

ATTACHMENT 7 NON-INDIGENOUS HERITAGE DESKTOP ASSESSMENT (ONSHORE)

High Sea Wind

Non-Indigenous Heritage Desktop Assessment

Prepared for Ocean Winds

May 2026 – Final



EXTENT

PEOPLE CENTRED HERITAGE

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Executive Summary

Extent Heritage was commissioned by Ocean Winds to prepare a Non-Indigenous Heritage Desktop Assessment for the onshore component of the High Sea Wind Farm Project (the Project), located in central Gippsland, Victoria. The Project comprises offshore wind generation infrastructure within Commonwealth waters, associated offshore transmission infrastructure, a shore crossing, and onshore transmission infrastructure connecting to the VicGrid transmission network.

This report presents a strategic, Stage 1 desktop assessment of historical (non-Aboriginal) cultural heritage values within the defined study area. The assessment forms part of the Project's strategy and feasibility phase and is intended to inform early planning, design refinement and future approvals pathways.

HSW would be located within and off the south coast of Gippsland in Victoria in an area approximately 200km to the east of Melbourne. Broadly, the project will comprise offshore wind farm infrastructure, an offshore export cable, a shore crossing, and an onshore transmission line to the proposed VicGrid connection hub in Giffard.

Study Area

The following study areas have been defined for the purposes of this report:

- **The onshore development area**, inclusive of the onshore components of the High Sea Wind OWP,
- **The offshore development area**, inclusive of the offshore components of High Sea Wind OWP,
- **The offshore study area**, a broad offshore study area defined for the purposes of examining the area around the offshore development area, and,
- **The regional model area**, defined for the purposes of terrestrial archaeological predictive modelling. This area is defined by the Thomson River, Latrobe River and South Gippsland basins, and part of the Mitchell River basin. This area is comprised of coastal plains, lakes and backswamps, includes part of the southern Yarra Range hinterland, the entirety of Wilsons Promontory and offshore islands.

Methodology

The assessment was completed as a desktop study and included:

- A review of relevant Commonwealth and Victorian legislation, policy and guidance for non-Indigenous heritage management;
- A search of statutory and non-statutory heritage databases, including the Victorian Heritage Register (VHR), Victorian Heritage Inventory (VHI), local planning scheme heritage overlays, National Trust Register, Victorian War Heritage Inventory and the Colonial Frontier Massacres Map;

- Historical and archival research to identify historical land use themes, settlement patterns and areas of archaeological sensitivity; and
- A gap analysis to identify priority areas for further assessment and heritage risk management.

Summary of Findings

No places listed on the Victorian Heritage Register or subject to a Heritage Overlay are located within the onshore development area. One site listed on the Victorian Heritage Inventory — [REDACTED] — is located adjacent to the study area. This site [REDACTED]

The desktop assessment identified a broader historical landscape shaped by early pastoral settlement from the 1840s, coastal use, exploitation of wetland systems, township development at Giffard and Seaspray (formerly Prospect), and later twentieth-century recreational and conservation land uses. While the majority of the study area has been subject to agricultural disturbance, there remains potential for unrecorded historical archaeological sites associated with early pastoral homesteads, stockyards, fencing, transport routes and marked trees.

Non-statutory heritage values within and near the study area include war memorials and honour rolls of local significance, a National Trust-classified pastoral homestead complex (Reedy Creek Station), and multiple locations associated with documented frontier conflict that are not currently captured by statutory heritage listings.

No known shipwrecks or aircraft wrecks are recorded within the offshore development area; however, maritime archaeological potential exists along the nearshore coastal zone and will be addressed in a separate maritime archaeological assessment.

Conclusions

Based on the findings of the Non Indigenous Heritage Desktop Assessment prepared for the onshore component of the High Sea Wind Farm Project, there is no indication that the project has a potential for major effects on cultural heritage places and sites listed on the Victorian Heritage Register or the Victorian Heritage Inventory under the *Heritage Act 2017*.

The desktop assessment confirms that no places listed on the Victorian Heritage Register (VHR) and no heritage places subject to a Heritage Overlay occur within the onshore development area. The absence of state listed or locally protected heritage places within the project footprint indicates that the Project does not directly affect heritage places of known statutory significance.

One place listed on the Victorian Heritage Inventory (VHI)—[REDACTED]—[REDACTED] is located adjacent to, but not within, the onshore development area. While this place [REDACTED] the Project design can avoid direct and indirect impacts through early

identification, application of precautionary buffer zones, and refinement of infrastructure alignments. As such, significant adverse effects on this site are not anticipated.

Recommendations

- Avoidance of all known heritage places, [REDACTED] should be embedded as a primary design principle.
- Establish precautionary buffer zones around [REDACTED] until site extents are confirmed through further investigation.
- Early and ongoing consultation with Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) regarding places of shared Indigenous and historical significance, [REDACTED]
- Develop a historical heritage impact assessment framework to be applied during the design phase, addressing:
 - direct and indirect impacts;
 - cumulative landscape scale impacts; and
 - visual and setting impacts on historic landscapes and locally significant built heritage.
- Prepare a Historical Heritage Management Framework outlining avoidance measures, mitigation principles, staged investigation triggers and approval pathways under the Heritage Act 2017 (Vic.).
- Develop an Unexpected Finds Protocol for historical (non-Aboriginal) archaeological material, aligned with the Heritage Act 2017. Ensure the protocol is integrated with Aboriginal cultural heritage procedures to provide a single, coherent response framework during construction.

The relevant reporting required can be prepared once the finalised design footprint is known in order to provide management conditions and guidance for any potential within the nominated alignment.

Glossary and Abbreviations

Project & Organisations

HSW / HSWP — High Sea Wind / High Sea Wind Project

OWP — Offshore Wind Project

VicGrid — Victorian Government's transmission planning body

GLaWAC — Gunaikurnai Land and Waters Aboriginal Corporation

RAP — Registered Aboriginal Party

GDOWP — Gippsland Dawn Offshore Wind Project (referenced in definitions section)

Heritage, Archaeology, Local government

DDO — Design and Development Overlay

LGA — Local Government Area

VHR — Victorian Heritage Register

VHI — Victorian Heritage Inventory

HO — Heritage Overlay

CHMP — Cultural Heritage Management Plan

VAHR — Victorian Aboriginal Heritage Register

ICOMOS — International Council on Monuments and Sites (referenced via Burra Charter)

Legislation & Government Bodies

OEI Act — Offshore Electricity Infrastructure Act 2021

EPBC Act — Environment Protection and Biodiversity Conservation Act 1999

UCH Act — Underwater Cultural Heritage Act 2018

DCCEEW — Department of Climate Change, Energy, the Environment and Water

NOPSEMA — National Offshore Petroleum Safety and Environmental Management Authority

EES — Environment Effects Statement

Project definitions

The '**onshore development area**' is the study area for the landside areas associated with HSW.

The '**offshore development area**' is the study area for the offshore areas associated with the HSW, as defined by the footprints of the High Sea Wind project boundary and subsea export cable route up to the shoreline.

The '**regional model area**' describes the wider study region for landside environmental context, ethnohistorical research, archaeological literature review, and Aboriginal cultural heritage sensitivity modelling

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1. Introduction

1.1 Objectives and Scope

Extent Heritage and Wessex Archaeology were engaged by Ocean Winds to provide a Non-Aboriginal Heritage Technical Report for the High Sea Wind Project (HSWP). The HSWP is an offshore wind project located within and off the south coast of Gippsland in Victoria in an area approximately 200km to the east of Melbourne.

This report provides a strategic desktop non-aboriginal cultural heritage assessment that includes the following scope of work:

Historical land-use history. Informed by desktop historical and archival research work, this provides information about likely cultural values associated potential archaeological and built heritage sites of significance.

Historical heritage and archaeology database search. To identify known protected heritage items on state, commonwealth and local heritage databases and schedules, in and near the onshore development area.

Maritime Archaeology and Shipwrecks. Desktop research and mapping of known shipwrecks, aircraft crash sites, foreshore and other potential maritime heritage sites in and near the onshore development area. This subject is to be explored further in a specific maritime archaeological report.

Extent Heritage has provided inputs for points 1 and 2 above, and Wessex Archaeology offshore project area technical component.

1.2 Project Description and Context

HSW would be located within and off the south coast of Gippsland in Victoria in an area approximately 200km to the east of Melbourne.

As this project is in an early stage of development, detailed design elements are not yet known. Broadly, however, the project will comprise a 1.28-GW bottom-fixed offshore wind farm within the Gippsland Offshore Wind Zone. The offshore wind farm will be located 7km off the coast and be spread across the 150km² High Sea Wind feasibility licence area (see Figure 1). The project will comprise offshore wind farm infrastructure, an offshore export cable, a shore crossing, and an onshore transmission line to the proposed VicGrid connection hub in Giffard.

The shore crossing will be installed using trenchless construction methods, most likely Horizontal Directional Drilling (HDD). HDD involves

- Set up of a drilling site on land, behind the coastal dune system to avoid disturbing the shoreline.

- Establishing access
- Clear and grade of the work space
- Set up of the drilling rig and associated equipment, such as compressors, pumps and sieve
- Excavation of a drill entry pit
- Drilling of a pilot hole from onshore to the offshore exit point. Monitoring of drill depth and direction may occur over the coastal zone, but no ground disturbing activity.
- Reaming to enlarge the borehole. This may involve several passes with increasing drill head sizes. Casings may be installed at the entry and/or exit points to maintain the borehole.
- A cleaning pass to ensure hole is free of obstructions
- Pull back of the cable through the borehole, from an offshore vessel to the onshore drill site.

The drilling rig will then be repositioned and the process repeated for each cable.

During drilling and reaming, drill fluids are pumped through the drill head to lubricate the drill and carry cuttings back to the entry pit, where they are sieved and recycled through the drill.

A vessel and/or jack up barge will support the activity at the HDD exit point in the marine environment.

Following completion of the cable installation, the HDD entry pit will be replaced with an underground transmission joint bay and the rest of the drilling site reinstated.

1.3 Study Area

The following study areas have been defined for the purposes of this report:

- **The onshore development area**, inclusive of the onshore components of the High Sea Wind OWP,
- **The offshore development area**, inclusive of the offshore components of High Sea Wind OWP,
- **The offshore study area**, a broad offshore study area defined for the purposes of examining the area around the offshore development area, and,
- **The regional model area**, defined for the purposes of terrestrial archaeological predictive modelling. This area is defined by the Thomson River, Latrobe River and South Gippsland basins, and part of the Mitchell River basin. This area is comprised of coastal plains, lakes and backswamps, includes part of the southern Yarra Range hinterland, the entirety of Wilsons Promontory and offshore islands.

These study areas are all shown in Figure 1. The onshore development area is shown in Figure 2.

Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) represents the Gunaikurnai community and is a Registered Native Title Body Corporate under the Native Title Act 1993 (Cth) and a Registered Aboriginal Party (RAP) under the Aboriginal Heritage Act 2006 (Vic). The GLaWAC RAP area encompasses part of the proposed offshore development area for High Sea Wind OWP.

