

BASELINE HERITAGE AND ARCHAEOLOGICAL REPORT

PROPOSAL: NEW SECONDARY DWELLING

PROPERTY: H/N 2 MANOR ROAD, INGLESIDE (LOT 81 IN DP 866452)

Introduction

Romic Planning has been engaged by Mr John Vumbaca to provide a baseline Historical Archaeological Assessment Report for a development proposal to construct a new secondary dwelling at H/N 2 Manor Road, Ingleside.

This Report will evaluate the impacts of the development proposal on any possible historical archaeological resources at the property being remnants of the former gunpower factory- Powderworks Ruins.

The Report will also rely on studies and literature that was prepared and commissioned by others in the past and we acknowledge this as an important resource.

We have been advised by Mr John Vumbaca, who is the proprietor of the land holding, that this property has been in the ownership of the Vumbaca Family since the 1920's and extensive knowledge of the site is known by them.

Their extensive knowledge of the land will also assist us in understanding the presence of any possible historical archaeological resources at the property as their knowledge has been relied upon by other authors in the past.

Heritage Listings

The following advice is issued based on our desktop review, site inspection and understanding of the locality.

Schedule 5 Environmental Heritage, Part 3 Archaeological sites of Pittwater Local Environmental Plan 2014, identifies the following items to be of Local significance:

Suburb	Item Name	Address	Property description	Significant	A SHI No
Ingleside	"Ruins of Powder Works"	2 and 10 Manor Road	Lots 81 and 82, DP 866452	Local	2270133

Methodology and Limitations

This Historical Archaeological Assessment has been prepared taking into consideration the principles and procedures established by Heritage Branch, 2009- Assessing Significance for Historical Archaeological Sites and Relics.

Heritage Act 1977

The Heritage Act 1977 is intended to conserve the environmental heritage of NSW and to regulate development impacts on the State's heritage assets. Significant historical archaeological features are afforded automatic statutory protection by the relic's provisions of the Heritage Act.

A relic is defined as any deposit, artefact, object or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- is of State or local heritage significance.

In accordance with Section 139 of the Heritage Act, it is an offence to disturb or excavate land, where this may affect a relic, without the approval/excavation permit of the NSW Heritage Council, unless an endorsed Exemption or Exception is issued for works.

In general, sites which may contain archaeological relics are managed under Sections 140 and 141 of the Heritage Act.

Any remnants of the Powderworks Ruins and moreover the factory never became operational and is not considered to be relics; but are instead referred to as a building(s) or work(s).

Human skeletal remains can be identified as either an Aboriginal object or non-Aboriginal relic depending on ancestry of the individual (Aboriginal or non-Aboriginal) and burial context (archaeological or non-archaeological).

Remains are considered to be archaeological when the time elapsed since death is suspected of being 100 years or more. Depending on ancestry and context, different legislation applies.

Where it is suspected that less than 100 years has elapsed since death, the human skeletal remains come under the jurisdiction of the State Coroner and the Coroners Act 2009 (NSW).

A reportable death and under legal notification obligations set out in s35(2); a person must report the death to a police officer, a coroner or an assistant coroner as soon as possible. This applies to all human remains less than 100 years old regardless of ancestry (i.e. both Aboriginal and non-Aboriginal remains) and public health controls may also apply.

As a rule, an archaeological relic requires discovery or examination through the act of excavation. An archaeological excavation permit under Section 140 of the Heritage Act 1977 is required to do this.

Historic background including previous Reports and Studies

We have relied on the following background information in making our recommendations and we note this literature was obtained for the purposes of the Precinct Planning process for the Ingleside Release Area that was coordinated by the State Government and includes:

- Historical Powderworks Photographs (held at **Attachment 1**), undated and supplied by Family Vumbaca.
- Pittwater Heritage Inventory dated 21 May 2014 (held at **Attachment 2**) by the Heritage Branch, NSW Department of Planning.
- Ingleside Precinct Non-Indigenous Heritage Assessment Report prepared for NSW Department of Planning and Environment, May 2016 (held at **Attachment 3**) by GML Heritage.
- Ingleside Precinct Heritage Interpretation Strategy Report prepared for NSW Department of Planning and Environment, May 2016 (held at **Attachment 4**) by GML Heritage.
- Draft Ingleside Place Strategy, May 2021 (held at **Attachment 5**) by Department of Planning, Industry and Environment.

We also note that our Statement of Environmental Effects by the same author, dated 23 February 2023 provided some background information and this Report is to be read in conjunction with this earlier report.

