

Municipal Offices:
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Email: loddon@loddon.vic.gov.au

ABN: 90 925 450 534

www.loddon.vic.gov.au

Planning Permit

Form 4

Permit Number:	5834
Planning Scheme:	Loddon Planning Scheme
Responsible Authority:	Loddon Shire Council
Property Number:	31107700
Address of Land:	10-16 Camp Street, Bridgewater VIC 3516
This permit allows:	Subdivision of the land into four lots

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

5. Coliban Water

5.1 The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the proposed development on Coliban Water assets. Services are to be provided in accordance with our specifications.

5.2. All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.

5.3. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must make payment to Coliban Water of New Customer Contributions (NCCs). These contributions are based upon the number of additional allotments connected (or to be connected) to Coliban Water's

Date Issued: 9/11/2023

Signature for Responsible Authority

Louise Johnston
Statutory Planning Coordinator

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

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Planning Permit

Form 4

Permit Number:	5834
Planning Scheme:	Loddon Planning Scheme
Responsible Authority:	Loddon Shire Council
Property Number:	31107700
Address of Land:	10-16 Camp Street, Bridgewater VIC 3516
This permit allows:	Subdivision of the land into four lots

water, sewer or recycled water networks. A quote will be supplied to the owner on the referral of the Certified plan of subdivision.

6. Powercor

6.1 This letter shall be supplied to the applicant in its entirety.
6.2. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall
be referred to the Distributor in accordance with Section 8 of that Act.

6.3 The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

6.4 The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

7. North Central Catchment Management Authority

7.1 Prior to certification, a suitable restriction must be registered on title which specifies the minimum floor level of any new dwelling(s) on each new allotment. The minimum floor level must be no lower than 300mm above the applicable 1% AEP flood level(s).

Date Issued: 9/11/2023

Signature for Responsible Authority

Louise Johnston
Statutory Planning Coordinator

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

LODDON SHIRE

Municipal Offices:
41 High Street, Wedderburn, Victoria
PO Box 21, Wedderburn VIC 3518

Telephone: 03 5494 1200
Facsimile: 03 5494 3003

Email: loddon@loddon.vic.gov.au

ABN: 90 925 450 534

www.loddon.vic.gov.au

Planning Permit

Form 4

Permit Number:	5834
Planning Scheme:	Loddon Planning Scheme
Responsible Authority:	Loddon Shire Council
Property Number:	31107700
Address of Land:	10-16 Camp Street, Bridgewater VIC 3516
This permit allows:	Subdivision of the land into four lots

8. CULTURAL HERITAGE

The recommendations of the approved Cultural Heritage Management Plan No 19059 must be adhered to under the Aboriginal Heritage Act 2006 including conditions 1-10 listed in the plan starting on page 1 to page 5.

The Cultural Heritage Management Plan must be readily accessible to the Sponsor and their employees and contractors when carrying out the works in the activity area of the plan.

9. EXPIRY

This permit will expire if one of the following circumstances applies:

- the plan of subdivision is not certified within two (2) years of the issue date of this permit.
- the subdivision is not completed within five (5) years of the certification of the plan of subdivision under the Subdivision Act 1988.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 9/11/2023

Signature for Responsible Authority

Louise Johnston
Statutory Planning Coordinator

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1) A permit for the development of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.
2) A permit for the use of land expires if—
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3) A permit for the development and use of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4) If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the Planning and Environment Act 1987, or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act 1988, unless the permit contains a different provision—
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5) The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

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10 Camp Street, Bridgewater

Aboriginal Cultural Heritage Management Plan



Heritage Advisor: Joseph Minter Brooke
Authors: Cameron Frost, Melinda Albrecht and Joseph Minter Brooke
Date of completion: 3 October 2023
CHMP No: 19059
Activity: Residential subdivision
Sponsor: Sanport AM Holdings (ABN 14 123 659 736)
Levels of Assessment: Desktop, Standard and Complex
Aboriginal Heritage Identified: Yes - VAHR 7624-0206

UNEARTHED HERITAGE

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Title Page

Activity: Residential subdivision
Location: 10 Camp Street, Bridgewater
Size of Activity: Small (approximately 0.52 ha)
Levels of Assessment Undertaken: Desktop, Standard and Complex
Aboriginal Heritage Identified: Yes- VAHR 7624-0206
Cultural Heritage Management Plan Number: 19059
Sponsor: Sanport AM Holdings (ABN 14 123 659 736)
Heritage Advisors: Joseph Minter Brooke
Authors: Cameron Frost, Melinda Albrecht and Joseph Minter Brooke
Date: 3 October 2023

Cover Photo: The activity area facing east_TTrottier_1September2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Djaara
BALAKI WUKA

17 October 2023

Peter Mitchell
Sanport AM Holdings

Via Email to: peter.mitchell@sanport.com.au

Dear Peter,

Re: Cultural Heritage Management Plan No: 19059 10 Camp Street, Bridgewater

Name of Sponsor: Sanport AM Holdings (ABN 14 123 659 736)
Name of Heritage Advisor: : Joseph Minter Brooke
Name of Authors: Cameron Frost, Melinda Albrecht and Joseph Minter Brooke
Date on Cover/Title Page: 3 October 2023
No. of Pages: Electronic – 131

Thank you for sending me the final version of Cultural Heritage Management Plan No. 19059 for the, 10 Camp Street, Bridgewater, dated 3 October 2023.

I am authorised to inform you that the Cultural Heritage Management Plan No. 19059 for the 10 Camp Street, Bridgewater has been approved under my direction, as Dja Dja Wurrung Group Chief Executive Officer to whom responsibility is delegated by the Dja Dja Wurrung Clans Aboriginal Corporation; and as conferred in accordance with sections 63(1) and 148(d) of the *Aboriginal Heritage Act 2006*, to approve or refuse Cultural Heritage Management Plans.
Yours sincerely

RODNEY CARTER
Chief Executive Officer

T: (03) 5444 2888 F: (03) 5441 6472
E: info@djadjawurrung.com.au
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DJA DJA WURRUNG CLANS ABORIGINAL CORPORATION TRADING AS DJAARA
Located at 13-15 Forest Street, Bendigo Vic 3550
ICN: 4421

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Executive Summary

Compliance requirements are set out in Part 1 of the Cultural Heritage Management Plan. This report is a mandatory Aboriginal cultural heritage management plan (CHMP) prepared to the complex assessment level.

The Activity and Activity Area

The proposed activity is a residential subdivision at 10 and 12 Camp Street, Bridgewater on Loddon. The activity will include all activities required for the residential subdivision of the activity area. This development will take place in accordance with the zoning of the land under the Loddon Shire Council.

Desktop assessment

No Aboriginal places were identified within the activity area. In the wider geographic region (10 km radius of the activity area), there are 26 Aboriginal places registered on the VAHR. Previous archaeological investigations in the activity area and geographic region have identified that Aboriginal cultural heritage places commonly occur on alluvial terraces, flats, and slopes adjacent to freshwater sources such rivers, creeks, streams, drainage lines, and soaks, and within areas of remnant old growth vegetation. The most likely Aboriginal place type to occur within the activity area would be isolated artefacts or lower density artefact distributions, with the possibility of scarred trees if remnant mature gums are present.

Standard assessment

The entirety of the activity area was surveyed (100% survey coverage), leading to 62.09% effective coverage for the survey. One gently undulating plain landform was identified, including an area elevated slightly in relation to the surrounding floodplain. The activity area has been subject to low to high levels of past ground disturbances from the clearing of native vegetation, agricultural and residential and uses. A total of five areas of *Aboriginal archaeological potential* were determined by combining the assessment of archaeological sensitivity with evidence of past disturbance. The undulating plain landform at relatively lower elevations is considered to be an area of very low, low and low-moderate archaeological potential depending on the level of disturbance present, with areas of highest disturbance being of lower archaeological potential. The slightly elevated area the gently undulating plain landform is considered to be of low-moderate, moderate and moderate-high archaeological potential, depending on the levels of disturbance present. The higher disturbed areas associated with the Camp Street roadway and road reserve are considered to be of very low archaeological potential.

Complex assessment

One 1x1m TP and eleven 0.5x0.5 m STPs were excavated, resulting in a total excavated area of 3.75 m^2. Aboriginal cultural heritage, comprising 15 flaked stone artefacts, was identified in the 1x1 m TP (TP1) and two radial shovel test pits and has been registered as the artefact scatter, VAHR 7624-0206 (Camp Street Bridgewater AS1). The likelihood that further Aboriginal cultural heritage is present across the activity area (where impacts are proposed) is considered to be low.

Cultural heritage management requirements

Conditions and Contingencies for this CHMP are listed in Part I – Management Conditions, and include the following specific requirements:

- Specific Condition 1. Avoid harm to VAHR 7624-0206
- Specific Condition 2 Detailed RAP monitoring.

Impact Assessment

Given that harm will be avoided to the Aboriginal heritage identified within the activity area, this activity is considered to have low cumulative impact.

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Abbreviations

AV	Aboriginal Victoria
BOM	Bureau of Meteorology
CHMP	Cultural Heritage Management Plan
CHS	Cultural Heritage Sensitivity
cm	centimetre
dGPS	Differential Global Positioning System
DELWP	Department of Environment, Land, Water and Planning
DEECA	Department of Environment, Energy and Climate Action
DEM	Digital Elevation Model
DDWCAC	*Dja Dja Wurrung* Clans Aboriginal Corporation
DPC	Department of Premier and Cabinet
EVC	Ecological Vegetation Class
FP-SR	First Peoples – State Relations
GDA	Geocentric Datum of Australia
GPS	Global Positioning System
GSV	Ground Surface Visibility
ha	hectare
ICOMOS	International Council on Monuments and Sites
km	kilometre
LDAD	Low Density Artefact Distribution
LPS	Loddon Planning Scheme
m	metre
mm	millimetre
MGA	Map Grid of Australia
n	number
RAP	Registered Aboriginal Party
RTK	real time kinematic
STP	shovel test pit
the AH Act	*Aboriginal Heritage Act* 2006
the Council	Victorian Aboriginal Heritage Council
the AH Regulations	Aboriginal Heritage Regulations 2018
TP	Test Pit
VAHR	Victorian Aboriginal Heritage Register
VRO	Victorian Resources Online

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Part I – Management Conditions

1 Cultural Heritage Management

These conditions become compliance requirements once the Cultural Heritage Management Plan is approved. Failure to comply with a condition is an offence under section 67A of the Aboriginal Heritage Act 2006.

The Cultural Heritage Management Plan must be readily accessible to the Sponsor and their employees and contractors when carrying out the activity.

1.1 Conditions

These conditions are pro-active measures that must be followed to appropriately manage Aboriginal cultural heritage within the activity area, and to aid in the identification of unexpected Aboriginal cultural heritage during the activity. The Sponsor or their contractor is responsible for undertaking all management conditions and contingencies herein, including payment to undertake these items. Each condition is prefaced with a statement whether this condition is to be satisfied before, during or after the activity occurs.

General conditions

1.1.1 Condition 1: The Cultural Heritage Management Plan (CHMP)

- 1. The Sponsor, site supervisor and all relevant supervisory staff must read the approved CHMP and be aware of the legal conditions and contingency plans concerning Aboriginal cultural heritage within the activity area.
- 2. The sponsor, site supervisor and all relevant supervisory staff are responsible for implementing the conditions contained within the CHMP.
- 3. A printed copy of the approved CHMP must always be available onsite.
- 4. The Sponsor or site supervisor must ensure that all personnel onsite are aware of the management conditions and contingency plans, and of the onsite location of the copy of the approved CHMP.

1.1.2 Condition 2: Cultural Heritage Induction

- 5. A cultural heritage induction must be held prior to the commencement of any work within the activity area.
- 6. The Sponsor must submit a booking request to the RAP at least two weeks before the CH induction is required.
- 7. The induction must be conducted by representatives of the RAP.
- 8. The induction must include the Sponsor or their representative/project manager and if possible, the site supervisor(s) and all personnel directly involved in onsite works within the activity area.
- 9. The cost of the cultural heritage induction must be met by the Sponsor or site contractor(s).

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1.1.3 Condition 3: Cultural Heritage Induction Booklet

- 10. The RAP or Sponsor must arrange for the preparation of a cultural heritage induction booklet to be provided at the onsite cultural heritage induction.
- 11. The induction booklet must include information regarding:
    - a. The Aboriginal cultural heritage found in the activity area; and
    - b. The specific management conditions relating to the site.
    - c. A copy of the booklet must be provided to all workers/contractors working onsite.
    - d. The Sponsor is responsible for the production costs of the booklet.

1.1.4 Condition 4: Notification of Activity Milestones

- 12. The Sponsor must notify DJAARA at least two weeks prior to commencement of the activity.
- 13. The Sponsor must notify DJAARA of the anticipated completion date of the activity.
- 14. The Sponsor must notify DJAARA of the completion of the activity.

1.1.5 Condition 5: Reviewing compliance

- 15. The heritage advisor must develop a compliance checklist to assist the Sponsor and/or their representatives in implementing the CHMP.
- 16. The compliance checklist should be used as a reference if compliance with the plan is questioned.
- 17. As a part of compliance processes, cultural heritage audits may be ordered by the Minister in line with Part 6 of the Act.

Table 1-1-1 Compliance checklist

Compliance Checklist	Reference Section	Check Box
▪ Has an approved copy of this CHMP been kept on site for reference?	Condition 1	
▪ Have any changes to the activity or the activity area occurred? If so, preparation of a new CHMP may be needed.	AH Act 2016 and Contingency 1.2.2	
▪ Have all relevant peoples been informed of the: – Presence of this CHMP – Purpose of this CHMP – Appropriate response to discovery of cultural heritage/human remains – Results of non-compliance with this CHMP	Condition 2 and Condition 3	
▪ Have measures been followed to ensure that if cultural heritage material is uncovered, it is identified?	Condition 2 and Condition 3	
▪ Has the RAP been notified of activity milestones? – Notify DJAARA two weeks prior to activity commencement – Notify DJAARA of anticipated completion date of activity	Condition 4	

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– notify DJAARA of the completion of the activity		
▪ If cultural heritage is discovered, has construction been stopped in immediate vicinity (within 10 m)?	1.2.4 then 1.2.9	
▪ If cultural heritage is discovered, has a heritage advisor been contacted?	1.2.4 and 1.2.9	
▪ If cultural heritage is discovered, has it been recorded by a heritage advisor, FPSR notified, and records submitted to the VAHR?	Condition 8, 1.2.4 and 1.2.9	
▪ If *in situ* cultural heritage is discovered, has salvage been undertaken by an appropriately qualified archaeologist (e.g. the heritage advisor)?	Condition 8, 1.2.4, 1.2.6 and 1.2.9	
▪ If skeletal remains are discovered, has the State Coroner's Office - 1300 309 519 (and, if necessary, Coronial Admissions and Enquiries) and Victoria Police been contacted?	1.2.3 then 1.2.8	
▪ Is access to works site available to the RAP and/or heritage advisor if necessary?	Condition 7	
▪ Has sensitive information been treated appropriately?	Condition 9	

1.1.6 Condition 6: Non-compliance with management conditions and contingency plans

- 18. It is RAP policy that all non-compliance issues must result in a stop-work situation until such time as a meeting can be held between the RAP, the Sponsor and a suitably qualified heritage advisor.
- 19. The purpose of the meeting is to address the non-compliance issues.
- 20. Stop-work measures must be implemented even if the non-compliance has not resulted in harm to Aboriginal cultural heritage.

1.1.7 Condition 7: Compliance inspections

- 21. Access to the activity area must be provided to representatives of DJAARA to ensure compliance with the management plan, at all times.
- 22. DJAARA representatives taking part in compliance inspections must comply with all Occupational Health and Safety conditions applicable to the activity area.
- 23. Compliance inspections will be scheduled for the following occasions:
    - a. No scheduled compliance inspections will be required for this CHMP.
- 24. Scheduled compliance inspections will be carried out by a representative of the RAP who may be an Aboriginal Heritage Officer.
- 25. The Sponsor must, where possible, give two weeks' notice of the expected milestone being achieved through the standard DJAARA Booking Request form.
- 26. The Sponsor is responsible for meeting the costs of the compliance inspections identified in point 18 above.
- 27. Unscheduled compliance inspections may occur over the course of the activity, in accordance with the *Aboriginal Heritage Act 2006.* These will not incur costs on the Sponsor.

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1.1.8 Condition 8: Management of Aboriginal cultural heritage

- 28. The heritage advisor must ensure that all Aboriginal cultural heritage other than Aboriginal Ancestral Remains recovered from the activity area either during the assessment phase of the CHMP or during later salvage processes are:
    - a. Fully documented, bagged, and securely stored until it is repatriated to DJAARA.
    - b. Properly recorded on ACHRIS.
- 29. The heritage advisor may initially keep the Aboriginal cultural heritage for scientific analysis for a period of up to six months from the completion of the activity.
- 30. At the end of six months from the completion of the activity the heritage advisor must contact DJAARA to arrange the repatriation of all materials recovered during the activity.
- 31. DJAARA may choose to rebury the material within the activity area. This will be done following the reburial procedure set out below.

1.1.9 Condition 9: Protocol for handling sensitive information

- 32. Apart from publicly available information there shall be no communication or public release of information concerning Aboriginal cultural heritage without the written permission of the RAP.
- 33. No photographs of onsite cultural heritage, or information concerning Aboriginal cultural heritage is to be circulated to the media or via public media without the written permission of the RAP.

1.1.10 Condition 10: Communication

- 34. The representatives responsible for communication about the CHMP are:

    Sponsor:
    Contact: Peter Mitchell (Sanport AM Holdings)
    Telephone: 0488 509 260
    Email: peter.mitchell@sanport.com.au

    Registered Aboriginal Party:
    Program Manager – Cultural Heritage
    Dja Dja Wurrung Clans Aboriginal Corporation
    PO Box 1026 Bendigo 3552

- 35. Where possible the Sponsor and the RAP will ensure that all communication and correspondence is responded to within five business days.

1.1.11 Specific Condition 1: Avoid harm to VAHR 7624-0206 (Camp Street Bridgewater AS1)

Harm must be avoided to VAHR 7624-0206 (Camp Street Bridgewater AS1), with the depth of below ground works at this location to not exceed 400mm.

Figure 1-1 shows the registered place extent of the VAHR 7624-0206 where this specific condition must be applied.

RAP monitoring will be required for any trenching works that need to occur at or below 400mm within the place extent of VAHR 7624-0206, as per Specific Condition 2.

1.1.12 Specific Condition 2: Detailed RAP monitoring

During the activity… In acknowledgement of the potential for further subsurface artefacts to potentially be present within the activity area, the RAP must be invited to attend site to monitor any trenching works that need to occur at or below a depth of 400mm within the place extent of VAHR

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7624-0206. The RAP must be notified of when these works will take place and be invited at least 2 weeks prior. The Sponsor is responsible for payment of the RAP in regards to this Condition. Figure 1-1 shows the location of the area subject to the detailed RAP monitoring requirement.

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1.2 Contingencies

1.2.1 Assignment of custody of Aboriginal cultural heritage other than secret or sacred objects

- 36. If Aboriginal cultural heritage is discovered, before, during or after the activity, responsibility for the custody of the Aboriginal cultural heritage is to be assigned to Dja Dja Wurrung Clans Aboriginal Corporation as the Registered Aboriginal Party.

1.2.2 Proposed changes to conduct of the activity

- 37. If any proposed changes to an activity require a statutory authorization the Sponsor must determine if a new CHMP is required.
- 38. The Sponsor must refer any proposed changes to the activity, including proposed changes that require works outside of the activity area, to a heritage advisor for guidance on cultural heritage conditions.

1.2.3 Discovery of human remains during the activity

- 39. If suspected human remains are found during the activity the procedure laid out in Schedule 1 must be followed.

1.2.4 Discovery of Aboriginal cultural heritage other than human remains during the activity

- 40. If Aboriginal cultural heritage other than suspected human remains is found during the activity the procedure laid out in Schedule 2 must be followed.

1.2.5 Reburial of Aboriginal cultural heritage material

- 41. If DJAARA choose to rebury the repatriated material it must be in part of the activity area:
    - a. That will not be disturbed within the foreseeable future.
    - b. In a location as close as possible to the original registered Aboriginal Place extent.
- 42. The cultural heritage material must be reburied in a durable sealed ceramic container, or other durable container.
- 43. The container must also include a catalogue of the cultural material and a copy of the relevant sections of the management plan.
- 44. DJAARA representatives must be given the opportunity to be present at the sealing of the container.
- 45. DJAARA representatives must be present during the reburial of the cultural heritage material.
- 46. A heritage advisor must attend the reburial to record the location of the reburial and is responsible for updating all relevant records held on the Victorian Aboriginal Heritage Register.
- 47. The Sponsor and/or site contractor are responsible for the costs involved in the reburial process.

1.2.6 Salvage resulting in a change to the nature, extent, or significance of an Aboriginal Place

- 48. If, in the opinion of the RAP, the nature, extent, or significance of an Aboriginal place is changed as the result of a salvage excavation:
    - a. First Peoples-State Relations must be contacted to conduct a cultural heritage audit in accordance with S.81 of the Act.

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- b. The Sponsor must consider the requirements of S.61 of the Act in relation to avoidance or minimization of harm to the Aboriginal place.

1.2.7 Dispute resolution process

Procedures for dispute resolution aim to ensure that all parties are fully aware of their rights and obligations, that full and open communication between parties occurs and that those parties conduct themselves in good faith.

- 49. If a dispute arises that may affect the conduct of the activity, resolution between the parties using the following dispute resolution procedure is required:
  - a. All disputes will be jointly investigated and documented by both the Registered Aboriginal Party and the Sponsor.
  - b. Where a breach of the CHMP conditions is identified, and there is no agreement between the parties as to how that breach is to be remedied within one week unless otherwise agreed after the Registered Aboriginal Party is first notified of the breach by the Sponsor, the Registered Aboriginal Party and the Sponsor will meet in good faith to seek to agree to a suitably appropriate corrective method to remedy the breach. The Sponsor shall arrange for a meeting of authorised representatives of the parties for this purpose, within this [one week] timeframe.
  - c. The authorised representatives of the Registered Aboriginal Party and Sponsor must communicate to each other their understanding of the issue(s) in dispute at the meeting, to ensure each party is aware of the other's position. If requested by either the Registered Aboriginal Party and Sponsor, third party mediation may be held during the meeting.
  - d. If the authorised representatives of the parties reach agreement, the agreed corrective method for the breach must be recorded in writing and signed by both parties ('Agreed Method Statement'). If the authorised representatives of the parties do not reach agreement, the parties will participate in third party mediation of the dispute by an agreed mediator within 2 weeks. The costs, if any, of the mediation are to be met equally by the parties. Any agreed outcome of the mediation must be recorded in writing and signed by both parties ('Agreed Method Statement').
  - e. The Sponsor, site supervisor, contractor and any relevant personnel will not undertake any correction or remedial activities except in accordance with the Agreed Method Statement. Further, any correction or remedial activities required must:
    - i. Be recorded in writing and signed off by the authorised representatives of the Registered Aboriginal Party and Sponsor.
    - ii. Be supervised by a Registered Aboriginal Party representative.
    - iii. Occur in accordance with the Registered Aboriginal Party representative's instructions, providing they are consistent with the agreed correction activities.
  - f. The Registered Aboriginal Party will strive to minimise delays to work schedules while not compromising Aboriginal cultural heritage, places or values.
- 50. Issues related exclusively to cultural heritage management, which do not have an impact on the conduct of the activity, will be handled through the following dispute resolution mechanism:
  - Authorised representatives of the Registered Aboriginal Party and the Sponsor will attempt to negotiate a resolution to any dispute related to the cultural heritage

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management of the Activity Area within two working days (unless otherwise agreed) of a notice being received by either party, from either party, that a dispute between the parties is deemed to exist.

- If the authorised representatives of the parties do not reach agreement, the parties will participate in third party mediation of the dispute by an agreed mediator within 2 weeks. The costs, if any, of the mediation are to be met equally by the parties. Any agreed outcome of the mediation must be recorded in writing and signed by both parties ('Agreed Method Statement').

- 51. Regardless of the category of dispute, the dispute resolution process does not preclude:
  - The parties seeking advice from Aboriginal Victoria to assist in resolution of the dispute; and
  - any legal recourse open to the parties being taken; however, the parties must agree that the above resolution mechanism will be implemented before such recourse is made.
- 52. For the purpose of dispute resolution, the following persons will represent the parties. If a party changes the personnel appointed as its authorised representative, then they will promptly notify the other party.

Sponsor:
Contact: Peter Mitchell
Telephone: 0488 509 260
Email: peter.mitchell@sanport.com.au

Registered Aboriginal Party:
Program Manager – Cultural Heritage
Dja Dja Wurrung Clans Aboriginal Corporation
PO Box 1026 Bendigo 3552

1.2.8 Schedule 1 – Procedure for management of human remains

1. *Discovery:*

   a. If suspected human remains are discovered, **all activity in the vicinity must cease**.
   b. The remains must be left in place and protected from harm or damage.

2. *Notification:*

   a. The Coroner's Office and Victoria Police must be notified immediately.
   b. If there are reasonable grounds to believe that the remains are Aboriginal Ancestral Remains, contact the Coronial Admissions and Enquiries hotline immediately on **1300 888 544.**
   c. If it is confirmed that the remains are Aboriginal Ancestral Remains, then the person responsible for the activity must report their existence to the Victorian Aboriginal Heritage Council (VAHC) in accordance with section 17 of the Act.
   d. Do not contact the media.
   e. Do not take any photographs of the remains unless expressly requested to do so by the Coroner's Office, Victoria Police, or First Peoples-State Relations.
   f. Do not circulate any information via social media.

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3. *Impact Mitigation or Salvage:*

    a. The Victorian Aboriginal Heritage Council will determine the appropriate course of action regarding the Aboriginal Ancestral Remains in accordance with section 18(2)(b) of the Act.

    b. The Sponsor must implement the impact mitigation or salvage strategy determined by the VAHC.

4. *Curation and further analysis:*

    a. The treatment of salvaged Aboriginal Ancestral Remains must be in accordance with the direction of the Council.

5. *Reburial*[1]*:*

    a. Any reburial site(s) must be fully documented by an experienced and qualified archaeologist, clearly marked, and all details provided to Aboriginal Victoria.

    b. Appropriate management measures must be implemented to ensure that the remains are not disturbed in the future.

1.2.9 Schedule 2 – Procedure for management of Aboriginal cultural heritage other than human remains

1. The Sponsor must at all times avoid unlawful harm to Aboriginal heritage.
2. If suspected previously unrecorded Aboriginal cultural heritage is identified, then:

    a. All works in the immediate vicinity must cease.

    b. The suspected Aboriginal cultural heritage must not be disturbed.

    c. Temporary fencing/safety webbing must be erected to create a 10-metre buffer zone around the location, with signage clearly identifying the location as a 'No-Go-Zone'.

    d. Work may continue outside of the buffer zone.

    e. The Sponsor or site supervisor must notify the RAP and a Heritage Advisor within two working days of the discovery.

    f. The heritage advisor and RAP representative must inspect the reported discovery as soon as possible to determine if it is, or is not, Aboriginal cultural heritage.

3. If the discovery is determined not to be Aboriginal cultural heritage, then buffer zone may be removed, and work recommence.
4. If the discovery is determined to be Aboriginal cultural heritage the Sponsor, heritage advisor, and the RAP representative must consult to determine an appropriate course of action regarding the cultural heritage within three working days. The outcome of discussions must consider the requirements of s.61 of the Act regarding the avoidance or minimization of harm.

[1] The Sponsor may consider reserving an appropriate area for repatriation and reburial of any recovered Aboriginal Remains that may be discovered during the activity. This may assist the VAHC in determining an appropriate course of action.

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5. If an agreement cannot be reached as required in point 4, then this will be deemed to be a dispute and the dispute resolution process outlined in the conditions and contingencies provisions of this CHMP must be followed.
6. If harm to the discovered Aboriginal cultural heritage cannot be avoided:
    a. A salvage program conducted by a qualified archaeologist must be conducted before the activity proceeds.
    b. The methodology and extent of the salvage must be agreed to by the RAP.
    c. The RAP must be invited to participate in the salvage program.
    d. The processes followed must:
        i. Be culturally appropriate.
        ii. Use standard archaeological equipment.
        iii. Carried out in accordance with best archaeological practice.
        iv. Conform to all appropriate AV guidelines and standards regarding recording and excavation.
    e. At the conclusion of the salvage an archaeological report detailing the methodology, analysis[2], and interpretation must be prepared and provided to the Sponsor, the RAP and First Peoples – State Relations.
7. The RAP will notify the Sponsor and their representatives in writing when the suspended works may recommence.
8. Under this schedule the Heritage Advisor engaged by the Sponsor is responsible for ensuring that all Aboriginal cultural heritage discovered is correctly reported to First Peoples – State Relations.

1.2.10 Subdivision

As per Schedule 2 Clause 13(2) of the Regulations, if the activity is a subdivision referred to in regulation 49 of the Regulations, the contingency plans must address:

a) how each lot is intended to be used or developed by the sponsor; or
b) if a lot is not intended to be used or developed by the sponsor, the use or development of the lot permitted by the relevant planning scheme.

The activity description in this CHMP outlines how each lot is intended to be used or developed by the Sponsor. Where the activity description does not set out the intended use or development proposed for each lot, the use or development of each lot must adhere to the permitted uses under the relevant planning scheme (see Appendix D: Planning Schemes information).

[2] Analysis includes any appropriate testing and dating carried out on the recovered heritage materials.

CHMP 19059: 10 Camp Street Bridgewater



Figure 1-1 Management map showing extent of VAHR 7624-0206 that is subject to harm avoidance and RAP monitoring requirement (yellow bounded area)

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Part II – Cultural Heritage Assessment

2 Introduction

2.1 The project and its location

This report is a mandatory Aboriginal cultural heritage management plan (CHMP) prepared to the complex assessment level for proposed residential subdivision at 10 Camp Street, Bridgewater on Loddon (Loddon Shire Council). The activity area is approximately 162 km northwest from the centre of Melbourne, Victoria (Figure 2-1 and Figure 2-3).

The activity area includes private property at 10 Camp Street, Bridgewater on Loddon, which is owned and managed by the Sponsor. The activity area also includes an area of roadway and road reserve of Camp Street, which is managed by the Loddon Shire Council (Table 2-1).

There are no previously recorded Aboriginal places within the activity area, and there is one Aboriginal place (VAHR 7624-0150) registered within 200 m of the activity area (Figure 2-2).

Table 2-1 Activity area cadastral information

Parcel details	Local Government Area	Owner/Manager
1\PS847395	Loddon Shire Council	Sanport AM Holdings (ABN 14 123 659 736)
Roadway & road reserve: Camp Street	Loddon Alexander Shire Council	Loddon Shire Council

2.2 The Sponsor

The Sponsor of this CHMP is Sanport AM Holdings (ABN 14 123 659 736).

2.3 Legislative requirements

2.3.1 Aboriginal Heritage Act 2006

The *Aboriginal Heritage Act 2006* (the AH Act) and the *Aboriginal Heritage Regulations 2018* (the AH Regulations) is the primary piece of legislation providing protection for Aboriginal cultural heritage in Victoria.

The AH Act establishes a number of processes to protect Aboriginal cultural heritage, in particular how to manage cultural heritage for proposed developments. The principal method for this management is a CHMP, which includes a cultural heritage investigation and assessment of proposed development in the activity area and provides management conditions that must be followed to mitigate impact on, and manage cultural heritage within, the activity area.

This process includes the involvement of and consultation with Registered Aboriginal Parties (RAPs), who are also responsible for the ultimate review and approval or rejection of CHMPs for their prescribed area. Where there is no RAP registered for an activity area, the Secretary to First Peoples-State Relations or FP-SR) takes on the responsibility for approval of any CHMP within that activity area, though there is a RAP for this activity area (see Section 2.4).

The requirement for the undertaking of a CHMP is triggered by the AH Regulations (Regulation 7) when an activity includes a *high impact activity* and the defined activity area includes an *area of cultural heritage sensitivity*. These are further defined below.

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2.3.1.1 High Impact Activities

The AH Regulations define numerous *high impact activities*, one of which is Subdivision of land (Regulation 49):

> (1) The subdivision of land into 3 or more lots is a high impact activity if—
>
> (a) the planning scheme that applies to the activity area in which the land to be subdivided is located provides that at least 3 of the lots may be used for a dwelling or may be used for a dwelling subject to the grant of a permit; and
>
> (b) the area of each of at least 3 of the lots is less than 8 hectares.

The activity is a proposed subdivision of land into more than three residential lots, all of which will be less than 8 hectares in area (see Appendix E for indicative preliminary subdivision layout plan). Therefore, according to Regulation 49(1) the activity is a *high impact activity*.

2.3.1.2 Area of Cultural Heritage Sensitivity

Areas of *cultural heritage sensitivity* (CHS) are defined in the AH Regulations by a number of different spatial parameters intended to reflect where *Aboriginal cultural heritage places* (Places) are most commonly found. According to the definitions in the AH Regulations, the activity area *does* include an area of CHS being:

- Waterways and land within 200 m of a waterway – Regulation 26

This relates to the Loddon River waterway, the cultural heritage sensitivity layer for which extends into the activity area for CHMP 19059.

2.3.1.3 Rationale for Preparing the Management Plan

As the proposed activity is a high impact activity (Regulation 49(1)) and the activity area includes an area of CHS (Regulation 26) the preparation of a mandatory CHMP is required for the activity.

2.4 Registered Aboriginal Parties

Dja Dja Wurrung Clans Aboriginal Corporation (DDWCAC) is the RAP for the Activity Area.