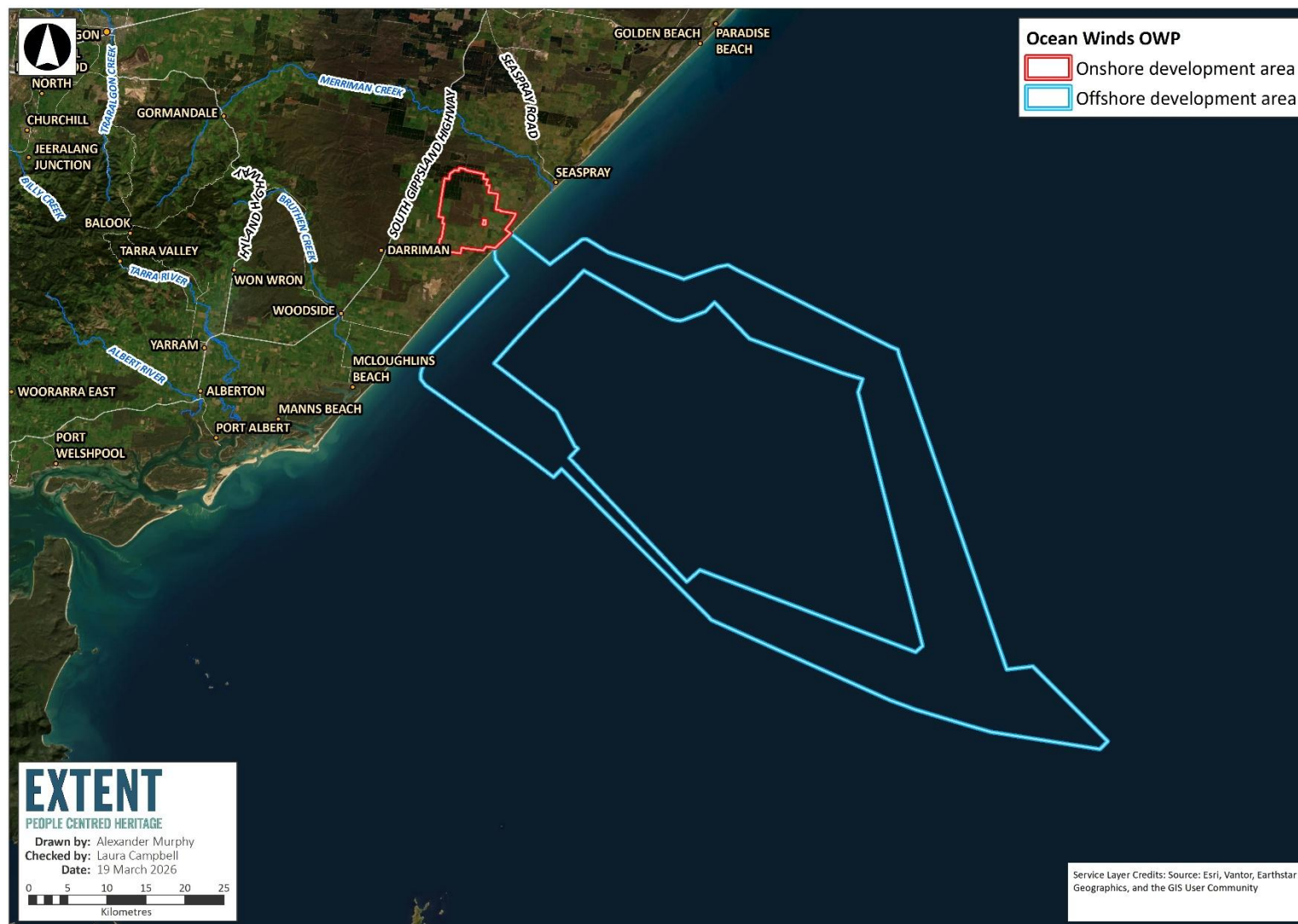


Figure 1: Study area showing onshore and offshore development area.

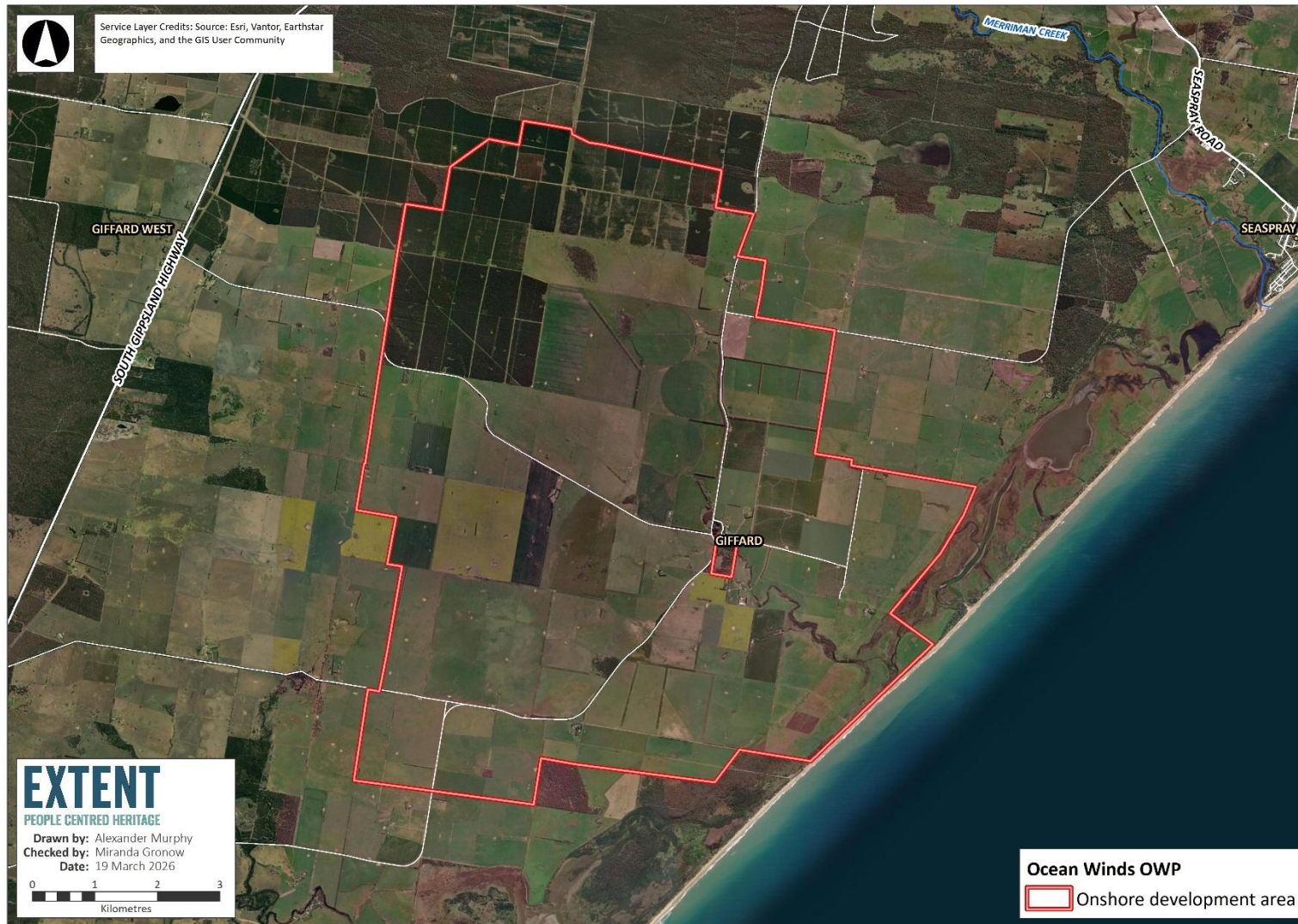


Figure 2: Study area showing only on shore development area

2. Legislative context

This section provides an overview of commonwealth and state statutory mechanisms that are used to manage non-aboriginal cultural heritage within the offshore and onshore development areas.

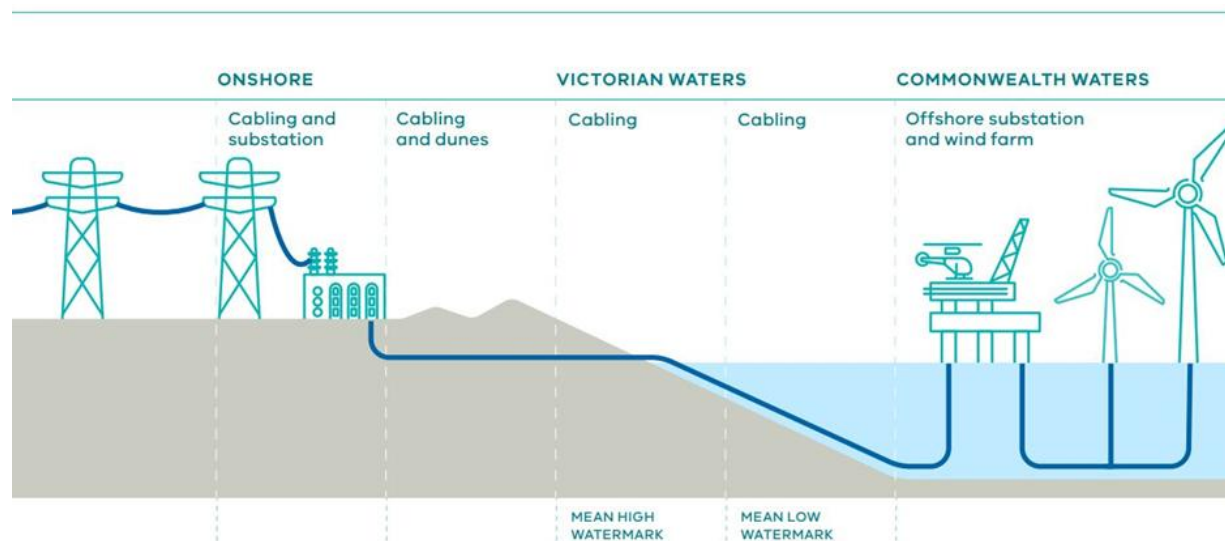


Figure 3. Key offshore wind infrastructure relative to government jurisdictions. Source: Victorian State Government 2022, 28.

2.1 Commonwealth Legislation

Relevant commonwealth legislation to cultural heritage, with reference to its administering bodies and geographic coverage, is set out in Table 1, below.

Table 1. Relevant Commonwealth legislation, administering bodies, and geographic coverage.

Commonwealth Act	Administrator	Geographic Coverage
Offshore Electricity Infrastructure Act 2021	Department of Climate Change, Energy, the Environment and Water (DCCEEW)	Commonwealth Waters
Environment Protection and Biodiversity Conservation Act 1999	DCCEEW	Commonwealth Waters, Victorian Waters & Onshore
Underwater Cultural Heritage Act 2018	DCCEEW	Commonwealth Waters, Victorian Waters & Onshore

Offshore Electricity Infrastructure Act 2021 (Cth)

The *Offshore Electricity Infrastructure Act 2021* (Cth; OEI Act) applies to the Commonwealth offshore area which is between state waters (3 nautical miles) and the boundary of Australia's exclusive economic zone. The OEI Act establishes a regulatory framework for the construction, installation, commissioning, operation, maintenance and decommissioning of offshore electricity infrastructure. Under the OEI Act, a Feasibility Licence is required for the Project which will provide rights to assess the feasibility of the Project within the area for up to seven years. A management plan, including in relation to environmental matters, an environment plan (EP) and/or management plan (MP), must be prepared and approved by NOPSEMA before assessments and construction commence.

Environment Protection and Biodiversity Act 1999 (Cth)

The EPBC Act is the principal piece of national legislation in Australia for environmental protections. Under the EPBC Act, actions which may have a potential significant impact on Matters of National Environmental Significance must be referred to the Minister for the Environment.

Underwater Cultural Heritage Act 2018

Underwater cultural heritage in Commonwealth waters is protected under the Underwater Cultural Heritage Act 2018 (Cth.). It protects all cultural heritage within Commonwealth waters including, but not limited to shipwrecks, aircraft wrecks, and maritime infrastructure. It enables the declaration of Protected Zones around specific sites, which limit access via a permit process.