We highlight the fact a revised building design scheme has also been prepared where the front and side setbacks to the secondary dwelling have been increased and the former car port and driveway is removed and is no longer proposed.

Summary of Urban Development for the Locality

Ingleside

In 1884 Carl von Bieren bought 320 acres of land high on Sugar Loaf hill, adjacent to present day Mona Vale Road, overlooking Mona Vale to the east and Narrabeen lagoon to the south. He planned to manufacture explosives and built large factory in a gully.

Unfortunately, his venture failed and he went bankrupt. He fled the country but was arrested in England, returned to Australia and imprisoned. His elaborate home, Ingleside House, gives its name to this area. Powderworks Road, as it came to be called, was surveyed in 1885.

At the beginning of the twentieth century Florence and Isaac Larkin took over as caretakers at Ingleside House and farmed nearby. The house was burned down and a new Ingleside House was built in 1939.

In 1951 the state government restricted subdivision and building on any lots less than 2 acres, consequently Ingleside has retained a rural character. A notable building is the Baha'i temple dedicated in 1961 (courtesy Northern Beaches Council).

The development site is part of an archaeological heritage item and we note that the listing covers both land holdings at H/N's 2 and 10 Manor Road, Ingleside. Both these properties are separate land holdings and are owned by separate proprietors.

For the purposes of this Report, it will only review the land holding known as H/N 2 Manor Road, Ingleside which is positioned opposite Ingleside House.

We have provided our assessment and opinion and this is formulated based on the following material which is taken from available sources for the study area.

We have shown a circle with a purple broken outline to better identify the study area and to frame the historical context of the urban development that followed the decommissioning of the Powderworks factory around 1886 to understand disturbances and site conditions.

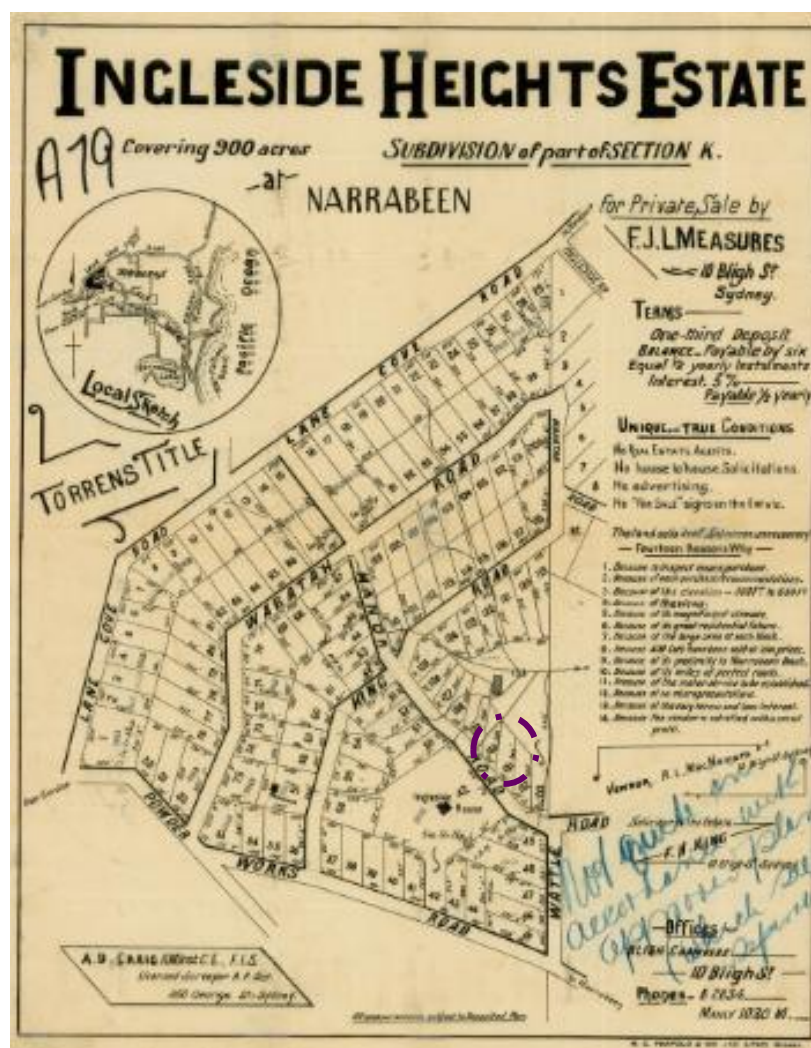


Figure 1, Sales plan for allotments on Powderworks Road, Lane Cove Road, (now Mona Vale Road), Waratah Road and King Road, Ingleside.

