

# Planning and Development (Conditional Environmental Significance Opinion – Blocks 217 & 218, Paddys River – Corin Forest Cabins) Notice 2021 (No 1)

Notifiable instrument NI2021– 787

made under the

**Planning and Development Act 2007, s 138AD (Requirements in relation to environmental significance opinions)**

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## 1 Name of instrument

This instrument is the *Planning and Development (Conditional Environmental Significance Opinion – Blocks 217 & 218, Paddys River – Corin Forest Cabins) Notice 2021 (No 1)*.

## 2 Commencement

This instrument commences on the day after its notification day.

## 3 Conditional environmental significance opinion

- (1) On 8 November 2021, the ACT Heritage Council, pursuant to section 138AB (4) (b) of the *Planning and Development Act 2007* (the *Act*), gave the Applicant a conditional environmental significance opinion in relation to construction, on Blocks 217 & 218, Paddys River, of two ‘glamping’ style dome tents within the Corin Forest Mountain Resort.

- (2) In this section:

***conditional environmental significance opinion*** means the opinion in the schedule.

*Note* Under section 138AD (6) of the Act, the conditional environmental significance opinion and this notice expire 18 months after the day the notice is notified.

Craig Weller  
Delegate of the planning and land authority  
21 December 2021

# SCHEDULE



ACT Heritage Council

## HERITAGE ADVICE

### *Environmental Significance Opinion*

ACTPLA Reference: ESO202100026  
Heritage Reference: Paddys River-  
B217&218  
Contact Officer: JM  
Received by Council: 27 September 2021  
Due date: 8 November 2021

**TO:** ACT planning and land authority  
Environment, Planning and Sustainable Development Directorate  
[EPDImpact@act.gov.au](mailto:EPDImpact@act.gov.au)

Block:	Section:	Division / District:	Heritage Place:
217 and 218	N/A	Paddys River	GC1, GC2, GC3-1, GC3-2, CG3-3 GC3-4, PAD and CF1 (nil registered or recorded in the project footprint)

Status of Place: Aboriginal places  
Description of Works: Construction of two glamping eco-domes  
Report Details: “*Corin Forest Cabins: Environment Significance Opinion Request Planning Report*” (Purdon Planning, August 2021)  
“*Heritage Advice Regarding Proposed ‘Glamping’ Locations Corin Forest*” (Past Traces 2020)  
Council Advice provided by: Manager (Approvals and Advice)

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Pursuant to Section 138AB of the *Planning and Development Act 2007* and Section 60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

The proposal is **unlikely to have a significant adverse environmental impact, subject to conditions** described below.

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### Background:

On 27 September 2021, an Environmental Significance Opinion (ESO) application was referred to the ACT Heritage Council (the Council) for entity advice. The application relates to two proposed eco-domes within Blocks 217 and 218 Paddys River (ESO202100026).

The application is supported by a report titled “*Corin Forest Cabins: Environment Significance Opinion Request Planning Report*” (Purdon Planning, August 2021) (the Planning Report). The Planning Report sets out that a number of eco-dome locations have been previously assessed and the application relates only to ‘Site 4’ and ‘Site 5.’ Other locations may be considered in future applications.

The Council has previously reviewed information in relation to Site 4 and Site 5, which was presented in a letter Cultural Heritage Assessment titled “*Heritage Advice Regarding Proposed ‘Glamping’ Locations Corin Forest*” (Past Traces 2020). Past Traces 2020 was prepared for a larger project where a total of nine eco-dome sites were proposed for glamping activities and was endorsed, subject to conditions, by the Council on 4 February 2021. Past Traces 2020 was not included in the current ESO application, however the Council has considered this report as background in providing the current advice.

Past Traces 2020 set out the following in relation to proposed eco-dome locations Site 4 and Site 5 based on a site visit undertaken on 25 August 2020 by Past Traces and Representative Aboriginal Organisations (RAOs).

- No Aboriginal places were identified at any of the proposed eco-dome locations. However, Aboriginal place ‘CF1’, being a site of consisting of two surface artefacts in a disturbed context was recorded approximately 16m from Site 4;
- Site 4 is in a clearing in a pine forest. The clearing has been used historically for forestry operations and festival camping as part of the Corin Forest Festival site. Due to the combination of these past activities, including the removal of native vegetation and ripping of soils for the planting of the pine forest, the location was considered not to hold potential for subsurface Aboriginal places. Surface visibility was fair to good during the survey and no Aboriginal places were recorded within the site location. Aboriginal place, CF1, described above, was noted to be in the vicinity but is not located in the proposed impact area of the eco-dome. It was assessed that CF1 would not be affected by the proposal; and
- Site 5 is located in the old performance area of the Corin Forest Festival site. This area has been previously levelled and a wooden stage and small buildings have been constructed. The eco-dome platform is proposed to be constructed at the location of the stage. Due to past impacts, it was assessed that this location does not hold potential for subsurface Aboriginal places. Additionally, survey of the area did not identify any surface Aboriginal places and it was assessed that no known impacts to heritage would occur from the eco-dome at this location.