Underwater cultural heritage is defined by the Act to mean 'any trace of human existence' that has a cultural, historical or archaeological character and is located under water. 'Trace of human existence' is stated to include:

- sites, structures, buildings, artefacts and human and animal remains, together with their archaeological and natural context; and
- vessels, aircraft and other vehicles or any part thereof, together with their archaeological and natural context; and
- articles associated with vessels, aircraft or other vehicles, together with their archaeological and natural context.

There are no known recorded shipwreck sites or aircraft losses within the offshore development area.

2.2 Victorian Legislation

Relevant Victorian legislation related to non-Aboriginal cultural heritage, with reference to its administering bodies and geographic coverage, is shown in Table 2, below.

Table 2. Relevant Victorian legislation, administering bodies, and geographic coverage.

Victorian Act	Administrator	Geographic Coverage
Environment Effects Act 1978	Department of Transport and Planning	Victorian Waters & Onshore
Aboriginal Heritage Act 2006	First Peoples – State Relations & GLaWAC as the Registered Aboriginal Party	Victorian Waters & Onshore
Heritage Act 2017	Heritage Victoria (Department of Transport and Planning)	Victorian Waters & Onshore
Planning and Environment Act 1987	Local Government Authorities: Latrobe City Council Wellington Shire Council	Each Planning Scheme covers its respective Local Government Area

Environment Effects Act 1978

In Victoria, assessment of potential environmental impacts or effects of a proposed development on the environment may be required under the *Environment Effects Act 1978* (Environment Effects Act). The process under this Act is not in itself an approval process, rather it enables statutory decision-makers (Ministers, local government, and statutory authorities) to make decisions about whether a project with potentially significant environmental effects (including to cultural heritage) should proceed.

Aboriginal Heritage Act 2006

The protection and management of Aboriginal cultural heritage in Victoria is primarily governed by the Aboriginal Heritage Act 2006 (Vic) and the Aboriginal Heritage Regulations 2018 (Vic). The Act introduced key mechanisms including the Victorian Aboriginal Heritage Council, Registered Aboriginal Parties responsible for assessing Cultural Heritage Management Plans (CHMPs) and Cultural Heritage permits, and the Victorian Aboriginal Heritage Register (VAHR). It also established requirements for CHMPs and Cultural Heritage Permits, strengthened enforcement powers, and set penalties for harming Aboriginal cultural heritage. Under the Act, it is an offence to harm Aboriginal cultural heritage unless authorised through an approved CHMP, a Cultural Heritage Permit, CHMP preparation activities, or emergency circumstances.

The Act and Regulations outline the circumstances in which CHMPs are required and prescribe standards for their preparation, making them central to managing impacts during the construction, operation, and decommissioning of the GDOWP. Together, these instruments ensure that activities with the potential to disturb or harm Aboriginal cultural heritage are properly assessed, managed, and monitored in partnership with Traditional Owners.

Heritage Act 2017

The purpose of the Heritage Act 2017 (the Heritage Act) is to identify and protect places of State-level heritage significance and places that hold historical archaeological value. The Heritage Act provides provisions listing and managing State-level and historical archaeological sites. It also contains details surrounding processes for obtaining approvals to change a

registered place or to impact and archaeological site and includes provisions for enforcing compliance and administrative procedures.

All places on the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI) are protected under the Heritage Act. Approvals are required for changes that may occur within the curtilage of a VHR place and for any groundworks that may impact an historical archaeological site. There are also penalties that apply for actions that may damage a place listed on either list in the absence of a permit (in the case of the VHR) or consent (in the case of the VHI) under the Heritage Act.

The VHR provides a register of approximately 2,400 places or objects, including buildings, parks, archaeological sites, shipwrecks, structures and areas/precincts which have been assessed as being of outstanding cultural significance within the State of Victoria and Victorian waters (inland waters and to 3 nautical miles) using assessment criteria established by the Victorian Heritage Council. The VHR and the VHI are primarily intended to protect places and sites of non-Aboriginal or 'post-contact' heritage, however many of the places included will have 'shared value' in that they also relate to the activities of Aboriginal people in the historic period. Approval is required from Heritage Victoria to make any changes to a place or object included on the VHR in the form of a Heritage Act Permit.

Under Section 93 the Heritage Act, a permit is required prior to works that may alter or change the heritage values of the place commencing within the curtilage of a VHR extent. 45 business days are allocated for the assessment of a permit application, in addition to any statutory clock stops (such as for advertising or requests for additional information). Should a permit be required, consultation with Heritage Victoria should be undertaken during the planning stages of the project, to determine what level of heritage management is required.

Should the VHR listing contain associated archaeological remains, permits may include conditions regarding archaeological investigation of a place and include specific requirements regarding management of recovered artefacts and ongoing curation.

The VHI, established under Section 117 of the Heritage Act, is a list of known historical archaeological sites in Victoria, identified by their potential to contain buried evidence of past activities, such as artefacts or features, that are 75 years or older. The Heritage Act provides blanket protection for all significant historical archaeological sites over 75 years in age, regardless of whether it is included on a statutory list. Penalties apply if a listed or unlisted historical archaeological is disturbed without a Heritage Act consent or consent exemption in place under Section 123 of the Heritage Act.

An 'archaeological site' is defined as a place (other than a shipwreck) which:

- contains an artefact, deposit or feature which is 75 or more years old;
- provides information of past activity in the State;
- requires archaeological methods to reveal information about the settlement, development; or use of the place; and
- is not associated only with Aboriginal occupation of the place.

For a site to be included on the VHI, it must meet the definition of an archaeological site as defined above and also address the threshold for inclusion on the VHI (Heritage Victoria 2017). The Threshold policy for determining low archaeological value was introduced to ensure that archaeological sites and excavations were able to make a meaningful contribution to a places history and our understanding of the development of Victoria.

Amendments to the Heritage Act and the Heritage Regulations 2017 came into effect in February 2024. The amendments introduced several changes that impact historical archaeological approvals and registration matters. These included new application types such as minor permit amendments, archaeological consent amendments and exemptions, and applications to exclude places or objects from the VHR.

There are no places recorded on the VHR or VHI within the study area.

Planning and Environment Act 1987

The Planning and Environment Act 1987 (Vic) is the legislative basis for all planning schemes in the state. It was created to establish a framework for planning the use, development, and protection of land in Victoria. Protection of heritage through the Planning and Environment Act 1987 is most often enacted through heritage overlays created as part of local council planning schemes.

The purpose of Heritage Overlays is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework. To conserve and enhance heritage places of natural or cultural significance;
- To conserve and enhance those elements which contribute to the significance of heritage places;
- To ensure that development does not adversely affect the significance of heritage places;
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The following sets out the heritage considerations under the Act that apply to the onshore development area.

2.3 Policy and guidelines

This assessment includes an evaluation against the relevant State and industry guidelines, whilst also addressing specific local government planning clauses that apply to non-Aboriginal Heritage. The assessment criteria relevant to this assessment are outlined below and refer to:

- The relevant sections of the *Heritage Act 2017*
- Clause 15.03-1S, Clause 15.03-1L and Clause 43.01 of the Wellington Shire Planning Schemes.
- The Burra Charter 2013

The key sections of the above policies and guidelines are reproduced below.

Heritage Act 2017

Under the Heritage Act 2017 (Vic), works that may harm the heritage significance of a place included on the Victorian Heritage Register (VHR) require a permit under Section 93. In determining a permit application, the Executive Director must consider the extent of impact on the cultural heritage significance of the registered place and the effects on reasonable or economic use if approval were refused. In limited circumstances, a permit exemption may apply under Section 92(3).

Where ground disturbance is proposed within a known historical archaeological site, approval from Heritage Victoria is required under Section 124, either through a consent or a consent exemption. Consents are available for uncovering, excavation, damage (under or over 50 per cent), or other purposes such as geotechnical or CHMP testing. Consent exemptions may be sought where works are confined to previously disturbed areas and are unlikely to affect archaeological values.

Local Planning Scheme

In assessing the impacts of the proposed works on the locally listed heritage places, Clause 43.01 -Heritage Overlay is a state level planning provision and applicable to heritage places within the municipality. The purpose of Clause 43.01 seeks to conserve and enhance heritage places, and the specific elements which contribute to the significance to ensure that development does not adversely affect the significance of heritage places. Clause 43.01 includes decision guidelines which must be considered in assessing the impact of works to a heritage place.

More specific policy, prepared by the local Council, is included in the relevant planning schemes at Clause 15.03-1L. This policy includes objectives, strategies and policy guidelines.

The Burra Charter

The Burra Charter (ICOMOS 2013) provides guidance for the conservation and management of places of cultural significance and is key document in the industry and sets a standard of practice for the those who provide advice, make decisions about or undertake works to places of cultural significance, and can be applied to all places of cultural significance. The charter includes policy and guidance in relation to conservation principles, conservation processes and conservation practices.

3. Existing Non-Aboriginal Heritage Listings

3.1 Existing statutory heritage listings

The following part of this report provides a list of places that are currently subject to statutory heritage controls. These places are located within the onshore component of the study area. A search of the Victorian Heritage Database was conducted in August 2025.

Victorian Heritage Register

There are no places included on the Victorian Heritage Register within the study area. There are no places currently being assessed for inclusion on the Victorian Heritage Register.

Victorian Heritage Inventory

There is one place included on the Victorian Heritage Inventory in proximity to the study area (see Figure 5). There are no known delisted VHI sites within or adjacent the study area.

Table 3: Table showing Victorian Heritage Inventory listings

Site Number	Site Name

[REDACTED]

Historical overview

[REDACTED]

Overview of significance

No statement of significance has been recorded for this site likely due to the date of the site card. This site card and site extent will require amendment.