2.5 Notification

Pursuant to s.54 of the AH Act, a Notice of Intent to Prepare a CHMP form was submitted to the Secretary to FP-SR on 24 August 2022. FP-SR responded, issuing CHMP number 19059. This Notice was also provided to the relevant Registered Aboriginal Party (RAP) – DDWCAC, who responded on 30 August 2022 electing to evaluate the CHMP.

2.6 Heritage advisor

Joseph Minter Brooke is the heritage advisor of this CHMP. Joseph[3] has been a professional consultant archaeologist for over 16 years and has experience supervising many investigations of similar or larger size to that undertaken in the current assessment. Joseph has been a full member of the Australian Association of Consulting Archaeologists Incorporated for 14 years and is listed on the FP-SR register of approved Victorian heritage advisors.

[3] Bachelor of Archaeology (Honours – first class), La Trobe University 2006

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2.7 Contributors

Reporting of the desktop assessment was undertaken by Cameron Frost[4], Melinda Albrecht[5] and Joseph Minter Brooke[6]. Reporting of the standard and complex assessments was undertaken by Melinda Albrecht.

[4] Bachelor of Arts (History), La Trobe University 2005, Graduate Diploma of Education (Primary), RMIT University, 2007, Master of Professional Archaeology, La Trobe University in progress – industry experience 2 years.

[5] Bachelor of Arts in Classics and Archaeology (Honours) 1997, University of Melbourne; Masters of Arts in Archaeology 2004, La Trobe University.

[6] Bachelor of Archaeology (Honours – first class), La Trobe University 2006

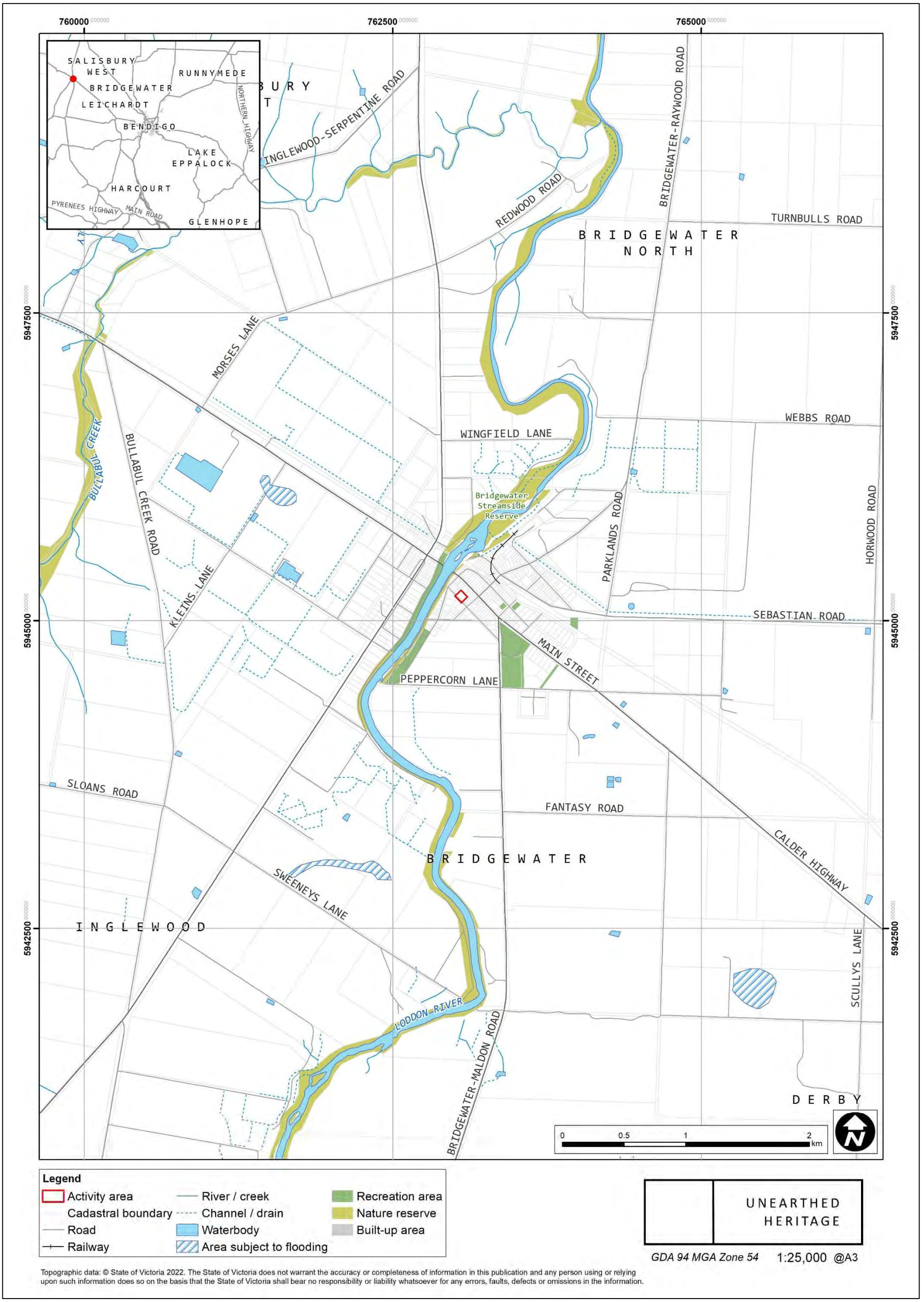

Figure 2-1 Location of the activity area

CHMP 19059: 10 Camp Street Bridgewater

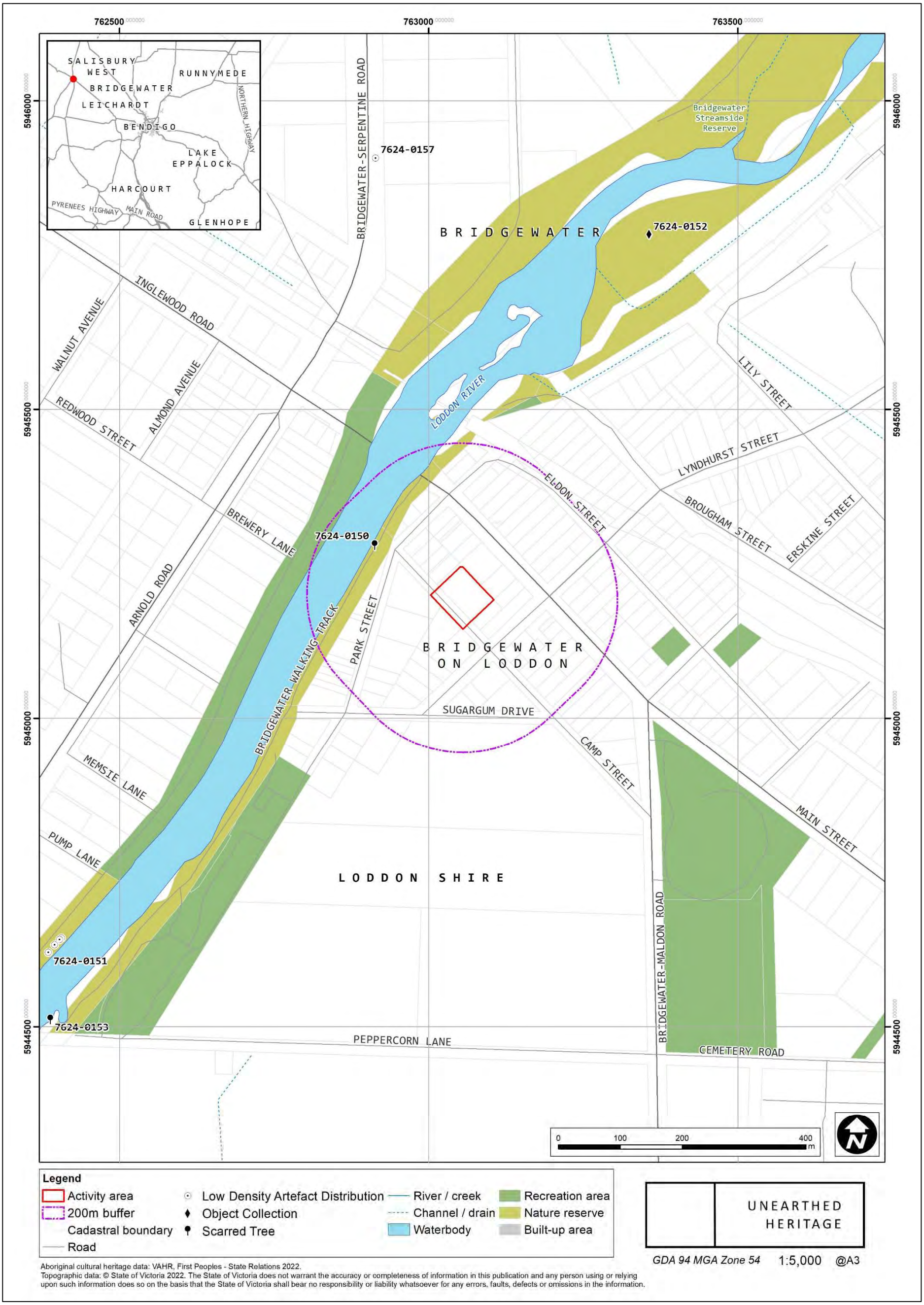

Figure 2-2 Extent of activity area with 200m buffer, showing Aboriginal places within 200 m

CHMP 19059: 10 Camp Street Bridgewater



Figure 2-3 Extent of activity area, showing existing conditions

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3 Activity Area

3.1 Activity Description

The proposed activity is a residential subdivision at 10 and 12 Camp Street, Bridgewater on Loddon. An indicative, preliminary subdivision layout plan is shown in Appendix C. The activity will include all activities required for the residential subdivision of the activity area.

The activity will include the subdivision of the property at 10 and 12 Camp Street, Bridgewater on Loddon into four residential lots varying in area between approximately 780 m^2 and 1,022 m^2. Lot 3, the largest of the proposed lots, has an existing residential dwelling with carport and shed. Services have previously been installed to the lot boundaries. Each lot may also be graded/excavated to create level lots/construction footprints. Driveway crossovers may be required

This development will take place in accordance with the zoning of the land under the Loddon Shire Council. According to the Loddon Planning Scheme (LPS), the activity area comprises land which is currently zoned Township Zone (TZ). The LPS allows for the subdivision of land subject to requirements in Clause 32.05-5. The construction of dwellings or residential buildings is allowed on lots within areas zoned TZ under the LPS, with specific land use allowances and prohibitions referred to in the Table of uses (Clause 32.05-2). For further information about the zoning of the land, see Appendix D.

An indicative preliminary layout plan for the subdivision is included in Appendix C. The ultimate design of the subdivision is subject to change, however any changes to the layout within the registered site extent will require further consultation with the RAP and or a possible amendment to the CHMP.

3.2 Potential Impacts

This CHMP covers all ground disturbing works as part of the activity within the activity area. Disturbances within the activity area as part of activity will include general land preparation works, which will generally be less than 500 mm. Deeper excavations will be required for the installation of services, and these impacts are likely to be up to a depth of c. 1.5 m. Further minor works may become required as design is further refined, though will not result in greater impacts than the above described works and will only occur within the activity area.

Aside from underlying sterile clay that typically occurs within the activity area between 800mm and 1100 mm, no buried land surfaces were identified in the part of the activity area subject to proposed works. Aboriginal cultural heritage may occur in any sediments above the clay. Therefore, the activity has the potential to impact on Aboriginal archaeological deposits where natural soils may be present for any ground disturbance works that occur down to approximately c. 1100 mm or to greater depth. The Sponsor is still developing final subdivision layout plans, however an indicative subdivision plan is shown in Appendix C. Any changes to this will be in accordance with the relevant zoning (see Appendix D).

3.3 Extent of the activity area

The activity area (Figure 2-2) comprises c. 0.52 ha of primarily private land within the Loddon Shire Council with a small section of Camp Street roadway and road reserve which is managed by the Loddon Shire Council.

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4 Consultation

4.1 Government Consultation

A Notice of Intent to Prepare a CHMP form was submitted to the Secretary to FP-SR on 24 August 2022 (Appendix A: Notice of intent to prepare a management plan).

4.2 Registered Aboriginal Party consultation

The Registered Aboriginal Party (RAP) for the activity area is:

- The Dja Dja Wurrung Clans Aboriginal Corporation (DDWCAC).

The Notice of Intent was provided to the RAP on 24 August 2022 (see Appendix A), and they responded on 30 August 2022 electing to evaluate the CHMP. Field methods and management conditions were discussed with the RAP during meetings and during field investigations for the standard and complex assessments.

Reasonable efforts were made by the heritage advisor and Sponsor to consult with the RAP during the preparation of this CHMP about the collection and review of oral history related to the activity area, with no specific information provided.

The RAP was consulted as part of the CHMP for the activity. Site officers representing the RAP were involved in field survey and excavation (Standard and Complex Assessments) on 11 October 2022 and 31 January 2023:

- Boadan Kerr (Site Leader, DDWCAC),
- Narkita Kerr (Field Representative, DDWCAC) and
- Jamarly Kerr (Field Representative, DDWCAC).

Table 4-1 summarises the consultation undertaken during this CHMP.

Table 4-1 Summary of substantive consultation undertaken with the RAP during the preparation of this CHMP

Date	From	To	Format	Summary
2 August 2022	Joseph Minter Brooke (Unearthed Heritage)	Cultural Heritage and Bookings Mailbox (DDWCAC)	Email	Inception meeting booking form
2 August 2022	Joseph Minter Brooke (Unearthed Heritage)	Cultural Heritage and Bookings Mailbox (DDWCAC)	Email	Standard and Complex Assessment fieldwork booking form
24 August 2022	Joseph Minter Brooke (Unearthed Heritage)	DDWCAC, FP-SR	Electronic, Email	Notice of Intent to prepare a CHMP form and response from FP-SR providing CHMP ID 19059
30 August 2022	Rodney Carter (CEO, DDWCAC)	Sponsor, Joseph Minter Brooke (UHA), David Mathews (UHA)	Email	Provision of notice that DDWCAC intends to evaluate the CHMP
4 October 2022	See below for attendees		Meeting	Inception meeting – see below for details

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Date	From	To	Format	Summary
10-11 October 2022	Boadan Kerr (DDWCAC), Narkita Kerr (DDWCAC), Jamarly Kerr (DDWCAC), Maddie Steel (UHA), Tim Trottier (UHA)	-	Fieldwork	Standard and Complex Assessment
23 January 2023	Joseph Minter Brooke (Unearthed Heritage)	Cultural Heritage and Bookings Mailbox (DDWCAC)	Email	Complex Assessment fieldwork booking form
31 January 2023	Boadan Kerr (DDWCAC), Narkita Kerr (DDWCAC), Maddie Steel (UHA), Amy Sandkuhl (UHA)	-	Fieldwork	Complex Assessment
21 Feb 2023	Joseph Minter Brooke (Unearthed Heritage)	Cultural Heritage and Bookings Mailbox (DDWCAC)	Email	Post-Complex Assessment results / CHMP Conditions meeting booking form
2 March 2023	See below for attendees		Meeting	Post complex assessment results and CHMP Conditions meeting – see below for details

4.2.1 Summary of meetings

Two meetings with the RAP and the Sponsor were held as part of the preparation of this CHMP.

Inception meeting, 4 October 2022 – Teleconference meeting

Attendees: Michael Kiley (on behalf of CHMP Sponsor), Sophia Jackson (DDWCAC), Jon Marshallsay (DDWCAC), Joseph Minter Brooke (UHA).

The meeting commenced with introductions. Joseph offered an acknowledgement of Country noting that Aboriginal land had not been ceded. Michael provided an overview of the activity and activity area, with preliminary plans to subdivide the existing residential lot into four lots of between 780 to 1,022 m^2 and the existing dwelling to be retained within Lot 3. Joseph reviewed findings from the Desktop Assessment. A methodology for Standard and Complex Assessment was proposed, refined and agreed upon. The standard assessment was to include auger tests. The complex assessment was to include excavation of one 1x1 m TP and the excavation of approximately 4 STPs was agreed upon as a suitable testing method for the remainder of the activity area. It was agreed that the field were to discuss and agree on exact locations for test excavations during the complex assessment.

Post complex assessment results and CHMP Conditions meeting, 2 March 2023 – Teleconference meeting

Attendees: Michael Kiley (on behalf of CHMP Sponsor), Sophia Jackson (DDWCAC), Ron Kerr Jnr (DDWCAC), Joseph Minter Brooke (UHA).

The meeting commenced with Michael providing a development overview of the proposed subdivision. The activity would include the subdivision permit only, with services previously having been installed to the property boundary. Driveway crossovers would possibly be required for the subdivision permit.

Joseph presented the results of the complex assessment, including the identification of the Aboriginal cultural heritage within the 1x1 m test pit and within two radial STPs, excavated five

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metres north and south of the TP respectively. These artefacts were identified at depths between 400 and 700 mm below the existing ground surface. Joseph advised that this Aboriginal place was pending registration as an Artefact Scatter on the VAHR.

A discussion regarding Conditions and Contingencies for the CHMP followed, with Sophia and Ron requesting that harm to the Aboriginal place be avoided by limiting excavation to 400 mm within the registered extent of the Artefact Scatter, with RAP monitoring to occur for any trenching works occurring at or below 400 mm within this place extent. Standard DDWCAC Conditions and Contingencies would otherwise apply for this CHMP, with no compliance inspections specifically scheduled as part of Condition 7:

4.2.2 Outcomes of Consultation with the RAP

- The standard and complex assessment methodologies were developed in conjunction with DDWCAC during the discussion meetings for CHMP 19059, and finalised.
- The management conditions all agreed to in the final meeting, being:

Standard Conditions:

Condition 1: The Cultural Heritage Management Plan (CHMP)

Condition 2: Cultural Heritage Induction

Condition 3: Cultural Heritage Induction Booklet

Condition 4: Notification of Activity Milestones

Condition 5: Reviewing compliance

Condition 6: Non-compliance with management conditions and contingency plans

Condition 7: Compliance inspections *(no scheduled compliance inspections)*

Condition 8: Management of Aboriginal cultural heritage

Condition 9: Protocol for handling sensitive information

Condition 10: Communication

Specific Conditions

Specific Condition 1: Avoid harm to Artefact Scatter (excavation no deeper than 400 mm)

Specific Condition 2: Detailed RAP monitoring of trenching works at or below 400 mm within registered extent of Artefact Scatter

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Aboriginal Cultural Heritage Assessment

This section presents desktop, standard and complex assessments of the activity area.

5 Desktop assessment

This section provides background information on the activity area and the surrounding region. This information is presented to provide an understanding of the physical, historical, cultural and archaeological setting in which the activity area is located. This information is useful in developing archaeological place prediction models. Cameron Frost, Melinda Albrecht and Joseph Minter Brooke undertook the background research for the desktop assessment. The search of the Victorian Aboriginal Heritage Register (VAHR) was undertaken by Joseph Minter Brooke on 25 August 2022 and again on 7 October 2022. There were no obstacles encountered to undertaking the desktop assessment.

5.1 Environmental context

This section provides an overview of the environmental context of the activity area, with particular focus on factors that may have influenced past human behaviour and hence archaeological place formation processes and the distribution of Aboriginal cultural heritage places. The land-use history of the activity area is also reviewed as it assists in identifying any site formation processes that may have impacted the occurrence and/or location of Aboriginal cultural material.

It is necessary to place geographical parameters on this desktop assessment to provide a meaningful context broad enough to capture regional environmental and Aboriginal place distribution patterns, while remaining targeted so that these patterns are not missed. The geographic region used for this CHMP covers an area within an 8 km radius of the activity area (Figure 5-1). This geographic region provides a broad yet targeted context within which to view information relevant to the activity area regarding flora and fauna, geology, soils, geomorphology, the past occupation by Aboriginal people that may have led to the creation of Aboriginal places, and the post-contact land-use history that may have disturbed Aboriginal places.

The activity area is located within the Victorian Riverina bioregion. The Victorian Riverina bioregion is located north of the Great Dividing Range and is characterised by a flat to gently undulating landscape with wide alluvial floodplains associated with river systems, streams and former streams. The closest waterway to the activity area is the Loddon River, which is located approximately 157 metres northwest from the activity area at the closest point. The geographic region for the activity area is mostly within the Victorian Riverina bioregion (comprising approximately 14,860.86 ha or 73.12% of the geographic region), and also contains areas of the Goldfields bioregion (accounting for c. 5,463.03 or 26.88% of the geographic region). The Goldfields bioregion is characterised by low hills and rolling plains (predominantly of sedimentary origin) (see DEM, Digital Elevation Model for an indication of the elevation within the region and activity area, Figure 5-3). As such, there would have been a plethora of resources available to Aboriginal people across the activity area and wider region.

5.1.1 Geology and geomorphology

The activity area lies within the *Alluvial fans and aprons* geomorphological unit (GMU 4.3) of the broader Northern Riverine Plain geomorphic unit (Figure 5-1).

The geomorphology of the geographic region is primarily associated with GMU 4.3, *Alluvial fans and aprons*, comprising 50.69% of the geographic region, with areas of GMU 2.1.2 *Hills, valley slopes and*

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plains on non-granitic Palaeozoic rocks (23.87%), GMU 2.1.6 *Eruption points and volcanic plains* (10.57%), GMU 4.2.1 *Plains with leveed channels, sometimes source-bordering dunes* (12.68%) and GMU 4.1.1 *Meander belt below plain level, sometimes source-bordering dunes* (2.19%) (Table 5-3, Table 5-4).

The soil description relating to the *Alluvial fans and aprons* geomorphological unit, which pertains to the activity area, describes shallow sediments which are derived from the consolidated Shepparton Formation sediments in adjacent Western Uplands areas (Agriculture Victoria 2020). Red duplex soils (red-brown earths) and grey or brown uniform cracking clays are common on the level to gently undulating plains in the Alluvial fans and aprons in the Bridgewater area (Schoknecht 1988).

The activity area contains two geological units, namely *Shepparton Formation* (Nws) comprising 97.19% of the activity area and *Alluvium* (Qa1) comprising the remaining 2.81% (Table 5-4). The wider geographic region also includes a range of geological units, with large areas of *Shepparton Formation* (Nws, 67.34%), *Castlemaine Group – Lancefieldian* (Ocl, 11.27%) and *Newer Volcanic Group – basalt flows* (Neo, 10.12%) among other geological units. Figure 5-2 and Table 5-3 describe the geological character of the geographic region in more detail.

CHMP 19059: 10 Camp Street Bridgewater

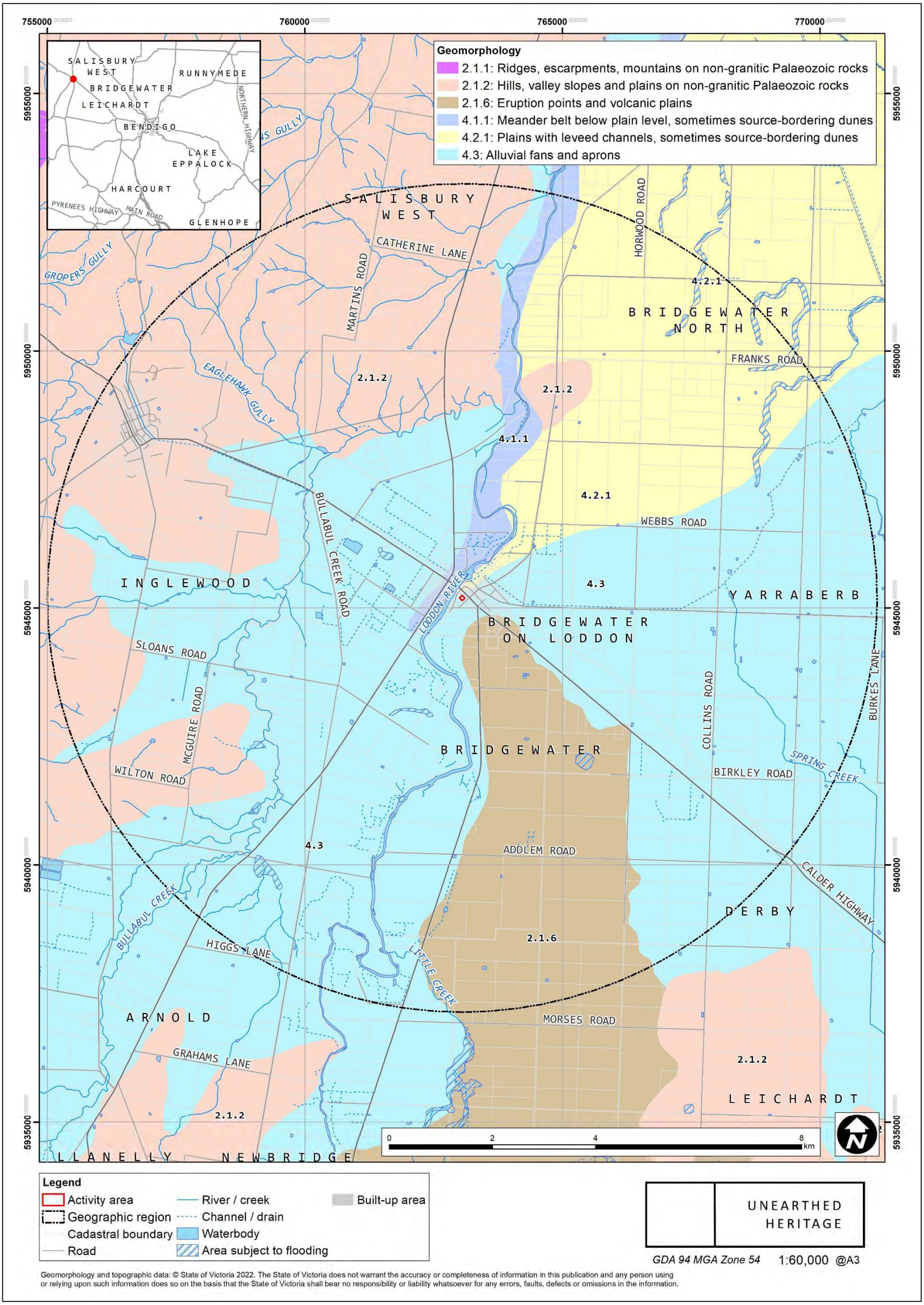

Figure 5-1 Geomorphological units mapped within the geographic region

CHMP 19059: 10 Camp Street Bridgewater

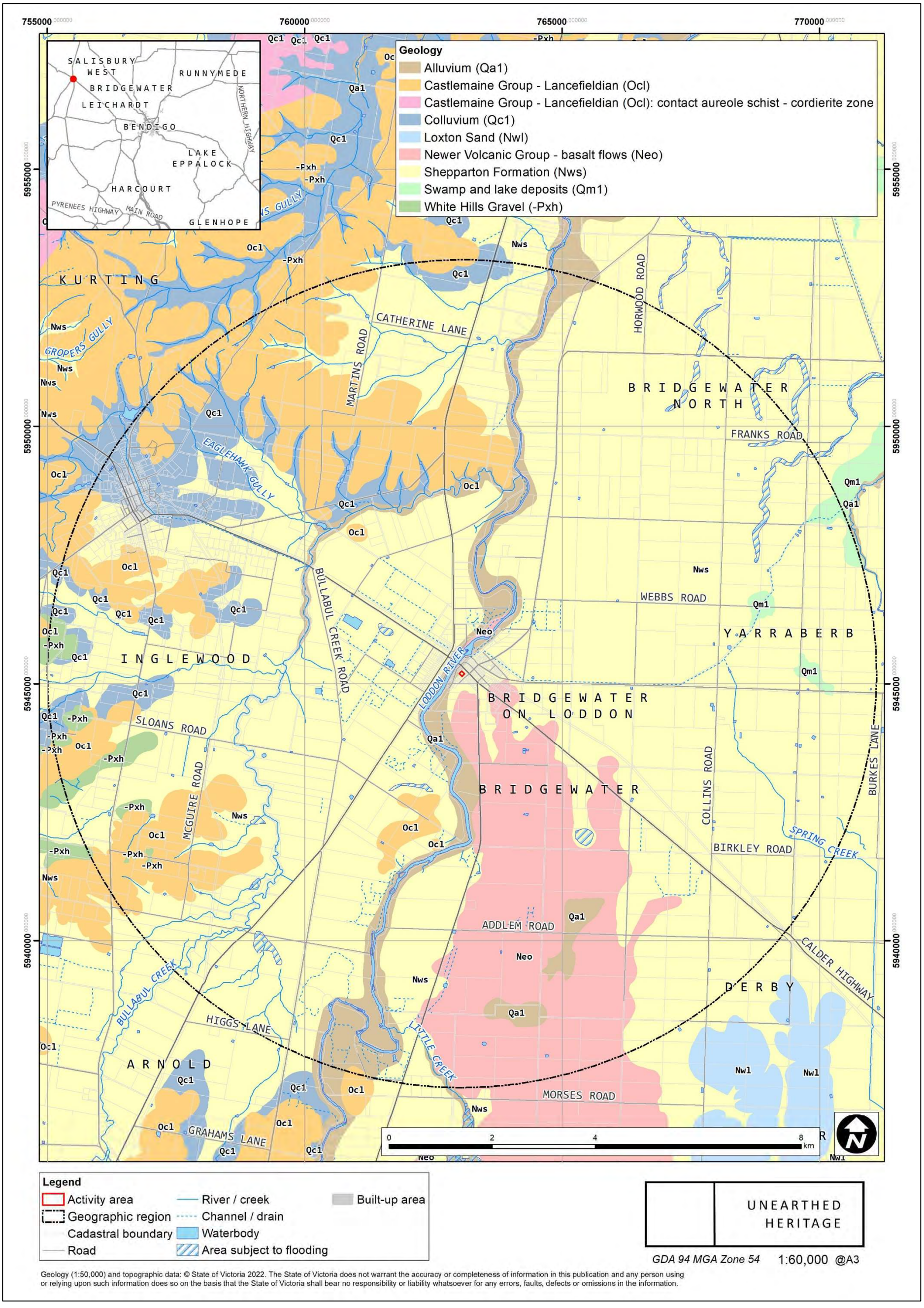

Figure 5-2 Geological units mapped within the geographic region

CHMP 19059: 10 Camp Street Bridgewater

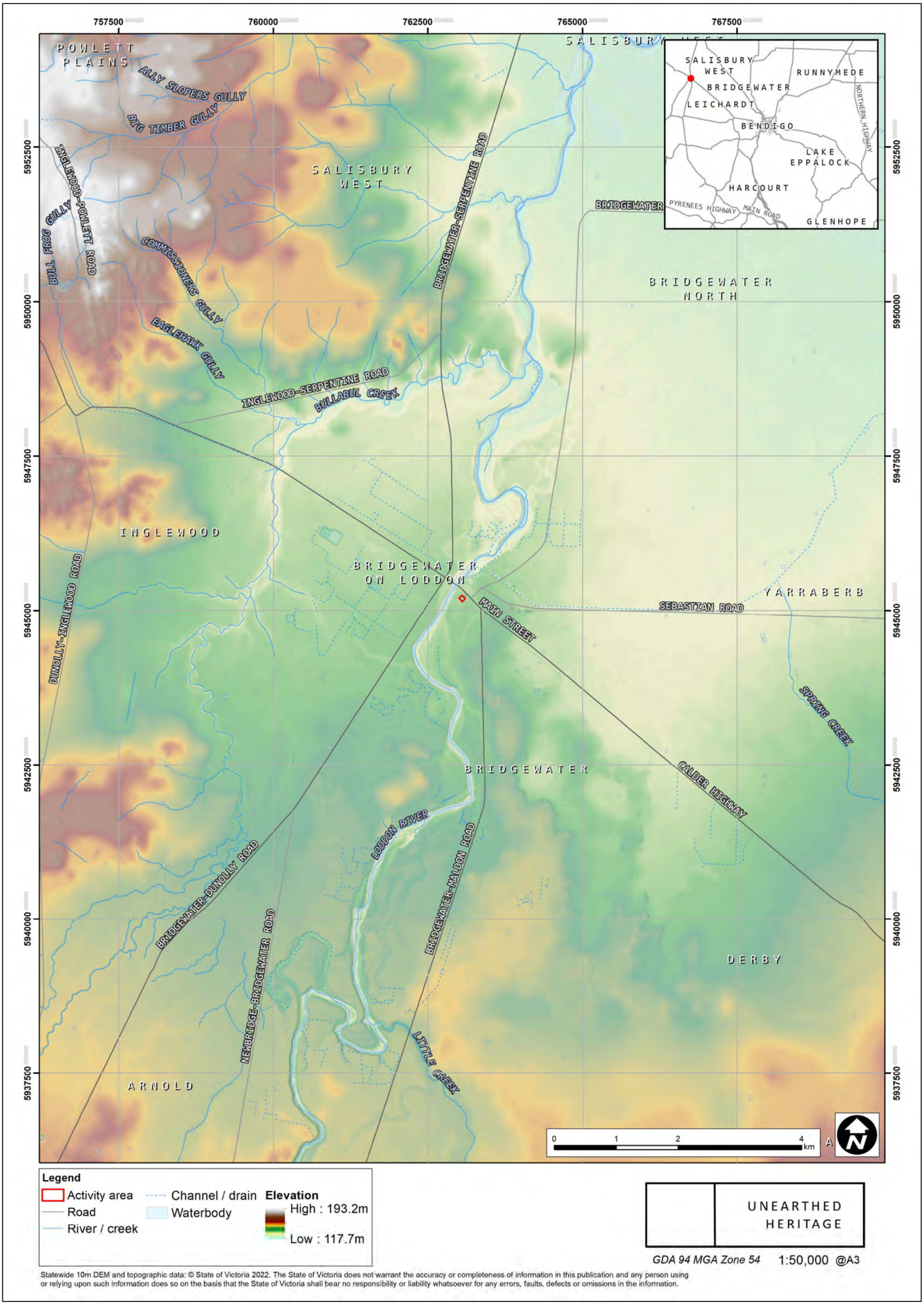

Figure 5-3 DEM (Digital Elevation Model) showing the activity area

CHMP 19059: 10 Camp Street Bridgewater

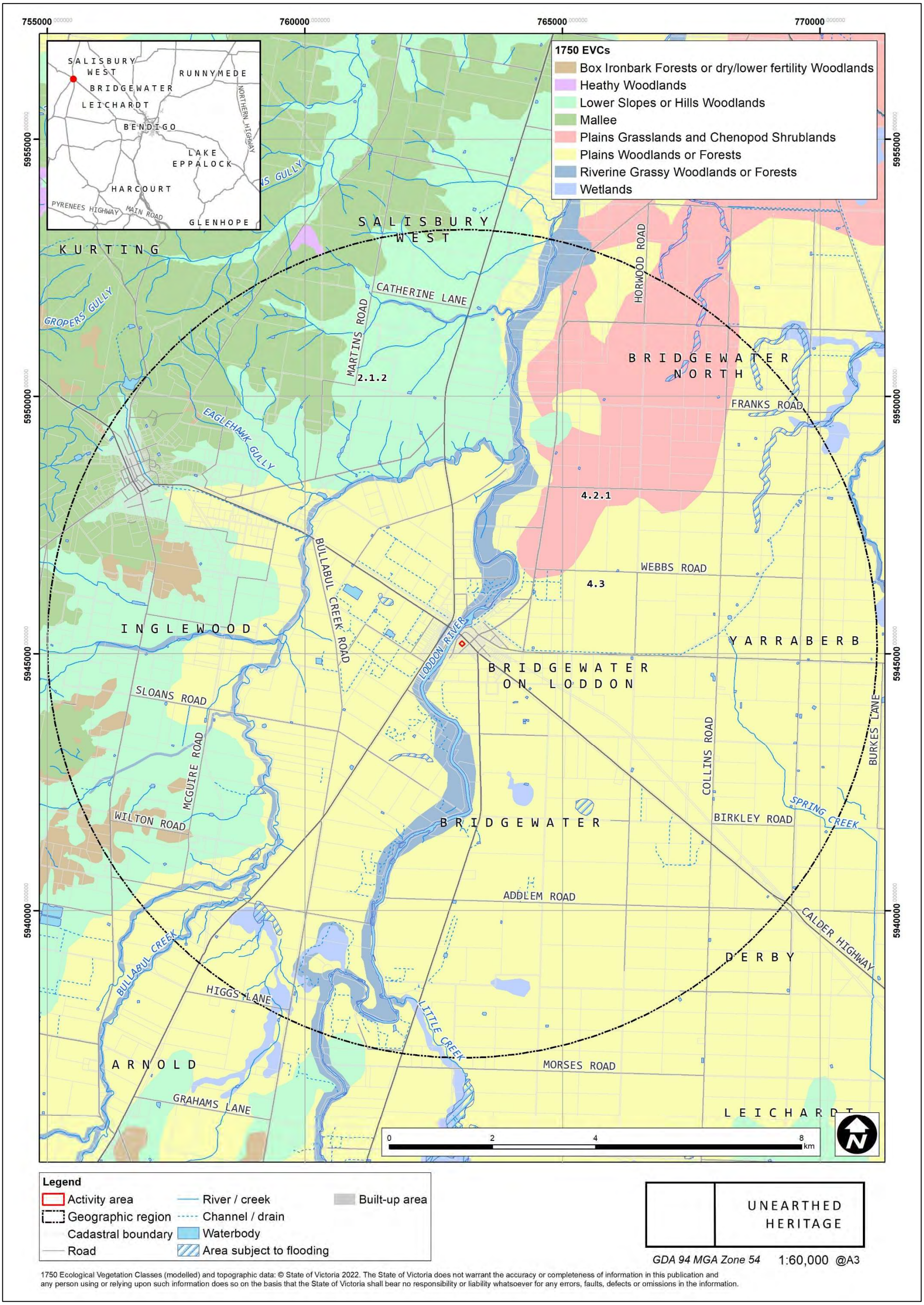

Figure 5-4 1750s modelled EVCs mapped within the geographic region

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Table 5-1 Mapped geomorphological units within the geographic region