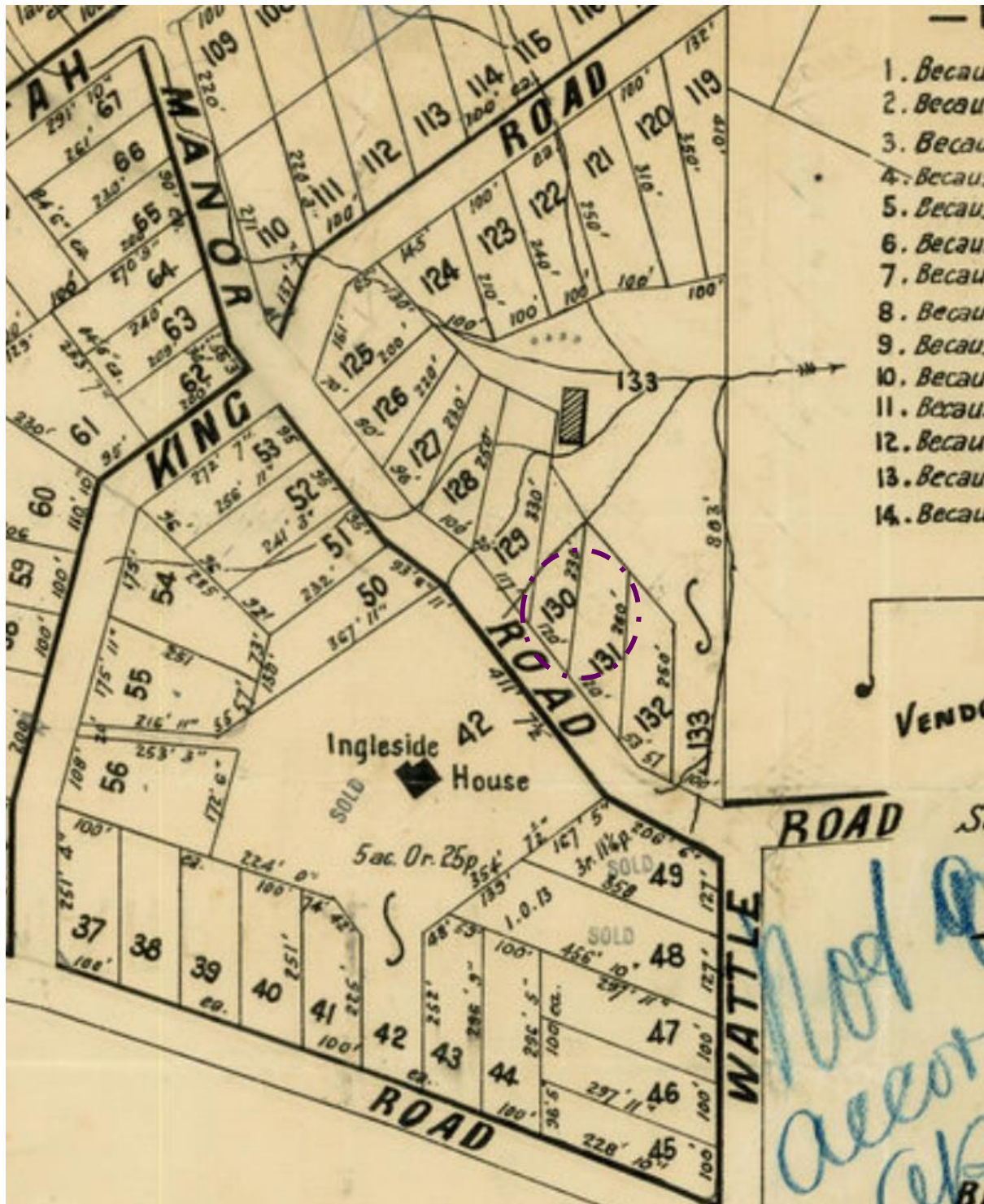


Figure II, Close up of the subdivision plan and Ingleside House is clearly evident and a large outbuilding.



Location of Ruins
and is inaccessible
by foot (see
Figures X and XII)

Figure III, 1955 Historical Image, nil disturbance or features. Location of Ruins in red dot and is shown on following images.



Figure IV, 1965 Historical Image, nil disturbance or features.



Figure V, 1975 Historical Image, nil disturbance or features.

