



Sunnyside Cultural Heritage Construction Management Plan

Prepared for Stockland Development Pty Ltd

June 2022

CHL
HERITAGE

Acknowledgement of Country

We respect and acknowledge the Elouera people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Elouera to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
19-0097B	1	Draft Cultural Heritage Construction Management Plan	6 June 2022
19-0097B	2	Final Cultural Heritage Construction Management Plan	27 June 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Cover image

Archaeological excavation inside the conservation management area at Sunnyside.
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Executive Summary

GML Heritage Pty Ltd (GML) has been engaged by Stockland Development Pty Ltd (Stockland) to prepare a Cultural Heritage Construction Management Plan (CHCMP) for the Sunnyside homestead site. This Plan will satisfy Condition 85a of DA2020/673/A. This CHCMP provides a summary of the archaeological elements on-site, outlines the Conservation Management Area and provides controls to guide the earthworks within the Stage 2 park area.

Stockland received development consent (DA2020-649) to construct a public park in Stage 2 of residential subdivision. The public park will include the archaeological elements of the former 'Sunnyside' house and its associated dairy site. GML was engaged by Stockland to undertake archaeological test excavation investigations within the heritage curtilage of the Sunnyside site. All historical archaeological works were approved under Section 140 of the Heritage Act 1977, application number 2019/S140/016.

The test excavation methodology was guided by an Archaeological Research Design (GML 2018). As a consequence of this work, the Conservation Management Area (CMA) was revised to include the archaeological remains of the first Sunnyside house, the pail closet base, and the dairy and ancillary building (Phase 1 archaeological remains). All historical archaeology remains within the CMA are to be retained in situ and not be impacted.

The aim of this CHCMP is to provide specific control measures that will ensure the CMA is not impacted and the archaeological remains are retained in situ. This CHCMP details how future work should occur in the vicinity of the CMA and the surrounding Sunnyside homestead site.

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1 Introduction

1.1 Preamble

Stockland received development consent (DA2020/673) from Wollongong City Council to undertake residential subdivision across its land holdings in West Dapto. The development is known as 'Forest Reach'. Forest Reach includes three archaeological sites listed as local heritage items on the Wollongong Local Environmental Plan (LEP) 2009 (Schedule 5, Environmental heritage): the former Sunnyside homestead (Item 61080), Waples Butchery (Item 61079), and Swan Homestead (Item 61082).

GML Heritage Pty Ltd (GML) was engaged to prepare this Cultural Heritage Construction Management Plan (CHCMP) for the Sunnyside homestead site. This CHCMP has been prepared for Stockland to satisfy Condition 85a of the Notice of Determination, for DA2020/673/A. This Plan will ensure the archaeology within the CMA is conserved in situ and will not be impacted by works associated with the development consent..

1.2 Heritage Listings & Boundaries

The site of the 'former Sunnyside homestead' is a locally listed item on the Wollongong Local Environmental Plan (LEP) 2009. It is identified under Schedule 5, Environmental heritage. The LEP listing boundary is shown in Figure 1.1. The original CMA boundary (Figure 1.1) identified by GML was updated and revised following the archaeological test excavation (Sunnyside Archaeological Test Excavations Report, GML 2021). The revised boundary is shown in Figure 1.2.



Figure 1.1 Sunnyside, showing the Wollongong LEP heritage curtilage (the white zone). (Source: Nearmap, with GML overlay 2021)



Figure 1.2 The Conservation Management Area boundary (orange), which includes all Phase 1 archaeological fabric. (Source: Guy Hazel 2021, GML Heritage 2021, over Nearmap aerial photography)

1.3 The Proposal

Wollongong City Council granted approval to Stockland to construct a public park which will include archaeological elements of the former 'Sunnyside' homestead and its associated dairy (DA2020-673/A). The public park will be surrounded by four roadways and include internal paths for pedestrians. The design of the park and the location of the CMA is identified in Figure 1.5.