Code	Tier 1 description	Tier 2 description	Tier 3 description	Lithology	Area (ha)	Area (%)
2.1.2	Western Uplands (WU)	Dissected Uplands	Hills, valley slopes and plains on non- granitic Palaeozoic rocks (Daylesford, Maryborough, Bendigo)	Sedimentary	4851.76	23.87%
2.1.6	Western Uplands (WU)	Dissected Uplands	Eruption points and volcanic plains (Creswick ┬┐ Ballarat plains, Mt. Franklin, Mt. Blackwood, Metcalfe)	Basalt	2148.15	10.57%
4.1.1	Northern Riverine Plain (RP)	Modern floodplains	Meander belt below plain level, sometimes source-bordering dunes (Mooroopna, Wangaratta)	Alluvium	445.58	2.19%
4.2.1	Northern Riverine Plain (RP)	Older alluvial plains	Plains with leveed channels, sometimes source-bordering dunes (Tatura, Naneella)	Alluvium	2576.50	12.68%
4.3	Northern Riverine Plain (RP)	Alluvial fans and aprons (Burnt Creek, Seven Creek, Broken River, Katamatite, Raywood, & aprons around Korong, Dookie Hills)		Alluvium	10301.90	50.69%
Grand Total					20323.88	100.00%

Table 5-2 Mapped geomorphological units within the activity area

Code	Tier 1 description	Tier 2 description	Tier 3 description	Lithology	Area (ha)	Area (%)
4.3	Northern Riverine Plain (RP)	Alluvial fans and aprons (Burnt Creek, Seven Creek, Broken River, Katamatite, Raywood, & aprons around Korong, Dookie Hills)		Alluvium	0.52	100.00%
Grand Total					**0.52**	**100.00%**

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Table 5-3 Mapped geological formations within the geographic region

Code	Name	Description	Lithology	Geological History	Area (ha)	Area (%)
2.1.2	Western Uplands (WU)	Dissected Uplands	Hills, valley slopes and plains on non-granitic Palaeozoic rocks (Daylesford, Maryborough, Bendigo)	Sedimentary	4851.76	23.87%
2.1.6	Western Uplands (WU)	Dissected Uplands	Eruption points and volcanic plains (Creswick ┬┐ Ballarat plains, Mt. Franklin, Mt. Blackwood, Metcalfe)	Basalt	2148.15	10.57%
4.1.1	Northern Riverine Plain (RP)	Modern floodplains	Meander belt below plain level, sometimes source-bordering dunes (Mooroopna, Wangaratta)	Alluvium	445.58	2.19%
4.2.1	Northern Riverine Plain (RP)	Older alluvial plains	Plains with leveed channels, sometimes source-bordering dunes (Tatura, Naneella)	Alluvium	2576.50	12.68%
4.3	Northern Riverine Plain (RP)	Alluvial fans and aprons (Burnt Creek, Seven Creek, Broken River, Katamatite, Raywood, & aprons around Korong, Dookie Hills)		Alluvium	10301.90	50.69%
Grand Total					**20323.88**	**100.00%**

Table 5-4 Mapped geological formations within the activity area

Code	Name	Description	Lithology	Geological History	Area (ha)	Area(%)
Nws	Shepparton Formation (Nws): generic	Clay, sand, silt, pooly-sorted lenticular gravel. Dissected flood plain alluvium: terraces 1-10 metres above present river channels; well developed soil 2-3 m thick.	clay [lithology] (dominant); sand (significant); silt [material] (significant); gravel [material] (significant)	Pliocene to Holocene (channelled stream flow - fluvial	0.51	97.19%

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				[environment])		
Qa1	Alluvium (Qa1): generic	Gravel, sand, silt: variably sorted and rounded; generally unconsolidated; includes deposits of low terraces; alluvial floodplain deposits	silt [material] (significant); sand (significant); gravel [material] (significant)	Pleistocene to Holocene (channelled stream flow-fluvial [environment])	0.01	2.81%
Grand Total					**0.52**	**100.00%**

Table 5-5 Mapped 1750s modelled ecological vegetation classes (EVCs) within the geographic region

EVC CODE	Group Name	EVC Name	EVC SUBGGROUP	Area (ha)	Area (%)
0048	Heathy Woodlands	Heathy Woodland	Dry and/or better drained	0.12	0.00%
0056	Riverine Grassy Woodlands or Forests	Floodplain Riparian Woodland	Creekline and/or swampy	717.39	3.53%
0061	Box Ironbark Forests or dry/lower fertility Woodlands	Box Ironbark Forest		280.09	1.38%
0068	Riverine Grassy Woodlands or Forests	Creekline Grassy Woodland	Creekline and/or swampy	262.13	1.29%
0074	Wetlands	Wetland Formation	Freshwater	175.96	0.87%
0076	Lower Slopes or Hills Woodlands	Grassy Woodland/Alluvial Terraces Herb-rich Woodland Mosaic	Grassy	1262.53	6.21%
0093	Mallee	Sandstone Ridge Shrubland	Sandstone ridges and rises	1391.07	6.84%
0132	Plains Grasslands and Chenopod Shrublands	Plains Grassland	Clay soils	1502.95	7.39%
0175	Lower Slopes or Hills Woodlands	Grassy Woodland	Grassy	2405.46	11.84%
0803	Plains Woodlands or Forests	Plains Woodland	Poorly-draining	12326.17	60.65%

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EVC CODE	Group Name	EVC Name	EVC SUBGGROUP	Area (ha)	Area (%)
Grand Total				**20323.88**	**100.00%**

Table 5-6 Mapped 1750s modelled ecological vegetation classes (EVCs) within the activity area

EVC CODE	Group Name	EVC Name	EVC SUBGGROUP	Area (ha)	Area (%)
0803	Plains Woodlands or Forests	Plains Woodland	Poorly-draining	0.52	100.00%
Grand Total				**0.52**	**100.00%**

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5.1.2 Flora and fauna

The current activity area is located in the Victorian Riverina bioregion. Prior to European settlement and land-use, the activity area would have contained open eucalypt woodland to a height of approximately 15 metres, consistent with the Ecological Vegetation Class (EVC) *Plains Woodland* (EVC 803, constituting the entirety of the activity area). Figure 5-4 and Table 5-6 are representations of the modelled 1750 ecological vegetation classes of the current activity area.

Prior to European settlement, a range of EVCs would have been present within the geographic region, with the region dominated by *Plains Woodland* (EVC 803), *Grassy Woodland* (EVC 175) and *Plains Grassland* (EVC 132). Smaller areas of other vegetation classes would have occurred in patches throughout the wider region (Table 5-5). These ecological zones would have comprised a variety of understorey shrubs, large trees, herbs and grasses which would have provided Aboriginal people in the area with access to a range of plant and animal food resources.

The vegetation of the activity area would have supported a range of fauna that would have been exploited by Aboriginal populations, such as possums, kangaroos, wallabies, and a range of birds. Fish, eels and water birds are also likely to have been caught in the Loddon River, c. 157 m northwest of the activity area.

The vegetation itself would have also provided many resources to Aboriginal people, such as wood and bark for tools, plant material for medicinal purposes, and native vegetable foods, such as nuts, fruits, tubers, and seeds. A study conducted by Clark (1997) focussed on Aboriginal associations with Box-Ironbark Forest and Woodlands within Dja Dja Wurrung country and noted that the local language referred to Box-Ironbark as *yee-rip* (Clark 1997: 3). This species of tree was utilised for its blossoms (to make a sweet drink), for its wood and bark to make canoes, coolamons and weapons (Clark 1997: 4-5).

5.1.3 Climate

The current climate across the Marong to Wedderburn region is temperate with mild to warm summers with average maximum temperatures ranging from 27.6°C to 30°C, and cool winters with average maximum temperatures of 12.7°C to 15.5°C (BOM 2023b). Between the years 1895 and 2023 the mean annual rainfall at Bridgewater is 433.2 mm. Highest monthly average rainfalls tend to occur in July and August, with highest median monthly rainfall sums of 42.5 ml and 42.8 ml respectively. Lowest monthly rainfalls occur in February, with a median rainfall of 17.5 ml between 1895 and 2023 (BOM 2023b).

5.2 Land-use history

The first Europeans known to have visited the geographic region were members of the exploration party of Major Thomas Livingstone Mitchell, who crossed the Loddon River while heading towards 'Mount Byng Pass' (Mount Alexander) late September 1836 (Mitchell 1839: 278). In 1936 the government of New South Wales legalised the widespread acquisition of land for grazing. Based on Mitchell's positive appraisal of the region as suitable for pastoral use, overlanding parties followed the explorer's wheel tracks to Central Victoria, and from 1838 squatters began taking up land, dividing it into large pastoral leases or runs for sheep and wool production.

The current activity area is located in the pastoral run of Cattos Run (see Figure 5-5). This run was gazetted on October 4 1848 and comprised an area of 64,000 acres. It had been licensed 7 years prior to N.S.W. O.I.C and in October 1847, to John Catto. In 1872, the run was forfeited (Spreadborough and Anderson 1983: 157). John Catto was born in 1802, and married Margaret Lyall

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Fifeshire in 1852. Catto died in 1872. Catto's Run was also known as Loddon, being on the Loddon River (Billis and Kenyon 1974: 43, 189).

The discovery of gold in 1851, and the subsequent Gold Rush has had significant disturbances to the geographic region. Dredging of waterways, as well as sluicing their banks were common and destructive mining practices that would have impacted on the preservation of Aboriginal places within the geographic region. Reef mining would have also impacted land away from waterways. The gold rushes had led to a massive state population boom – between the early 1850s to early 1860s, the colonial population of Victoria had increased by over 460,000, creating an enormous demand for agricultural produce and a push to unlock the large pastoral runs across central Victoria to enable expanded settlement. In 1862, the Government introduced legislation (*The Land Act 1862* also known as the *Duffy Act*) that made 10 million acres of land across Victoria, previously held under squatters' license, available to selectors. Much of the Bullock Creek, Catto's Run, Glenalbyn, and Torphicen pastoral leases were included in these lands, and throughout the 1860s these runs were divided up into smaller agricultural landholdings, and additional suburban allotments were laid out around the existing settlements through the region (Dingle 1984).

The township of Bridgewater began with the discover of gold around 1860 (Bridgewater on Loddon History 2023). During this time, Bridgewater had 11 hotels, general stores, boot-makers, breweries, cordial, cheese and butter factories, butcher shops, blacksmiths, saddlers shops, bakeries, flour mills, fruit and lolly shops, the railway and a Chinese market garden (Bridgewater on Loddon History 2023). The Loddon River was the lifeblood of the township, and has maintained the agricultural land uses of the region.

Impacts to the activity area from historical and current land uses may include mixing of topsoils and shallow soil disturbances from clearing native vegetation, ploughing and agricultural soil modification. Erosion, compaction or depletion of topsoils may also have occurred as a result of livestock grazing. More substantive soil disturbances may also have occurred associated with the installation of underground services and utilities.

The activity area is primarily a residential block of land within the township of Bridgewater, and also includes the roadway and road reserves of Camp Street. There is an existing dwelling located on the property along with associated infrastructure, urban vegetation and landscaping. A 1947 aerial image showing the activity area displays the area as vacant land with no dwelling, but some vegetation can be seen (Figure 5-6). In this image, the activity area is bounded to the south and south west by a large area of undeveloped land that was likely used for agricultural purposes. It is probable that the current activity area had a similar land use prior to becoming more urbanised. A series of Google Earth images from 2013, 2019 and 2023 display the residential nature of the activity area (see Figure 5-7 to Figure 5-9).

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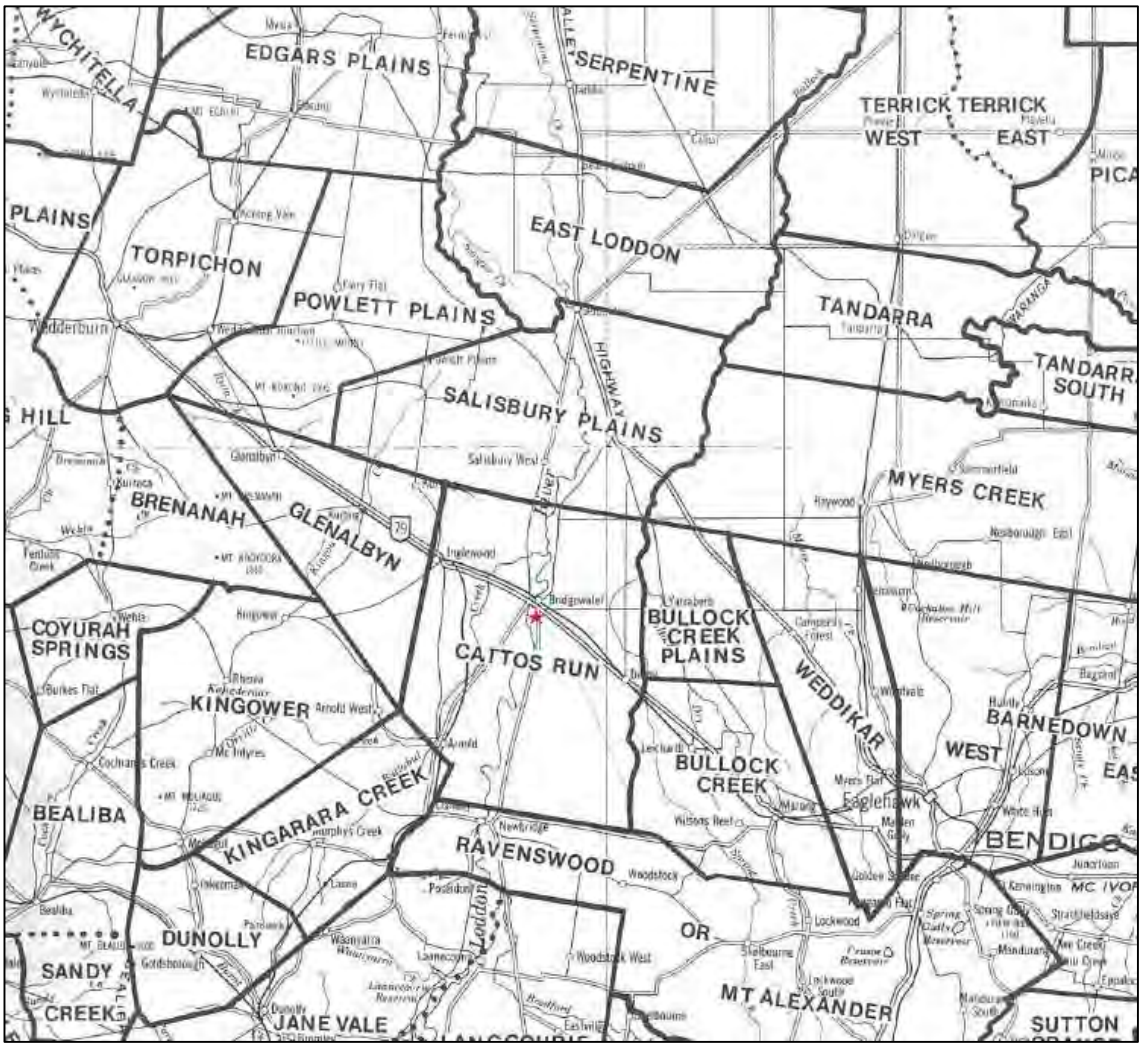

Figure 5-5 Indicative location of the activity area in red within the Cattos Run pastoral run (Spreadborough & Anderson 1983)

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Figure 5-6 1947 aerial image showing Indicative location of the activity area in red (Source DEECA 2023)



Figure 5-7 Google Earth image 2013 with red dot showing indicative location of the activity area (Source: Google Earth)

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Figure 5-8 Google Earth image 2019 with red dot showing indicative location of the activity area (Source: Google Earth)



Figure 5-9 Google Earth image 2023 with red dot showing indicative location of the activity area (Source: Google Earth)

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5.3 Cultural context

5.3.1 Introduction

Information about the early inhabitants of the region around the activity area is predominantly derived from observations made by Europeans. As such, while they do provide particular insights into life at the time of the observations, they should be viewed critically as they present a static and European-biased view from the time of contact. While they are not reflective of the ever-changing pre-contact Dja Dja Wurrung culture, they may be used to gain some small insights into Dja Dja Wurrung culture at the time, some of which may extrapolate to earlier economy and patterns of occupation.

Aboriginal populations in the region were significantly disrupted by early colonisation and further again by the gold-rush. Consequently, no specific information is available regarding the lifestyle of Aboriginal People during the pre-contact period within the study region. Detailed ethnographic research is beyond the scope of this investigation. Also, no Aboriginal oral history was gathered during this assessment. As such, this section provides general summaries of secondary references.

5.3.2 Ethno-historic background

The activity area is located within the traditional lands of the *Dja Dja Wurrung* language group or tribe (Clark 1990: 153). The closest documented *Dja Dja Wurrung* clan to the activity area was referred to as the 'Catto's Run' clan, who were apparently associated with the Bridgewater area (Clark 1990: Figure 5). Barwick (1984: 118) documents the *Yongbulluk* as being the clan associated with the Loddon River in this area.

Language groups were comprised of collections of neighbouring clans who shared a common dialect as well as mutual economic and political interests. They were also communally connected to specific areas of land through their spirituality, including an association with topographic features linked to deities and other mythic beings. The *Dja Dja Wurrung* tribe was part of the larger *Kulin* language group, considered as West Kulin, along with *Wada wurrung* (Barwick 1984: 104, Clark 1998).

While little is known of the *Dja Dja Wurrung* prior to colonisation, Aboriginal populations in the region around the activity area would have hunted kangaroos, wallabies, koala, possums, other small mammals, and birds using wooden spears, with a focus around water sources and swamps due to increased animal activity there. Hunting eels was an important seasonal economic activity witnessed regularly by early settlers, as was net and spear fishing in waterways. A range of plant resources was also exploited for food, medicine and utility. Bulrush was observed to be a dominant element in the *Dja Dja Wurrung* diet, as a baked food (Clarke 2018: 81).

Animal resources were utilised for food as well as medicinal purposes. It was observed that animal fat was used as an insect repellent, by covering the skin with it as a grease (Clarke 2018: 220) and certain animals belonged to certain clan areas and could not be eaten by other clans of the same tribe (Clarke 2018: 207)

Availability of water changed through the seasons and over different periods of time. As such, water would have been carefully utilised, managed and protected, providing different opportunities and challenges for subsistence and activity within the geographic region (LCC 1978: 24). During the hotter and drier months of summer, *Dja Dja Wurrung* clans occupied the most reliable water sources, such as the Loddon River (Edmonds 2004: 18). Wetter periods would have facilitated populations to more easily spread to the broader plains and hills, being able to rely on more temporary water sources to visit important places within the landscape and exploit the resources across a wider area (Edmonds 2004: 18). George Augustus Robinson (cited in Clark 1998) records

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observations of settlers from the region that groups of huts akin to villages existed along major watercourses.

Parker, the son of the Loddon District assistant protector (as discussed in Clark 1997: 3), recorded *Dja Dja Wurrung* as referring to Grey Box as *boo-loitch*, to Yellow Box as *taark*, Red Box as *tee-ring* and Brown Box as *wy-all*. These trees were utilised for canoe making, as described by a squatter in the region in 1836: '*we saw a specimen of their knowledge of naval architecture, in the shape of a canoe ~ 12 feet in length, cut rudely from a half round of a box tree, which was bent and gave the canoe a good spring at both ends. The sheet of bark would carry four men easily*' (Cahir in Cahir et al. 2018: 133). The *Dja Dja Wurrung* also utilised bark for shelter construction (Cahir in Cahir et al. 2018: 167).

Elements of *Dja DJa wurrung* belief systems were observed and recorded. Parker (Loddon District Assistant Protector) noted that *Dja Dja Wurrung* People believed in two forms of death – one being natural and associated with old age and infancy and one being superstitious (Clark in Cahir et al. 2018: 203). Canoes also played a part in this spiritual world, with a creation story describing the use of a canoes and canoes being utilised in ceremony (Cahir in Cahir et al. 2018: 134).

Pre-contact *Dja Dja Wurrung* populations are difficult to approximate, with estimates ranging from 600-1800. While these numbers are not necessarily a reliable indication of the *Dja Dja Wurrung* population at the time, they do provide a baseline of sorts from which to measure the later decline. Edward Parker, the Assistant Protector, made an early census of *Dja Dja Wurrung* People in February 1841, putting numbers at 282. Later estimates put *Dja Dja Wurrung* numbers as low as 38 by 1863 (Clark 1990: 150). While these numbers must be viewed with a critical eye, they do indicate a drastic decline in the population of *Dja Dja Wurrung* People on country. These dramatic declines, coupled with the loss of traditional hunting lands to pastoralism and other settler pursuits, led to implementation of the Aboriginal Protectorate Scheme (Clark 1998). However, this further exacerbated the catastrophic demographic changes to traditional Aboriginal society (e.g. Coutts *et al.* 1977). Further detail of the post-contact period is available in other resources, such as Morrison (2002), Clark (1990), Attwood (1999) and Culvenor (1992).

Clark (1998: 120) noted that while Aboriginal People were removed from their traditional lands and relocated into the lands of others leading to mixing of People from varied cultural groups from various geographies, People "continue to nurture their association with Ancestral areas".

5.4 Archaeological background

The findings of previous cultural heritage assessments in the geographic region can help inform the current study by improving our understanding of the distribution of Aboriginal places in the region and the factors that have led others to their discovery. Therefore, a review of previous assessments in the geographic region, as well as more locally, is pertinent.

It is important to note that many Aboriginal places within the geographic region will have previously been destroyed by activities such as gold mining, residential development and infrastructure development, with the known distribution of Aboriginal places reflecting investigation effort and land-use, rather than the intensity of Aboriginal occupation and archaeological deposition in the region.

5.4.1 Regional studies

One regional Aboriginal archaeological study has been undertaken in the wider Southern Murray River basin that covers the Loddon River catchment, which passes through the current activity area. A cultural heritage assessment also took place for Avoca, Upper Loddon and Upper Coliban River

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Areas Such regional studies are often general but can serve to a foundation for predictive modelling and subsequent smaller-scale assessments.

Archaeology of the Loddon River Basin: A Background Study (van Waarden 1994)

In 1994, van Waarden prepared a regional overview and assessment of Aboriginal archaeology in the Loddon River basin as part of a wider series of strategic studies with Aboriginal Affairs Victoria (AAV) funded by the Murray Darling Basin commission focussing on Aboriginal cultural values in the Southern Murray Basin. The study was desktop based and involved an assessment of environmental and archaeological data across the Loddon River basin and provided general predictive models of the type and frequency of potential archaeological sites. van Waarden's study area included the length of the Loddon River catchment from Swan Hill to Daylesford.

van Waarden determined that at the time of her study, eight hundred and fifty-three Aboriginal archaeological sites had been documented in the Loddon River basin, incorporating one thousand and five distinct archaeological features. The most common site types were earth mounds (46%), scarred trees (22%) and stone artefact scatters (16%), and ancestral remains burials (5%). Smaller numbers of isolated stone artefacts (<2%), rockshelters (<2%), hearths (<2%), middens (<2%), rock wells (<2%), and occupation site exposures in riverbanks (<2%) also occurred. The majority of recorded stone artefacts consisted of quartz, with quartzite, silcrete, flint / chert, and basalt also found in much lesser amounts, and most artefacts were identified as waste flakes or debitage, however, tools included retouched flakes and blades, axes, and grinding stones had also been identified. van Waarden also noted that no temporal changes in stone tool technology had been identified throughout the Loddon River basin, and that stone artefact scatters appeared to be representative of the Australian Small Tool Tradition (ASTT) and thus likely dated to within the last 5,000 years.

van Waarden further examined archaeological site patterning across the three major geomorphological landscapes within the Loddon River catchment, including the Murray Basin Plains, the Dissected Uplands, and the Volcanic Plains. The current activity area crosses both the Murray Basin Plains and the Dissected Uplands units. van Waarden noted, however that the majority of archaeological research and survey carried out in the Loddon River basin had focussed on the northern part of the catchment, across the Murray Basin Plains. In contrast there had been comparatively few systematic surveys, and thus few recorded sites, in the Dissected Uplands and Volcanic Plains landscapes to the south. As such, archaeological models and predictive statements for these areas were largely speculative.

Based on this review, van Waarden found that the site types most likely to occur across the Murray Basin Plains included earth mounds and hearths, artefact scatters and isolated artefacts, scarred trees, middens, exposures in banks, and ancestral remains burials. van Waarden noted, however, that the occurrence of mounds, stone artefact scatters, and isolated stone artefacts, may be obscured and or sites may have been disturbed or destroyed by land clearance and ploughing. Sites across Murray Basin Plains landscape were most likely to occur in close proximity to productive wetlands, deep freshwater marshes, and freshwater lakes, rivers, creeks, and streams. Within the Dissected Uplands unit, van Waarden found that the most common site types would likely be stone artefact scatters, rock wells, rockshelters, quarries, rock art sites, middens, and ancestral remains burials; however, stone artefact scatters may be difficult to detect due to the widespread presence of naturally occurring quartz and historical mining activities. van Waarden predicted that sites in the Dissected Uplands would most likely occur on flatter ground surfaces, such as spurs, ridgelines, or

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river terraces, particularly where these landforms are associated with freshwater wetlands, rivers, creeks, or streams.

Avoca, Upper Loddon and Upper Coliban River Areas: Cultural Heritage Assessment (Turnbull and Lane, 2008 ACHRIS ID# 4197)

Turnbull and Lane (2008) undertook a cultural heritage assessment across a large area, incorporating Avoca, Upper Loddon and Upper Coliban River areas, which involved a review of the existing Aboriginal and non-Aboriginal cultural heritage values within the study area, as well as some limited field survey. Six Aboriginal places had previously been recorded within their study area, with field survey identifying a further seven places. The closest part of the study area to the current activity area was a section of the Loddon River ending at Guildford, c. 10.0 km southeast of the activity area at the closest point, which was subject to some sample survey, though no Aboriginal places were identified. This section of the Loddon River was assessed as being of moderate archaeological sensitivity for the occurrence of Aboriginal cultural material, most commonly stone artefact places in disturbed and partially disturbed contexts (Turnbull & Lane 2008: 35-6). Disturbance in this section was considered to have predominantly been from past gold-mining activities. Scarred trees and grinding grooves were also considered to be possible in unsurveyed areas (Turnbull & Lane 2008: 36).

While the geographic extent of this study is extensive and thus extrapolating conclusions somewhat problematic, a general observation that Aboriginal places tend to be concentrated on raised flat land adjacent waterways, particularly major waterways, may prove useful for the current activity area.

5.4.2 Local-scale assessments

A number of localised investigations have been undertaken in the geographic region, with a preponderance of more expansive, linear investigations earlier on and a growing portion of area-based assessments in recent years. Those assessments deemed to be most relevant to the current activity area are reviewed below:

CHMP 17947 – Calder Highway Road Safety Upgrades, Leichardt, Victoria (Albrecht and Minter Brooke 2022)

In 2022, Albrecht and Minter Brooke prepared CHMP 17947 for the Calder Highway Road Safety Upgrades, at Leichardt, Victoria, located c. 284 m south east from the current activity area. The CHMP involved desktop, standard and complex assessments. The results of the desktop assessment indicated that the study area extended across landscapes of undulating alluvial plains of the Northern Riverine Plain. The regional surface geology consisted of various fluvial gravel deposits, conglomerate formations, and volcanic intrusions, largely overlain by well-developed texture contrast soils. Previous archaeological investigations in the activity area and geographic region have identified that Aboriginal cultural heritage places commonly occur on alluvial terraces, flats, and slopes adjacent to freshwater sources such rivers, creeks, streams, drainage lines, and soaks, and within areas of remnant old growth vegetation.

A standard assessment was carried out. There was one newly registered Aboriginal scarred tree were identified, VAHR 7724-0464, with the Aboriginal scarred tree located outside of the study area and the registered place extent of VAHR 7724-0464 located inside the study area. The study area was assessed to be of low-moderate archaeological sensitivity. Based on the results of the standard assessment, due to the generally low-moderate to high levels of previous disturbance within the study area, the area was assessed to be of very low and low-moderate archaeological potential.

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Aboriginal cultural heritage was considered possible to occur within subsurface contexts across most of the study area.

A complex assessment was conducted with a 1x1m test pit and 32 0.5x0.5 m shovel test pits excavated to depths of between 110 mm and 200 mm. There were no surface or subsurface Aboriginal stone artefacts identified during the complex assessment. Soils were relatively shallow and comprised clayey silt over silty clay over reddish brown clay at c. 200mm. Most test pits were shallow encountering clay at between 140-200 mm. Evidence of some soil disturbance was encountered, including mixed and mottled sediments in many of the excavated test pits, indicating that the soil had likely been reworked by agricultural activities.

There was one newly registered Aboriginal place identified during the standard assessment, VAHR 7724-0464 which is an Aboriginal scarred tree that is located outside of the activity area, with the registered place extent located within the activity area. This place will not be impacted by the proposed works. There were no specific management conditions included.

CHMP 17381 – Proposed South West Loddon Pipeline Project, Stage 2.6, Wedderburn, Loddon & Inglewood (Lambert 2020)

In 2020, Lambert prepared a CHMP (Standard and Complex Assessments) for the proposed construction of approximately 5.3 km of water pipeline in sections around Wedderburn, Loddon, and Inglewood, including four short sections on the northern and southern sides of the Calder Highway between Inglewood and Glenalbyn, located c.6.3 km north west from the current activity area.