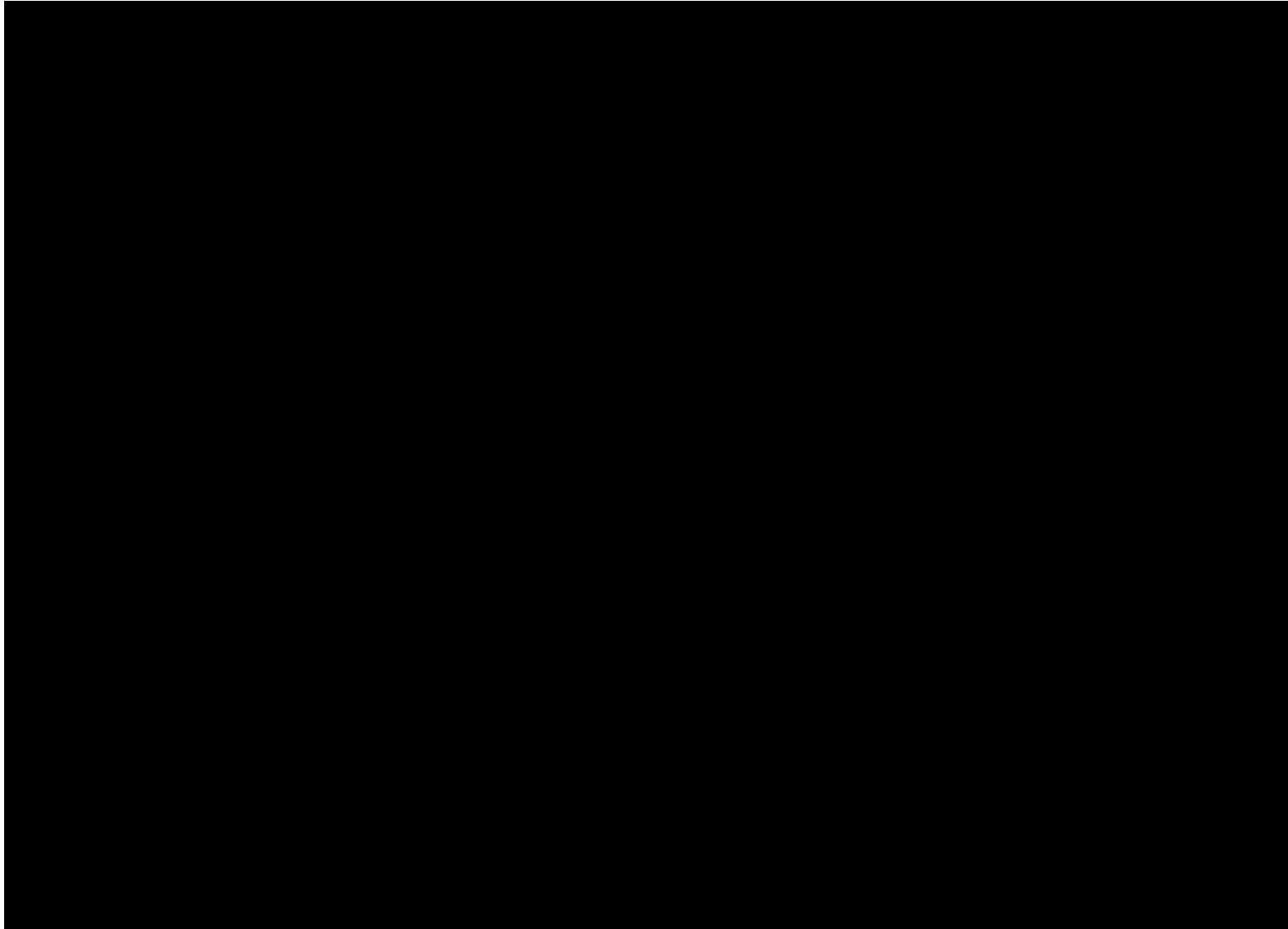


Figure 5: VHI places within 2km of the study area.

Heritage Overlay

There are no places included on the Schedule for Heritage Overlay within the study area. There are three places that contain Design and Development Overlays which may have some built heritage considerations.

Table 4: Table showing DDO within Onshore Wind Component

Design and Development Overlay Number	DDO Name
DDO16	Woodside Beach
DDO15	Seaspray Township

National Estate

Jack Smith Lake State Game Reserve

Address: *Stringy Bark Lane, Darriman, VIC*

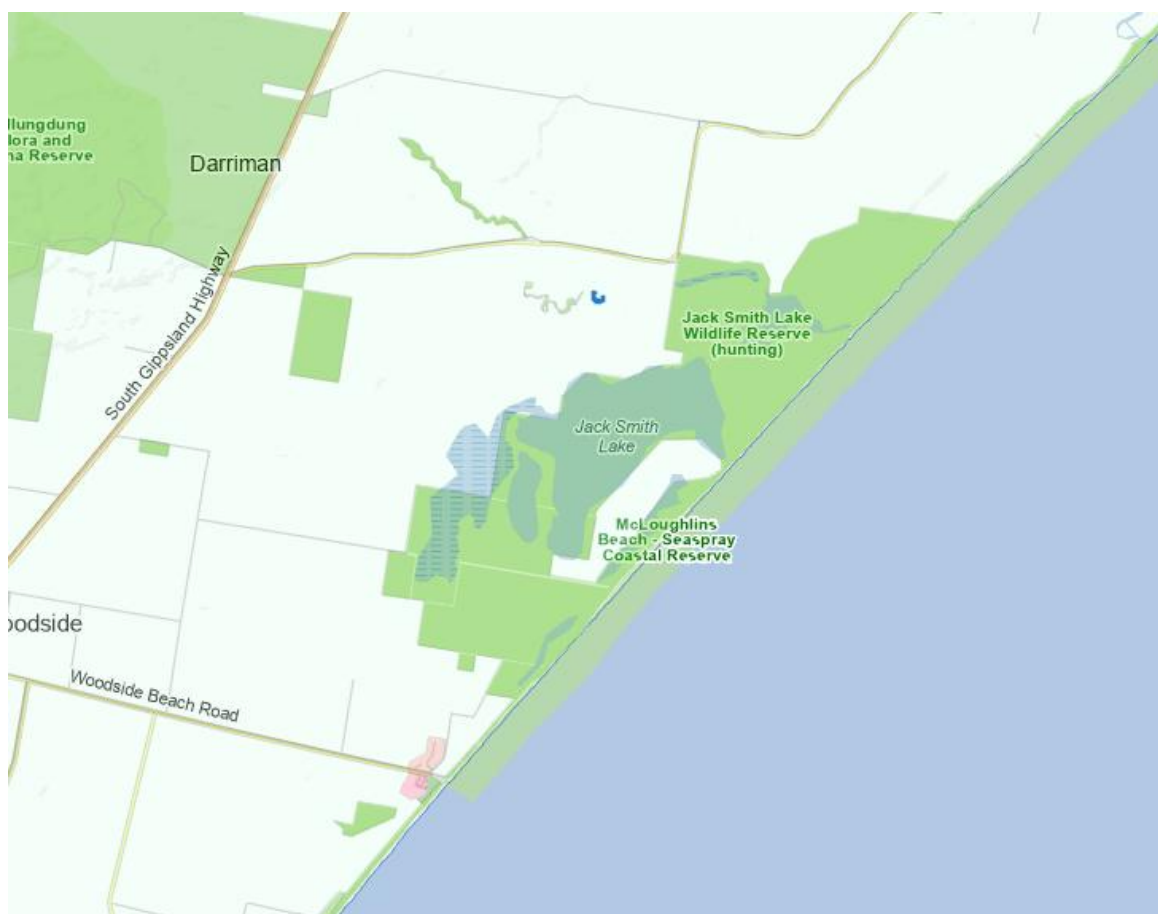


Figure 6. Vicplan map showing location of Jack Smith Lake State Game Reserve.

Historical overview

No historical overview was provided within the Register of the National Estate listing.

Overview of significance

The following Statement of Significance was provided within the Register of the National Estate listing:

Jack Smith Lake State Game Reserve contains sites of zoological, geological and geomorphological significance. Jack Smith Lake is a remnant of a lagoon and inlet complex, it demonstrates well past spit formation. Native wet grassland communities in the Reserve are also regionally significant examples of their vegetation type. (Criterion D1)

The Reserve is utilized by many species protected under the Japan Australia Migratory Birds Agreement (JAMBA) and the China Australia Migratory Birds Agreement (CAMBA), and many rare or uncommon species including hooded plover (*CHARADRIUS RUBRICOLLIS*), freckled duck (*STICTONETTA NAEVOSA*) and orange-bellied parrot (*NEOPHEMA CHRYSOGASTER*). (Criteria A2, B1)

The Commission has determined that this place has Indigenous values of national estate significance. The Commission is currently consulting with relevant Indigenous communities about the amount of information to be placed on public record.

3.2 Existing non-statutory heritage listings

In Victoria, there are three non-statutory Heritage listings that may be indicative a place may contain historical archaeological values. These include the Victorian War Heritage Inventory, the National Trust Register, the University of Newcastle Colonial Frontier Map.

Victorian War Inventory

The Victorian War Heritage Inventory is an online database containing information and images of places important to Victoria's war history, including memorials, Avenues of Honour, and former defence sites. The following places were identified to be within the study area.

- Woodside Honour Roll
- Woodside Hall Honour Roll (First World War)
- Woodside Hall Honour Roll (First World War)
- Darriman Honour Roll

National Trust Register

The National Trust Heritage Register provides a list of all types of cultural heritage in Victoria, including buildings, trees, landscapes, gardens, public art and pipe organs. This list contains places of natural, local and state heritage significance and is useful in identifying sites that may not be listed on the Heritage Overlay.

NT No.	Site Name	Statement of Significance
B4603	Reedy Creek Station	The Reedy Creek Station was first taken up in 1850. The group of buildings which make up the homestead complex consists of early slab buildings with bark roofs together with later framed weather-boarded

	additions, all grouped on the high bank of the creek and surrounded by handsome elms. Newspaper linings are still to be seen in the schoolhouse (believed to have been the second house to be erected) are dated 1864. It is known that the third was built in sections with major work completed by 1889. The first house has been relocated from below the creek bank and is believed to have been reduced in size, at that time. The buildings are remarkably intact and the outbuildings and family graveyard are included in the Classification.
--	--

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Site name	Date	Locality
[REDACTED]		[REDACTED]
[REDACTED]		[REDACTED]

Summary of known Heritage listings

As a summary, there are no known VHR or VHI sites within the study area. With this said, one VHI place [REDACTED], is adjacent to the study area the site represents a high-sensitivity cultural landscape with both historical and contemporary significance that requires survey and remapping.

No Heritage Overlay places occur within the study area, though there are places that may pertain some built heritage values (as discussed in Section 4).

Jack Smith Lake State Game Reserve is a former National Estate listing within the broader area, where the heritage significance related to the geomorphology of the area and ecological and Aboriginal heritage values of the place.

Non-Statutory heritage values include Victorian War Heritage Inventory sites representing local community war-related heritage values and one National Trust-classified place, Reedy Creek Station (B4603) has the potential to contain local built heritage values and as the complex dates back to the 1850s, the site has the potential to contain unlisted archaeological values.



4. Historical Overview

The following section provides an overview of the land-use history of this area. This section has been divided into historical themes relevant to the history of the area.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

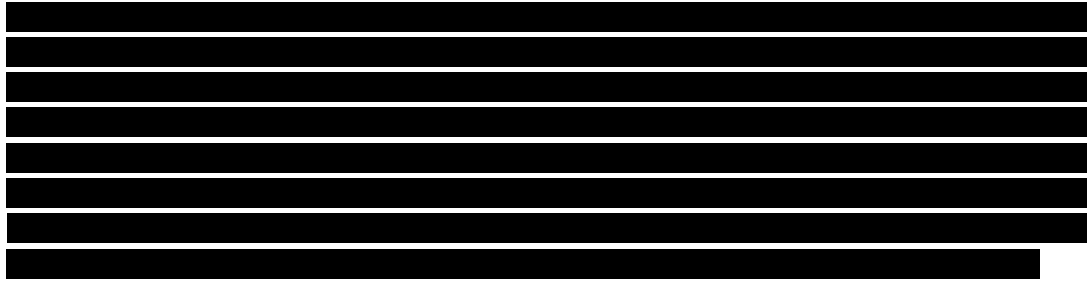
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Pastoral settlement

Among the earliest pastoralists to establish themselves within the study area included John Scott, a cattle farmer, Uriah Hoddinot, and Patrick Coady Buckley, a sheep and cattle farmer (Figure 7). Both Scott and Buckley established themselves in the region in around 1843, following the early survey explorations into Gippsland. The settler Hugh Buntine shown in Figure 7 established an inn on the road to Foster, just north of where the town of Woodside would later be established.



Figure 7. 1844 map of the study area, with Scott and Buckley shown, their runs within the study area.
Source: 1844. Public Records Office Victoria: <https://prov.vic.gov.au/archive/542D6F94-F840-11E9-AE98-B3517B20A2AE?image=1>

In 1848, a series of maps were created which detailed the locations of early pastoral homesteads within the study area. Buckley's homestead is shown to be positioned east of a tributary of Merriman's Creek. Buckley had settled in the area five years prior to the publication of the map.