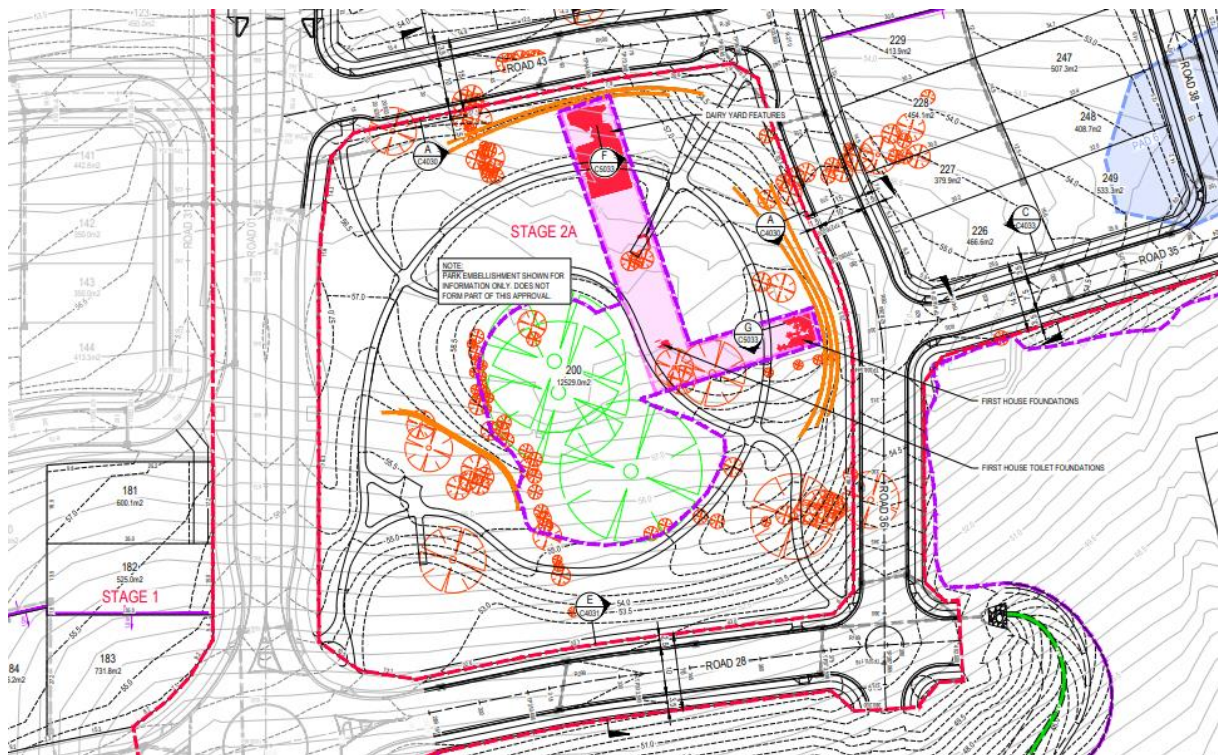


Figure 1.3 The stamped subdivision plan showing the proposed public park layout and Conservation Management Area boundary (purple). (Source: Cardno 2022)

The design of the proposed subdivision and public park are detailed in the Notice of Determination (DA2020/673/A), the accompanying stamped plans and the Civil Drawing Set C2000, Rev A, prepared by Cardno.

The preparation of this CHCMP is a required by condition 85a of development consent DA2020/673/A. Condition 85a contained in DA2020/673/A, is written as follows:

85a Heritage – Cultural Heritage Construction Management Plan

A Cultural Heritage Construction Management Plan (CHCMP) should be provided that ensures the Conservation Management Area and all archaeology within it identified for conservation is conserved in situ and is not impacted. The CHCMP is to be provided to Council for separate written approval prior to release of the Subdivision Works Certificate and implemented to the written approval of Council.