Field surveys identified two surface LDADs; an isolated quartz flake (VAHR 7524-0073), and a low density distribution of quartz, silcrete, and quartzite artefacts identified in ground exposures extending over c. 102 metres (VAHR 7624-0196). Nineteen components of VAHR 7624-0196 occur within the geographic region for the current CHMP, located between 1712.09-1824.21 m from the activity area.

A program of subsurface testing was subsequently undertaken to investigate areas of proposed impact, with a total of two 1 x 1 m test pits (TPs) and ten 0.5 x 0.5 m shovel test pits (STPs) excavated. Stratigraphic profiles were fairly uniform across the test areas – all occurring in alluvial plain landforms – with pale brown to light yellowish brown silty sand topsoils (0-350 mm), overlying a compacted clay subsoil (commencing at c. 350 mm). A total of four quartz artefacts comprising two LDADs were identified during the test excavations, all occurring at depths between 300-500 mm. Two quartz flakes and one quartz angular fragment were found within a 1 x 1 m TP, (VAHR 7624-0198); and a single quartz angular fragment was found within a 0.5 x 0.5 m STP located within the Calder Highway reserve (VAHR 7624-0197).

Management conditions included salvage surface removal of VAHR 7524-0073 which cannot be avoided by the proposed works; and horizontal drilling at VAHR 7624-0196 to minimise harm.

CHMP 16253 – Proposed Overtaking Lanes, Calder Highway, Bridgewater to Marong (Filihia, Booth & Sinamai 2019)

In 2019, Filihia, Booth, and Sinamai prepared a CHMP (Standard and Complex Assessments) for c. 3.5 km of proposed overtaking lanes on the Calder Highway between Bridgewater and Marong, located c.8.5 km south east from the current activity area. Specifically, the proposed overtaking lanes included a 1.3 km long eastbound overtaking lane on the northern side of the highway at Leichardt

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(between chainage 177.0-179.3 km), and a 2 km long westbound overtaking lane on the southern side of the highway at Derby (between chainage 173.0-175.5 km).

At the initiation of the CHMP one Aboriginal place, a scarred tree (VAHR 7724-0408) was registered within the study area. This scarred tree is located 9.75 m from the current activity area. Ground surface visibility was varied during field survey, with overall effective survey coverage calculated at 10%. Disturbance associated with historic gold-mining activities (crushed quartz), road construction and drainage channel construction were noted. The previously registered scarred tree was reidentified, however no additional Aboriginal cultural material was observed. It was considered that any area in proximity to waterways, including the sandy banks of the original course of Spring Creek, where little disturbance has occurred, would have greater potential for the presence of Aboriginal cultural material.

A subsequent subsurface testing program focussed on the prior course of Spring Creek, an area near a previously registered LDAD (VAHR 7724-0406 outside of study area) and at a small rise on the undulating plain. This LDAD has eight components located between 9.96-21.35 m from the current activity area. The testing included three 1 x 1 m test pits and eight 0.5 x 0.5 m STPs. The floodplain revealed a stratigraphic profile comprising reddish-brown silty-clay overlying reddish-brown silty sand becoming firmer and moister with depth until a clay content appears, increasing with depth and overlying a solid clay base (at variable depth between 190-500 mm). On the undulating plain a dark brownish-red clayey silt overlay a brownish-red compact clay base at c. 200 mm. Subsurface disturbance was observed in the majority of the upper deposits (road base and modern debris) and no Aboriginal cultural material was identified.

CHMP 15215 – Proposed South West Loddon Pipeline Project, Stage 2.1: Waranga to Inglewood Region (Barker, Young & Barker 2019)

In 2017-2019, Barker, Young and Barker prepared a CHMP (Standard and Complex Assessment) for the proposed construction of approximately 366 km of water pipeline and associated infrastructure in the Waranga and Inglewood regions. The proposed pipeline route was largely located between the towns of Inglewood, Borung, Bridgewater on Loddon, Korong Vale and Wedderburn, and included a c. 25 km section along the Calder Highway (variously on the southern and northern sides of the highway) between Bridgewater on Loddon and Inglewood-Korong Vale Road (c. 7 km from Wedderburn township). At its closest the study area is located c.655m north west from the current activity area.

The standard assessment for the CHMP included numerous survey transects and resulted in the identification of one hundred and thirty-two individual components resulting in the registration of twenty-four Aboriginal cultural heritage places, including nine scarred trees (VAHR 7624-0622, 7624-0160, 7625-0606, 7625-0607, 7625-0608, 7625-0611, 7625-0612, 7625-0616, and 7625-0621); two earth features comprising clay heat retainers (VAHR 7624-0162 and 7624-0623); thirteen LDADs (VAHR 7624-0156, 7624-0157, 7624-0158, 7624-0159, 7624-0161, 7625-0613, 7625-0614, 7625-0615, 7625-0617, 7625-0618, 7625-0619, 7625-0620 and 7625-0639); and one multi-component site containing an earth feature and an artefact scatter (VAHR 7625-0621). Almost all of the artefact scatters and LDADs were identified as disturbed and deflated surface deposits.

Nine of these Aboriginal cultural heritage places fall within the geographic region for this CHMP (see Section 5.3.3 below), including:

- one scarred tree (VAHR 7624-0160), located 1408 m from the activity area;
- one earth feature (VAHR 7624-0162, located 1383 m from the activity area;

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- components of eight LDADs:
  - VAHR 7624-0156 – two components located between 58.93-60.89 m from the activity area;
  - VAHR 7624-0157 – ten components located between 14.96-1521.05 m from the activity area;
  - VAHR 7624-0158 – nineteen components located between 769.98-1375.64 m from the activity area;
  - VAHR 7624-0159 – twenty nine components located between 37.89-145.78 m from the activity area;
  - VAHR 7624-0161 – ten components located between 23.18-1816.31 m from the activity area;
  - VAHR 7625-0618 – one component within activity area, and twenty-five more components located between 3.18-1922.26 m from the activity area;
  - VAHR 7625-0619 – one component within activity area, with seven more components located between 150.94-1904.46 m from the activity area, and;
  - VAHR 7625-0639 – eight components located between 6.24-1816.83 m from the activity area.

A subsurface testing program was subsequently carried out, focussed on investigated identified sites, areas of predicted archaeological potential and sensitivity including elevated landforms in close proximity to waterways, as well as testing of some landforms of predicted lower sensitivity. Overall, two 3 x 1 m test trenches (TTs), thirty-six 1 x 1 m test pits (TPs), and six hundred and seventy-five 0.5 x 0.5 m shovel test pits (STPs) were excavated. The stratigraphic profiles documented for landscapes and geomorphological units relevant to the current study included:

- GMU 4.3 *Alluvial fans and aprons* – brown silty clay loam topsoil (0-40/150 mm), overlying a compact whitish grey sandy silt (14/150-280/320 mm), overlying an archaeologically sterile grey compact and dry sandy clay subsoil (commencing at 280-320 mm);
- GMU 2.1.2 *Hills, valley slopes and plains on non-granitic Palaeozoic rocks* – reddish-brown silty sand topsoil (0 -110/190 mm) overlying an archaeologically sterile reddish brown dense hardened clay subsoil (commencing at 110-190 mm);
- GMU 2.1.4 *Hills, valley slopes and plains on plutonic Palaeozoic rocks* – medium brown clayey silt-loam topsoil (0-90/120 mm), overlying a reddish brown coarse gravelling silt (90/120-230/280 mm), overlying dark grey loam (230/280-320 mm), overlying an archaeologically sterile dry compacted brownish grey coarse sand and gravel subsoil (light yellowish brown dry compact clay subsoil (commencing at 300-320 mm).

The subsurface testing program resulted in the identification of sixty-five stone artefacts, located within a total of thirty-six TPs and STPs – all were registered as part of the abovementioned LDADs. Artefacts were found at depths of between 0-700 mm. The results of the testing program supported the predictive model, with the location of stone artefacts closely correlating to the proximity of waterways. However, the limited number of subsurface artefacts identified – a total of 65 found during the excavation of 713 TTs, TPs, and STPs – indicated that subsurface artefact density is very low. In comparison, a total of three hundred and fifteen artefacts were located in surface contexts. It was concluded that the general landscape within the study area is highly deflated and degraded, largely as a result of land clearing, agricultural and pastoral activities, and erosion.

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The overall stone tool assemblage amounted to three hundred and seventy-five artefacts. The predominant raw material was quartz (85.8%), followed by silcrete (9.3%), with the remainder made up of various materials including basalt (1.4%), chert (1.1%), crystal quartz (0.8%), quartzite (0.8%), fine-grained siliceous (0.5%), and greenstone (0.3%). The dominant artefact types were complete flakes (46.6%), broken flakes (25.1%), angular fragments (21.9%), cores (4.8%), and cobble / pebble tools (1.6%). The stone artefact analysis led to the following key findings regarding Aboriginal land use and activity within the general area:

- Sites were established within close proximity to sources of water to access the resources of region and the surrounding woodlands;
- The stone raw materials from which the artefacts were made were probably from local sources; their availability reflected in the range and frequency of raw material types that comprise the assemblage;
- The majority of stone working activities that took place within the area were associated with the maintenance and reuse of stone implements that were carried into site, rather than the primary manufacture of stone tools;
- The tool types identified comprise a range of implements that would have been used in everyday hunting, stone and timber tool maintenance, and food processing tasks;
- The assemblage contains various small implements, including geometric microliths, which were found uniformly distributed in topsoil layers between 200-500 mm depth. This indicates that the archaeological cultural material in these layers likely dates to within the past 5,000 years;
- The distribution of stone artefacts and the composition of the implement assemblage suggests that these items were used by Aboriginal populations to exploit seasonal resources of the watercourses, swamps, and depressions across the area.

CHMP 15118 – Park Street Drainage Easement Works, Bridgewater on Loddon (Shiner 2017)

In 2017, Shiner prepared CHMP 15118 for proposed Park Street Drainage easement works at Bridgewater on Loddon, located directly to the south west of the current activity area, with a small section of the study area situated in the current activity area. The study area comprised council owned land at Park Street between Camp Street and Sugargum Drive and a stormwater easement located at the rear of properties behind Lyndhurst Street. The landform of the study area is flat to gently undulating plains of the Murray Basin. The land use history of the study area indicated that the area is likely to have extensive significant ground disturbance from land clearance and its urban context which is a residential area. A standard assessment was carried out with extensive significant ground disturbance and vegetation clearance observed. The natural landforms associated with the Loddon River floodplain have been significantly disturbed by housing construction, levelling and contouring of the land surface, road and fence construction, vegetation clearance and the installation of services and utilities, with the introduction of fill and gravel to some parts of the study area. There were no landforms or land surfaces deemed likely to contain Aboriginal cultural heritage or be of archaeological potential, and no further assessment was required.

CHMP 14393 – Proposed Foreshore Development, Bridgewater on Loddon (Lambert 2016a)

In 2016, Lambert prepared a CHMP (Standard Assessment) for proposed upgrades of public infrastructure along the bank of the Loddon River at Bridgewater on Loddon, located c. 92 m north west from the current activity area.

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Field surveys resulted in the identification of three Aboriginal cultural heritage places; all scarred trees, including VAHR 7624-0150, located 486.25 m from the current activity area, VAHR 7624-0152, 733.69 m from the current activity area, and VAHR 7624-0153, located 1072.43 m from the current activity area. The field survey further identified that the land within the proposed foreshore development area had been heavily modified by previous landscaping and establishment of camping and recreational areas. It was thus considered unlikely that any subsurface Aboriginal cultural heritage would survive within the impact area, and it was agreed that no further assessment was required.

CHMP 14365 – Proposed Subdivision Lot 2, 13 Pump Lane, Bridgewater On Loddon (Lambert 2016b)

In 2016, Lambert prepared a CHMP (Standard and Complex Assessment) for the proposed subdivision of up to three residential allotments at 13 Pump Lane, Bridgewater on Loddon, c. 850 m south of the Calder Highway located c.783m south west from the current activity area.

One Aboriginal cultural heritage place was identified during the field survey; a surface LDAD consisting of seven artefacts, registered as VAHR 7624-0151. The artefacts included five silcrete flakes, one silcrete adze, and one flaked glass thumbnail scraper.

Subsurface testing was subsequently undertaken, involving the excavation of two 1 x 1 m test pits (TPs) and twenty-three 0.5 x 0.5 m shovel test pits (STPs). Stratigraphic profiles generally consisted of brown silty loam topsoils (0-30 / 70 mm) overlying orang silty clay subsoils. Two stone artefacts – a silcrete flake and a quartz scraper – were identified in two STPs, both found at depths of between 100-200 mm. These artefacts occurred in close proximity to surface artefacts identified during survey and were thus registered as part of LDAD VAHR 7624-0151. Harm will be avoided to VAHR 7724-0151-3, 4, 5, 6 and 7, with no specific management conditions required.

CHMP 11939 – Proposed Power Infrastructure Upgrade, Leichardt to Inglewood (Miller-Armstrong, De Maria, Gilding and van Eeden 2012)

In 2012, Miller-Armstrong, De Maria, Gilding and van Eeden prepared a CHMP for a proposed power line upgrade approximately 20 km in length between Leichardt and Inglewood. Two sections of this power line run along the northern road reserve of the Calder Highway, including a ca. 3 km long section at Derby, and a ca. 5.5 km section between Bridgewater on Loddon and Inglewood. The study area is located c.599m north west from the current activity area.

Field surveys resulted in the identification of seven Aboriginal cultural heritage places; all isolated artefacts or low-density stone artefact occurrences with silcrete, sandstone silcrete and quartz identified (VAHR 7724-0295, VAHR 7624-0134 to 7624-0139).

Only one of the identified Aboriginal cultural heritage places (VAHR 7724-0295) was located in an area planned for impact so was subject to further investigation. Subsurface testing included the excavation of two 1 x 1 m test pits and seventy-three 0.5 x 0.5 m STPs Stratigraphic profiles comprised dark grey silty soils overlying clayey loam to c. 250 mm where a solid clay base was encountered. Three additional stone artefacts were identified in association with VAHR 7724-0295. One additional Aboriginal place was identified (VAHR 7624-0140) in one 1 x 1 m test pit – located 1195.47 m from the current activity area. This place included thirty-seven stone artefacts recovered from between 170-550 mm deep in disturbed spoil associated with an irrigation channel. Quartz was the most common raw material present in the overall assemblage, followed by locally sourced silcrete.

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Management conditions included protective temporary fencing for VAHR 7624-0135, VAHR 7624-0137, VAHR 7624-0138 and VAHR 7624-0139. Monitoring of the sites would also be required during project activities within the vicinity.

CHMP 10051– Proposed Solar Energy Test Facility, Bridgewater on Loddon (Reid & Edmonds 2007)

In 2007, Reid and Edmonds (2007) prepared a CHMP (Complex Assessment) for an approximately 31 hectare area of land located on the southern side of the Calder Highway, located c.1.1km south west from the current activity area, approximately 2 km south of the township of Bridgewater on Loddon.

A field survey identified the felled trunk of a scarred Grey Box tree (VAHR 7624-0126) in the northeast of the property and one area of potential archaeological sensitivity comprising an elevated area at the south of the property. The scarred tree is located within the current activity area (see Section 5.3.3).

A subsurface testing program excavated twelve shovel test pits (STPs) with no Aboriginal cultural material identified, excepting one quartz flake on the surface near a STP (VAHR 7624-0127) – located 288.27 m from the current activity area. Stratigraphic profiles were fairly uniform across the property, with a dry, friable silt with ironstone nodules extending to c. 100 mm and overlying a firmer version of this silt deposit, also comprising ironstone nodules and with basalt vesicles present. A weathered basalt clay appeared at approximately 450 mm. It was concluded that the property would have represented a low-lying, poorly draining location in the landscape, not favourable for habitation and more likely utilised for transitory activities.

5.4.3 Registered Aboriginal cultural heritage places

The Victorian Aboriginal Heritage Register (VAHR) was accessed by Joseph Minter Brooke on 25 August 2022 and again on 7 October 2022 for previous archaeological reports and sources, and the locations and details of Aboriginal places within the geographic region. There are a total of 26 Aboriginal places registered on the VAHR within the c. 10 km radius geographic region (see Figure 5-10, Table 5-7 and Table 5-8). These Aboriginal place registrations include:

- 11 (42%) Artefact Scatter listings,
- 7 (27%) Low Density Artefact Distribution (LDAD) listings,
- 4 (15%) Scarred Trees,
- One (4%) Artefact Scatter /Object Collection,
- One (4%) Historical Reference,
- One (4%) Ancestral Remains (burial)/Earth Feature, and
- One (4%) Object Collection.

The Aboriginal places registered closest to the activity area are a scarred tree (VAHR 7624-0150) registered c. 121m away; an object collection (VAHR 7624-0152) registered c. 617 m away from the activity area; an LDAD (VAHR 7624-0157) registered c. 675m from the activity area and components of an LDAD (VAHR 7624-0151) registered c. 815 to 905m from the activity area.

This registration frequency and pattern is likely a reflection of archaeological investigation efforts. The frequency and patterning of registered Aboriginal places within the wider geographic region is also likely to reflect the extensive post-contact clearing of the area, which has reduced the number of culturally scarred trees, and also likely reflects the intensity of disturbance to topsoil deposits as a result of post-contact land uses such as gold mining activities (see Section 5.2).

The Aboriginal places registered closest to the activity area are discussed in more detail below:

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VAHR 7624-0150 (Park Street 001)

This Aboriginal place is a scarred tree, a River Red Gum tree located on the eastern bank of the Loddon River, c. 121.36 m north west of the current activity area. The tree has two scars; one measuring .34 m long by 0.26 m wide, commencing 2.5 m above ground level, the second measuring 032 m long by .24 m wide, commencing 3.2 m above ground level.

VAHR 7624-0152 (Lily Street 001)

This Aboriginal place is an object collection registered c. 617.23 m from the current activity area. This place is represented by a stone artefact collection.

VAHR 7624-0157 (Loddon Valley 2.1 LDAD 1)

This Aboriginal place is an LDAD registered c. 675.93 m from the current activity area. A surface LDAD consisting of 27 stone artefacts found in disturbed contexts. Artefacts are mainly quartz, with small numbers of silcrete, basalt, and chert, with artefact types included flakes, blades, cores, cobble / pebble tools, angular fragments, and a ground-edge axe.

VAHR 7624-0151 (Pump Lane 001)

This Aboriginal place is an LDAD registered between c. 815.68 m to 905.88 m from the current activity area. This place is represented by a surface and subsurface LDAD adjacent to the Loddon River, consisting of 7 artefacts – 3 silcrete flakes, 2 silcrete retouched flaked, 1 silcrete adze, and 1 flaked glass thumbnail scraper.

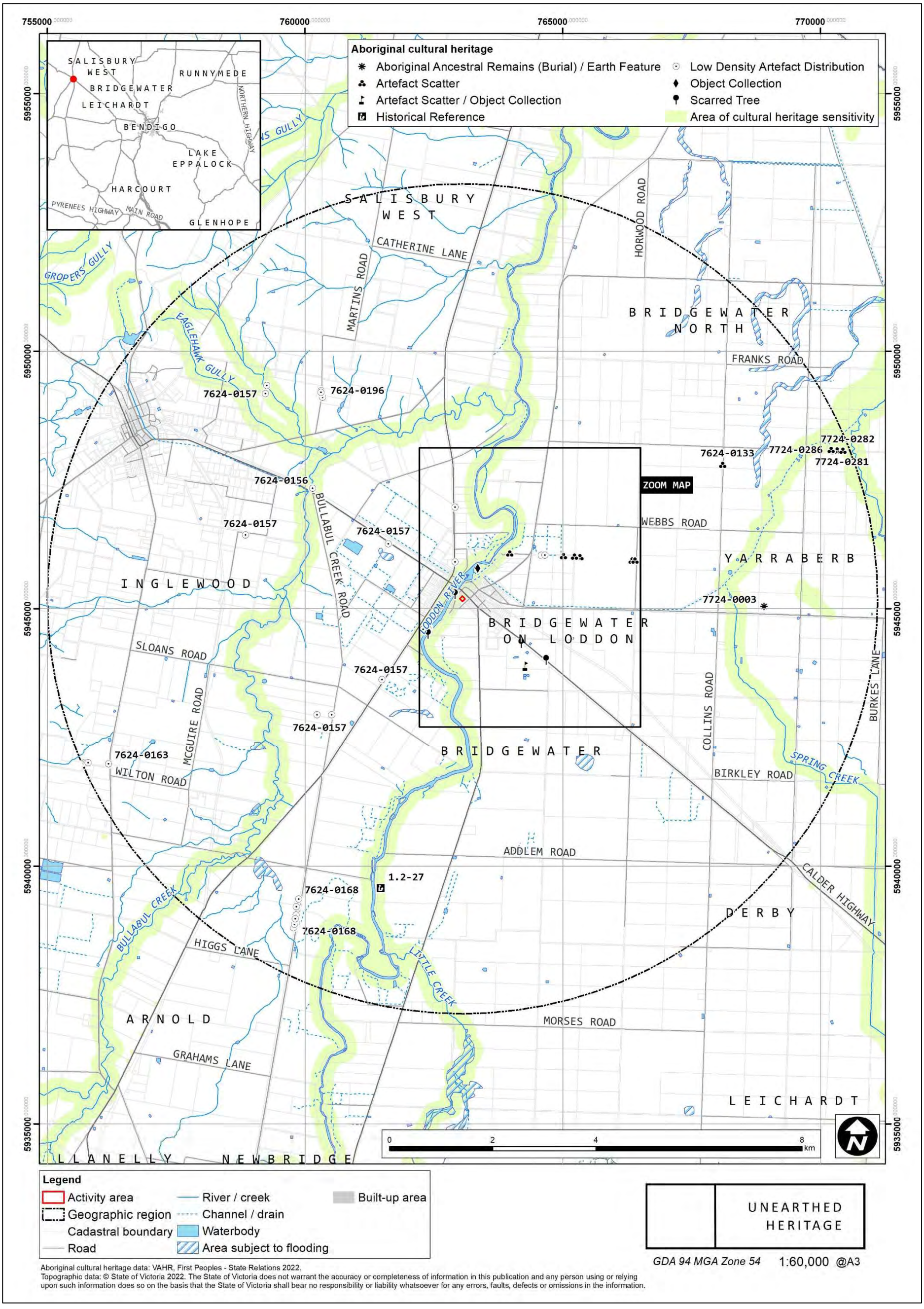

Figure 5-10 Aboriginal places registered on the VAHR within the geographic region – overview Map

CHMP 19059: 10 Camp Street Bridgewater

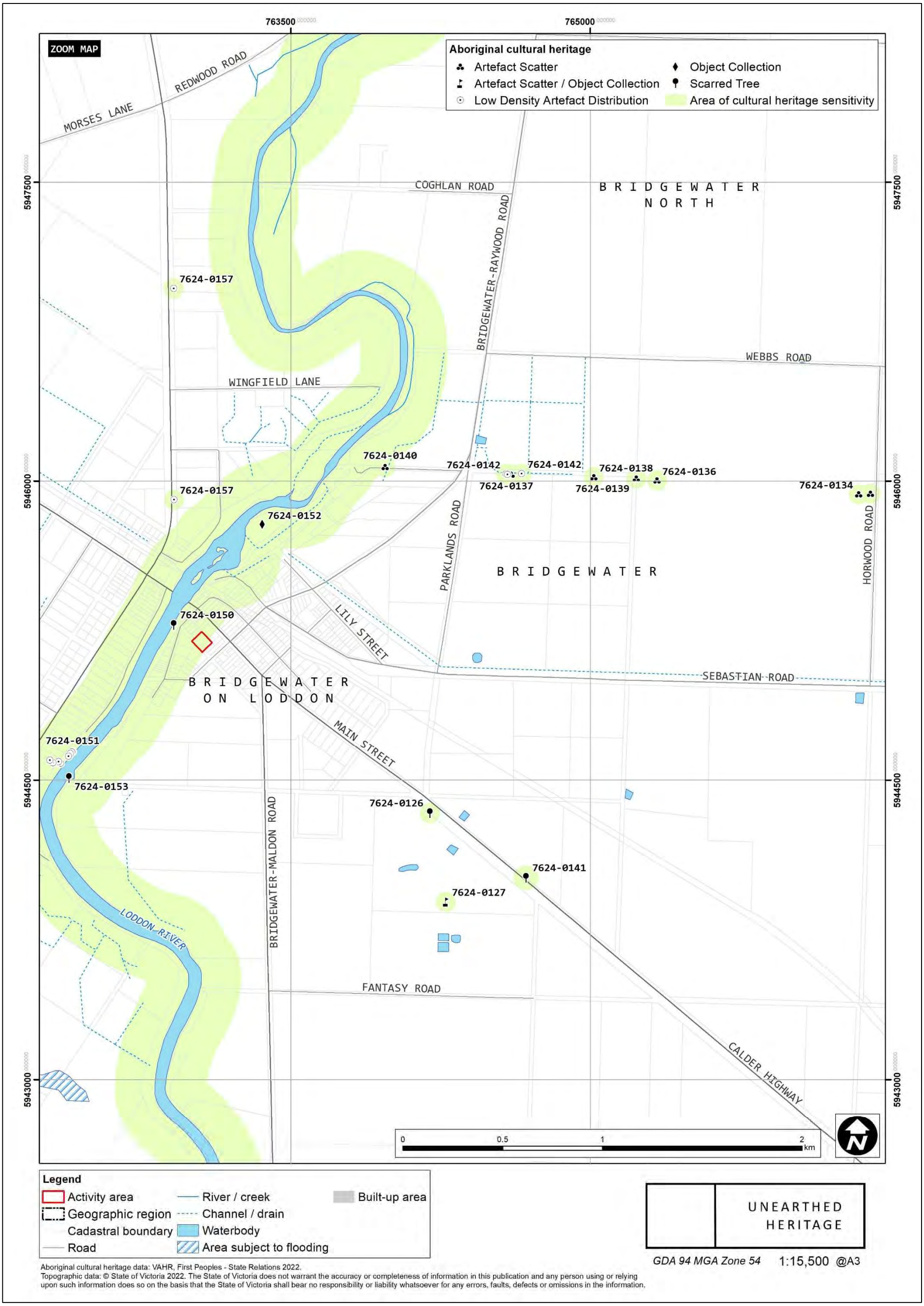

Figure 5-11 Aboriginal places registered on the VAHR within the geographic region – zoom Map

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Table 5-7 Aboriginal places registered within the geographic region

VAHR ID	Place Name	Place Type	Distance from Activity Area (m)
7624-0150	Park Street 001	Scarred Tree	121.36
7624-0152	Lily Street 001	Object Collection	617.23
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	675.93
7624-0151	Pump Lane 001	Low Density Artefact Distribution	815.68
7624-0151	Pump Lane 001	Low Density Artefact Distribution	819.59
7624-0151	Pump Lane 001	Low Density Artefact Distribution	831.25
7624-0151	Pump Lane 001	Low Density Artefact Distribution	846.93
7624-0151	Pump Lane 001	Low Density Artefact Distribution	899.34
7624-0151	Pump Lane 001	Low Density Artefact Distribution	902.29
7624-0151	Pump Lane 001	Low Density Artefact Distribution	905.88
7624-0153	Peppercorn Lane 001	Scarred Tree	918.96
7624-0151	Pump Lane 001	Low Density Artefact Distribution	926.02
7624-0151	Pump Lane 001	Low Density Artefact Distribution	929.98
7624-0140	Bridgewater on Loddon 1	Artefact Scatter	1234.47
7624-0126	BRIDGEWATER 1	Scarred Tree	1386.44
7624-0142	Bridgewater-Raymond Road LDAD	Low Density Artefact Distribution	1697.17
7624-0142	Bridgewater-Raymond Road LDAD	Low Density Artefact Distribution	1702.43
7624-0137	Bridgewater on Loddon IA 6	Artefact Scatter	1719.17
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	1728.49
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	1742.39
7624-0127	BRIDEWATER 2	Artefact Scatter / Object Collection	1749.48
7624-0142	Bridgewater-Raymond Road LDAD	Low Density Artefact Distribution	1766.06
7624-0141	Bridgewater South tree 01	Scarred Tree	1965.91
7624-0138	Bridgewater on Loddon IA 7	Artefact Scatter	2084.15
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	2179.94
7624-0139	Bridgewater on Loddon IA 8	Artefact Scatter	2278.45
7624-0136	Bridgewater on Loddon IA 5	Artefact Scatter	2372.05
7624-0134	Bridgewater on Loddon IA 3	Artefact Scatter	3324.07
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	3353.85
7624-0135	Bridgewater on Loddon IA 4	Artefact Scatter	3381.74
7624-0156	Bullabul Creek 2.1 LDAD	Low Density Artefact Distribution	3564.02
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	3571.44
7624-0156	Bullabul Creek 2.1 LDAD	Low Density Artefact Distribution	3574.37
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	4332.19
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4707.57
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4710.24
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4751.76
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4755.83
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4756.37
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4766.59
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4781.16

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

VAHR ID	Place Name	Place Type	Distance from Activity Area (m)
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4781.18
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4781.75
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4783.20
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4784.13
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4797.89
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4797.89
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4797.90
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4797.90
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4805.72
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4828.27
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4828.27
7624-0196	Cummings Road Inglewood	Low Density Artefact Distribution	4831.34
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	5468.99
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	5567.40
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	5571.85
7624-0157	Loddon Valley 2.1 LDAD1	Low Density Artefact Distribution	5574.17
7624-0133	Collins Road 1	Artefact Scatter	5632.46
7724-0003	PUB PADDOCK BURIAL 1	Aboriginal Ancestral Remains (Burial) / Earth Feature	5804.81
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6597.55
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6746.82
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6757.98
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6890.02
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6960.74
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6960.77
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6962.74
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6963.07
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6963.82
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6965.29
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6966.15
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	6974.29
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	7017.70
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	7066.38
7624-0168	Loddon Valley 2.3 LDAD	Low Density Artefact Distribution	7132.44
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7530.07
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7531.98
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7536.37
7724-0286	Bullock Creek AS6	Artefact Scatter	7668.54
7724-0281	Bullock Creek AS7	Artefact Scatter	7770.44
7724-0282	Bullock Creek AS5	Artefact Scatter	7874.39
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7882.95
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7905.24

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

VAHR ID	Place Name	Place Type	Distance from Activity Area (m)
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7924.97
7624-0163	Dunolly-Inglewood Road 2.3 LDAD	Low Density Artefact Distribution	7943.49

Table 5-8 Summary of Aboriginal places registered within the geographic region

Aboriginal place type	Count of VAHR	Distinct Count of VAHR2
Aboriginal Ancestral Remains (burial)/Earth Feature	1	1
Artefact Scatter	11	11
Artefact Scatter / Object Collection	1	1
Historical Reference	1	1
Low Density Artefact Distribution	66	7
Object Collection	1	1
Scarred Tree	4	4
Grand Total	**85**	**26**

Table 5-9 Historical references within the geographic region

Historical Reference No.	Name	Place Type	Distance from activity area (m)	Summary Description
1.2-27	Loddon Station	Aboriginal Historical Reference	5788.25m	1.2 Properties where people are known to have worked

5.5 Desktop assessment conclusions

- No Aboriginal places have been identified within the activity area.
- In the wider geographic region (10 km radius of the activity area), there are 26 Aboriginal places registered on the VAHR, consisting of 11 Artefact Scatters, 7 Low Density Artefact Distributions (LDADs), 4 Scarred Trees, 1 Artefact Scatter / Object Collection, 1 Historical Reference, 1 Ancestral Remains (burial)/Earth Feature and 1 Object Collection.
- Scarred trees may have been present prior to vegetation clearance. Any mature indigenous trees extant within the activity area may retain cultural scarring, however the extent of clearing throughout the mid-nineteenth and twentieth centuries makes the presence of sufficiently mature trees unlikely.
- Forested woodlands played a major role in pre-contact activity patterns/locations. However, as noted by local assessments, the impact of European land-use including mining, timber felling, the development of tracks, roads, dams and channels and the rise of tourism, has likely resulted in significant impacts to Aboriginal cultural heritage.
- Previous archaeological investigations in the activity area and geographic region have identified that Aboriginal cultural heritage places commonly occur on alluvial terraces, flats, and slopes adjacent to freshwater sources such rivers, creeks, streams, drainage lines, and soaks, and within areas of remnant old growth vegetation – particularly Grey Box (*Eucalyptus microcarpa*) and River Red Gum (*Eucalyptus camaldulensis*);

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- Aboriginal cultural heritage is present in the geographic region with the most likely types of Aboriginal places on landforms associated with the activity area being isolated artefacts or low density artefact distributions, with the possibility of scarred trees if remnant mature gums are present.

Based on the above conclusions, while it is likely that the activity area will have been subject to impacts as a result of vegetation clearing, agricultural and residential land-uses, the extent of this cannot be assessed by a desktop assessment alone and there is a reasonable possibility for Aboriginal cultural heritage to be present within the activity area, likely as scarred trees, or isolated or lower density occurrences of stone artefacts. As such, in accordance with the AH Regulations (Regulation 62), it is determined that a Standard Assessment is required.

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6 Standard assessment

For the purposes of s.53 (2) of the AH Act, a standard assessment must include a ground survey of all or part of the activity area to detect the presence of Aboriginal cultural heritage in or associated with the activity area. This section presents information regarding the ground survey.