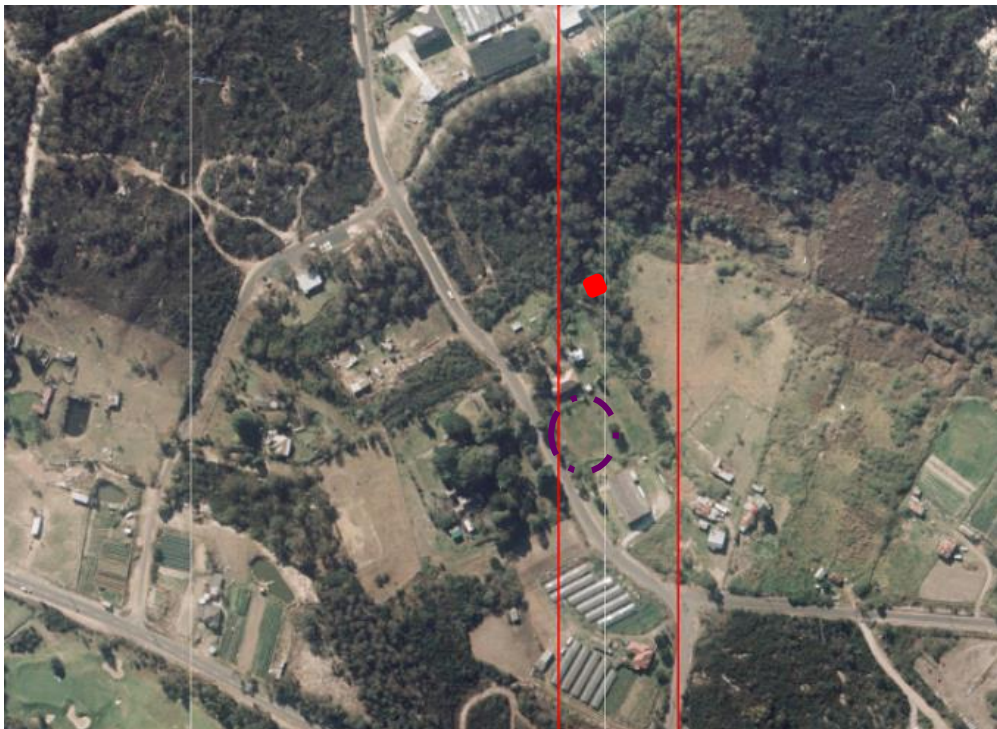


Figure VI, 1986 Historical Image, main residence evident and nil disturbance or features.



Figure VII, 1996 Historical Image, which shows slight disturbance in the study area.



Figure VIII, 2005 Historical Image, which shows disturbance in the study area.