DA2020/673/A requires works within the LEP heritage curtilage (the Sunnyside homestead site) to be in accordance with

- the GML Sunnyside Archaeological Test Excavation Report,
- this CHCMP
- the Bulk Earthworks layout plan 82019076-01 C5070 Revision A—which does not allow for works within the CMA.
- AHIP (number C0005002).

This is detailed in Condition 8, 9 and 10 of the development consent and written as follows:

8 Works within LEP Listed Archaeological Site

Works requiring ground disturbance within the curtilage of the Wollongong Local Environmental Plan 2009 listed Heritage Curtilage of the LEP listed archaeological site known as the former Sunnyside Farm and Outbuildings* #61080) must be completed in accordance with the following:

- a. The recommendations of the Sunnyside Archaeological Test Excavation Report prepared by GML Heritage dated October 2021;
- b. The Cultural Heritage Construction Management Plan required to be prepared as per condition 85a;
- c. The Applicable Design levels for bulk earthworks surrounding the finalised Conservation Management Area (CMA) as approved by Council in accordance with the Bulk Earthworks layout plan 82019076-01 C5070 Revision A dated 5 November 2021.

Bulk earthworks within the finalised Conservation Management Area as defined by Condition 9 are not permitted under this development consent.

9 Conservation Management Area Boundary

The final boundary of the Conservation Management Area (CMA) is as detailed on page xi of the GML Sunnyside Test Excavation Report dated October 2021 and Drawing No 82019076-01 C5012 Revision C dated 4 February 2022 prepared by Cardno. All archaeological remains within the CMA are to be retained in situ and not be impacted.

10 Heritage – Aboriginal Heritage Impact Permit (AHIP)

All works, including vegetation management and landscape management (including within the Asset Protection Zone [APZ]) must be carried out in strict accordance with the conditions set out in the AHIP number C0005002 issued to Stockland Development by Heritage NSW.

This CHCMP will provide control measures to ensure the archaeology identified in the Conservation Management Area at the Sunnyside homestead site is conserved in situ and will not be impacted by works associated with DA2020/673/A.

1.4 Authorship

This report has been prepared by Loredana Sipione (Heritage Consultant). Dr Tim Owen (Principal) and Sharon Veale (Chief Executive Officer) have provided input and review.

2 Management Controls for Sunnyside Park Development

This section of the CHCMP provides control measures to ensure the archaeology identified in the Conservation Management Area at the Sunnyside homestead site is conserved in situ and will not be impacted by works associated with DA2020/673/A.

2.1 Prior to the Commencement and During Works

2.1.1 General

- All works should be in accordance with DA2020/673/A and any future iterations of the consent.
- Works requiring ground disturbance within the LEP curtilage must be completed in accordance with the Sunnyside Test Excavation Report, Cultural Heritage Construction Management Plan and Bulk Earthworks layout plan, as per Condition 8 of DA2020/673/A.
- Earthworks are not permitted within the CMA. All archaeological remains within the CMA (First Sunnyside House, The Pail Closet and The Diary) are to be retained in situ and not be impacted, as per Condition 9 of DA2020/673/A.
- All works, including vegetation management and landscape management, must be carried out in strict accordance with the conditions set out in the AHIP number C0005002 issued to Stockland Development by Heritage NSW, as per Condition 10 of DA2020/673/A.
- The CMA and archaeological features within the LEP curtilage should remain covered with Geofabric to protect the remains from erosion, degradation, and/or accidental impacts.

2.1.2 Key Risks

Aboriginal heritage and historical archaeology (and heritage) associated with Sunnyside have statutory protection under NSW legislation. The area around the CMA has a low level of potential for the identification of further expressions associated with Aboriginal objects and/or historical relics.

Stockland holds an Aboriginal Heritage Impact Permit (under Section 90 of the NPW Act), and a S140 (under the Heritage Act). These statutory permits provide approval for certain works to occur within the Sunnyside area but outline those aspects and work which cannot occur.