6.1 Aims

The desktop assessment surmised that isolated or low density occurrences of stone artefacts are the most likely Aboriginal place type to be located within the activity area, with the possibility of scarred trees if remnant mature gums are present. Therefore, the aims of the standard assessment are to:

- Identify and record any Aboriginal places within the activity area;
- Undertake consultation with the RAP;
- Identify any areas that are likely to contain subsurface archaeological deposits (that may require subsurface testing).
- Document the extent of significant ground disturbance in the activity area.

6.2 Timing and Personnel

The field survey was conducted on 10 October 2022. Table 6-1 summarises the field personnel involved in the field survey.

Table 6-1 Personnel involved in the standard assessment

Person	Project role	Organisation
Boadan Kerr	Cultural Heritage Officer	Dja Dja Wurrung Clans Aboriginal Corporation
Narkita Kerr	Cultural Heritage Officer	Dja Dja Wurrung Clans Aboriginal Corporation
Maddie Steel	Supervising archaeologist	Unearthed Heritage Australia
Tim Trottier	Archaeological field assistant	Unearthed Heritage Australia

6.3 Archaeological Survey Methodology

The field survey was undertaken as a comprehensive pedestrian survey, with all land traversed systematically by four people (see Table 6-1). No mature native trees were present in the activity area, with all vegetation less than 50 years of age. In accordance with r.63 (3) of the AH Regulations, standard assessments must also document whether any cave, rock shelter or cave entrance is in the activity area and ensure that it is surveyed – none of these features occur within the activity area. The proportion of the ground surface that was visible was recorded. Notes were also taken on the vegetation, soils, areas and types of ground disturbance, and landforms.

Specific conditions (e.g. landform, potential archaeological sensitivity, visibility and disturbances) and features (e.g. Aboriginal places) encountered were documented using a differential Geographic Positioning System (GPS) Unit (Trimble Catalyst DA1) with real-time kinematic (RTK) sub-metre accuracy (c. 0.6-0.2 m accuracy).

6.4 Obstacles

No constraints or obstacles impacted on undertaking the standard assessment.

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6.5 Results of the Survey

6.5.1 Overview

The entire activity area (excluding dwellings and structures) was accessed by pedestrian survey to achieve 100% survey coverage (62.09% effective survey coverage) – the extent of survey coverage is shown in Table 6-2 and photographic examples of visibility conditions are presented in Figure 6-1 through

Figure 6-5. No Aboriginal cultural material was identified. Although scarred trees may have previously existed within the activity area, none exist today, with the activity area mostly cleared of native vegetation. No caves, rock shelters or cave entrances are located within the activity area.

As a result of the survey, the activity area was deemed to have one broad landform, gently undulating plain which is defined by its relationship with the Loddon River located to the north west of the activity area (see Figure 6-7).

Considering the results of the desktop assessment and following the standard assessment, a *moderate-high Aboriginal archaeological sensitivity* was assigned to the landform in an area of relatively higher elevation within the northern section of the activity area (c. 1471.09 m^2 or 28% of the activity area), and a *low-moderate Aboriginal archaeological sensitivity* was assessed for the less elevated remainder of the activity area (Figure 6-8). The most likely site-types expected to be present within the activity area were isolated or lower density occurrences of stone artefacts.

Low, moderate, moderate-high and high levels of past ground disturbances were observed across the activity area, associated with the clearing of native vegetation, the former agricultural land uses, and the residential land uses of the activity area including the construction and maintenance of the road, Camp Street. Evidence of moderate-high disturbances from road construction and underground service installation was observed within the Camp Street roadway and road reserve sections of the activity area. Evidence of high disturbance was noted at the location of the existing residence. Moderate disturbance was noted directly adjacent to the dwelling, and areas of low disturbance were observed for the remainder of the activity area comprising a residential block of land. Figure 6-9 is a representation of past ground disturbance across the activity area.

6.5.2 Visibility, Exposure and Coverage

The activity area covers a total of approximately 0.52 ha (or 5233.30m^2), with all of this surveyed. Ground surface visibility (GSV) of the activity area ranged from no ground surface visibility due to paved/built up areas (859.12m^2 or 16%) to 5-100% GSV with the areas of 100% GSV comprising most of the activity area (c. 3190.01 m^2, or 61%) (see Figure 6-1, Figure 6-2 and Figure 6-3). The remaining third (c. 1184.15 m^2, or 23%) of the activity area averaged 5% GSV, with this lower visibility associated with thicker ground cover by trees, shrubs and grasses (see Figure 6-4). Figure 6-11 and Table 6-2 detail the assessment of GSV across the entire activity area.

The ability to detect Aboriginal cultural material during survey is influenced by surface visibility (which varied depending on factors such as vegetation cover, natural erosion and anthropogenic disturbance) and the background effect (or presence of natural stone, leaf litter and other material that hinders the identification of surface archaeological material) (Witter 1990). Effective survey coverage is quantified to account for these limitations to survey coverage, and gives an estimate of the proportion of the surface of the activity area investigated, accounting for these limitations. Effective survey coverage is calculated by multiplying survey coverage (the proportion of the land walked), by ground surface visibility, by background effect. Low to excellent visibility with no background effect resulted in c. 3249.23 m^2 or 62.09% effective survey coverage for surface

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Aboriginal place types (such as the most likely place type, stone artefacts) for the standard assessment. The presence of more extrusive places, such as scarred trees and stone features, was fully assessed (none were found). Table 6-2 presents survey coverage information.

6.5.3 Disturbances

The standard assessment identified varying levels of past disturbance to ground surfaces within the activity area, with high level disturbances associated with the existing residence, moderate-high disturbance associated with the Camp Street roadway and road reserve areas (comprising c. 1451.14 m^2 or 28% of the activity area), moderate levels of disturbance in the middle of the activity area adjacent to the existing dwelling (comprising c. 355.66 m^2 or 7%), and low moderate disturbances observed in remainder of the activity area, comprising the residential blocks and undeveloped yards (comprising 2814.56^2 or 54%).

Low level disturbances include vegetation clearing and former agricultural land uses and current residential land uses. Moderate level disturbances relate to the more recent residential land uses and associated dwelling. Moderate high disturbances have occurred during the construction and on-going use of the residential dwelling, and high disturbances relate to the construction of the roadway and installation of underground services and utilities. See Figure 6-5 and Figure 6-6 for examples of previous disturbances.

High levels of ground disturbance in the activity area will have detrimentally affected the potential for archaeological deposits there, though Aboriginal cultural heritage may remain in these locations in very disturbed contexts.

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Table 6-2 Survey coverage and effective survey coverage of the activity area

Landform	Area (m2)	Area (ha)	Archaeological Sensitivity	Disturbance	Archaeological Potential	GSV	Survey Coverage (m2)	Survey Coverage (%)
Gently undulating plain	81.84	0.01	Low-moderate	High	Very low	5%	4.09	
Gently undulating plain	1710.16	0.17	Low-moderate	Low	Low-moderate	100%	1710.16	
Gently undulating plain	110.09	0.01	Low-moderate	Moderate	Low	5%	5.50	
Gently undulating plain	422.72	0.04	Low-moderate	Moderate-high	Very low	0%	0.00	
Gently undulating plain	652.97	0.07	Low-moderate	Moderate-high	Very low	5%	32.65	
Gently undulating plain	348.01	0.03	Low-moderate	Moderate-high	Very low	100%	348.01	
Gently undulating plain	436.40	0.04	Moderate-high	High	Low-moderate	0%	0.00	
Gently undulating plain	93.68	0.01	Moderate-high	High	Low-moderate	5%	4.68	
Gently undulating plain	1104.40	0.11	Moderate-high	Low	Moderate-high	100%	1104.40	
Gently undulating plain	245.57	0.02	Moderate-high	Moderate	Moderate	5%	12.28	
Gently undulating plain	27.44	0.00	Moderate-high	Moderate-high	Low-moderate	100%	27.44	
	5233.30	**0.52**					**3249.23**	**62.09%**

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Figure 6-1 Gently undulating plain landform showing example of 100% average GSV, facing northeast_TTrottier_11October2022

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Figure 6-2 Slightly more elevated section of undulating plains landform with 100% average GSV facing south west_TTrottier_11October2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB



Figure 6-3 Less elevated undulating plains landform facing south east_TTrottier_11October022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB



Figure 6-4 Gently undulating plain landform showing example of low GSV, facing northeast_TTrottier_11October2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

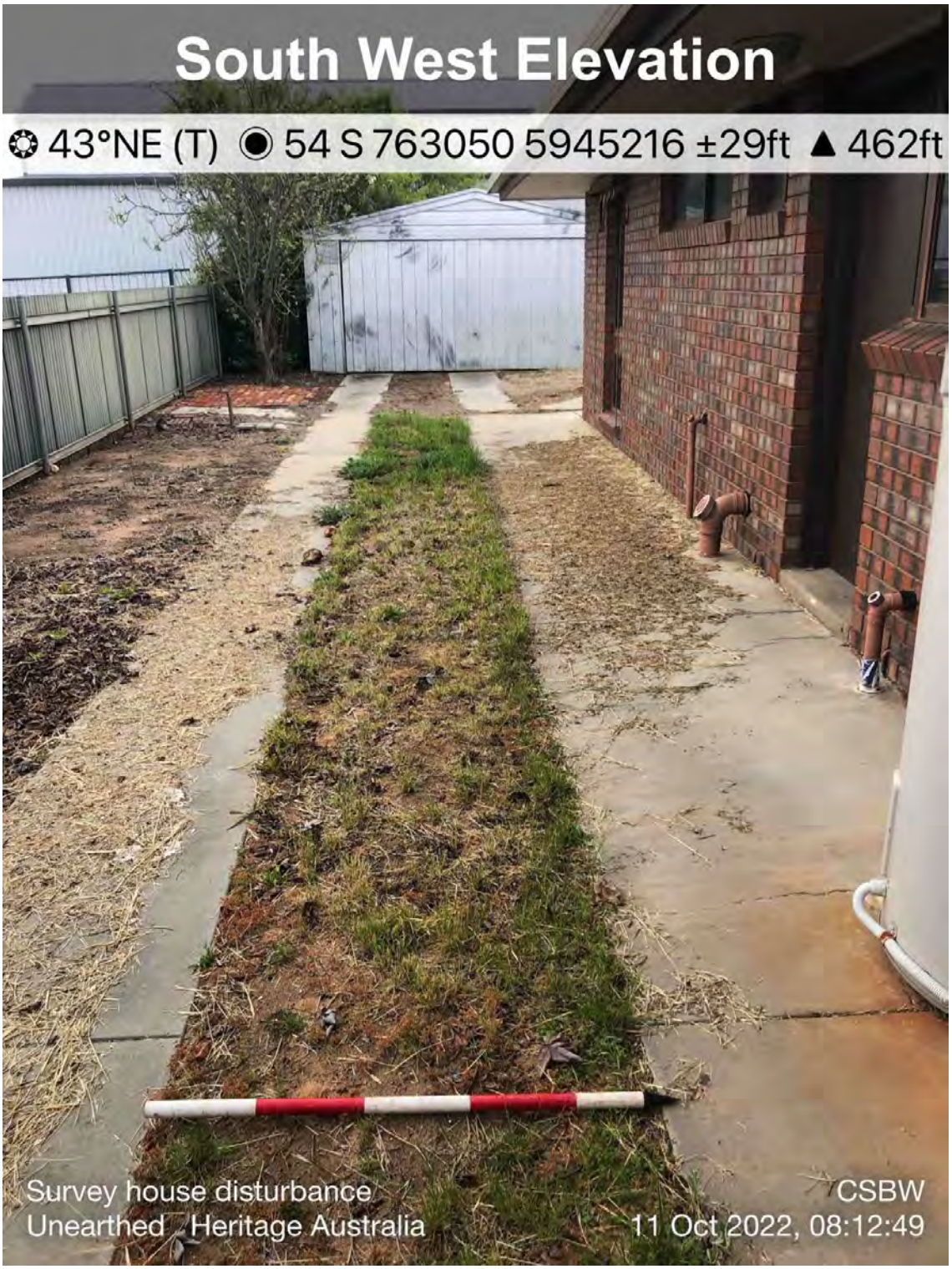

Figure 6-5 The activity area, showing house disturbance, facing north east_TTrottier_11October2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB



Figure 6-6 The activity area, showing residential disturbances, facing south east_TTrottier_11October2022

CHMP 19059: 10 Camp Street Bridgewater



Figure 6-7 The landform of the activity area

CHMP 19059: 10 Camp Street Bridgewater

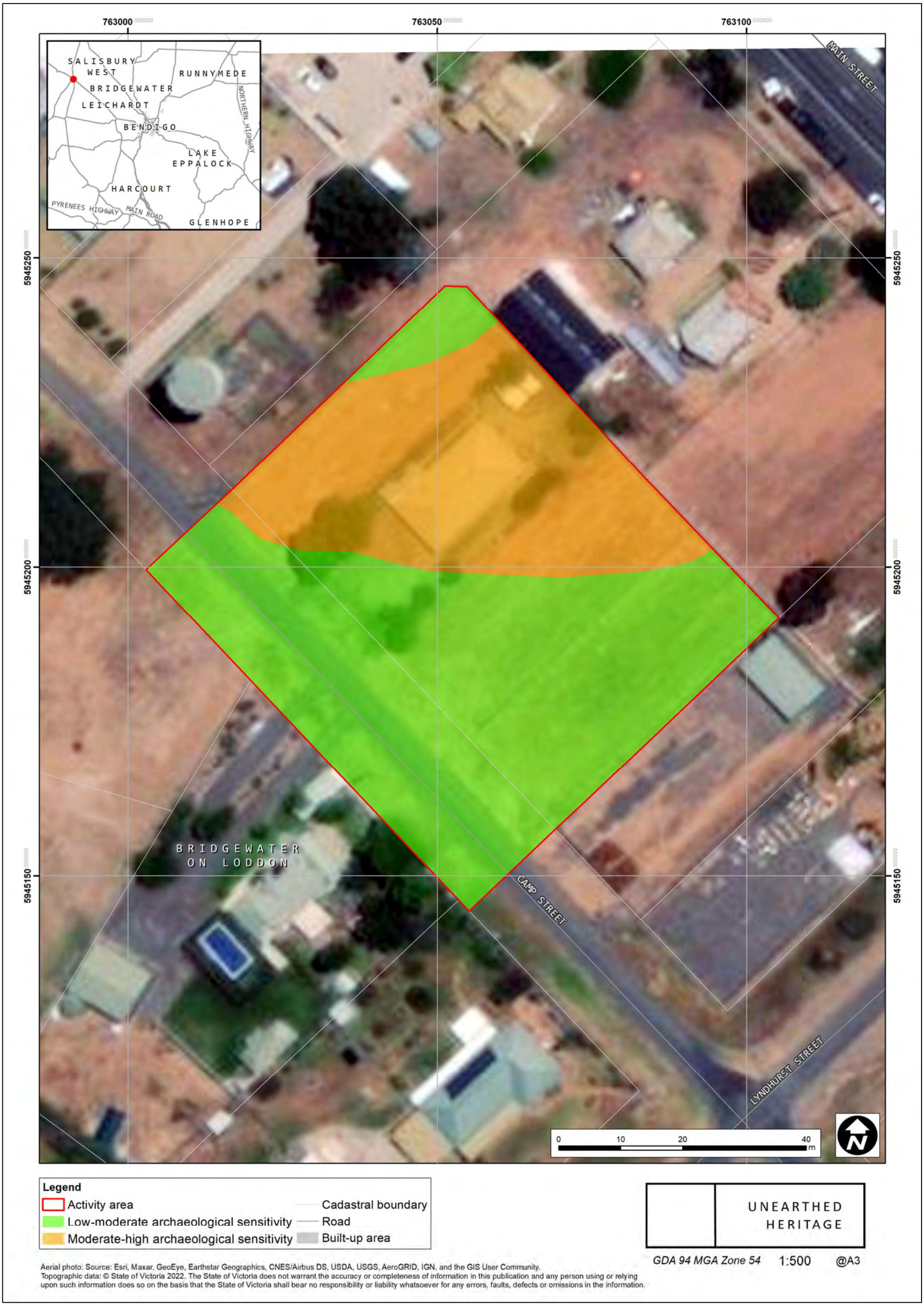

Figure 6-8 Archaeological sensitivity within the activity area, prior to accounting for disturbances

CHMP 19059: 10 Camp Street Bridgewater

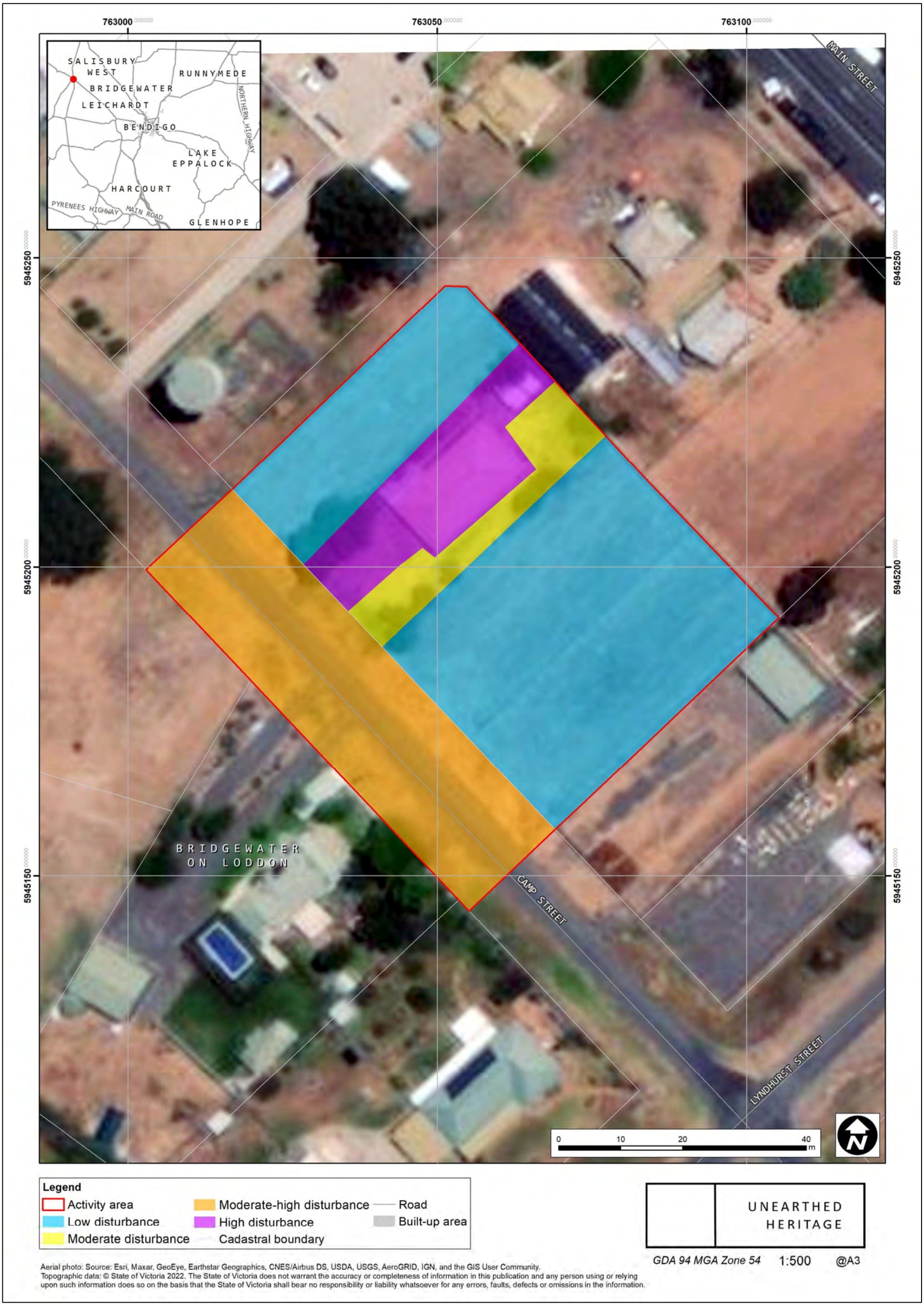

Figure 6-9 Levels of disturbance within the activity area

CHMP 19059: 10 Camp Street Bridgewater

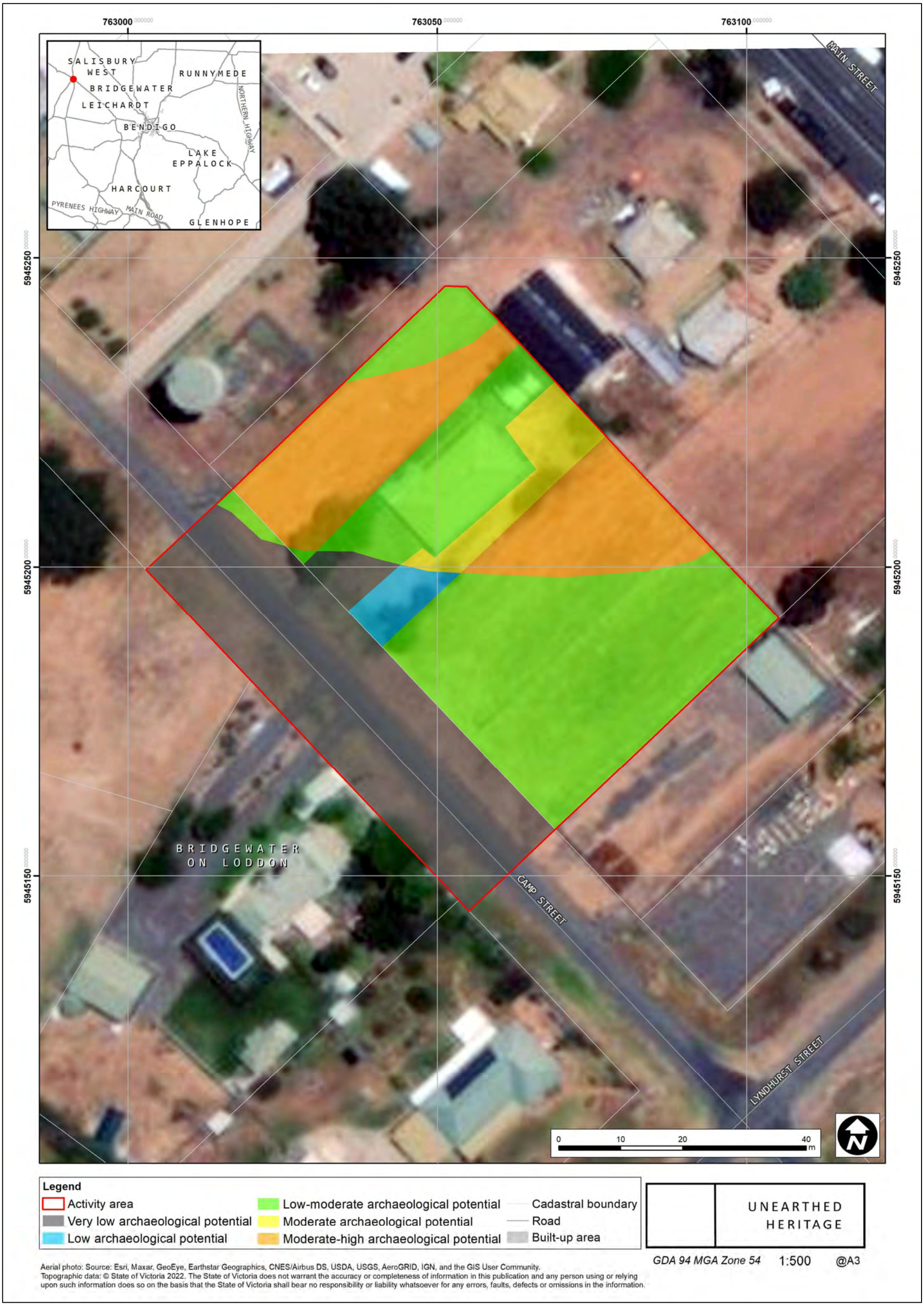

Figure 6-10 Assessment of archaeological potential within the activity area

CHMP 19059: 10 Camp Street Bridgewater

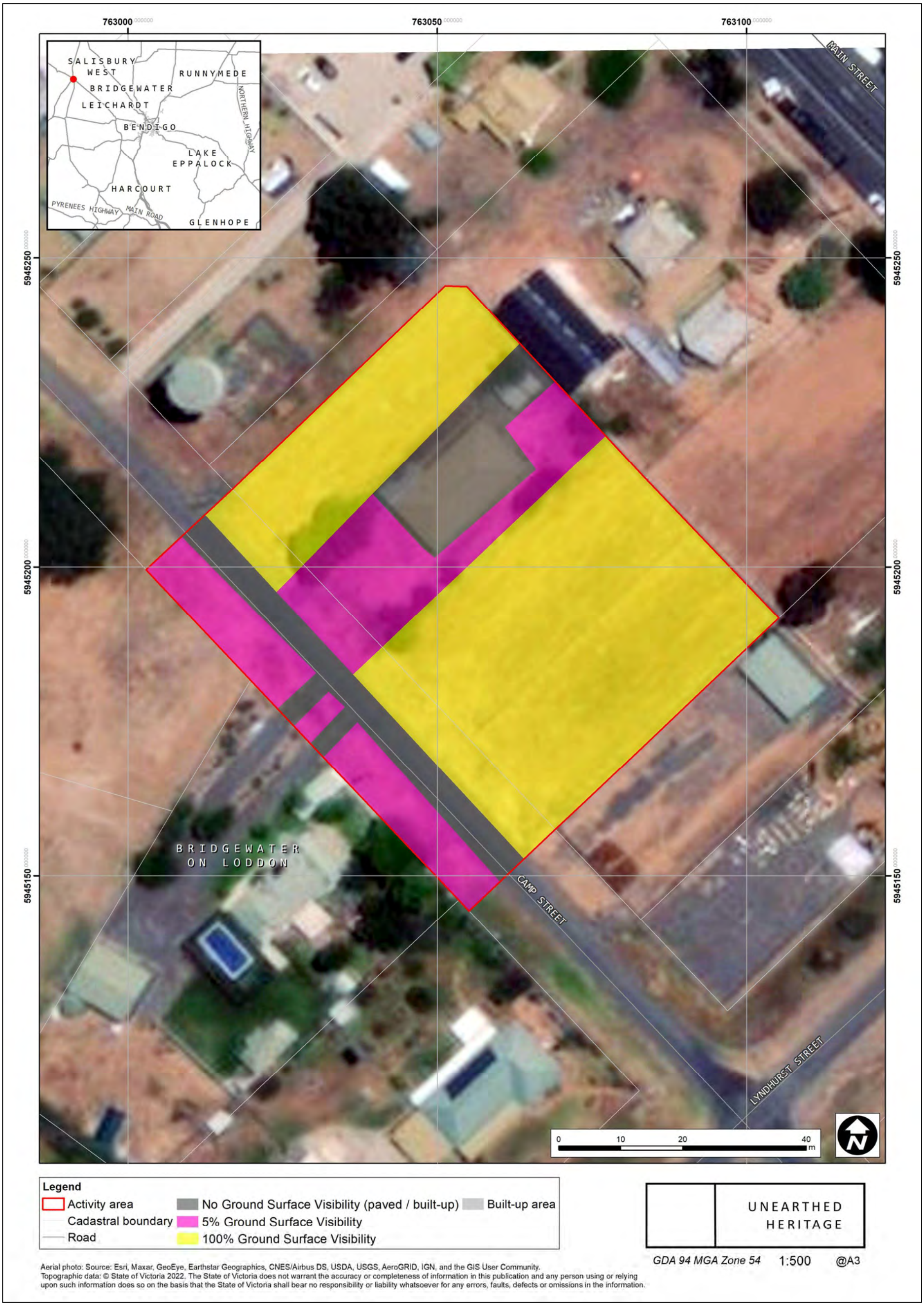

Figure 6-11 Assessment of ground surface visibility (GSV) within the activity area

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

6.6 Archaeological Sensitivity

A gently undulating plain landform is present in the activity area. Based on the conditions (e.g. disturbance and visibility) encountered during the survey, combined with the desktop assessment predictions and consultation with the RAP in conjunction with observations from the field survey, the areas of lowest elevation within the activity area were deemed to have *low moderate Aboriginal archaeological sensitivity,* and the remainder of the activity area comprising a more elevated section of the landform was assessed to be of moderate-high sensitivity. Assessment of the Aboriginal archaeological sensitivity of the activity area is presented in Figure 6-7, Figure 6-8and Table 6-2.

A total of five areas of *Aboriginal archaeological potential* were determined by combining the assessment of archaeological sensitivity with evidence of past disturbance. The undulating plain landform at relatively lower elevations is considered to be an area of very low, low and low-moderate archaeological potential depending on the level of disturbance present, with areas of highest disturbance being of lower archaeological potential. The slightly elevated area the gently undulating plain landform is considered to be of low-moderate, moderate and moderate-high archaeological potential, depending on the levels of disturbance present. The higher disturbed areas associated with the Camp Street roadway and road reserve are considered to be of very low archaeological potential.

Figure 6-10 represents the assessment of archaeological potential for the activity area. The Aboriginal site-type most likely to be present within the activity area was considered to be isolated or lower density occurrences of stone artefacts.

6.7 Conclusions from the Standard Assessment

The entirety of the activity area was surveyed (100% survey coverage), leading to 62.09% effective coverage for the survey. No Aboriginal cultural heritage material was identified. The activity area has been subject to low, moderate, moderate-high and high levels of past ground disturbances from the clearing of native vegetation agricultural and residential and uses. Some moderate-high to high level disturbances were identified, related to dwelling and roadway construction and installation of underground services along the Camp Street road reserve.

Based on the above conclusions, Aboriginal cultural material is reasonably likely to be present within the activity area. This standard assessment has not been able to identify the extent, nature and significance of Aboriginal cultural heritage in the activity area; therefore, in accordance with the AH Regulations (r. 64), a complex level assessment (including test excavation) is required.

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7 Complex assessment

Under s. 53 (2) of the AH Act, a complex assessment of an activity area is an assessment involving excavation of all or part of the activity area to uncover or discover Aboriginal cultural heritage.

The complex assessment was supervised Madeleine Steel. Madeleine[7] has over 5 years of experience within the heritage industry and completed her Honours at the University of Melbourne in 2015. She has worked in the private sector for a number of heritage consulting companies conducting archaeological assessments and heritage studies. The majority of her work has been in Melbourne's outer growth regions, Geelong and the Bellarine Peninsula.

Therefore, Madeleine has the qualifications and experience required (r.65 [3] of the AH Regulations) to supervise and undertake the archaeological excavation in this complex assessment.

7.1 Aims

The aims of this complex assessment were to undertake test excavations to determine the existing conditions within the activity area by:

- Determining the nature and condition of the soil stratum;
- Establishing the presence of any subsurface Aboriginal archaeological deposits within the activity area;
- Undertake consultation with the DDWCAC cultural heritage officers;
- Testing the archaeological sensitivity of the activity area, and;
- Defining the nature and extent of any subsurface Aboriginal archaeological deposits within the activity area.

7.2 Timing and Personnel

Complex assessment fieldwork was conducted over two days on 10-11 October 2022 and on 31 January 2023. Table 7-1 summarises the field personnel and project roles as part of the complex assessment.

Table 7-1 Personnel involved in the complex assessment

Person	Project role	Organisation	Dates
Narkita Kerr	Cultural Heritage Officer	Dja Dja Wurrung Clans Aboriginal Corporation	10-11 October 2022
Boadan Kerr	Site Leader	Dja Dja Wurrung Clans Aboriginal Corporation	10-11 October 2022, 31 January 2023
Jamarly Kerr	Cultural Heritage Officer	Dja Dja Wurrung Clans Aboriginal Corporation	31 January 2023
Maddie Steel	Supervising archaeologist	Unearthed Heritage Australia	10-11 October 2022, 31 January 2023
Tim Trottier	Archaeological field assistant	Unearthed Heritage Australia	10-11 October 2022
Amy Sandkuhl	Archaeologist	Unearthed Heritage Australia	31 January 2023

[7] Bachelor of Arts (Archaeology, Honours), University of Melbourne, 2015

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7.3 Excavation Methodology

These methods and sampling approaches were decided upon in consultation and agreement with the RAP field representatives prior to commencing excavations and during the complex assessment.

All excavation and sampling were undertaken with regard to FP-SR's *Practice Note: Subsurface Testing*.

The 1x1 m test pit (TP) and the 0.5m x 0.5m shovel test pits (STPs) were excavated in a controlled manner, in 100 mm spits with hand tools, such as trowels and shovels – a fencing bar was at times used to break up compact clay. A total of one 1x1 m TP and eleven 0.5x0.5 m STPs were excavated across the activity area during the complex assessment (see Appendix E for excavation data). This included the excavation of seven 0.5x0.5 m radial STPs that were undertaken when Aboriginal cultural heritage was identified.

Munsell colour charts were used to record soil colour, and pH test-kits were used to record pH of soil. The locations of each TP and STPs were recorded using a real time kinetic (RTK) differential GPS unit (Trimble DA1), providing real-time sub-metre accuracy (c. 0.1-0.4 m).

Photographic records were kept for each excavation and a sample section illustration of each excavation was undertaken.

7.4 Establishing Soil Stratification

In accordance with r.65 (4) of the AH Regulations, the soil stratification and general sub-surface nature of the activity area was established by controlled hand excavation. One initial 1x1 m TP (TP1) was excavated to examine the soil profile of the single landform in detail (Appendix E contains tabled data for all excavations carried out during this complex assessment).

Stratigraphic information was recorded for all excavations. A section illustration of the soil profile of TP1 is presented in Figure 7-1 and photographs of the completed TP1 are presented in Figure 7-4 and Figure 7-5 .

Soil stratification observed within TP1 was consistent with the stratigraphic soil profile expected for the *gently undulating plain* landform within the activity area.