The Council endorsed Past Traces 2020 subject to a number of conditions including:

- The Council endorsed the locations of Site 4 and Site 5 only as they are mapped and described in Past Traces 2020;
- It was noted that if additional or alternative locations for the raised decks and eco-domes were proposed then further heritage assessment would be required; and
- The endorsement required that mapping must be provided to the construction personnel involved in the works, showing appropriately sized ‘no-go’ buffer zones around recorded Aboriginal places.

The current Planning Report sets out the following in relation to the proposal:

- The eco-domes will have a base floor area of between 20m<sup>2</sup> and 71m<sup>2</sup> with a height between 3m and 4.7m dependent on the specific type installed. The eco-domes will be placed on raised wooden decks which will be installed on the ground surface with metal anchors at the corners meaning ground surface impacts will be minimal;
- Visitors will access the eco-domes on foot from the main carpark at Corin Forest Mountain Resort;
- Construction impacts would consist of a light vehicle (4WD) access the site. Existing fire and forestry trails are in the vicinity of the eco-dome locations which will facilitate access;

- All known Aboriginal places that are adjacent to the proposed works will be fenced to ensure no inadvertent impacts occur; and
- If previously unidentified Aboriginal places are located during works an Unanticipated Discovery Plan will be implemented.

The Council notes that the proposed size of the floor area of the platforms to support the eco-domes is greater in the current proposal, as Past Traces 2020 suggested a size of approximately 3 x 4m whereas the Planning Report suggests that the platforms may be up to 71m<sup>2</sup>.

Past Traces 2020 also proposed that the installation of the platforms would be through small metal anchors at the platform corners. These were to be approximately 10 x 15cm in size and six would be required for the platforms which were sized 3 x 4m. The Planning Report notes anchors will be required, though the size and number of anchors for the larger platform size is not discussed.

### **Decision and Conditions:**

Following review, the Council considers that the above development activities have potential to impact Aboriginal places and objects, however, the supporting documents indicate that impacts can be avoided through detailed design and/or minimised through the adoption of appropriate control measures.

Accordingly, the Council advises that the proposed development is unlikely to have significant adverse heritage impacts, subject to compliance at the development approval and construction stages with the conditions described below:

1. As the proposed platform footprint for Site 4 and Site 5 is increased from the area assessed in Past Traces 2020, further heritage assessment will be required to ensure that the extent of proposed impacts have been adequately assessed and that works will not cause damage to any heritage places. It may be necessary to complete additional field inspections or other further actions to clarify that the entirety of the larger project footprint has been adequately assessed;
2. Noting the difference in the proposed size of the eco-dome platforms between the size assessed in Past Traces 2020 and current proposal, detailed design for the project must ensure that the construction and infrastructure are not located in closer proximity to CF1 than has been previously proposed;
3. Protective fencing is to be installed around CF1, in accordance with the recommendation in the Planning Report, prior to the commencement of works. This fencing must be demarcated by a qualified archaeologist and RAOs and must be of a quality adequate to physically protect the heritage place, (such as star pickets spaced no more than 4m apart and with high visibility barrier mesh strung between them). Once installed, the location and adequacy of protective fencing is to be visually confirmed by a qualified archaeologist and RAOs;
4. Mapping which shows appropriately sized 'no-go' buffer zones around recorded Aboriginal places must be provided to the construction personnel. This map must include 'no-go' zones around all Aboriginal places - including PADs - that have been previously recorded in Blocks 217 and 218 Paddys River. This will ensure that these areas are avoided by light vehicle access and are not subject to any inadvertent impact. The map content should be limited to appropriately sized buffer zones around Aboriginal places (rather than the locations themselves) as information about the specific location of these places is restricted information under s54 of the *Heritage Act 2004*. Offence provisions apply if restricted information is published; and

5. In the event that any suspected heritage sites are encountered during works, those works are to cease (in accordance with Section 75 of the *Heritage Act 2004*), the discovery is to reported to the Council within five working days (in accordance with Section 51 of the *Heritage Act 2004*), and the discovery is to be managed in accordance with any further Council advice.



Meaghan Russell  
**Manager (Approvals and Advice)(as delegate for),  
ACT Heritage Council**

8 November 2021