- Aboriginal archaeological salvage excavation under the AHIP have been completed, and it is not anticipated that further Aboriginal archaeological deposits would be encountered. However, isolated and unexpected Aboriginal objects could be identified.
- Historical archaeological excavation has been completed under the S140 permit. It is not anticipated that further historical archaeological deposits would be encountered. However, isolated and unexpected deposits could be identified.

An unexpected find procedure should be outlined in the Principal Contractor's site induction, and implemented prior to the commencement of on-site work to explain the process of stop-work provisions should require these be required.

- Any suspected Aboriginal objects should be set aside and stored pending inspection by an archaeologist qualified in Aboriginal object analysis and/or a relevant member of the local Aboriginal community.
- Any historical archaeological deposits should be left in situ, and the advice of the historical archaeology excavation director sought.

2.1.3 Protection and Security

- Heritage artefacts located within the CMA (First Sunnyside House, The Pail Closet and The Diary) should remain covered with Geofabric to protect the remains from erosion, degradation, and/or accidental impacts during construction.
- A perimeter fence should be maintained around the CMA during works relating to DA2020/673/A, see section 2.1.7 Temporary fencing.
- If accidental damage or impacts occur to archaeological remains within the CMA, works should cease, and Stockland and the Superintendent should be notified immediately.
- Construction materials, machinery or vehicles are not to be stored within the LEP curtilage.
- No vehicle movements should occur inside the CMA (refer to vehicle movement below).

2.1.4 Site Inductions

- The principal contractor's site-specific induction should include reference to the following:

- the location of the CMA;
- the presence of heritage artefacts and fig trees located within the CMA;
- measures to be taken to minimise the potential for adverse impacts; and
- an unexpected finds protocol.

2.1.5 During Excavation Works

- Cut/fill zones adjacent to the CMA are maintained with a 1:4 batter to prevent land slip risk adjacent to the CMA.
- In the event that any demolition, excavation or construction works uncover or disturb any unexpected historical archaeological features and/or deposits all works in the area should cease.
- In the event that an Aboriginal object is identified, the item should be securely stored pending inspection by an archaeologist qualified in Aboriginal object analysis and/or a relevant member of the local Aboriginal community.

2.1.6 Trees

- Tree removal should be consistent with Condition 7 of DA2020/673/A.
- Trees to be protected within the CMA should be maintained in accordance with condition 76 of DA2020/673/A.
- Removal of the fig trees from inside the CMA is not permitted.
- Tree Protection Fencing should be installed around each tree or group of trees within the CMA. Consideration should be given to the drip line of each tree.

2.1.7 Fencing

- Fencing should be erected and maintained around the CMA during works associated with DA2020/673/A.
- Either temporary fence or permanent chain-link fence (with ground penetrating fence posts) is acceptable. Where ground fence posts are required, the fence should be offset from the CMA boundary.
- Signage should be fixed to CMA fencing in accordance with section 2.1.8 Signage below. All fencing installed should indicate what it is protected, and designate no go zones.

2.1.8 Signage

- Signage should be fixed to the CMA fencing indicating the CMA is an exclusion zone.

- Signage should be fixed at approximately 10m intervals to the CMA fence.

2.1.9 Vehicle Movement

- Fencing will be established around the CMA which will block the use of the current roadway inside through the centre of the CMA. Alternative vehicle access to the existing roadway should be established outside the CMA curtilage.
- No vehicles or heavy machinery are permitted to cross the CMA.
- Vehicles are not permitted to park within CMA.

2.1.10 Asbestos Removal

- Any surface asbestos inside the CMA should be handpicked without the use of heavy machinery.
- The archaeological remains associated with a specific part of the former Phase 2 Sunnyside house contains sheets of embedded bonded asbestos. These are shown in Figure 2.1. Some of this asbestos is located inside the CMA. If the removal of this material from within the CMA is required, a location specific plan will need to be developed, in consultation with a suitably qualified heritage consultant, prior to any works. Further details associated with this removal action are described in Section 3.2.5 below.