The soil stratigraphy as established by TP1 was as follows:

1. The upper c. 0-120 mm consisted of mid brown loose silty sand (5YR 3/4, pH 7.5) with frequent glass, porcelain and gravels.
2. From 120-370 mm there was light reddish yellow loose and damp coarse grained sand (5YR 5/8, pH 7) with occasional glass, porcelain and quartz pebbles.
3. From 370-930mm there was mid red weak and damp coarse-grained sand (5YR 4/6; pH 6) with occasional quartz.
4. The final layer of the test pit from 930-1100 mm comprised mid orange yellow damp and weak coarse grained sand (5YR 5/8, pH 6). This layer continued to an unknown depth, with excavation ceasing at 1100 mm upon determination that there was potential for wall collapse due to the damp sands present.

The soil profile within TP1 was consistent with the stratigraphy expected for the *slightly elevated undulating plain* landform in the activity area, located in close proximity to the Loddon River. The stratigraphical profile encountered within TP1 was consistent with other excavations undertaken

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during this complex assessment, with evidence of disturbance including modern/historical inclusions (e. g. glass and ceramics) identified within some of the excavations. Soil profile drawings are also presented for all artefact-positive pits.

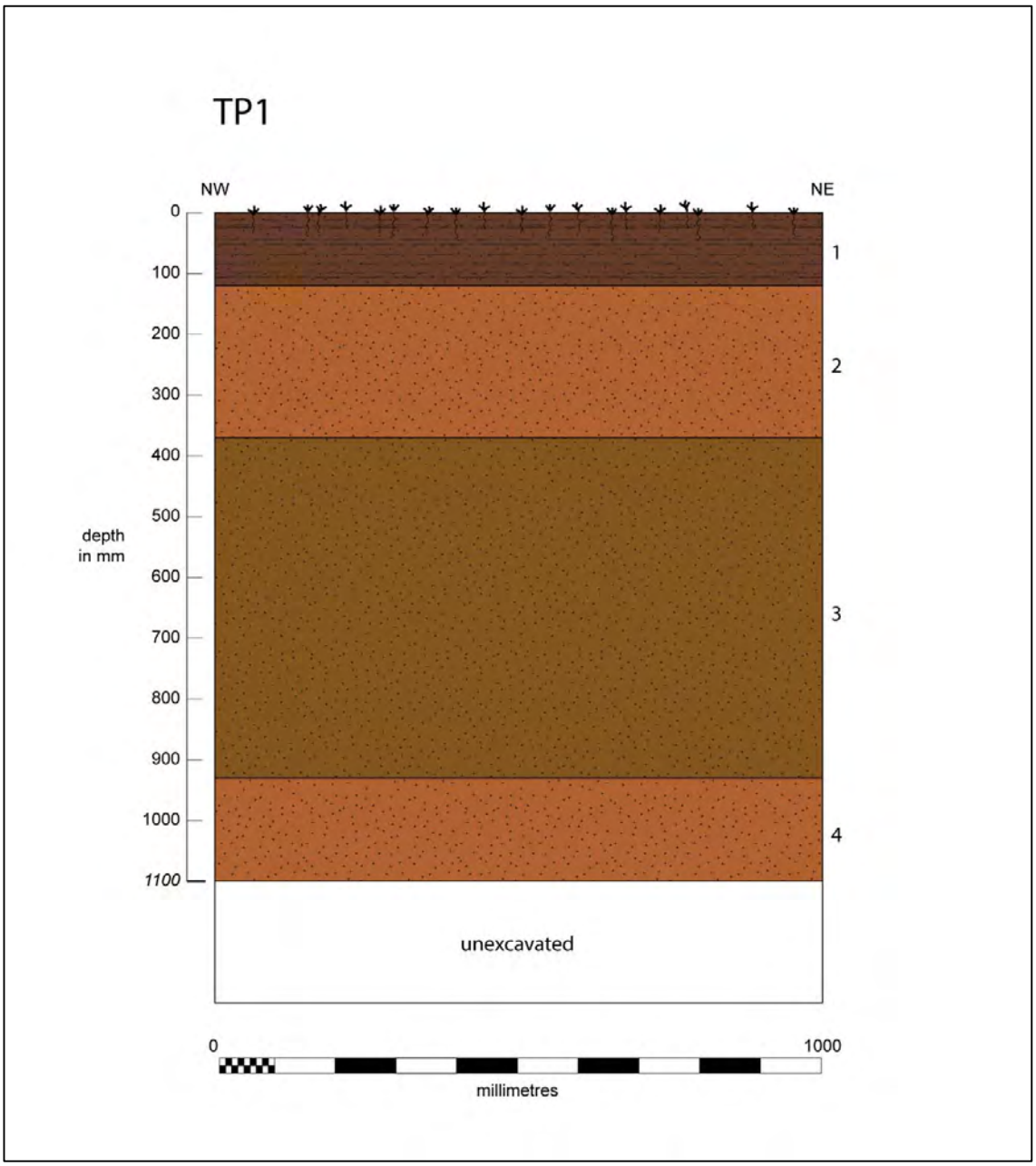

Figure 7-1 Stratigraphic profile (north elevation) of 1x1 m test pit TP1

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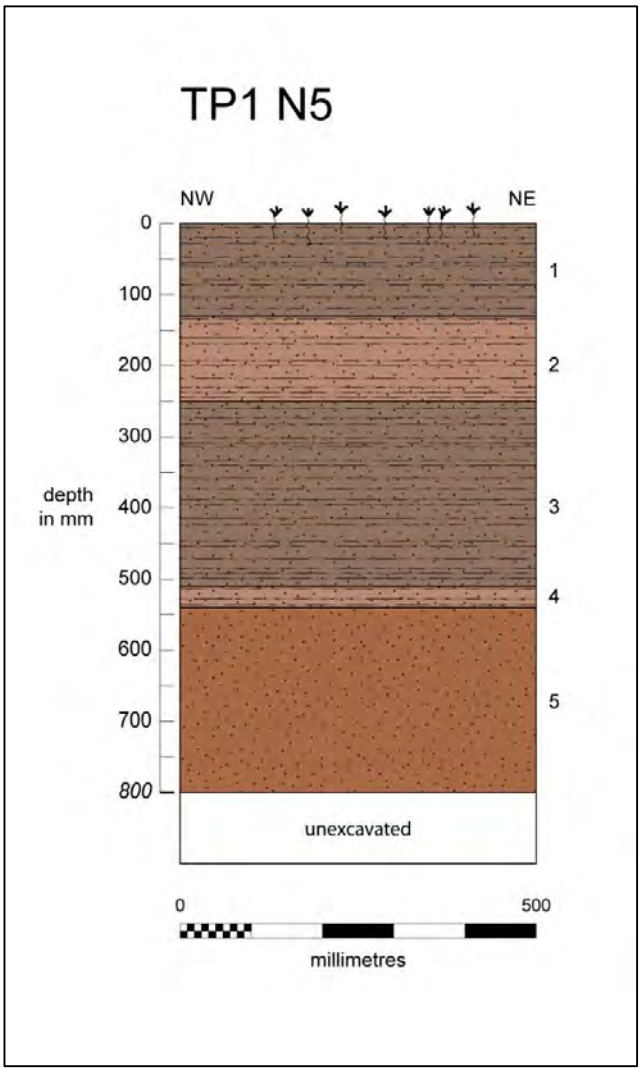

Figure 7-2 Stratigraphic profile (north elevation) of TP1 N5

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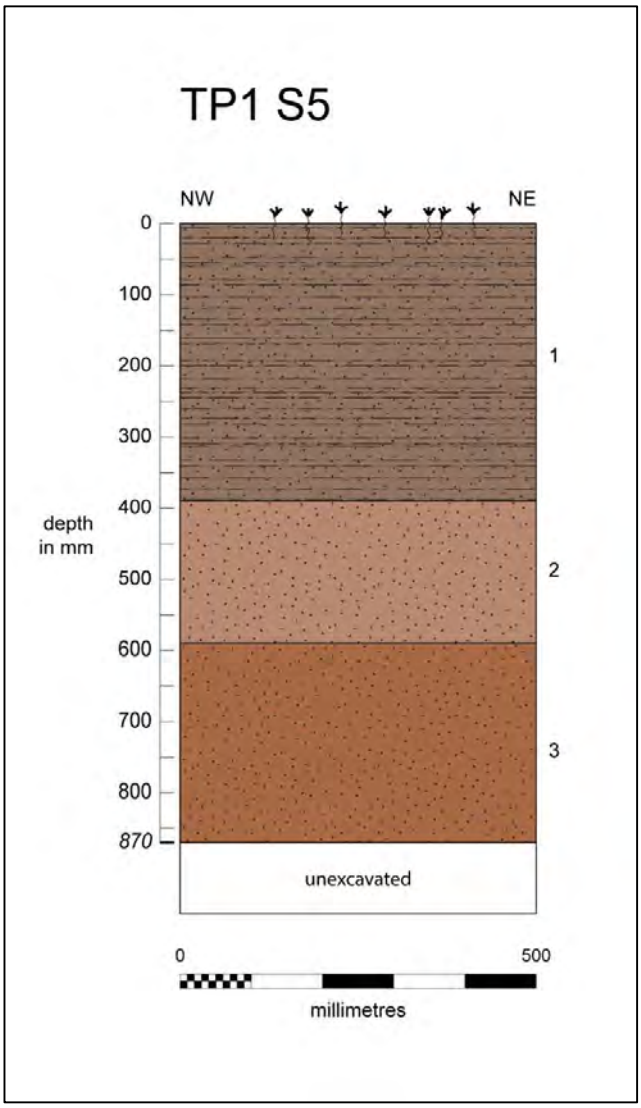

Figure 7-3 Stratigraphic profile (north elevation) of TP1 S5

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Figure 7-4 TP1 south west wall_TTrottier_11October2022

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Figure 7-5 Base of TP1, facing northeast_TTrottier_11October2022

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Figure 7-6 Artefact bearing test pit TP1 N5 north east wall_MSteel_31January2023

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Figure 7-7 Artefact bearing test pit TP1 S5 north east wall_MSteel_31January2023

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7.5 Results

7.5.1 Summary

A total of one 1x1 m TP and eleven 0.5x0.5 STPs were excavated within the activity area, resulting in a total of 3.75 m^2 being excavated (Figure 7-9, Table 7-2).

Appendix E includes details of the test excavations undertaken as part of this complex assessment for the activity area, including the grid coordinates in MGA Zone 54 (GDA94). Aboriginal cultural heritage was identified within the 1x1 m TP (TP1), and two of the radial shovel test pits, TP1 N5 and TP1 S5. The Aboriginal cultural heritage identified consists of 15 flaked stone artefacts, and has been registered as the artefact scatter VAHR 7624-0206 (Camp Street Bridgewater AS1).

The soil profile within the stratigraphic test pit TP1 was consistent with the stratigraphy expected for the *Gently undulating plain* landform in the activity area, and was consistent with the soil profile subsequently observed within the 11 shovel test pits undertaken during the complex assessment. Levels of identifiable ground disturbance varied throughout the activity area, with glass and ceramic material from the modern historical period found in most of the excavations, and a PVC water pipe also identified.

Excavations reached maximum depths of between 350 mm and 1100 mm. In each excavation, a culturally sterile clay base layer was identified, with damp sand overlying the base of each of the test pits. Due to the damp nature of the deep sands causing issues with wall collapse and continuation of the excavations, the clay layer was not excavated into.

Table 7-2 Test pits completed during the complex assessment

Test pit	Pit Type	Pit Name	Artefacts Yes/No	Easting	Northing	Datum	Projection
Complex assessment test pit	1x1m test pit	TP1	Yes	763038.183	5945222.041	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP1	No	763052.559	5945232.665	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP3	No	763071.506	5945222.876	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP4	No	763083.928	5945210.352	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP5	No	763077.626	5945185.244	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 E5	No	763040.165	5945219.118	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 N10	No	763044.447	5945228.895	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 N5	Yes	763040.827	5945227.009	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 N5 E5	No	763042.594	5945221.710	GDA94	MGA Zone 54

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Test pit	Pit Type	Pit Name	Artefacts Yes/No	Easting	Northing	Datum	Projection
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 S10	No	763026.907	5945213.866	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 S5	Yes	763031.658	5945219.430	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 S5 E5	No	763036.824	5945217.287	GDA94	MGA Zone 54

7.5.2 Excavations

An initial one 1m x 1m test pit (TP1) was excavated on the slightly elevated area of the *gently undulating plain* landform, which was assigned a *moderate-high Aboriginal archaeological sensitivity*, to establish the stratigraphic soil profile of the single broad landform within the activity area. Four initial 0.5m x 0.5m shovel test pits were also initially excavated to sample the activity area for Aboriginal cultural heritage. Following the identification of Aboriginal flaked stone artefacts in TP1, a total of seven radial shovel test pits were excavated around TP1, at approximately five metre spacing, to establish the extent of the Aboriginal cultural heritage identified within TP1. A total of one 1x1 m TP and eleven 0.5x0.5 m STPs were excavated during this complex assessment.

Maximum excavated depths ranged from 350mm to 1100 mm. Clay deposits were identified in the test pits excavated. Damp sands immediately overlay the clay at the base of each of the test pits. Due to the damp nature of the deep sands causing issues with wall collapse and causing difficulties with the continuation of the excavations, the test pits were terminated without excavating into the clay.

Appendix E includes details of the test excavations undertaken as part of this complex assessment for the activity area, including the grid coordinates in MGA Zone 54 (GDA94).

7.5.3 Disturbance

Disturbance was found to be consistent with that described in the desktop and standard assessments, with disturbance to subsurface deposits observed in a number of the excavations such as modern inclusions of glass, ceramic and gravels (see Figure 7-8). TP1 E5 S5 was terminated due to being comprised of fill, and STP1 was ceased at 480mm due to encountering a PVC pipe.

These disturbances are consistent with predictions from the desktop assessment that the activity area may have been ploughed as a result of past agricultural land uses, and is also consistent with the identification of low to moderate levels disturbance during the standard assessment.

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Figure 7-8 Disturbance to deposits within S5 E5 facing south west_MSteel_31January2023

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7.5.4 Aboriginal cultural heritage

A total of 15 Aboriginal flaked stone artefacts were identified during the complex assessment, within the 1x1 m excavation (TP1) and two of the radial STPs, TP1 N5 and TP1 S5. Most of the artefacts in the assemblage (n=11,73%) are made from silcrete raw material with three quartz and one tachylite artefact also identified. Artefacts were identified at depths of 400-700 mm.

The Aboriginal cultural heritage was registered as an artefact scatter, VAHR 7624-0206 (Camp Street Bridgewater AS1) and this Aboriginal place is discussed in detail in Section 8 below.

7.6 Complex Assessment Summary and Conclusions

- One 1x1m TP and eleven 0.5x0.5 m STPs were excavated to maximum depths between 350 mm and 1100 mm, resulting in a total excavated area of 3.75 m^2 for this complex assessment.
- Aboriginal cultural heritage, comprising 15 flaked stone artefacts, was identified within the 1x1 m TP (TP1) and two radial STPS and has been registered as the artefact scatter, VAHR 7624-0206 (Camp Street Bridgewater AS1)
- Radial test pits were excavated around the single artefact-bearing test pit (TP1) to help confirm the place extent boundary.
- Test excavation confirmed that varying levels of past disturbance have taken place in the activity area, with definitive evidence for disturbance identified within a number of the test pits (including the identification of modern inclusions in subsurface soil contexts). These observations corroborate the assessment of past disturbance within the activity area from the desktop and standard assessments.
- The prevalence of Aboriginal cultural heritage on elevated landforms close to watercourses (or watercourse paleochannels), and the relative scarcity of Aboriginal cultural heritage identified on the flat, lower-lying floodplain area, suggests that these were preferred locations for Aboriginal stone artefact production, manufacture and maintenance.
- Given the sampling that has occurred within the activity area as part of the assessment, it is considered that there is a low likelihood that further Aboriginal cultural heritage is present across the activity area (where impacts are proposed) outside of the extents of the identified Aboriginal cultural places.

CHMP 19059: 10 Camp Street Bridgewater



Figure 7-9 Locations of excavations undertaken during the Complex Assessment

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8 Details of Aboriginal Cultural Heritage in the Activity Area

8.1 VAHR 7624-0206 (Camp Street Bridgewater AS1)

8.1.1 Location Details

Table 8-1 Location and extent details – VAHR 7624-0206

					Primary Grid Co-ordinates (GDA94 MGA Zone 54)	
VAHR	**Place Name**	**Component Type**	**Area (m²)**	**Cadastral Information (SPI)**	**Easting**	**Northing**
7624-0206	Camp Street Bridgewater AS1	Artefact Scatter	139.42	1\PS847395	763040.827	5945227.009

8.1.2 Site Description and extent

The artefact scatter VAHR 7624-0206 (Camp Street Bridgewater AS1) was identified on a gently undulating plain landform, in an area where the current ground surface is elevated slightly above relative to the surrounding floodplain (Figure 8-7). This artefact scatter was identified solely in a subsurface context and consists of a total of 15 Aboriginal stone artefacts, newly identified as a result of complex assessment for this CHMP. The components of this Aboriginal place were identified within a 1m x 1m manual excavation (TP1) and two radial 0.5x0.5m STPS, TP1 N5 and TP1 S5 discussed in Section 7.4, at depths of 400-500 mm (n=3), 500-600mm (n=5), a 600mm wall clean (n=3), and 600-700mm (n=4) below the current ground surface. The place was identified in a subsurface coarse-grained sand context at depths between 400-700 mm beneath the current ground surface on a single flat alluvial fans and aprons landform.

Most of the artefacts in the assemblage (n=11,73%) are made from silcrete raw material, with three quartz and one tachylite artefact also identified (Table 8-2). Artefacts were identified at depths of 400-700 mm. The presence of the tachylite piece indicates some kind of movement and connection with the Kyneton area, where tachylite is known to be sourced, whether this is direct movement by Djaara people, or trade. Flakes (both whole and broken) make up most of the assemblage (n=13, 87%) with two angular fragments (n=2, 13%) also present. Figure 8-1 is a photograph of artefacts from Spit 7 (600-700 mm) of TP1 N5 and Figure 8-2 shows artefacts from Spit 5 (400-500mm) TP1 S5. The general context of the area containing VAHR 7624-0206 is shown in Figure 8-3.

The extent of VAHR 7624-0206 was defined by a radial extent testing with 0.5x0.5 m STPs excavated at approximately 5 m spacing until two consecutive radial STPs in each of the cardinal directions was confirmed to be artefact-negative. Two of the radial STPs contained Aboriginal cultural heritage (TP S5 and TP N5). Aboriginal cultural heritage was identified within the radial STPs TP1 N10, TP1 N5 E5, TP1 E5, TP1 S5 E5 and TP1 S10. Due to high level past disturbances to a strip of land approximately 4 metres wide along the western property boundary, no radial extent testing was conducted west of TP1. It is possible Camp Street, Bridgewater AS 1 may continue westward into the adjacent lot(s), beyond the area of localised high level disturbance which constrained complex assessment for CHMP 19059. With no additional Aboriginal cultural heritage in the radial STPs radial STPs TP1 N10, TP1 N5 E5, TP1 E5, TP1 S5 E5 and TP1 S10, it is considered unlikely that the place extends further to the northeast, east, southeast or south.

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Figure 7-9 maps the location of all test excavations carried out during the complex assessment for this CHMP. An extent plan, context plan and location plan for VAHR 7624-0206 can be seen in Figure 8-4 to Figure 8-6, also see Figure 8-7.

Based on the context of the place, VAHR 7624-0206 was likely formed by the use and discard of the stone artefacts while accessing the abundant resources in and around the Loddon River. The sandy deposit likely formed from a combination of aeolian and alluvial deposition.

Appendix G includes the complete artefact catalogue for VAHR 7624-0206.

Table 8-2 VAHR 7624-0206 – Artefacts sorted by test pit and raw material

Pit ID	Quartz	Silcrete	Tachylite	Total
TP1	1	3		4
TP1 N5		8		8
TP1 S5	2		1	3
Total	**3**	**11**	**1**	**15**

Table 8-3 VAHR 7624-0206 – Primary form of subsurface artefacts sorted by depth range

Primary Form	400-500mm	500-600mm	600-700mm	600mm wall clean	Total
Angular fragment		1		1	2
Flake - Complete	2	1	1	2	6
Flake - Distal	1	2			3
Flake - Proximal		1	3		4
Grand Total	**3**	**5**	**4**	**3**	**15**

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Figure 8-1 VAHR 7624-0206 Artefact IDs 9-12 from TP1 N5, Spit 7_JMinterBrooke_27February2023

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Figure 8-2 VAHR 7624-0206 Artefact IDs 13-15 from TP1 S5, Spit 5_JMinterBrooke_27February2023

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Figure 8-3 Location of VAHR 7624-0206 within the activity area facing south_PMitchell_12July2023

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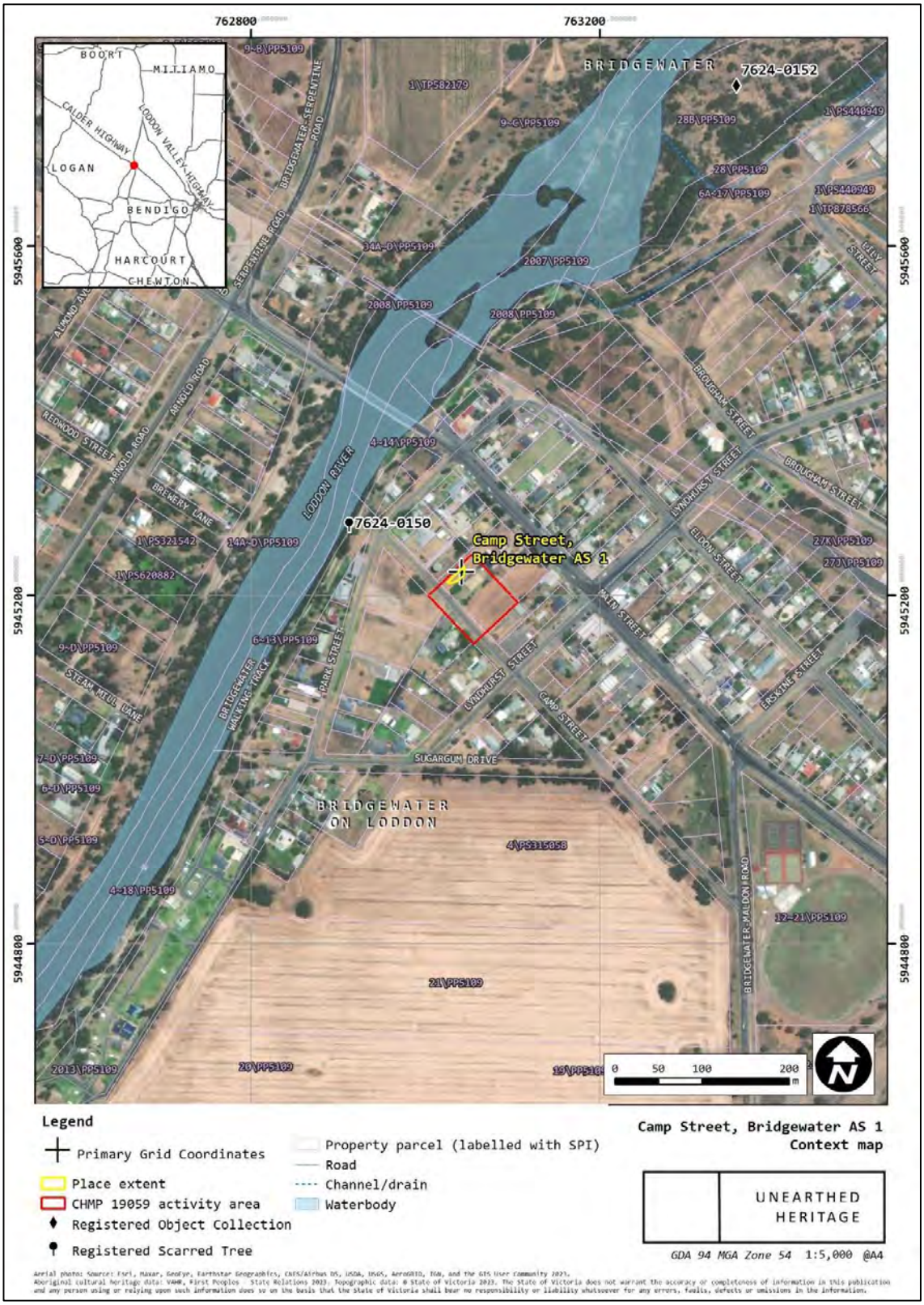

Figure 8-4 Context plan for VAHR 7624-0206

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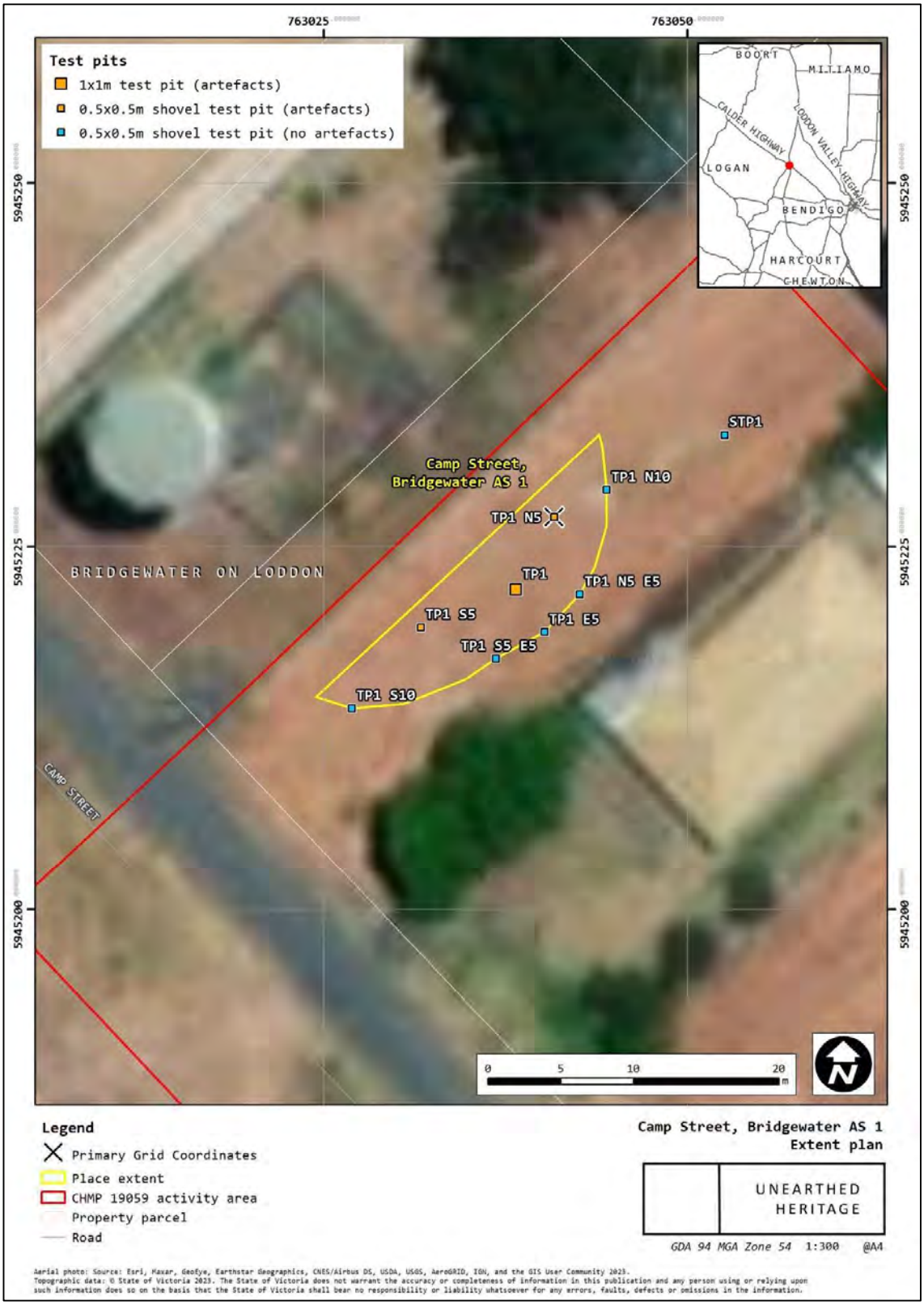

Figure 8-5 Extent plan for VAHR 7624-0206

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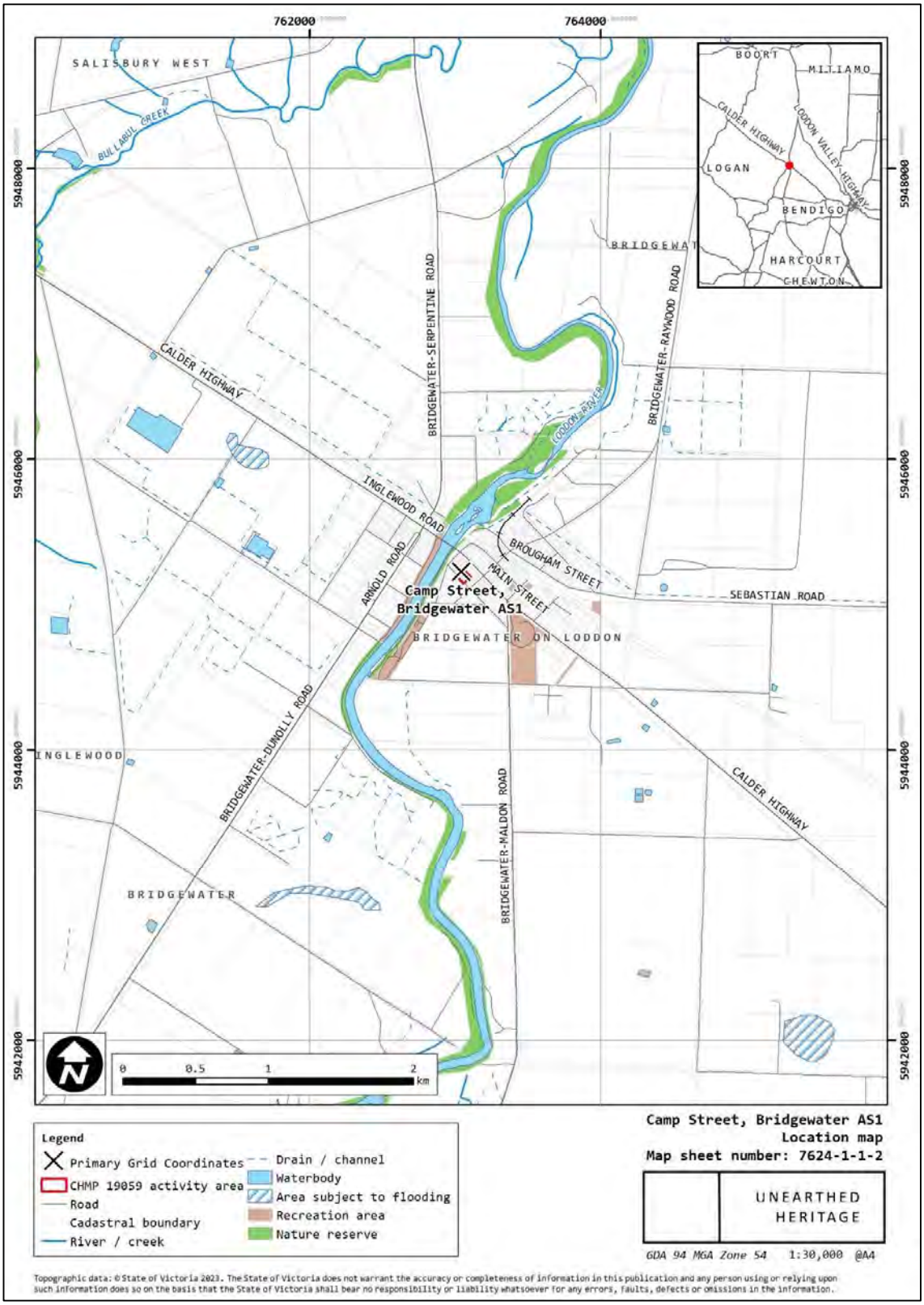

Figure 8-6 Location plan for VAHR 7624-0206

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8.2 Cultural heritage significance

In accordance with s.4 of the AH Act, cultural heritage significance includes:

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

The Aboriginal history of Australia spans many tens of thousands of years, and includes unique traditional culture (Mulvaney & Kamminga 1999). In terms of social value, the cultural heritage significance of an Aboriginal place is linked to its association with Aboriginal people. Social significance of an Aboriginal place is often characterised in terms of the 'degree of contemporary community esteem' (Burke et al. 2017: 353).

It is important to note that the assessment of cultural and scientific significance generally doesn't follow the same criteria. Sometimes scientific and cultural significance assessments place significance on Aboriginal places for shared reasons, though scientific significance often diverges from values ascribed to places by the local Aboriginal community. It up to a Heritage Advisor to assess the scientific significance of an Aboriginal place, and it is the responsibility of the local Aboriginal community to assess the cultural significance of a site within its area of custodianship (Australia ICOMOS 2013a, 2013b, 2013c).

8.2.1 Significance in accordance with Aboriginal tradition

An Aboriginal place can also mean a sacred or important religious site, it may be important in post-contact Aboriginal history, or it may tell a story of contact between Aboriginal people and Europeans. An Aboriginal place may also be a place with no traditional associations, or an archaeological site previously unknown to Aboriginal people. It may, if unexpectedly discovered, acquire importance to the Aboriginal community of what it symbolises, and because it represents past Aboriginal lifestyles and occupation of the region (e.g. Pearson and Sullivan 1995: 19, 159).