Figure 8. Buckley's pastoral homestead. *Source:* Smyth, George. 1848. 'Coastal Survey no.6.' Map. Public Records Office Victoria. <https://prov.vic.gov.au/archive/B1D289F3-F839-11E9-AE98-C5C4856906D8?image=1>

Located just downstream of Four Mile Creek on the Warrigal Creek, Taylor's Station and Varney's stations are illustrated. No homestead structures are indicated in this map. Varney and Taylor had settled in the area three years prior to the publication of the map. The Georgian-Style home constructed on Taylor's station is still standing and occupied in the present. It is situated on the western side of Warrigal Creek, in the area indicated in Figure 9. It is understood that the bricks used to construct the house were made on-site (Yarram & District Historical Society 2017).



Figure 9. Stations of Taylor and Varney. Source: Smyth, George. 1848. 'Coastal Survey no.7.' Map. Public Records Office Victoria. <https://prov.vic.gov.au/archive/B1D3E984-F839-11E9-AE98-47EA7723B488>



Figure 10. The homestead constructed for James Taylor c.1864 on his station fronting Warrigal Creek. Source: Yarram and District Historical Society Inc. 2017. <http://home.vicnet.net.au/~ydhs/2017Dec.pdf>

In 1848, pastoral leases for the land around the study area were granted and published in the Melbourne Argus newspaper (22 August 1848, 4). The pastoral leases within the study area are as follows:

EXTENT

- Coady Vale: Licenced to Patrick Coady Buckley, totalling 53,760 acres, capability to carry 800 cattle and 5000 sheep. (Within the study area)
- Gammon Creek: Licenced to Edmond Buckley, totalling 16,000 acres, capability to carry 400 cattle. (within the study area)
- Delvin: Licenced to John Scott, totalling 8,640 acres, capability to carry 600 cattle. Within the study area.
- Warrigal Creek: Licenced to James Taylor, totalling 15,360 acres and capability to carry 900 cattle. Within study area.
- Warrigal Creek: Licensed to Joseph Varney, totalling 20 square miles, capability to carry 500 cattle. Within the study area.

Pastoral licenses nearby the study area are as follows:

- Bruthen Creek: Licenced to Hugh Buntine, totalling 8,000 acres, capability to carry 600 cattle. (nearby the study area)
- Snugborough: Licenced to John Collins, totalling 13,440 acres, capability to carry 537 cattle. (nearby study area)
- Cherry Tree Flat: Licenced to James Dobson and Robert Morgan, totalling 6,400 acres and capability to carry 500 cattle. (nearby the study area)

The below map, created in 1857, illustrates the spatial extent of pastoral runs in the Gippsland area and the year they were established:

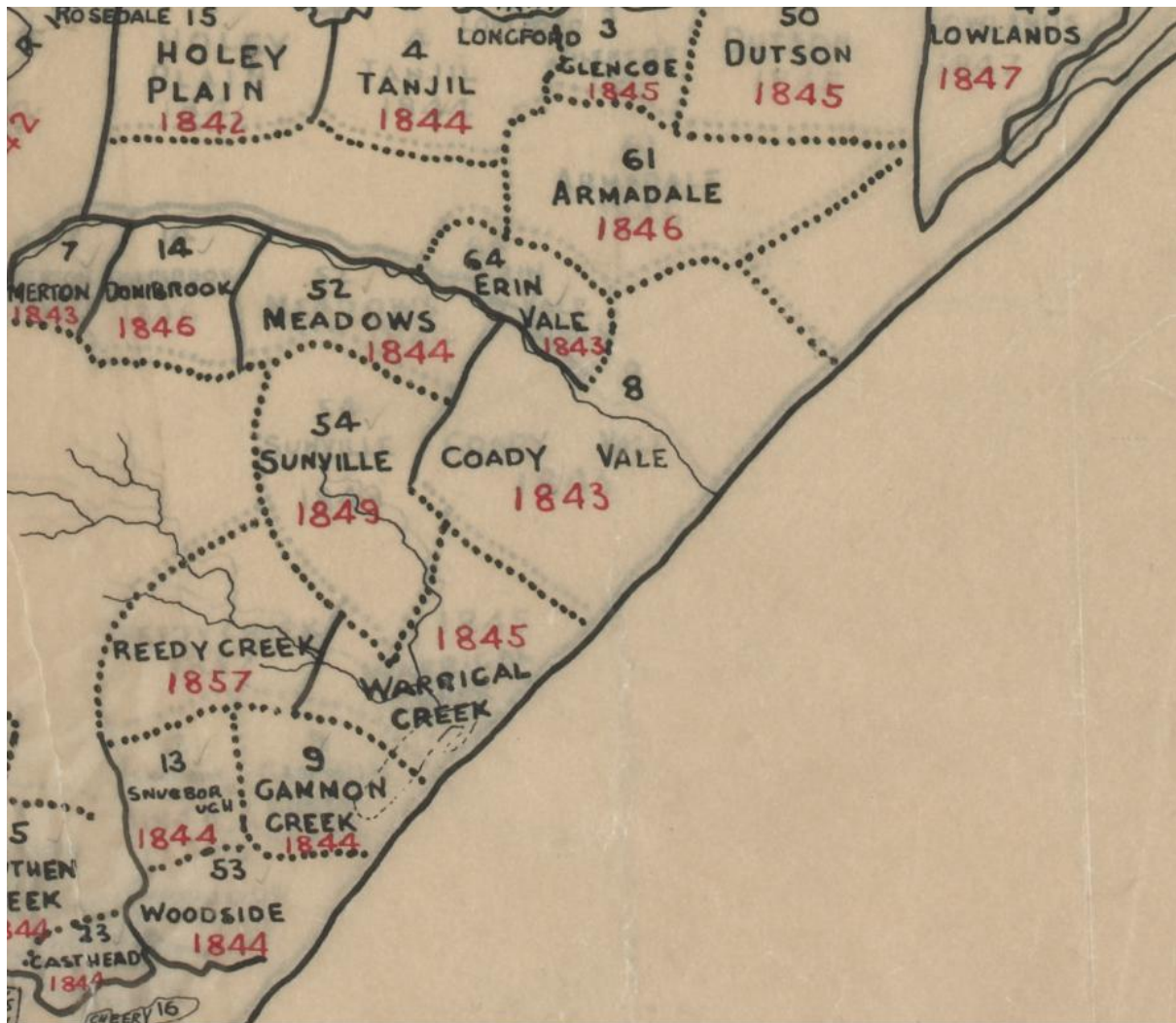


Figure 11. Map indicating the approximate locations of pastoral runs in Gippsland. Source: Unknown cartographer. 1857. 'Pastoral Gippsland in 1857.' Map, 50 x 68cm. State Library Victoria. <http://handle.slv.vic.gov.au/10381/156766>

In 1864, a detailed survey on the study area was undertaken. This survey detailed areas under pre-emptive right, any structures, fencing, and vegetation. Within the study area, Buckley and Taylor both have areas under pre-emptive right. Varney is no longer present in the study area, his former station taken over and reserved under pre-emptive right of 'Hoddinot.' An area under pre-emptive right is attributed to 'Sunville.' By this point in time, wire fencing had been constructed across the study area to define pastoral boundaries. There are a series of marked trees shown within the area. There are a few trees shown north of Lake Denison, marked trees along Warrigal Creek within Taylor's run, and others at the southern end of Taylor's run. It is not known whether these trees are Aboriginal culturally modified trees, or trees marked by pastoralists.

Into the late nineteenth century, agriculture in the Gippsland area gradually intensified and densified. Areas dedicated to pastoralism reduced substantially, overtaken by cultivation and agriculture (Figure 12).

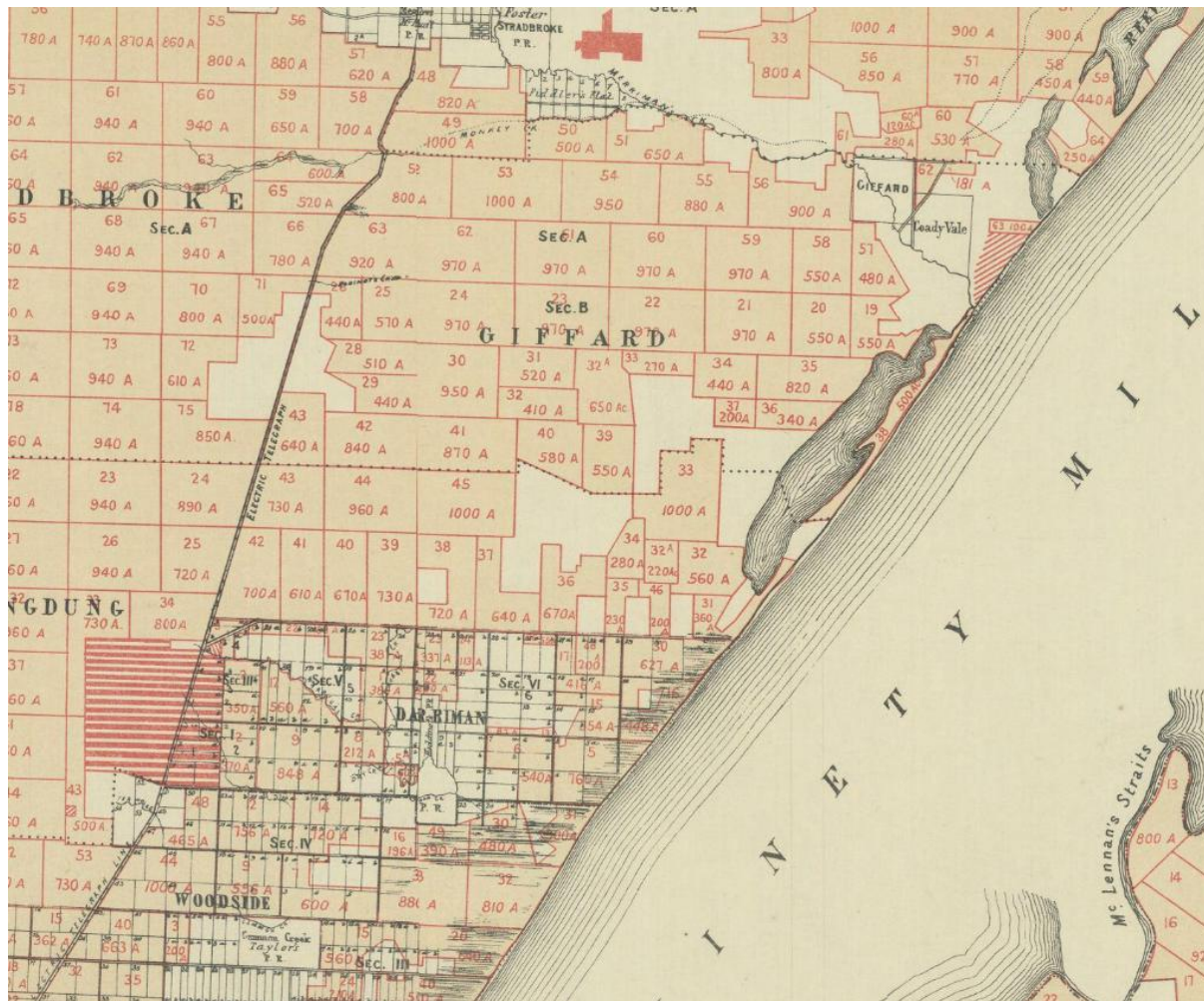


Figure 12. Map showing approximate spatial distribution of land use. White area indicates pastoral land, orange indicates agricultural and grazing, red indicates land to be sold at auction at the time. *Source:* 1886. 'Buln Buln No.2.' Map. Public Records Office Victoria. <https://prov.vic.gov.au/archive/AF3CF09D-F841-11E9-AE98-3D0A18FEFCB7?image=1>

Townships

Giffard

In 1854, the township of Giffard was surveyed and subdivided. This land directly abutted Patrick Coady Buckley's pastoral run to its west. Within the subdivision plan, notable features include a stock yard within Buckley's run, and an 'old bridge' and a 'new bridge' over Merriman Creek.