Figure 2.1 Showing sheets of asbestos within the Phase 2 remains of Sunnyside house.

3 Appendix—Overview of Historical Archaeology

Stockland engaged GML to undertake historical archaeological test excavations at the Sunnyside homestead site. Key reports associated with this work are:

- West Dapto 2 Precinct Planning. Historical Heritage Assessment. (GML 2018a)
- West Dapto 2 Precinct Planning. Archaeological Research Design. (GML 2018b)
- Sunnyside Archaeological Test Excavation Report, December 2021. (GML 2021)

The full outcomes of the archaeological investigations are detailed in Sunnyside Archaeological Test Excavation Report (GML 2021). The outcomes informed the boundary of the future public park associated with the archaeological site and identifies a CMA that should be protected. The CMA is shown in Figure 1.2. This appendix provides a summary of the archaeological work.

3.1 Archaeological Methodology

GML undertook archaeological test excavation investigations at the Sunnyside homestead site. All historical archaeological works were approved under Section 140 of the Heritage Act 1977, application number 2019/S140/016.

The test excavation methodology was guided by an Archaeological Research Design (GML 2018b) and aimed to address research questions which focused on rural life at Sunnyside and the operation of the former dairy. A further aim of the excavation was to determine the location, nature and extent of the archaeological fabric which remained within the listed Sunnyside curtilage. This outcome was important as it informed the future design of the public park. The ability to retain historical archaeology associated with the former house depends on its nature (the physical remains), its condition (whether the archaeological features were intact or degrading), and its ability to tell a story about this place (the archaeological values able to inform people about the former uses of this place).

The archaeological work was conducted in two phases (Figure 3.1). The first phase investigated areas around the periphery of a core zone with the highest archaeological potential. This phase aimed to identify whether archaeological materials or evidence of landform modifications were located outside the proposed Sunnyside Park boundary, albeit inside the LEP Sunnyside curtilage. The second phase was undertaken following the

demolition of the extant non-heritage items and removal of vegetation. The work involved the excavation of 24 trenches and work in five further areas (called A to E), which resulted in the identification of material evidence attributed with two historical phases of Sunnyside's development, occupation, and use.



Figure 3.1 Location of 24 trenches and excavation Areas A to E. Phase 1 trenches (T1 to T10) are shown in pink, phase 2 trenches (T11-T24) and areas (A to E) are outlined in red. (Source: GML Heritage and Guy Hazell, 2021)

3.2 Archaeology Outcomes

The first phase of the archaeological work investigated areas around the periphery of a core zone with the lowest archaeological potential. This phase aimed to identify whether archaeological materials or evidence of landform modifications were located outside the proposed Sunnyside Park boundary, albeit inside the LEP Sunnyside curtilage. This phase of work did not identify any historical archaeology.

The second phase was undertaken following the demolition of the extant non-heritage items and removal of vegetation. The work involved the excavation of 24 trenches and

work in five further areas (called A to E), which resulted in the identification of material evidence attributed with two historical phases of Sunnyside's development, occupation, and use.

The testing program identified archaeological remains that relate to the historical occupation and use of Sunnyside in the late nineteenth and early twentieth centuries (c.1880s to 1920s). This phase has been termed 'Sunnyside Phase 1'. Between the 1920s to 1940s most of the earlier farm buildings were replaced or upgraded with new facilities that remained until demolition—this is termed 'Sunnyside Phase 2'.

Phase 1 archaeological remains are of local heritage value, and included:

- the sandstone rubblework footings of the c.1880s first Sunnyside house (in Area B);
- brick and concrete dairy surfaces and the remains of an ancillary building (Area A);
- and the base of a brick pail closet (Area C).