Through discussions with DDWCAC, VAHR 7624-0206 has been assigned a high cultural significance.

8.2.2 Scientific significance

Significance assessments need to consider both the scientific and social, or cultural, values of an archaeological site – this section considers the scientific significance of Aboriginal place within the activity area.

The research potential or scientific significance of an archaeological site can be assessed by utilising the criteria set out below. Categories used for assessing scientific significance for Aboriginal places are described below. Ratings are low, moderate or high.

- *Integrity* **-** The integrity of an archaeological place refers to its state of preservation, or condition. A place can be disturbed through a number of factors among which are; natural erosion processes, destructive land use practices or repeated use of a site in the past by both humans and animals. Ratings are:
  - Low highly disturbed-low preservation value or research potential
  - Moderate some disturbance but remaining cultural material allows for some research potential
  - High little or no disturbance to site, high preservation value and research potential
- *Structure* **-** Structure refers to the physical dimensions of an Aboriginal place, that is, horizontal extent, its depth, and stratification of subsurface deposits. A large place or a place with stratified

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deposits has more research potential than small sites and/or surface scatters. However, sometimes a smaller Aboriginal place has elements that lend themselves to investigating specific scientific research questions, in which case they would be rated at a higher significance than otherwise. Place structure cannot be assessed for scarred trees. Ratings are:

- Low small surface scatter/no stratified deposits
- Moderate large, in situ surface scatters/possible stratification
- High Aboriginal places with definite stratified deposits/large *in situ* surface scatters with features such as knapping floors

- *Contents* - This category refers to the range and type of cultural material found in a place. For example, artefact sites that contain a large and varied amount of raw stone materials and/or organic materials are considered to have greater research potential than those sites with single or few artefacts of a limited variety of raw materials. With scarred trees contents may refer to the size, number and type of scar. Ratings are:
  - Low small amount of cultural material
  - Moderate medium amount of cultural material
  - High large and varied amount of cultural material

- *Representativeness* - This refers to how often a particular place type occurs in an area and requires some knowledge of the background archaeology of the area or region in which a study is being undertaken. Generally, if a place is rare or unique in some way then it is highly significant. In areas where little archaeological research has been undertaken or where widespread disturbance of the landscape has occurred any new site is likely to be considered significant.
  - Low many similar site types occurring within the area or region
  - Moderate site type occurs elsewhere, but not in great quantity or in good preservation
  - High site type rare or unique in structure, integrity and contents

8.2.2.1 Scientific significance assessment

Scientific significance ratings are provided below (Table 8-4).

Table 8-4 Scientific significance of Aboriginal place within the activity area

VAHR Name	VAHR ID	Integrity	Structure	Contents	Representativeness	Overall scientific significance rating
Camp Street Bridgewater AS1	7624-0206	Moderate	Low-Moderate	Low	Low-Moderate	Low-moderate

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Figure 8-7 Aboriginal cultural heritage places registered within the activity area

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9 Consideration of s. 61 Matters – impact of the activity on Aboriginal cultural heritage

It is a mandatory requirement for the Sponsor to comply with the following recommendations and contingencies. Section 61 of the AH Act states that when seeking approval of a CHMP the following conditions need to be considered:

a) Whether the activity will be conducted in a way that avoids harm to Aboriginal cultural heritage; and,

b) If it does not appear to be possible to conduct the activity in a way that avoids harm to Aboriginal cultural heritage, whether the activity will be conducted in a way that minimises harm to Aboriginal cultural heritage.

9.1 Summary

The activity has been designed to avoid harm to VAHR 7624-0206 (Camp Street Bridgewater AS1) with the depth of below ground works at this location to not exceed 400mm.

9.2 VAHR 7624-0206 (Camp Street Bridgewater AS1)

Section 61a) Whether the activity will be conducted in a way that avoids harm to Aboriginal cultural heritage:

The registered artefact scatter VAHR 7624-0206 is able to be avoided by the activity. Specific Condition 1: Avoid harm to VAHR 7624-0206 (Camp Street Bridgewater AS1) requires that harm be avoided to this registered place with the depth of below ground works at this location to not exceed 400mm (see Section 1.1.11).

In consideration of the possibility that additional subsurface artefacts may be present in the activity area, and to provide flexibility in case works are required to extend below 400mm within the extent of VAHR 7624-0206, the RAP must be invited to monitor any trenching works that need to occur at or below 400mm within the place extent of VAHR 7624-0206, as per Specific Condition 2 (Section 1.1.12).

Section 61b) If it does not appear to be possible to conduct the activity in a way that avoids harm to Aboriginal cultural heritage, whether the activity will be conducted in a way that minimises harm to Aboriginal cultural heritage:

Harm will be minimised to VAHR 7624-0206, with the depth of below ground works at the location of to VAHR 7624-0206 not to exceed 400mm.

Section 61c) Any specific measures required for the management of Aboriginal cultural heritage likely to be affected by the activity, both during and after the activity:

A specific management measure for VAHR 7624-0206 is that harm must be avoided to VAHR 7624-0206 (Camp Street Bridgewater AS1), with the depth of below ground works at this location to not exceed 400mm (Specific condition 1, Section 1.1.11). Detailed RAP monitoring within the place extent of VAHR 7624-0206 must occur for any trenching works that need to occur at or below a depth of 400mm within the place extent (Specific condition 2, Section 1.1.12)

General management measures are also listed in Part I of this CHMP.

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Section 61d) Any contingency plans required in relation to disputes, delays and other obstacles that may affect the conduct of the activity:

All contingency relating to disputes, delays and other obstacles that may affect the conduct of the activity area presented in Section 1.2. Note that where the AH Regulations (Schedule 2, 13(1)(b)) refer to dispute resolution it is in relation to any dispute arising between the Sponsor and the RAP, relevant details are presented in Section 1.2.

Section 61e) Requirements relating to the custody and management of Aboriginal cultural heritage during the course of the activity:

The process of removal, custody, curation and management of the Aboriginal cultural heritage representing VAHR 7624-0206 is detailed in Condition 8 within Part I of this CHMP. The contingency arrangements set out in Section 1.2 (Part I) of this CHMP detail the custody and management of Aboriginal cultural heritage should there be any unexpected finds.

9.3 Specific management measures

Conditions have also been created to increase the likelihood that if further Aboriginal heritage is unexpectedly found during the activity, that it can be identified, including a cultural heritage induction (See Section 1). Other conditions and contingencies are included in Part I of the CHMP.

9.4 Contingency Plans

In accordance with Section 61 of the AH Act, a CHMP must consider any contingency plans required in relation to disputes, delays and other obstacles that may affect the conduct of the activity. The contingencies and other considerations below are presented in Section 0 (Part I) of this CHMP:

- Assignment of custody of Aboriginal cultural heritage other than secret of sacred objects
- Proposed changes to conduct of the activity
- Discovery of human remains during the activity
- Discovery of Aboriginal cultural heritage other than human remains during the activity
- Reburial of Aboriginal cultural heritage material
- Salvage resulting in a change to the nature, extent, or significance of an Aboriginal Place
- Dispute resolution process
- Schedule 1 – Procedure for management of human remains
- Schedule 2 – Procedure for management of Aboriginal cultural heritage other than human remains
- Subdivision

9.5 Cumulative Impact of the Activity

Given that harm will be avoided to the Aboriginal heritage identified within the activity area, this activity is considered to have low cumulative impact.

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Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Appendix A: Notice of intent to prepare a management plan and RAP response

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

VICTORIA State Government | Premier and Cabinet

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:	Yarrambat 1 / Sanport AM Holdings		
ABN/ACN:	14 123 659 736		
Contact Name:	Peter Mitchell		
Postal Address	63 Ashley Road, Yarrambat / 20 Holloway Street, Boort		
Business Number:	0488 509 260	Mobile:	
Email Address:	peter.mitchell@sanport.com.au		

Sponsor's agent (if relevant)

Company:			
Contact Name:			
Postal Address			
Business Number:		Mobile:	
Email Address:	michael.k@totalpd.com.au		

SECTION 2 - Description of proposed activity and location

Project Name:	10 Camp Street, Bridgewater
Municipal district:	Loddon Shire Council

Clearly identify the proposed activity for which the cultural heritage managment plan is to be prepared (ie. Mining, road construction, housing subivision)

Subdivision

SECTION 3 - Cultural Heritage Advisor

Joseph Minter Brooke	Unearthed Heritage	joseph@unearthedheritage.com.au
Name	*Company*	*Email address*

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

Start Date: 23-Aug-2022 Finish Date: 24-Aug-2023

Submitted on: 24 Aug 2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

VICTORIA State Government | Premier and Cabinet

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?

Is any part of the activity an area of cultural heritage sensitivity, as listed in the regulations? 1

☐ Other Reasons (Voluntary)

☐ An Environment Effects Statement is required

☐ A Cultural Heritage Management Plan is required by the Minister for Aboriginal Affairs.

☐ An Impact Management Plan or Comprehensive Impact Statement is required for the activity

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.

DJA DJA WURRUNG Clans Aboriginal Corporation

SECTION 7A - List the relevant Aboriginal groups or Aboriginal people with whom the Sponsor intends to consult (if any)

*This section is to be completed only if the proposed activity in the management plan is to be carried out in an area where there is **no Registered Aboriginal Party.***

SECTION 7B - Describe the intended consultation process (if any)

*This section is to be completed only if the proposed activity in the management plan is to be carried out in an area where there is **no Registered Aboriginal Party.***

SECTION 8 – State who will be evaluating this plan (mandatory)

The plan is to be evaluated by:

☐ Joint - Registered Aboriginal Party AND The Secretary

☑ A Registered Aboriginal Party

If checked, list the relevant Registered Aboriginal Party Evaluating:

☐ The Secretary

☐ Victorian Aboriginal Heritage Council

SECTION 9 – Preliminary Aboriginal Heritage Tests (PAHTs)

List the Reference Number(s) of any PAHTs conducted in relation to the proposed activity:

SECTION 10 - Notification checklist

Submitted on: 24 Aug 2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Premier and Cabinet

Ensure that any relevant registered Aboriginal party/ies 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 registerd Aboriginal party/ies, 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.

Ensure any municipal council, whose municipal district includes an area to which the cultural heritage management plan relates, is also notified. A copy of this notice, with a map attached, may also be used for this purpose.

Submitted on: 24 Aug 2022

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Djaara
BALAKI WUKA

Tuesday 30th August 2022

Peter Mitchell
Sanport Am Holdings Pty. Ltd. & Yarrambat One Pty. Ltd.
20 Holloway Street
Boort VIC 3537

Dear Peter,

Re: CHMP19059 - 10 Camp Street, Bridgewater

Thank you for providing the notice of intent to prepare Cultural Heritage Management Plan number 19059 for 10 Camp Street, Bridgewater.

In accordance with Section 55 of the Aboriginal Heritage Act 2006, I advise that Dja Dja Wurrung Clans Aboriginal Corporation will evaluate this Management Plan upon submission, and particularly in relation to Aboriginal cultural heritage values that may be identified in the activity area, as far as it relates to the land within appointed Registered Aboriginal Party boundary of the Corporation.

Dja Dja Wurrung Clans Aboriginal Corporation requires that there must not be any soil or geotechnical testing and other activities of a ground disturbing nature be conducted prior to and while a cultural heritage management plan is in preparation. The Guide to Preparing a Cultural Heritage Management Plan, For the Purposes of the Aboriginal Heritage Act 2006 (Aboriginal Victoria 2010: pp.20-21) in addition, indicates how any test excavations for Aboriginal cultural heritage must be carefully considered:

The disturbance or excavation of land to uncover or discover Aboriginal cultural heritage is destructive and it is important that it only be carried out when necessary to identify and document the extent, nature and significance of Aboriginal cultural heritage that may be threatened by the proposed activity. Test excavations should not be designed as salvage operations, nor should they be undertaken in areas that will not be affected by the proposed activity. Practices such as surface stripping by grader often have greater impact on Aboriginal cultural heritage than the development that follows and must not be employed as a cultural heritage assessment tool.

I will ask Jon Marshallsay, Program Manager – Cultural Heritage, to be the contact to discuss our involvement with the preparation of the Cultural Heritage Management Plan. Jon may be contacted via telephone on (03) 5444 2888 or email rap@djadjawurrung.com.au .

Yours sincerely

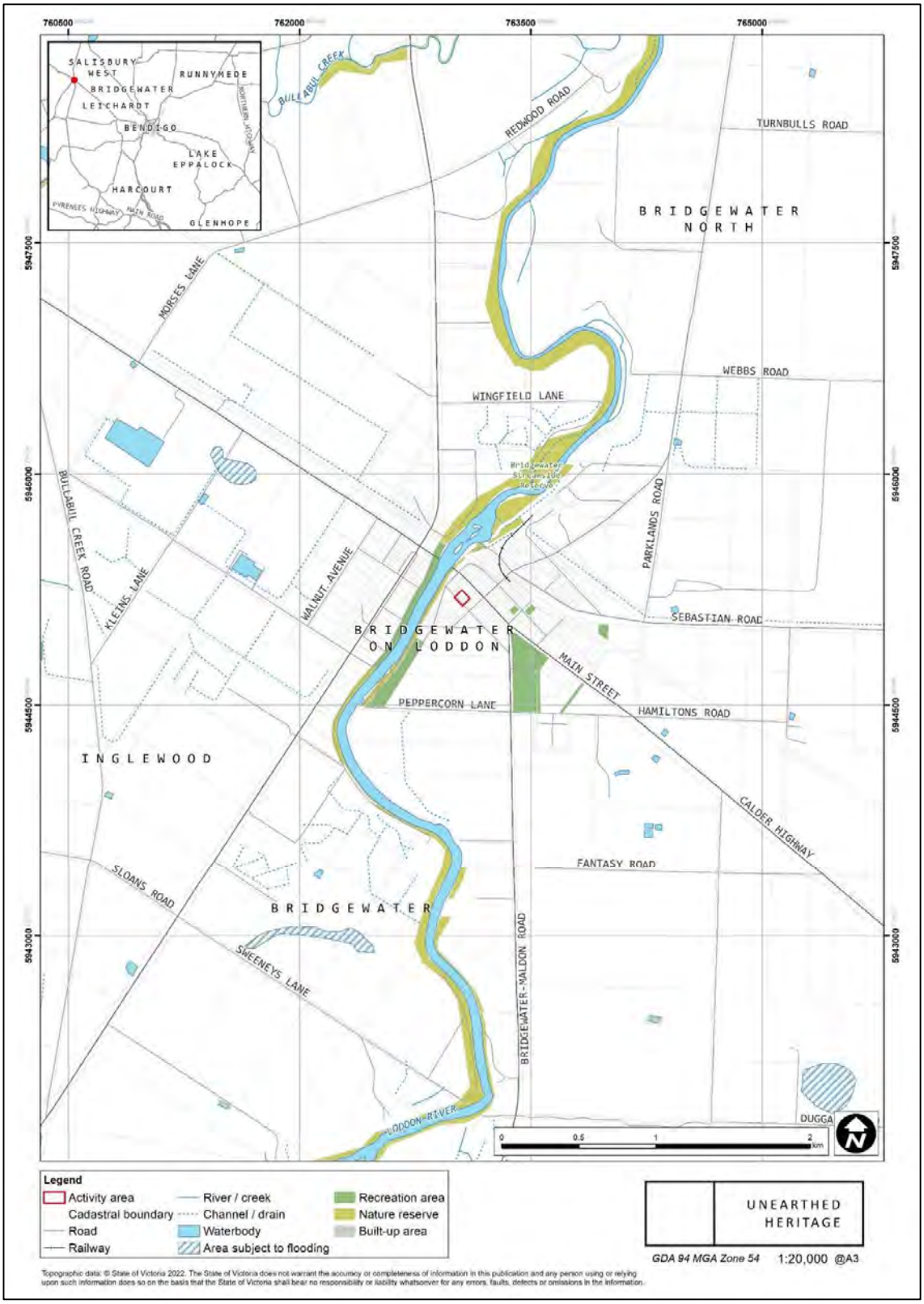
R. Carter.

RODNEY CARTER
Chief Executive Officer

T: (03) 5444 2888 F: (03) 5441 6472
E: info@djadjawurrung.com.au
P.O Box 1026 Bendigo VIC 3552
djadjawurrung.com.au

DJA DJA WURRUNG CLANS ABORIGINAL CORPORATION TRADING AS DJAARA
Located at 13-15 Forest Street, Bendigo Vic 3550
ICN: 4421

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB



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Appendix B: Glossary of terms

Activity Area: The area to be used or developed for an activity.

Alluvium: Sediment laid down by flowing water

Angular Fragment: A piece of stone that can be identified as being a culturally flaked artefact, but does not have diagnostic features that allows it to be positively identified to a technological type.

Chert: A fine-grained stone composed of cryptocrystalline silica. It exhibits a range of textures and colours. Chert is easy to work and retain a sharp edge for an extensive period of time before re-sharpening is required. It has a low to medium fracture toughness and is hence used for flaked stone artefacts.

Devonian: A geological period spanning from about 419 million years ago to about 359 million years ago.

Exposure: Refers to the percentage of the sub-surface exposed, through actions such as erosion or in excavated areas.

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

Granite: Hard **i**gneous rock with that is granular in texture, mainly consisting of mica, feldspar and quartz.

Granodiorite: A similar igneous to granite, but darker.

Holocene: The Holocene epoch forms part of the late Quaternary period and extends from about 11,000 years ago to the present day.

Hornfels: A metamorphic rock that is hard and splintery, and is often grey and dark brown to black.

Hydrolysis: A chemical weathering process affecting silicate and carbonate minerals. In such reactions, pure water ionizes slightly and reacts with silicate minerals, such as dissolving quartz.

Igneous: A rock of volcanic origin

In situ: A description of any cultural material that lies undisturbed in its original point of deposition.

Kaolinisation: A process whereby water acts as an acid to slowly breakdown granodiorite into sand and clay

Quartz: The second most abundant mineral on earth made up of a crystalline structure of SiO_4.

Scarred trees: Tree scars from Aboriginal cultural traditions are distinct from naturally occurring scars by their generally oval and/or symmetrical shape, and sometimes presence of steel or stone axe marks on the scar's surface. The size and shape of scars depends on the intended use of the bark removed. Bark was used for a variety of dishes and containers, shields, canoes, and construction of bark-slab huts.

Significant Ground Disturbance: Means 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 60cm).

Silcrete: Soil, clay or sand sediments that have silicified under basalt through groundwater percolation. Silcrete ranges in texture from very fine grained, to quite coarse grained. At one extreme it is cryptocrystalline with very few clasts, with almost the appearance of chert. It is used for flaked stone artefact production, sometimes after heat treatment to increase the ease and predictability of its flaking.

Silurian: A geological period that spans between about 443 million years ago to 419 million years ago.

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Spit: Refers to an arbitrarily defined depth unit of soil removed during excavation.

Stratification: The way in which soil forms in layers.

Stratigraphy: The study of soil stratification (layers) and deposition.

Tool: A stone flake that has undergone secondary flaking or retouch.

Visibility: Refers to the degree to which the surface of the ground can be observed. This may be influenced by natural processes such as erosion, the character of the extant vegetation, and/or by land use practices, such as ploughing or grading. It is generally expressed in terms of the percentage of the ground surface visible for an observer on foot.

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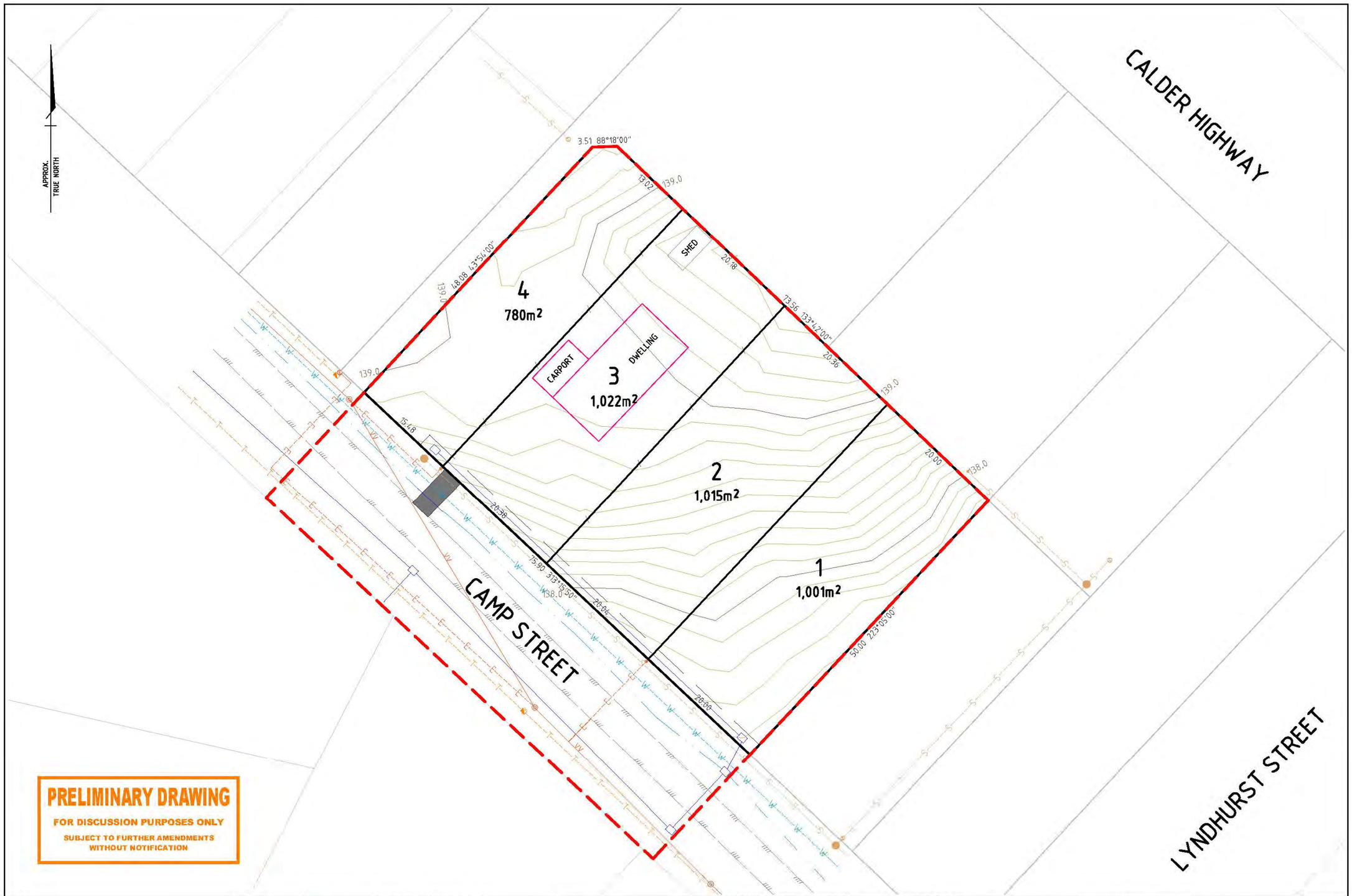
Appendix C: Preliminary development plan (indicative)

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB



REV	REVISION DESCRIPTION	DATE	APP'D
B	ISSUE FOR DISCUSSION	22/08/2022	22/08/2022
A	DRAFT	-	-

GENERAL NOTES AND LEGEND

ACTIVITY AREA EXTENT
NOTE: ALL REQUIRED UTILITIES HAVE BEEN CONSTRUCTED
POTENTIAL FUTURE WORKS: DWELLINGS AND DRIVEWAY ACCESS FOR LOTS 1, 2 &4

Total Property Developments
PLANNING ■ ENGINEERING ■ PROJECT MANAGEMENT

DESIGNED	DRAWN	CHECKED
-	M. Kiley	D. Cranage
-	22/08/2022	22/08/2022

APPROVED
DAMIEN CRANAGE
NER - 5299013

SCALE
HOR - 1:500
HOR -5 -2.5 0 5 10
ORIGINAL SHEET SIZE A3
LENGTHS ARE IN METRES - LEVELS ARE TO AHD

TOTAL PROPERTY DEVELOPMENTS (VIC) PTY LTD (ABN 73 136 905 041) - © COPYRIGHT
All Correspondence to PO Box 1278, Bendigo, Victoria, 3552 - 444 Hargreaves Street, Bendigo, Vic, 3550
T: (03) 5443 7977 F: (02) 8262 4755 E: damien@totalpd.com.au

PETER MITCHELL

CAMP STREET

10 CAMP STREET, BRIDGEWATER ON LODDON

WORK AREA PLAN

COUNCIL	WATER AUTHORITY
LODDON SHIRE COUNCIL	COLIBAN WATER
REF: -	REF: -

FILE REF:	21106
DRAW REF:	WAP01
REVISION	B
SHEET	1 OF 1

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Appendix D: Planning Schemes information

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

32.05 TOWNSHIP ZONE

31/07/2018
VC148

Shown on the planning scheme map as **TZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential development and a range of commercial, industrial and other uses in small towns.

To encourage development that respects the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.05-1 Neighbourhood character objectives

27/03/2017
VC110

A schedule to this zone may contain the neighbourhood character objectives to be achieved for the area.

32.05-2 Table of uses

14/11/2022
VC227

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 32.05-3.
Domestic animal husbandry	Must be no more than 2 animals.
Dwelling (other than Bed and breakfast)	Must meet the requirements of Clause 32.05-3.
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Use	Condition
Racing dog husbandry	Must be no more than 2 animals.
Railway **Residential aged care facility**	
Rooming house	Must meet the requirements of Clause 52.23-2.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house) **Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)**	
Dependent person's unit - if the Section 1 condition is not met	Must meet the requirements of Clause 32.05-3.
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Grazing animal production	
Industry (other than Transfer station and Refuse disposal)	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track) **Office (other than Medical centre)** **Place of assembly (other than Carnival, Circus and Place of worship)** **Retail premises (other than Adult sex product shop)**	
Transfer station (other than Automated collection point)	Must meet the threshold distance requirements in the table to Clause 53.10.

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10.
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal production (other than Grazing animal production)
Brothel
Dwelling – if the Section 1 condition is not met
Extractive industry
Motor racing track
Refuse disposal
Saleyard

32.05-3 Use for a dwelling or a dependent person's unit

01/07/2021
VC203

A lot may be used for a dwelling provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

32.05-4 Use for industry and warehouse

27/03/2017
VC110

Amenity of the neighbourhood

The use of land for an industry or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

- Traffic generated by the use.
- Emissions from the land.

32.05-5 Subdivision

01/07/2021
VC203

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
16 or more lots	Clauses 56.02-1, 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.05-2, 56.06-2, 56.06-4, 56.06-5, 56.06-7, 56.06-8 and 56.07-1 to 56.09-4.
3 – 15 lots	Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 to 56.09-4.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- In the absence of reticulated sewerage, include a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the Environment Protection Regulations under the *Environment Protection Act 2017* .
- A plan which shows a building envelope and effluent disposal area for each lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: • The area of either lot is reduced by less than 15 percent. • The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking	Clause 59.02

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Class of application	Information requirements and decision guidelines
space where: • The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. • An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	

Subdivide land into 2 lots if:
• The construction of a building or the construction or carrying out of works on the land:
  • Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
  • Has started lawfully.
• The subdivision does not create a vacant lot.
	Clause 59.02

32.05-6 **Construction and extension of one dwelling on a lot**
31/07/2018
VC148

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines

Construct an outbuilding or extend a dwelling if the development:
• Does not exceed a building height of 5 metres.
• Is not visible from the street (other than a lane) or a public park.
• Meets the requirements in the following standards of Clause 54:
  • A10 Side and rear setbacks.
  • A11 Walls on boundaries.
  • A12 Daylight to existing windows.
  • A13 North-facing windows.
  • A14 Overshadowing open space.
  • A15 Overlooking.
For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.
If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.
	Clause 59.14

Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.	Clause 59.03

32.05-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

20/12/2021
VC174

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

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- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.	Clause 59.03

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Clauses 55 and 58 of this scheme, as in force immediately before the approval date of Amendment VC174, continue to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

32.05-8 Requirements of Clause 54 and Clause 55

27/03/2017
VC110

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

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32.05-9 Residential aged care facility

26/10/2018
VC152

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.05-10 Buildings and works associated with a Section 2 use

04/12/2020
VC180

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.05-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines

Construct a building or construct or carry out works where:
• The building or works are not associated with a dwelling, primary school or secondary school and have an estimated cost of up to $100,000; or
• The building or works are associated with a primary school or secondary school and have an estimated cost of up to $500,000; and
• The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:
  • A10 Side and rear setbacks.
  • A11 Walls on boundaries.
  • A12 Daylight to existing windows.
  • A13 North-facing windows.
  • A14 Overshadowing open space.
  • A15 Overlooking.
For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.
If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.
	Clause 59.04

32.05-11 Maximum building height requirement for a dwelling or residential building

26/10/2018
VC152

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 and Clause 55 applies.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-

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existing building.

- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.05-12 Application requirements

01/07/2021
VC203

Use for industry and warehouse

Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and despatch of materials and goods).
- Any other application requirements specified in a schedule to this zone.

32.05-13 Decision guidelines

01/07/2021
VC203

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives set out in a schedule to this zone.

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- The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.
- The design, height, setback and appearance of the proposed buildings and works including provision for solar access.
- The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.
- Provision of car and bicycle parking and loading bay facilities and landscaping.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The scale and intensity of the use and development.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- Any other decision guidelines specified in a schedule to this zone.

Use for industry and warehouse

Before deciding on an application to use land for an industry or warehouse, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- Any other decision guidelines specified in a schedule to this zone.

Construction and extension of one dwelling on a lot

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives, standards and decision guidelines of Clause 54.

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- Any other decision guidelines specified in a schedule to this zone.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.
- Any other decision guidelines specified in a schedule to this zone.

32.05-14 Signs

26/10/2018
VC152

Sign requirements are at Clause 52.05. This zone is in Category 3.

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06/05/2021
C42lodd

SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ** .

LODDON TOWNSHIPS

1.0 Neighbourhood character objectives

06/05/2021
C42lodd

None specified.

2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

06/05/2021
C42lodd

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

3.0 Clause 54 and Clause 55 requirements

06/05/2021
C42lodd

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building

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06/05/2021
C42lodd

None specified.

5.0 Application requirements

06/05/2021
C42lodd

None specified.

6.0 Decision guidelines

06/05/2021
C42lodd

None specified.

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Appendix E: Excavation data

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Manual test pits

Pit	Dimensions	Context	Depth range (mm)	Colour	Consistency	Composition	Munsell	pH	Comments on soil & inclusions	General comments
TP1	1x1m	1	0-120	Mid brown	Loose	Silty sand	5YR 3/4	7.5	Frequent glass, porcelain and gravels	This excavation was expanded from STP2. Ceased excavation at 1100mm due to the potential for wall collapse
		2	120-370	Light reddish yellow	Loose and damp	Coarse-grained sand	5YR 5/8	7	Occasional glass, porcelain and quartz pebbles	
		3	370-930	Mid red	Weak and damp	Coarse-grained sand	5YR 4/6	6	Occasional quartz	
		4	930-1100	Mid orange-yellow	Damp and weak	Coarse-grained sand	5YR 5/8	6		
		5	1100+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		

Shovel test pits

Pit	Dimensions	Context	Depth range (mm)	Colour	Consistency	Composition	Munsell	pH	Comments on soil & inclusions	General comments
STP1	0.5x0.5m	1	0-90	Light grey	Loose and dry	Silty sand	5YR 5/2		Glass, ceramics and gravels	Excavation ceased upon the identification of a PVC water pipe at 480mm
		2	90-260	Light pinkish grey	Loose and dry	Medium-grained sand	2.5YR 6/3		Glass ceramics and occasional quartz pebbles	
		3	260-410	Mid reddish orange	Damp and weak	Coarse-grained sand	5YR 5/8		Plastic	
		4	410-480	Dark blue/black		Coarse-grained sand on top of PVC water pipe				
STP3	0.5x0.5m	1	0-60	Light grey	Dry and weak	Silty sand	5YR 5/2		Glass, ceramics and gravels	
		2	60-80	Light pinkish grey	Dry and weak	Medium-grained sand	2.5YR 6/3		Glass ceramics and occasional quartz pebbles	
		3	80-340	Mid reddish orange	Damp	Coarse-grained sand	5YR 5/8		Unspecified European inclusions	
		4	340-680	Mid red	Damp	Coarse-grained sand				
		5	680-800	Mid orange yellow	Damp	Coarse-grained sand				
		6	800+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
STP4	0.5x0.5m	1	0-190	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6	Clean context	
		2	190-510	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5	Clean context	
		3	510-820	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5	Clean context	
		4	820+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		

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STP5	0.5x0.5m	1	0-220	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6		
		2	220-440	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5		
		3	440-840	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5		
		4	840+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 S10	0.5x0.5m	1	0-180	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6	Occasional glass, pebbles, worms and rock shards	Excavation ceased due to depth and potential sand collapse
		2	180-380	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5	Worms	
		3	380-800	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5		
		4	800+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 S5	0.5x0.5m	1	0-390	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6		
		2	390-590	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5		
		3	590-870	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5		
		4	870+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 N10	0.5x0.5m	1	0-120	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6	Historical/modern materials	
		2	120-410	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5	Historical/modern materials	
		3	410-820	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5		
		4	820+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 N5	0.5x0.5m	1	0-130	Grey	Loose and dry	Silty sand	5YR 5/3	6		
		2	130-250	Pinkish grey	Loose and dry	Silty sand	5YR 6/4	6.5		
		3	250-510	Grey	Loose and dry	Silty sand	5YR 5/3	6.5		
		4	510-540	Pinkish grey	Loose and dry	Silty sand	5YR 6/4	6.5		
		5	540-800	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5		
		6	800+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 E5	0.5x0.5m	1	0-160	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6	Clean context	
		2	160-520	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5	Clean context	

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		3	520-800	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5	Clean context	
		4	800+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 N5 E5	0.5x0.5m	1	0-120	Light grey	Loose and dry	Silty coarse-grained sand	5YR 5/3	6	Clean context	
		2	120-380	Light pinkish grey	Loose and dry	Coarse-grained sand	5YR 6/4	6.5	Clean context	
		3	380-820	Mid orange and strong brown	Dampness increasing with depth	Coarse-grained sand	5YR 5/6	6.5	Clean context	
		4	820+	Mottled orange yellow	Stiff and plastic	Clay	5YR 5/8	6		
TP1 S5 E5	0.5x0.5m	1	0-350	Various colours	Loose	Sandy fill	N/A	N/A	Highly disturbed sub-surface deposits with basalt, glass, cooked bone, nails and asbestos inclusions.	Excavation ceased at 350 mm for OH&S reasons when asbestos was identified.