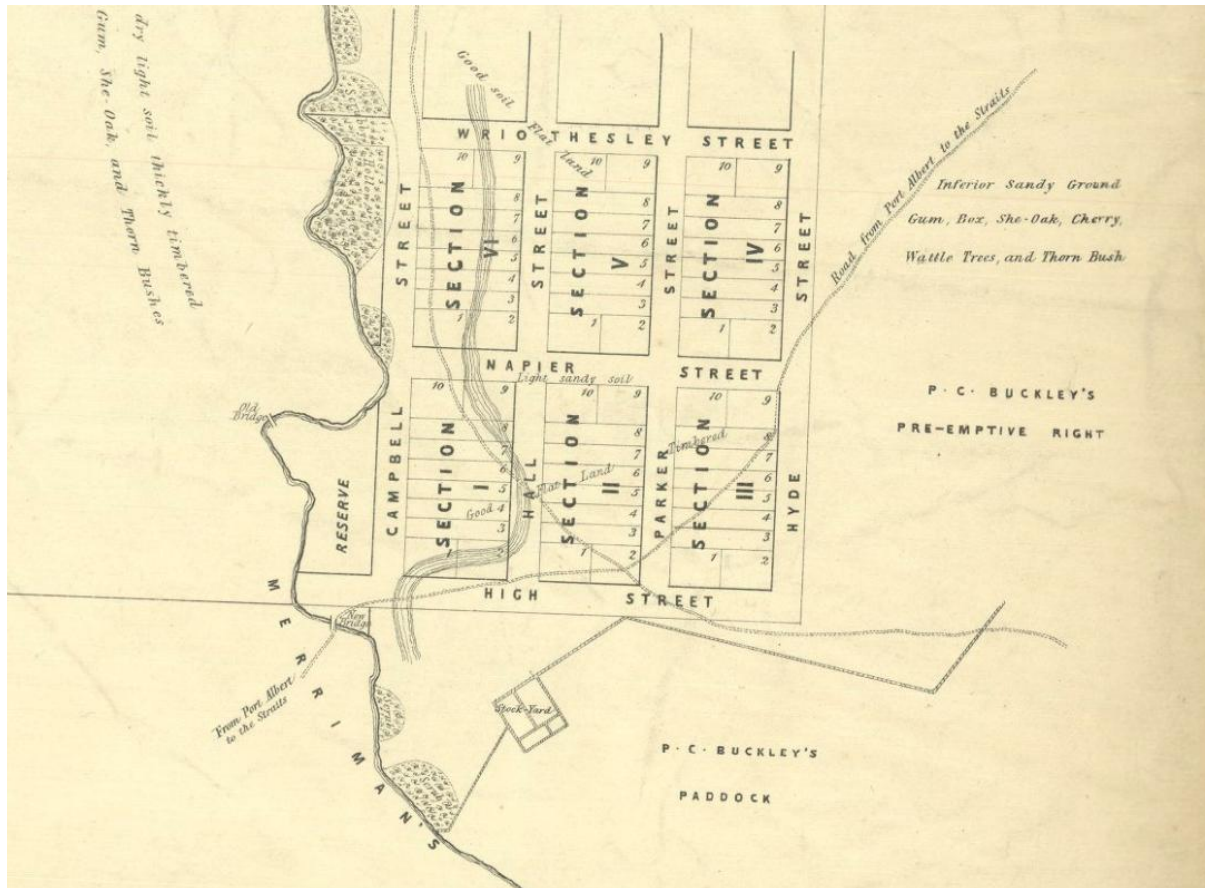


Figure 13. 1854 plan for the township of Giffard. Source: R. Meikle. 1854. 'Township of Giffard on the Lower Port Road at Merrimans Creek, Gippsland.' Map. Public Records Office Victoria. <https://prov.vic.gov.au/archive/18875E69-F844-11E9-AE98-DD6D27190357?image=1>

The surveyed town and country allotments went to sale incrementally, first in 1854, then again in 1859. The Town lots were sold incrementally to various buyers (Figure 14) (The Argus, 2 December 1854, 3; The Age, 18 April 1859, 2; Gippsland Guardian, 13 May 1859, 2). Fifteen out of twenty Country allotments were purchased by Buckley, and no offer was made on the remaining five allotments (Gippsland Guardian, 13 May 1859, 2).

As indicated in the 1966 map below (Figure 15), the township of Giffard aligns roughly to where Prospect Road intersects with Seaspray Road today.

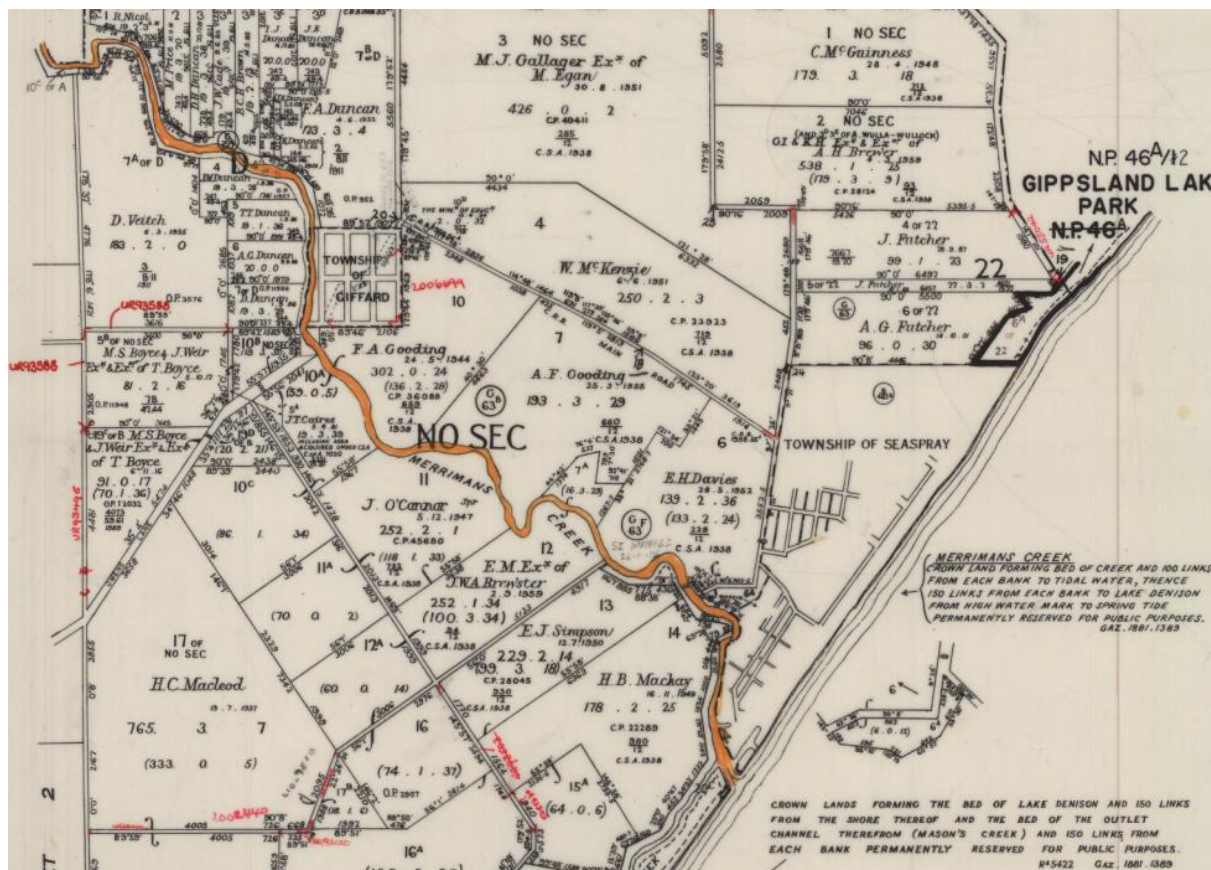


Figure 15. 1966 plan indicating the location of the Township of Giffard. Source: Department of Lands and Survey. 1966. 'Giffard, County of Buln Buln.' Map. Public Records Office Victoria. <https://prov.vic.gov.au/archive/C8F27A85-F440-11EA-BE8C-352B4123A288/content>

Prospect/Seaspray

The township now known as Seaspray was originally named Prospect. Prospect was originally formed in 1877, when 200 acres of land was set aside for the purpose of recreation for holidaymakers. It was intended that Prospect become 'the Sorrento of this portion of the Colony' (Gippsland Times, 2 March 1877, 3). A month later, an addition 500 acres was secured for the reserve, with land donors hopeful that it would become 'a constant attraction to tourists when the iron horse shall have placed us in daily communication with Melbourne' (Gippsland Times, 20 April 1877, 4). It soon became a popular camping location in summer for Gippsland residents.

Shark fishing was promoted to attract visitors to the Prospect area, reports claiming that 'the beach, entrance and Reeves River are literally swarming with these dangerous fish' (The Australasian Sketcher, 19 January 1878, 6 & 7). The engraving depicted in Figure 16 illustrates this activity, which took place on the shore at the Prospect Recreation Reserve.



Figure 16. *The Australasian Sketcher*. 1878. 'Shark Fishing on the Ninety Mile Beach, Gippsland.' 19 January 1878. 6 & 7. <http://nla.gov.au/nla.news-article244716787>

By the early 1910s, about 10 houses had been illegally constructed on the government land. To address the issue of ownership of this developed land, the township of Seaspray was proclaimed in 1915, with residential allotments sold following (*Rosedale Courier*, 30 November 1915, 2).

Soon after alienating the land of Seaspray, infrastructural improvements gained traction. The road to Seaspray was improved and upgraded to a 'main' road (*The Age*, 21 November 1919, 8). By the late 1920s, fresh water was stored in large tanks, there was a public hall, a bakery, a store to buy milk and meat, a telephone, post office and sports grounds (*The Age*, 30 November 1928, 11) (Figure 17).