Phase 2 fabric, which does not meet the threshold for local significance, includes:

- several concrete pads and footings;
- a number of miscellaneous post holes and posts associate with recently removed buildings;
- a mid to late twentieth century rubbish pit;
- a rough brick and concrete surface below two fig trees; and
- a concrete surface to the east of the fig trees.

We note that the occupants of Sunnyside re-used locations when redeveloping eg the house site, toilet and dairy were all reused between Phases 1 and 2. The archaeological remains can be grouped into four zones of activity (Figure 3.2).

The Sunnyside Archaeological Test Excavation Report (GML 2021) provides details of these works and should be referred to for more information. A summary of key archaeological heritage items and fabric is provided here.



Figure 3.2 Archaeological zones within the study area. (Source: GML Heritage 2021, aerial image by Guy Hazell)



Figure 3.3 Showing the remains of Sunnyside Phase 1 (sandstone), overbuilt by Sunnyside Phase 2 (machine cut bricks). (AR #177, facing NW).

3.2.1 Sunnyside House

The footings of the first Sunnyside house were identified below the second house which had been built above the remains (Figure 3.3). The first house was square, relatively small, and may have had an earthen floor and thatched roof. It represents the foundation remains of a rare example of a house built in the Irish vernacular architectural tradition. The rear of the house (facing west) had a double to single row of sandstock bricks, which *could* have formed the base of a lean-to.

An assemblage of 485 artefacts was recovered during testing. None of the artefacts were from sealed contexts, and none were from significant or early contexts. The majority (around 60%) of the artefacts were recovered from the subfloor deposits associated with the second Sunnyside House. These represent a typical twentieth century domestic assemblage. The remainder of the artefacts were recovered from the soil covering various features.

3.2.2 The Pail Closet

The pail closet base was found to the west of the house. It was built of sandstock bricks and had later been resurfaced with a concrete slab (Figure 3.5). It likely that it remained in use into the second half of the twentieth century. The pail closet was located to the rear of the Sunnyside House, approximately 20m from the rear of the lean-to.

Interestingly the pail closet was orientated to the north (based on the brick pattern), with a door likely facing in the direction of Mount Kiera. Whilst the late nineteenth century ablutions at Sunnyside may not have been salubrious, the view certainly would have been appreciated on a daily basis.



Figure 3.5 Showing the remains of Pail Closet, with a view to Mount Kiera. (AR #137, facing NNE)

3.2.3 The Dairy

The remains of the dairy included three zones (Figure 3.6), which led to an ancillary building abutting the entrance driveway. The dairy's first zone, located upslope and constructed on a flat surface was a concrete surface with concrete footings. The abutted two separate dry pressed brick pavements, which were lined by timber posts. On the basis of the materials present (the bricks and concrete), it is likely that the dairy was

built in the early twentieth century during the Sunnyside Phase 1. The dairy remains provide evidence for the daily movement of cows for milking, the process of milking, and subsequent 'cream-on' separation of butter milk from the whey. The two brick walls found to the south of the dairy surfaces may represent an ancillary building for the storage of milk prior to collection.



Figure 3.6 Showing the remains of the dairy, with three different surfaces relating to different functional areas (concrete, leading to two separate dry pressed brick pavements). The north facing pasture in the background. (AR #14, facing NW).



Figure 3.7 Showing the southern portion of the dairy paving and concrete surface.

3.3 The Conservation Management Area

Based on the archaeological findings, GML recommended an updated Conservation Management Area (CMA) that includes the archaeological remains of the first Sunnyside house, the pail closet base, and the dairy and ancillary building. The extent of this zone is shown in Figure 1.2 (and repeated as Figure 3.8 for convenience). These features tell the story of the living conditions in this rural setting during its first historical phase connected with the regional dairying industry.



Figure 3.8 The redefined Conservation Management Area, which includes all Phase 1 archaeological fabric. (GML Heritage 2021, aerial image by Guy Hazell)