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Test pit	Pit Type	Pit Name	Artefacts Yes/No	Easting	Northing	Datum	Projection
Complex assessment test pit	1x1m test pit	TP1	Yes	763038.183	5945222.041	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP1	No	763052.559	5945232.665	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP3	No	763071.506	5945222.876	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP4	No	763083.928	5945210.352	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	STP5	No	763077.626	5945185.244	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 E5	No	763040.165	5945219.118	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 N10	No	763044.447	5945228.895	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 N5	Yes	763040.827	5945227.009	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 N5 E5	No	763042.594	5945221.710	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 S10	No	763026.907	5945213.866	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 S5	Yes	763031.658	5945219.430	GDA94	MGA Zone 54
Complex assessment test pit	0.5x0.5m shovel test pit	TP1 S5 E5	No	763036.824	5945217.287	GDA94	MGA Zone 54

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Appendix F: Site Gazetteer

					Primary Grid Co-ordinates (GDA94 MGA Zone 54)	
VAHR	**Place Name**	**Component Type**	**Area (m2)**	**Cadastral Information (SPI)**	**Easting**	**Northing**
7624-0206	Camp Street Bridgewater AS1	Artefact Scatter	139.42	1\PS847395	763040.827	5945227.009

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Appendix G: Artefact Catalogue

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

CHMP 19059: 10 Camp Street Bridgewater

UHA ID	Place Name	Test Pit	Easting	Northing	Zone	Depth (m)	Raw Material	Primary Form	Cortex %	% of edge with retouch/ usewear (flakes, blades and angular fragments only)	Flake Platform (complete and proximal flakes and blades only)	Flake Termination (complete, distal and longitudinal split flakes and blades only)	Number of complete scars (cores only)	Longest scar (axial mm) (cores only)	Formal Tool/ Core Type (if any)	Secondary Modification (if any)	Length - axial for flakes and blades (mm)	Width - axial for flakes and blades (mm)	Thickness (mm)	Maximum Dimension (mm)	Co
1	Camp St, Bridgewater AS1	TP1	763038.1829	5945222.041	GDA 94 MGA Zone 54	500-600mm	Silcrete	Flake - Complete	0	0	Plain	Feather					16	10	3	18	
2	Camp St, Bridgewater AS1	TP1	763038.1829	5945222.041	GDA 94 MGA Zone 54	500-600mm	Silcrete	Flake - Proximal	0	0	Plain									12	
3	Camp St, Bridgewater AS1	TP1	763038.1829	5945222.041	GDA 94 MGA Zone 54	500-600mm	Silcrete	Flake - Distal	0	0		Feather								11	
4	Camp St, Bridgewater AS1	TP1	763038.1829	5945222.041	GDA 94 MGA Zone 54	500-600mm	Quartz	Angular fragment	0	0										9	
5	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600mm	Silcrete	Flake - Complete	0	1-32	Plain	Feather					21	19	4	28	wa
6	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600mm	Silcrete	Flake - Complete	0	0	Plain	Feather					12	13	2	14	wa
7	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600mm	Silcrete	Angular fragment	0	0										7	wa
8	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	500-600mm	Silcrete	Flake - Distal	0	0		Feather								20	
9	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600-700mm	Silcrete	Flake - Complete	0	0	Plain	Feather					25	26	6	40	
10	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600-700mm	Silcrete	Flake - Proximal	0	0	Plain									11	
11	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600-700mm	Silcrete	Flake - Proximal	0	0	Plain									18	
12	Camp St, Bridgewater AS1	TP1 N5	763040.8268	5945227.009	GDA 94 MGA Zone 54	600-700mm	Silcrete	Flake - Proximal	0	0	Plain									17	
13	Camp St, Bridgewater AS1	TP1 S5	763031.6579	5945219.43	GDA 94 MGA Zone 54	400-500mm	Tachylite	Flake - Distal	1-32	0		Feather								17	
14	Camp St, Bridgewater AS1	TP1 S5	763031.6579	5945219.43	GDA 94 MGA Zone 54	400-500mm	Quartz	Flake - Complete	0	1-32	Plain	Crushed			Scraper - Steep-edged		31	21	8	32	
15	Camp St, Bridgewater AS1	TP1 S5	763031.6579	5945219.43	GDA 94 MGA Zone 54	400-500mm	Quartz	Flake - Complete	0	0	Plain	Feather					12	8	2	13	

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PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1097435

APPLICANT'S NAME & ADDRESS

ROBERTSON HYETTS SOLICITORS C/- INFOTRACK (ACTIONSTEP) C/- LANDATA

DOCKLANDS

VENDOR

SANPORT AM HOLDINGS PTY LTD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

367277

This certificate is issued for:

LOT 1 PLAN PS911215 ALSO KNOWN AS 16 CAMP STREET BRIDGEWATER ON LODDON
LODDON SHIRE

The land is covered by the:
LODDON PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a TOWNSHIP ZONE
- is within a HERITAGE OVERLAY (HO12)
- and a LAND SUBJECT TO INUNDATION OVERLAY

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/loddon)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

20 December 2024

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 28 May 2025 09:43 AM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 PS911215**
Address:	**10-16 CAMP STREET BRIDGEWATER ON LODDON 3516**
Standard Parcel Identifier (SPI):	**1\PS911215**
Local Government Area (Council):	**LODDON** www.loddon.vic.gov.au
Council Property Number:	**31107700 (Part)**
Planning Scheme:	**Loddon** Planning Scheme - Loddon
Directory Reference:	**Vicroads 594 C10**

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

OTHER

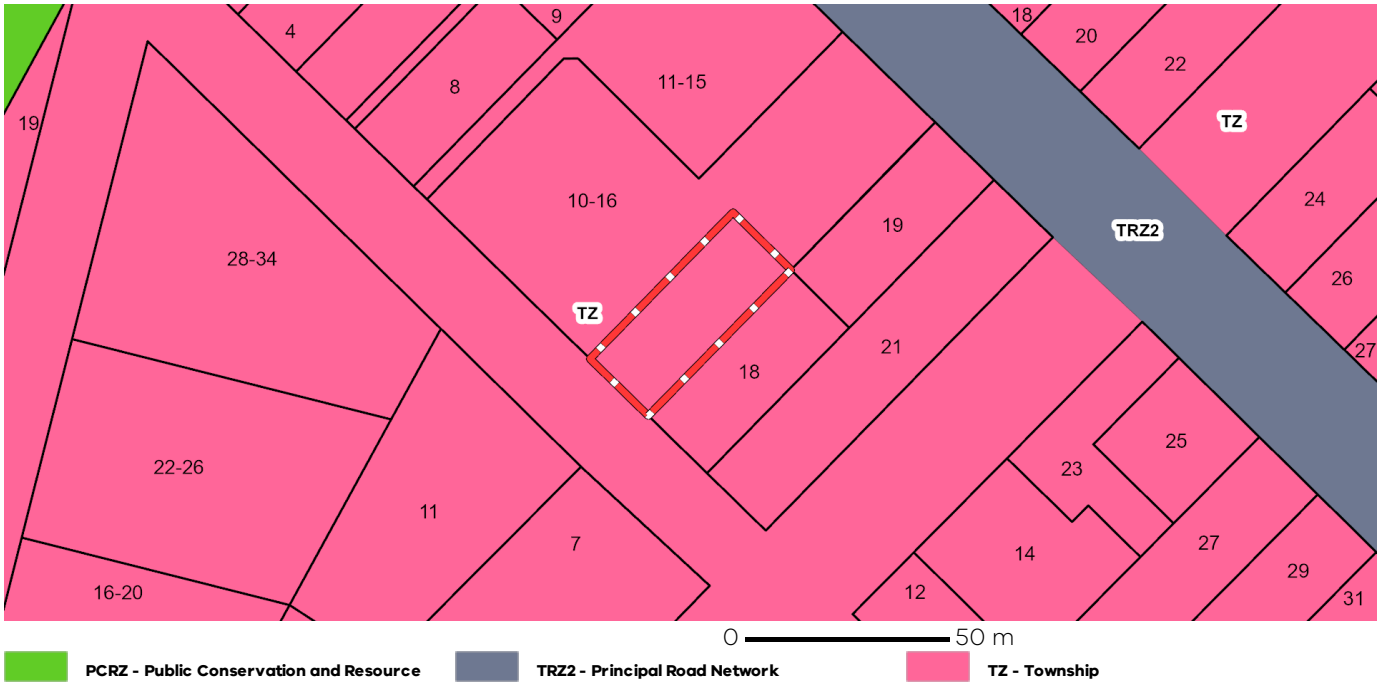
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE (TZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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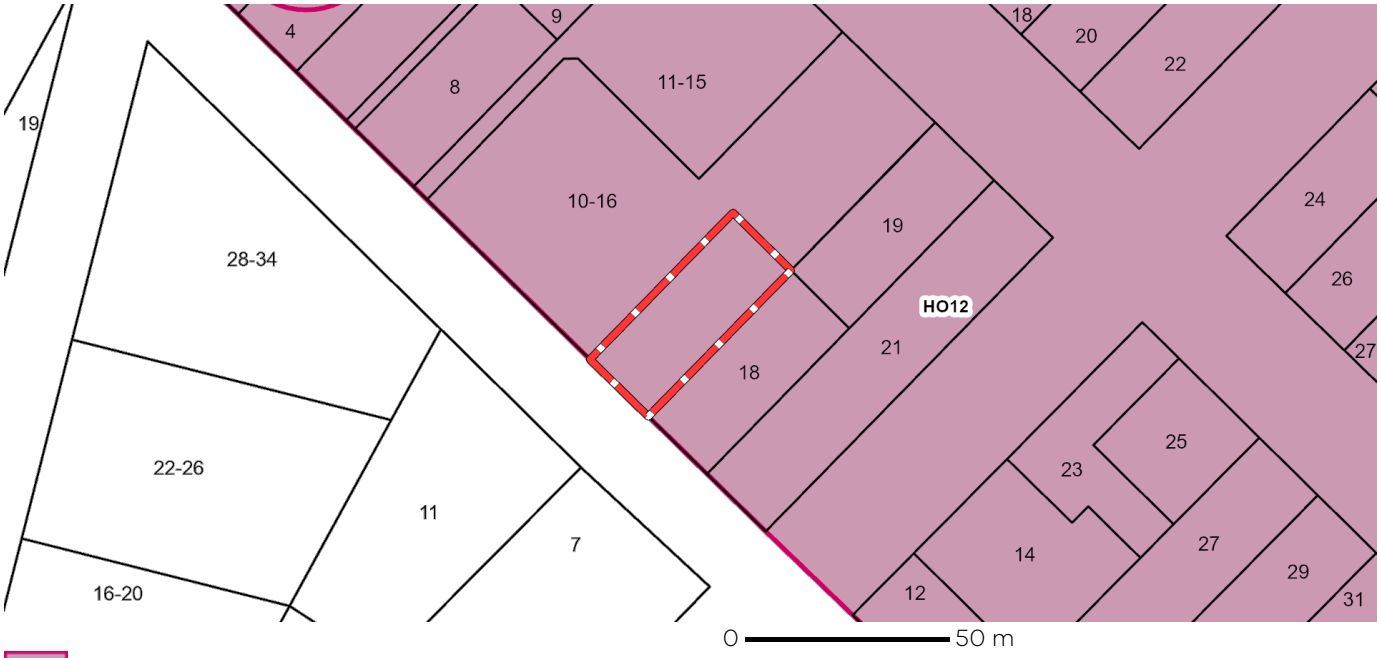
Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

PLANNING PROPERTY REPORT

Planning Overlays

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO12)

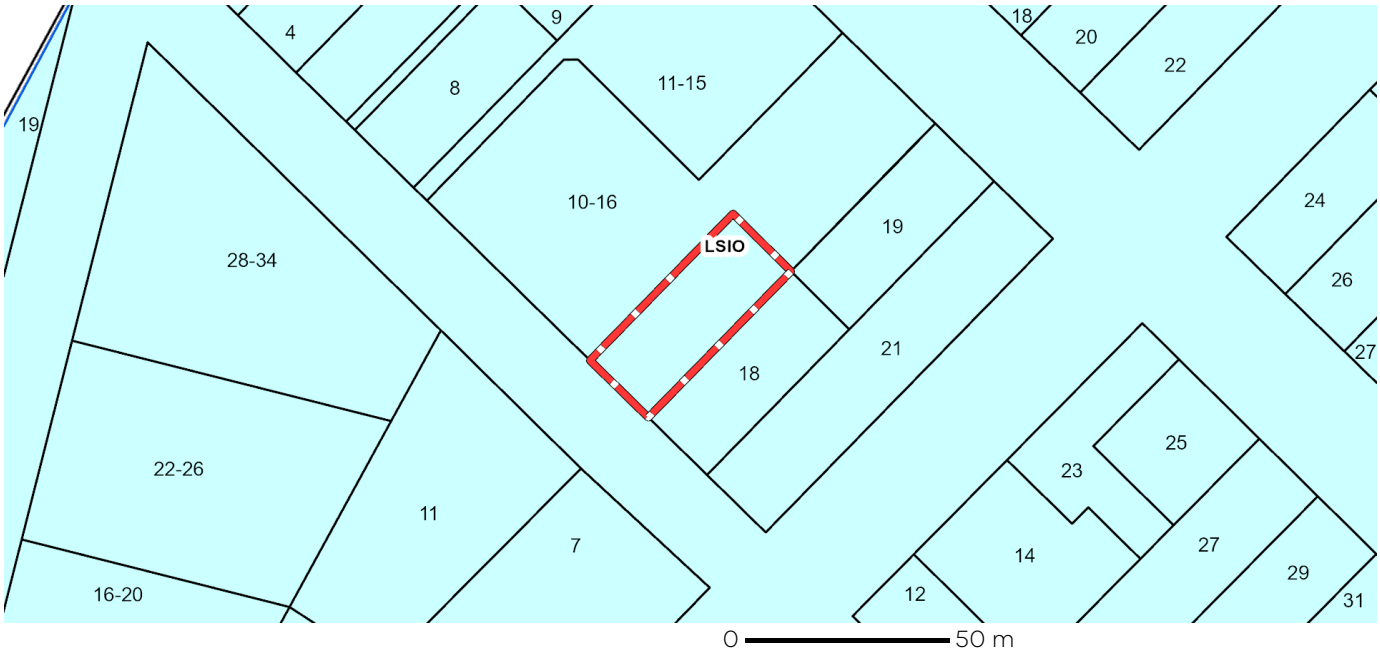


HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



LSIO - Land Subject to Inundation Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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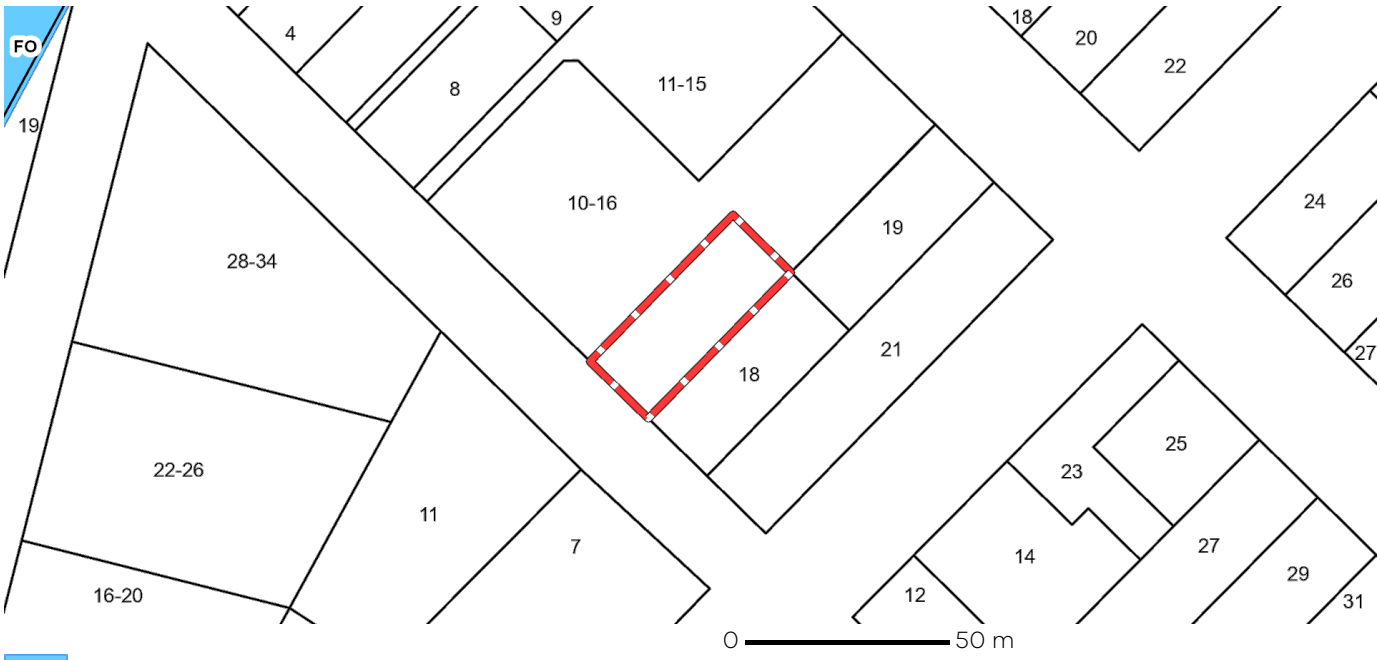
PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)



FO - Floodway Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to
http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation



Aboriginal Cultural Heritage

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 22 May 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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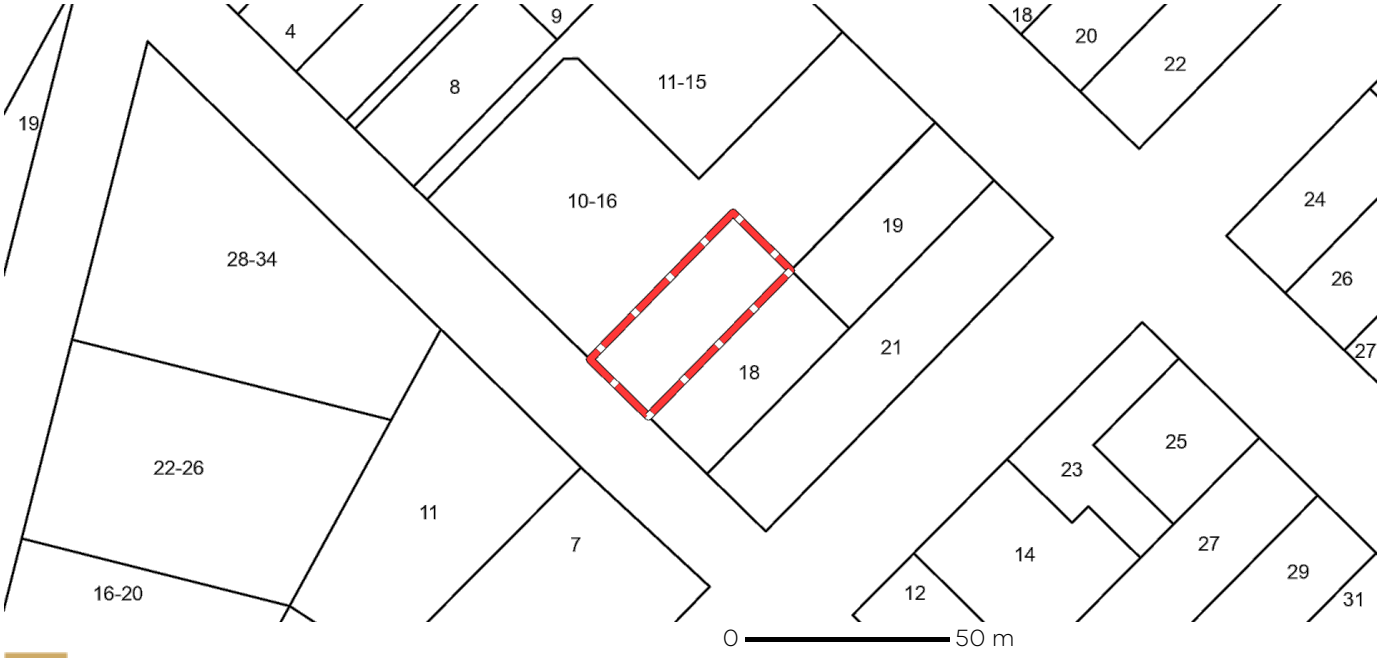
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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PROPERTY REPORT

Energy, Environment and Climate Action

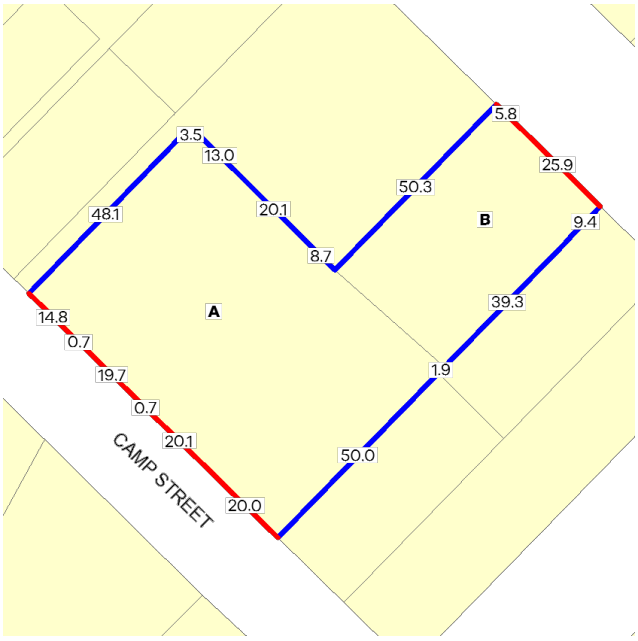
From www.land.vic.gov.au at 13 November 2024 12:24 PM

PROPERTY DETAILS

Address:	**10-16 CAMP STREET BRIDGEWATER ON LODDON 3516**
Lot and Plan Number:	**This property has 2 parcels. See table below**
Standard Parcel Identifier (SPI):	**See table below**
Local Government Area (Council):	**LODDON** www.loddon.vic.gov.au
Council Property Number:	**31107700**
Directory Reference:	**Vicroads 594 C10**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 5420 sq. m
Perimeter: 352 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

1 overlapping dimension label is not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 1 PS847395	1\PS847395
B	Lot 2 PS847395	2\PS847395

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

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Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

PROPERTY REPORT

Energy, Environment and Climate Action

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

Area Map



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Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

LODDON SHIRE

41 High Street (PO Box 21)
Wedderburn VIC 3518
Telephone: (03) 5494 1200
Email: loddon@loddon.vic.gov.au
ABN 90 925 450 534

LAND INFORMATION CERTIFICATE
In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number:	599	**Applicants Reference**	76907779-012-1
Date of Issue:	28 May 2025		
Applicant:	Landata	**Vendor:**	Sanport AM Holdings Pty Ltd & Yarrambat One Pty Ltd
	PO Box 500		
	EAST MELBOURNE VIC 3002	**Purchaser:**	

Assessment Number	**31107700**	**Area**	0.4404 ha
Property Address	10-16 Camp Street BRIDGEWATER ON LODDON 3516		
Property Description	LOT 2 PS 847395, LOT 1;3-4 PS 911215 T/BRIDGEWATER		
Site Value	$ 451,000.00	**Level of Value Date:**	01 January 2024
Capital Improved Value	$ 720,000.00		
Net Annual Value	$ 36,000.00		
AVPCC	110.3 Detached Home (existing)		

STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2025 AND BALANCE DUE

Arrears & Interest to 30 June 2024	$ 0.00

Residential General Rate	$ 1,397.38
Muncipal Charge	$ 243.00
Garbage Service	$ 401.00
Kerbside Recycling	$ 151.00
FSPL Residential	$ 132.00
FSPL Residential Levy Rate	$ 62.64

Sundry Debtor	$ 0.00
Less Pension Concession	$ 0.00
Less Payments	-$ 3,579.02
Total Balance Due	**-$ 1,192.00**

NOTE: Any payment made which is reflected in the balance above, is subject to normal bank clearance procedures.

Instalment Dates	**30/09/2024**	**30/11/2024**	**28/02/2025**	**31/05/2025**
Instalment Balances	-$ 1,192.00	$ 0.00	$ 0.00	$ 0.00

Rates are due for payment in full by 15/02/2025 (except where paying by instalments as shown above). Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

Current year rates unpaid after the due date/s, may also be subject to interest

FINANCIALS ARE CORRECT AS AT THE DATE OF ISSUE, PLEASE CONTACT COUNCIL FOR AN UPDATE PRIOR TO SETTLEMENT

Assessment Number: 31107700
Certificate Number: 599

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

OTHER INFORMATION

1. Credit Balances

If account is currently in credit, credit will apply to new owner unless instructions to issue a refund are received from the conveyancers involved in this sale. If no instructions are received you will need to take this credit into consideration when preparing settlement figures.

2. Farming Properties

If this property is also exempt from the Council Municipal Charge as well as the fixed component of the Fire Services Property Levy under the Single Farming Enterprise provisions, these charges will also be added from the next rating period, unless an application for exemptions is lodged by the new owner/s.

3. Other

POTENTIAL LIABILITY

1. There Are No Notices or Orders on the land that have been served by Council under the *Local Government Act 1958, Local Government Act 1989, Local Government Act 2020,* or under a Local Law of the Council which have a continuing application as at the date of this Certificate.

2. There ARE NO outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under Section 18 of the *Subdivision of Land Act 1988*, or the *Local Government Act 1958.*

3. There is no potential liability for rates under the *Cultural and Recreational Land Act 1963.*

4. There IS NO money owed in relation to Section 94(S) of the *Electricity Industry Act 2000*.

5. There IS NO money owed for works under the *Local Government Act 1989 or the Local Government Act 1958*.

6. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989,* unless shown below.

7. There ARE NO monies owned under section 119 of the Local Government Act 2020

8. There ARE NO outstanding amounts required to be paid under Section 181C of the Local Government Act 1989

9. This property is rated as a whole, part of which is being sold requiring a supplementary valuation which may alter the rates and charges levied on this property

In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989, Local Government Act 1958* or under a Local Law or By Law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

I hereby certify that the information provided in this certificate is true and correct at the date of issue for the property described in this certificate. A verbal update of information included in this Certificate will be provided up to 60 days after the date of issue. Applicants should confirm details with Council prior to settlement.

L Stephenson **AUTHORISED OFFICER**

Biller Code: *79640*
Ref: *31107700 2*

Assessment Number: 31107700
Certificate Number: 599

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ROBERTSON HYETTS SOLICITORS

Your Reference:	103525
Certificate No:	91196197
Issue Date:	28 MAY 2025
Enquiries:	ESYSPROD

Land Address: 16 CAMP STREET BRIDGEWATER ON LODDON VIC 3516

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51036959	1	911215	12582	634	$332.99

Vendor: YARRAMBAT ONE PTY LTD & SANPORT AM HOLDINGS PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
YARRAMBAT ONE PTY. LTD.	2025	$83,294	$332.99	$0.00	$332.99

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$0
SITE VALUE (SV):	$83,294
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$332.99**

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Notes to Certificate - Land Tax

Certificate No: 91196197

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
   - Land tax that has been assessed but is not yet due,
   - Land tax for the current tax year that has not yet been assessed, and
   - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $500.00

Taxable Value = $83,294

Calculated as $500 plus ($83,294 - $50,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $0.00

Taxable Value = $0

Calculated as $0 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 91196197

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 91196197

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / ROBERTSON HYETTS SOLICITORS

Your Reference:	103525
Certificate No:	91196197
Issue Date:	28 MAY 2025
Enquires:	ESYSPROD

Land Address:	16 CAMP STREET BRIDGEWATER ON LODDON VIC 3516

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51036959	1	911215	12582	634	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
N/A	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$0
SITE VALUE:	$83,294
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 91196197

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
   - the request is within 90 days of the original Certificate's issue date, and
   - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

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Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / ROBERTSON HYETTS SOLICITORS

Your Reference:	103525
Certificate No:	91196197
Issue Date:	28 MAY 2025

Land Address:	16 CAMP STREET BRIDGEWATER ON LODDON VIC 3516

Lot	Plan	Volume	Folio
1	911215	12582	634

Vendor: YARRAMBAT ONE PTY LTD & SANPORT AM HOLDINGS PTY LTD

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Docusign Envelope ID: 4546E4FD-0DEE-40E7-8F93-9B746EA6FADB

Notes to Certificate - Windfall Gains Tax

Certificate No: 91196197

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 91196196

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 91196196

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

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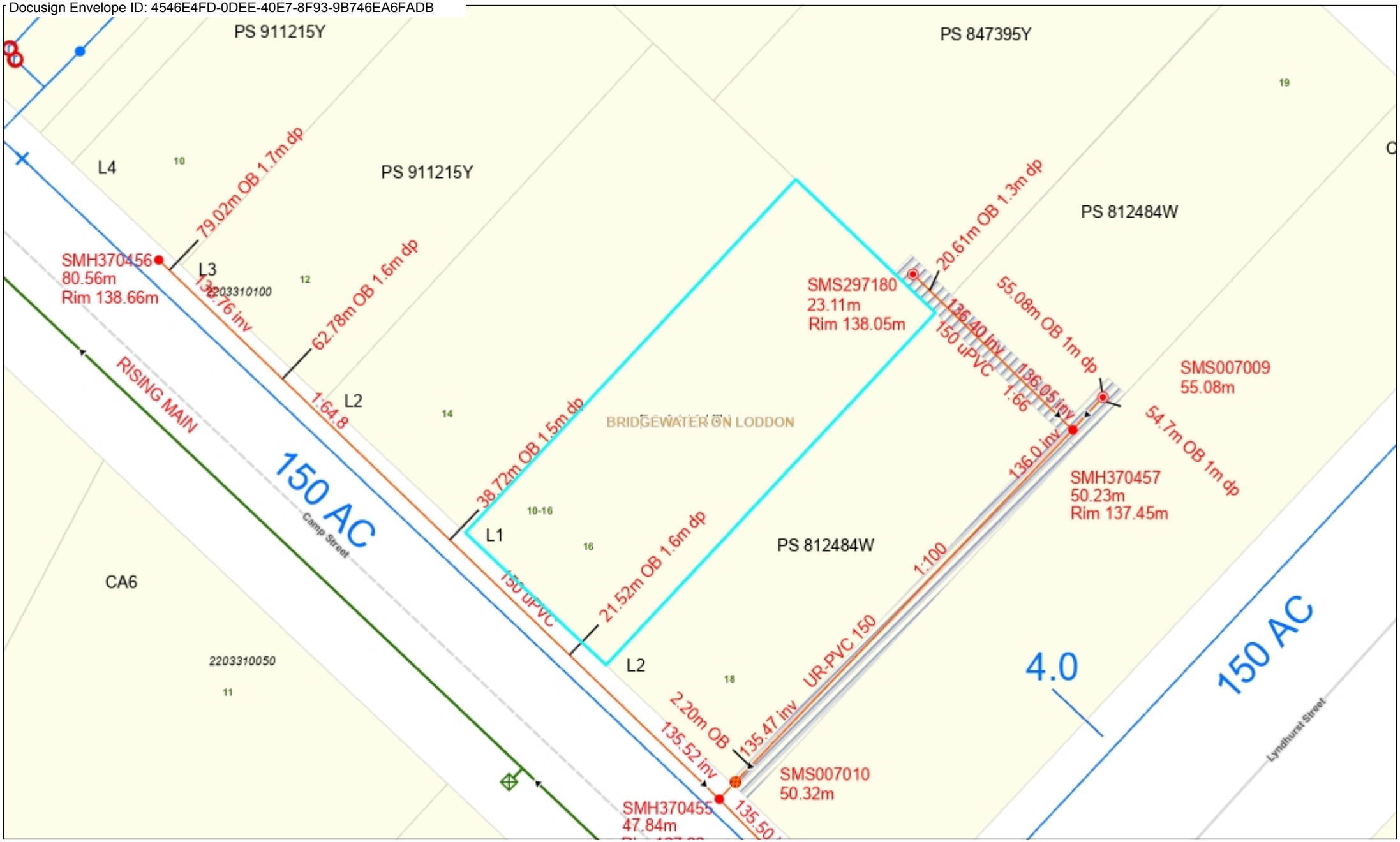

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Coliban Region Water Corporation

16 CAMP STREET BRIDGEWATER
ON LODDON 3516

Scale: 1: 500 (A4)

Coliban WATER

Date: 29/05/2025

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HISTORIC MINING ACTIVITY
Form No. 692

20 December, 2024

Property Information:

Address: 16 CAMP STREET BRIDGEWATER ON LODDON 3516

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au