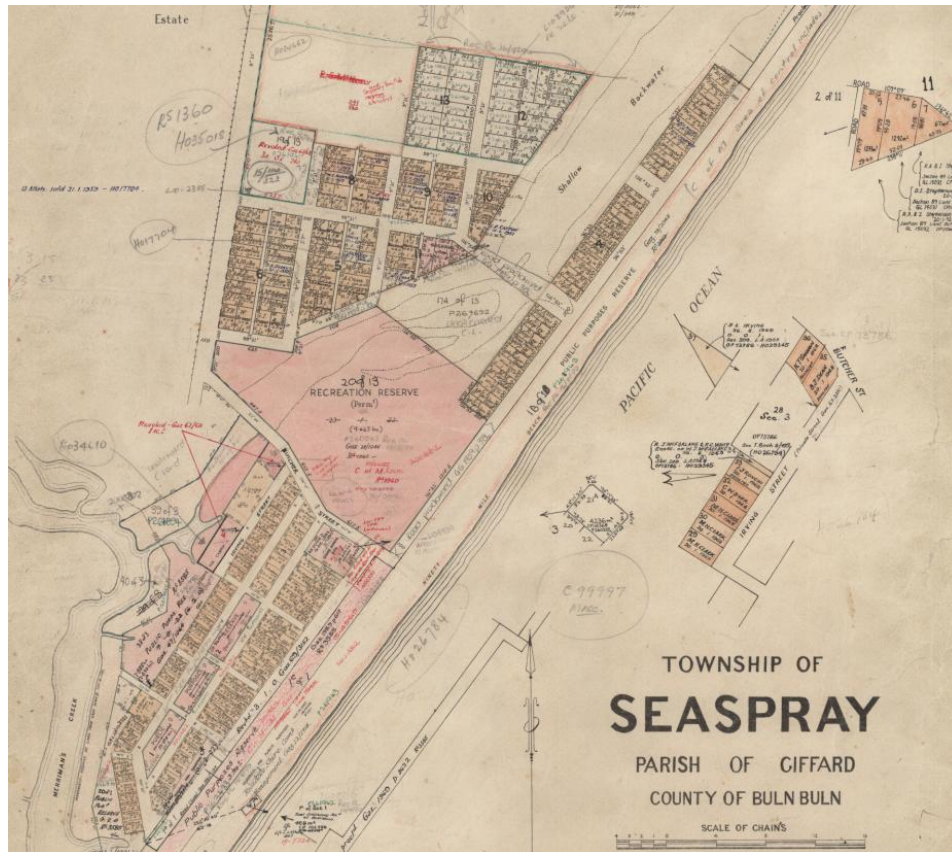


Figure 17. The extent of land sale and development of Seaspray by 1934. *Source:* Department of Lands and Survey Melbourne. 1934. 'Township of Seaspray.' Map. Public Records Office Victoria. <https://prov.vic.gov.au/archive/56C985D4-F42B-11EA-BE8C-075E78D3519B/content>



Figure 18. Seaspray in 1972. The old recreation reserve is located where the oval is (now the caravan park). *Source:* Department of Crown Lands and Survey. 1972. 'Lake Denison.' Digitised photograph, 56 x 47cm. <http://handle.slv.vic.gov.au/10381/240868>

Jack Smith Lake

J.M. Smith purchased 439 acres of land in 1916 directly abutting the lake to its east. Smith's parcel of land remains agricultural today, surrounded by land designated for nature conservation.

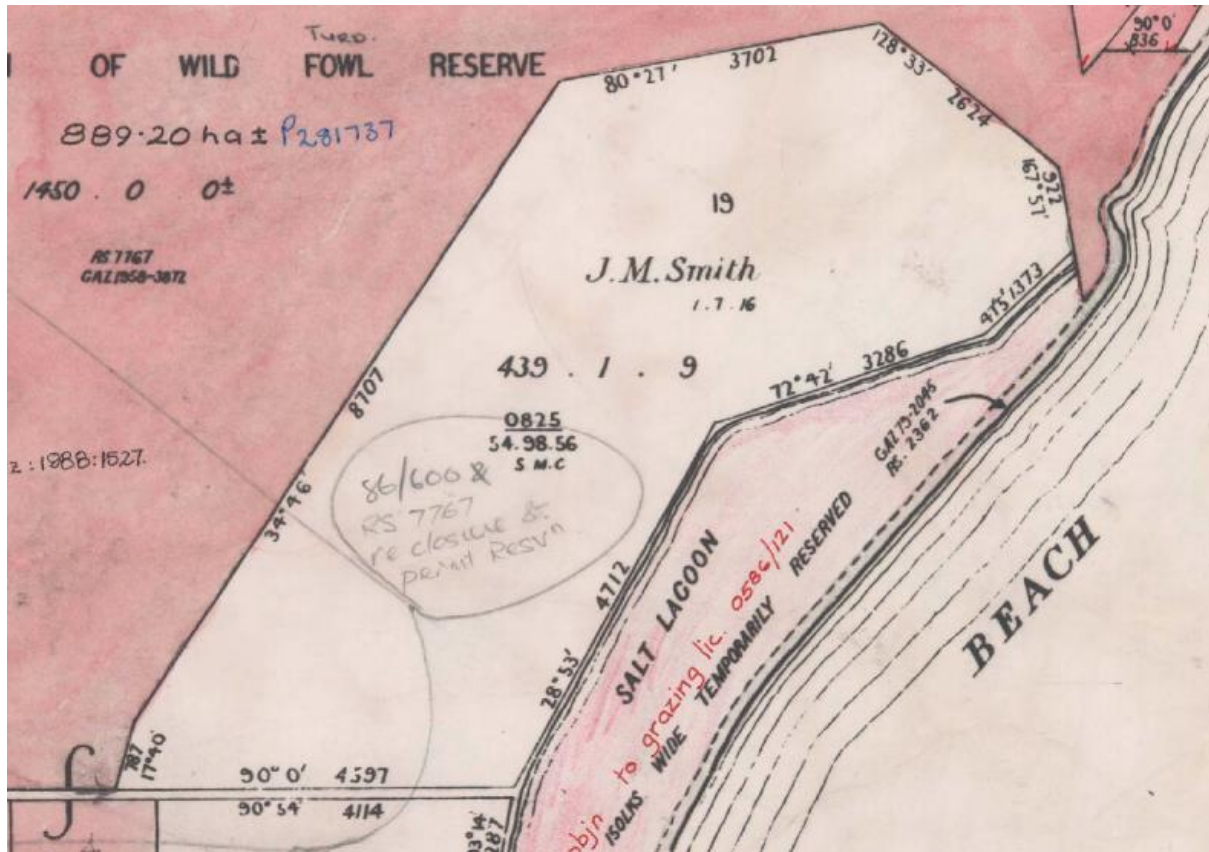


Figure 19. <https://prov.vic.gov.au/archive/file-viewer/373DDA41-F3D7-11EA-BE8C-8786AE2357A7/0>

Late 1950s-throughout 1960s, the land surrounding Jack Smith Lake was incrementally acquired by the Government for the 'preservation of wild fowl.' In the 1980s, the designated protection was amended to be for the 'management of wildlife and preservation of wildlife habitat.'

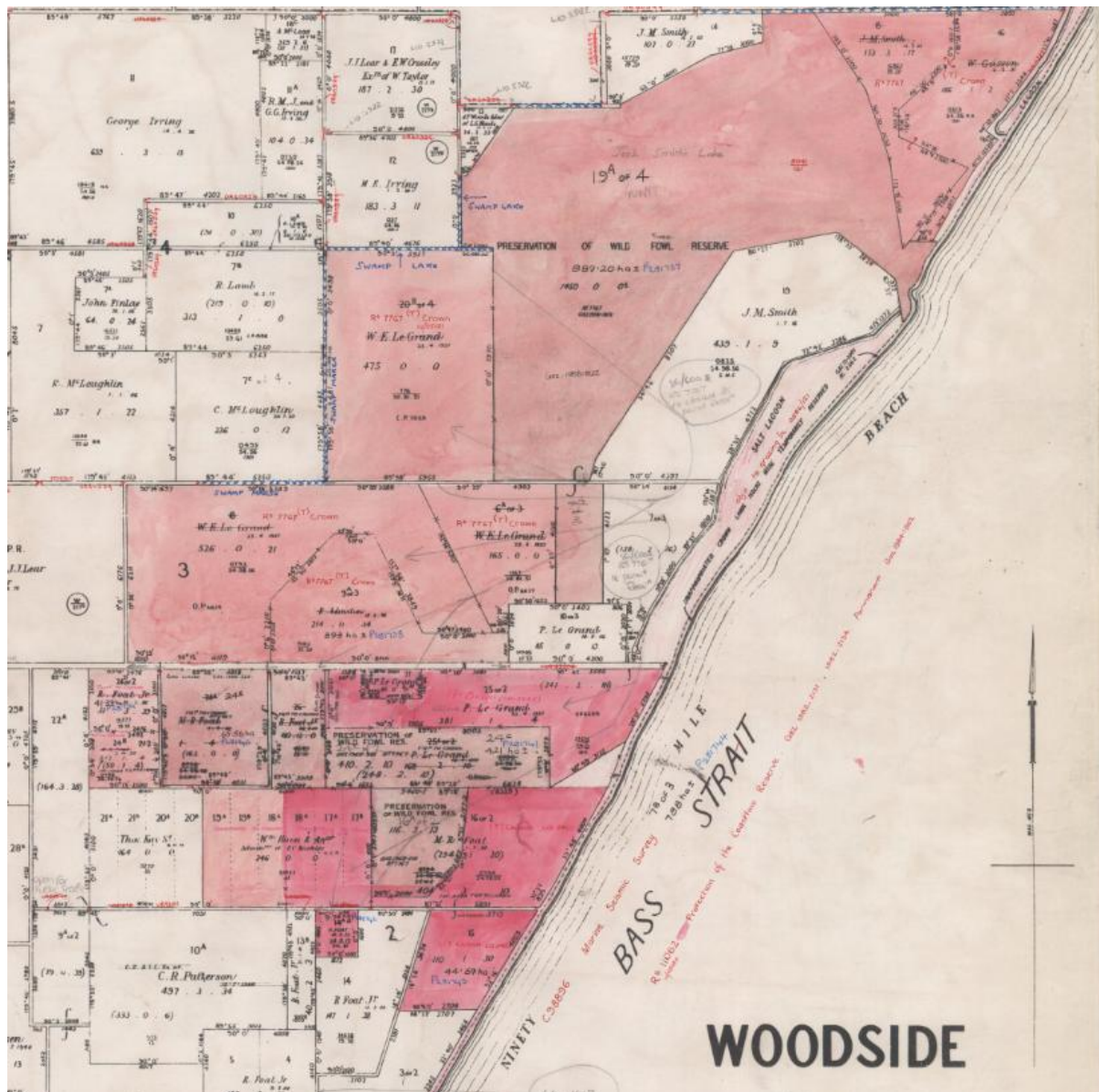


Figure 20. Conservation area around Jack Smith Lake indicated in pink. Source: Department of Lands and Survey. C.1984. 'Woodside, County of Buln Buln.' Map. Public Records Office Victoria. <https://mapwarper PROV.VIC.GOV.AU/maps/4242>

5. Cumulative non-Aboriginal Heritage Considerations

An overview of land use and disturbance provides an indication of the potential local built heritage and historical archaeological sites within the study area. The land-use history has identified that heritage values in the study area are strongly tied to landscape character, including:

- pastoral settlement patterns
- coastal and wetland environments
- [REDACTED]

Following a review of Section 3 and Section 4, Figure 21 and Figure 22 provide the details of sites with potential built heritage and historical archaeological values.

Local Heritage Values

The desktop assessment identifies four places within and near the onshore development area that are not currently captured in statutory heritage registers but may hold local or thematic heritage significance. These places emerge from the historical land-use patterns outlined in Section 4 and complement the non-statutory values identified in Section 3.

Place Name	Site address (as shown on figure 21)
2107 Giffard Road, Giffard	Gunnery Range site (WWII)
15 Costello Road, Giffard	Barooma Wool Shed
50 Goodings Road, Giffard	Kirala (homestead)
256a Giffard Road, Giffard	Taylors Station and Homestead

These places contribute to the cumulative heritage landscape by illustrating key themes of Gippsland's historical development, including pastoral expansion, frontier conflict, township establishment, coastal use, and conservation history. While not currently subject to statutory protection, they represent potential heritage constraints that may require further investigation during later project phases.

Incorporating these values into ongoing design refinement will support early avoidance, minimise heritage risk, and ensure that the project responds appropriately to the broader historical landscape.

Historical Archaeological Values

The desktop assessment did not identify any historical archaeological sites or areas of archaeological potential within the study area. While the broader region contains known historical themes and past land uses, no specific locations within the project footprint meet the criteria for archaeological sensitivity under the Heritage Act 2017.

The landscape retains a residual potential for ephemeral or unexpected archaeological material. This is due to the nature of historical land use in the region, including dispersed pastoral activity, transient occupation, informal infrastructure, and small-scale or temporary structures that may not have left substantial or easily detectable surface traces. As such, isolated artefacts or low-visibility archaeological features may still be encountered during ground disturbance, and an appropriate Unexpected Finds Protocol remains an essential management measure.

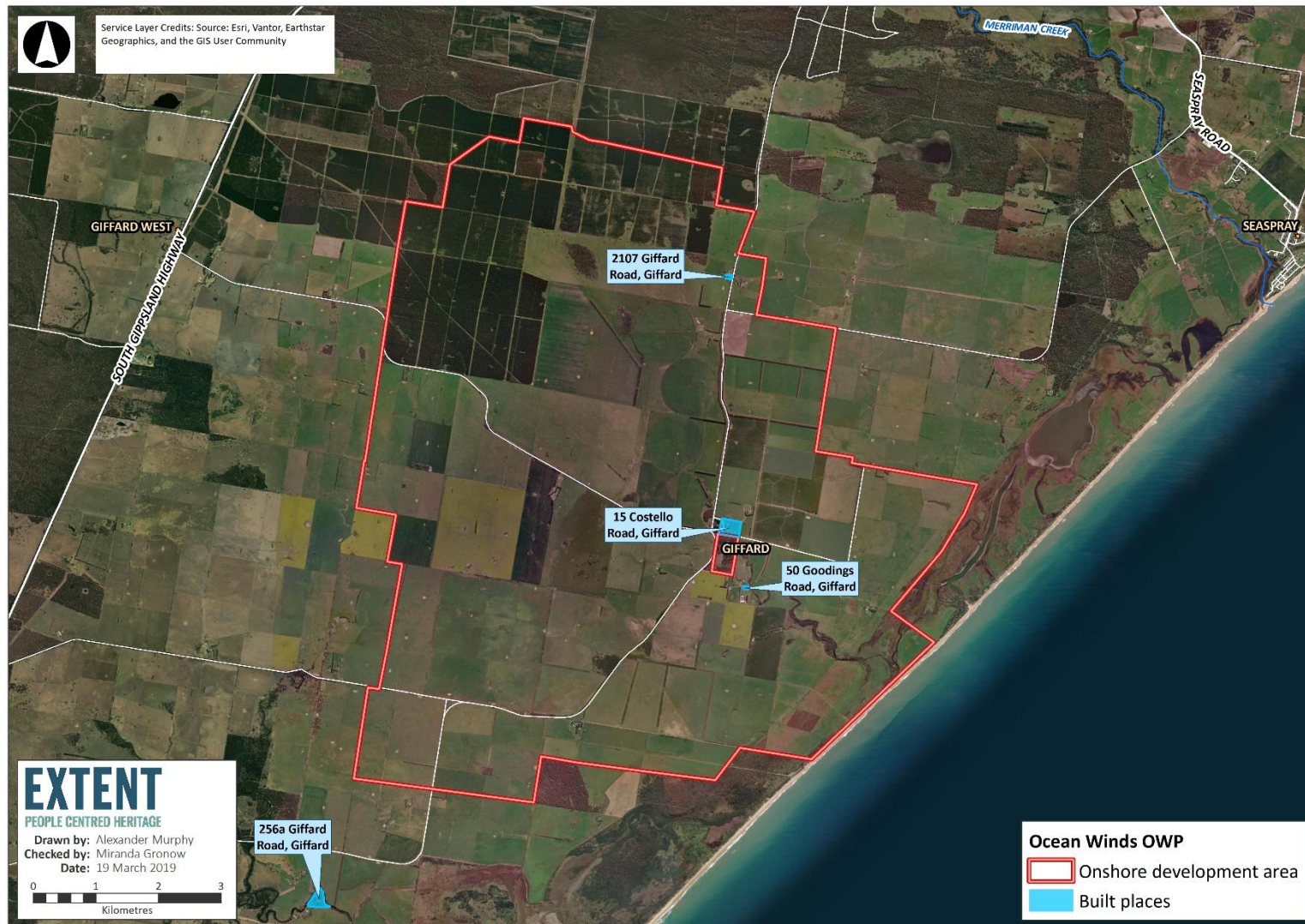


Figure 21: Sites with potential local heritage significance value

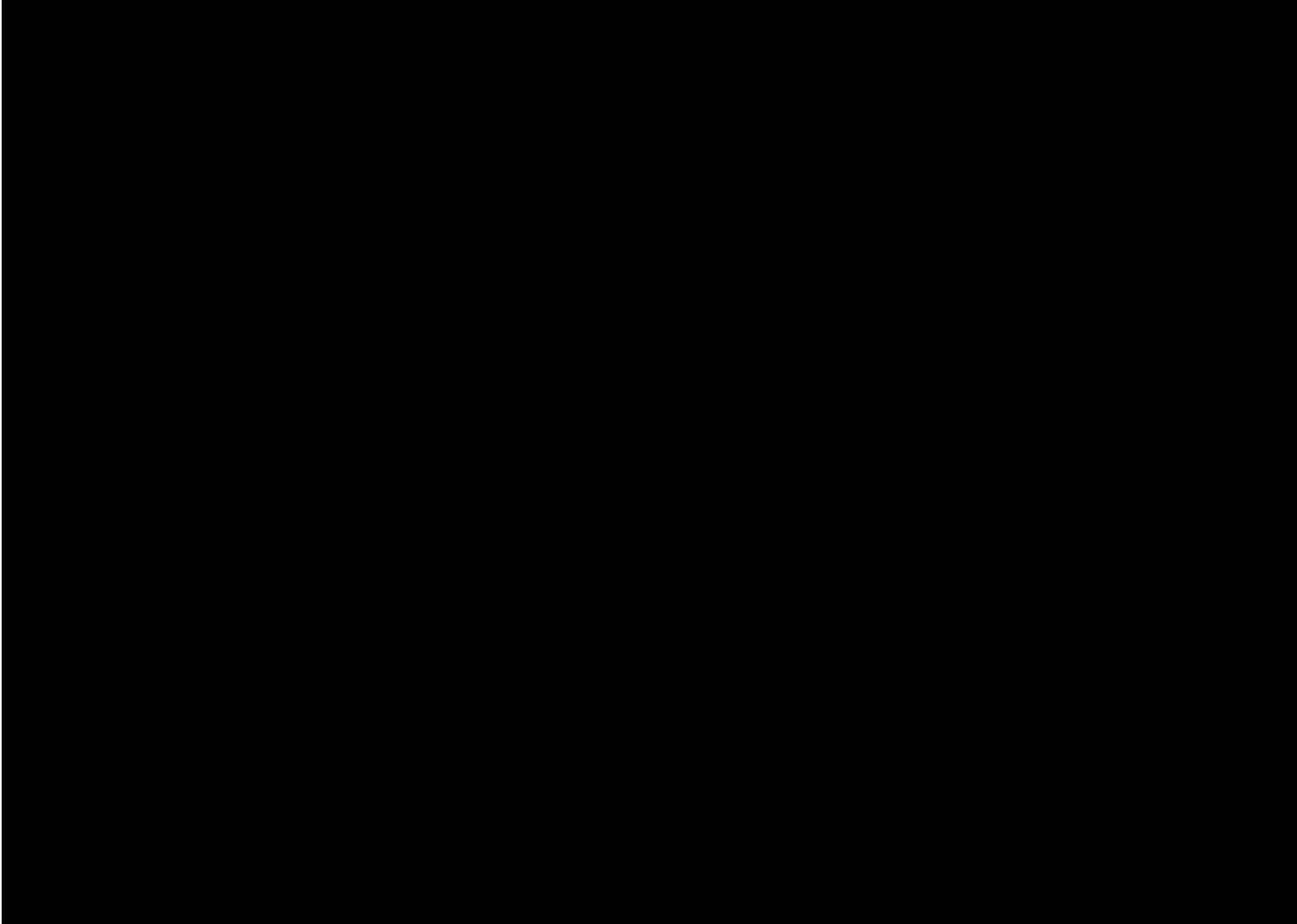


Figure 22: Sites with historical archaeological potential.

6. Gap Analysis

The aim of the gap analysis is to inform the development of a strategy providing clear direction to Ocean Winds on the best approach to manage and prioritise the work required to finalise the development footprint and avoid impacts to sites of post-contact and high heritage significance. It has the following specific objectives:

- Ensure significant historical archaeological and heritage sites are protected and harm is avoided where possible.
- Ensure there is a balanced approach to heritage management and the development progression.
- Complete documentation of critical gap areas within the development footprint.
- coverage to assist future planning and development in an efficient and timely manner.

This report has identified the following gaps as high priority.

- [REDACTED]
- An historical archaeological survey targeting early homestead sites within the project footprint.
- Development of an unexpected finds protocol to ensure management of ephemeral historical archaeological sites and significant isolated finds.
- review of existing heritage study documentation dating to 2005.

7. Recommendations

Based on the findings of the Non Indigenous Heritage Desktop Assessment prepared for the onshore component of the High Sea Wind Wind Farm Project, there is **no indication that the project has a potential for major Potential for extensive or major effects on cultural heritage places and sites listed on the Victorian Heritage Register or the Victorian Heritage Inventory under the *Heritage Act 2017*.**

The desktop assessment confirms that **no places listed on the Victorian Heritage Register (VHR) and no heritage places subject to a Heritage Overlay** occur within the onshore development area. The absence of state listed or locally protected heritage places within the project footprint indicates that the Project does not directly affect heritage places of known statutory significance.

One place listed on the **Victorian Heritage Inventory (VHI)**—[REDACTED]
[REDACTED])—is located **adjacent to, but not within**, the onshore development area. While this place [REDACTED]
[REDACTED] the Project design can avoid direct and indirect impacts

through early identification, application of precautionary buffer zones, and refinement of infrastructure alignments. As such, significant adverse effects on this site are not anticipated.

The Gap Analysis has identified a range of geographical and typological gaps in current heritage protection, as well as the need for review of existing heritage study documentation dating to 2005.

- **Avoidance of all known heritage places.** [REDACTED], should be embedded as a primary design principle.
- **Establish precautionary buffer zones** around [REDACTED] until site extents are confirmed through further investigation.
- **Early and ongoing consultation with Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC)** regarding places of shared Indigenous and historical significance, particularly [REDACTED]
- Develop a historical heritage impact assessment framework to be applied during the design phase, addressing:
 - direct and indirect impacts;
 - cumulative landscape scale impacts; and
 - visual and setting impacts on historic landscapes and locally significant built heritage.
- **Prepare a Historical Heritage Management Framework** outlining avoidance measures, mitigation principles, staged investigation triggers and approval pathways under the Heritage Act 2017 (Vic.).
- Develop an **Unexpected Finds Protocol** for historical (non Aboriginal) archaeological material, aligned with the Heritage Act 2017. Ensure the protocol is integrated with Aboriginal cultural heritage procedures to provide a **single, coherent response framework during construction.**

The relevant reporting required can be prepared once the finalised design footprint is known in order to provide management conditions and guidance for any potential within the nominated alignment.

8. References

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]

Garran, A. 1886. Picturesque atlas of Australasia. Sydney : The Picturesque Atlas Publishing Co.

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