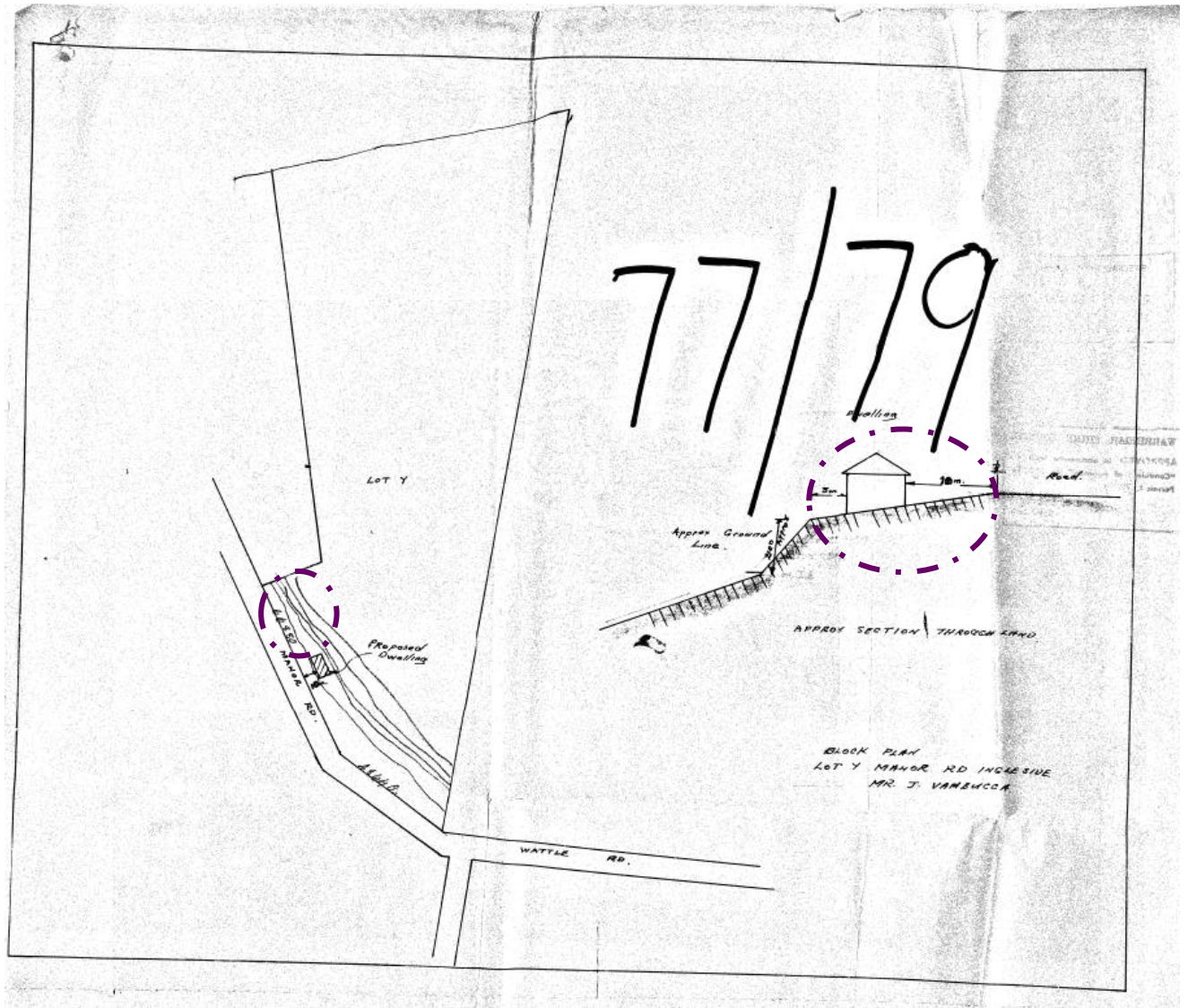


Figure IX, approved site plan of the main residence found on the land holding (approved in 1978) and cross section of disturbed ground along the front setback to Manor Road.

Review of previous Reports and Studies

We already have provided our viewpoint on heritage considerations in our earlier Statement of Environmental Effects and that we have observed that the works in our belief would be within acceptable limits and the revised architectural scheme provides for an improved spatial outcome.

From this point, Council has requested further clarification on historical archaeology, and based on our review of the earlier literature, we have extracted the relevant findings to assist our assessment on what we already know about the Powderworks Ruins over the land identified as H/N 2 Manor Road, Ingleside and have attached historical photographs at Attachment 1 of the former factory.

To narrow down the scope and to provide some clarity on general considerations such as integrity and intactness, heritage curtilage and mapping of any high or moderate potential areas of archaeological significance, we make these observations as this was done by other experts.

The overall integrity and intactness of the Powderworks Ruins are dilapidated, and we note that the ruins have a low level of integrity as they are not substantially intact and perform no function (Attachment 2, Page 3, Pittwater Heritage Inventory dated 21 May 2014).

Regarding any heritage curtilage considerations, the Ingleside Precinct—Non-Indigenous Heritage Assessment, May 2016 concluded a heritage curtilage would not be pursued and the items would be managed as identified in the current areas listed in Pittwater Local Environmental Plan 2014 (Attachment 2, Page 54). We would say this is likely to the low level of integrity and poor condition of the factory ruins.

In response to any known mapping any high or moderate potential areas of archaeological significance of the Powderworks Ruins, we rely on the Ingleside Precinct—Non-Indigenous Heritage Assessment, May 2016 by GML Heritage mapping (Attachment 3, the 2016 Study) that provides the best resource of information.

It was also observed that the potential archaeological remains of the Powderworks Ruins would likely include sandstone footings and the associated floor surfaces of various factory buildings, retaining walls, connecting road and paths, timber elements of rails, crossings and other buildings' walls, the large platform with the gun pit and stairs, associated infrastructure (drains, flues, pipes/conduits) and isolated artefacts (tools, personal objects, etc).

The 2016 Study accepts that the dense vegetation did not allow for more detailed site survey and only an indicative location of the potential historical archaeological resource within the site was provided by the mapping carried out and this was known as Figure 5.13 and is presented below (Attachment 3, Page 86 and figure 5.13, Ingleside Precinct—Non-Indigenous Heritage Assessment, May 2016).

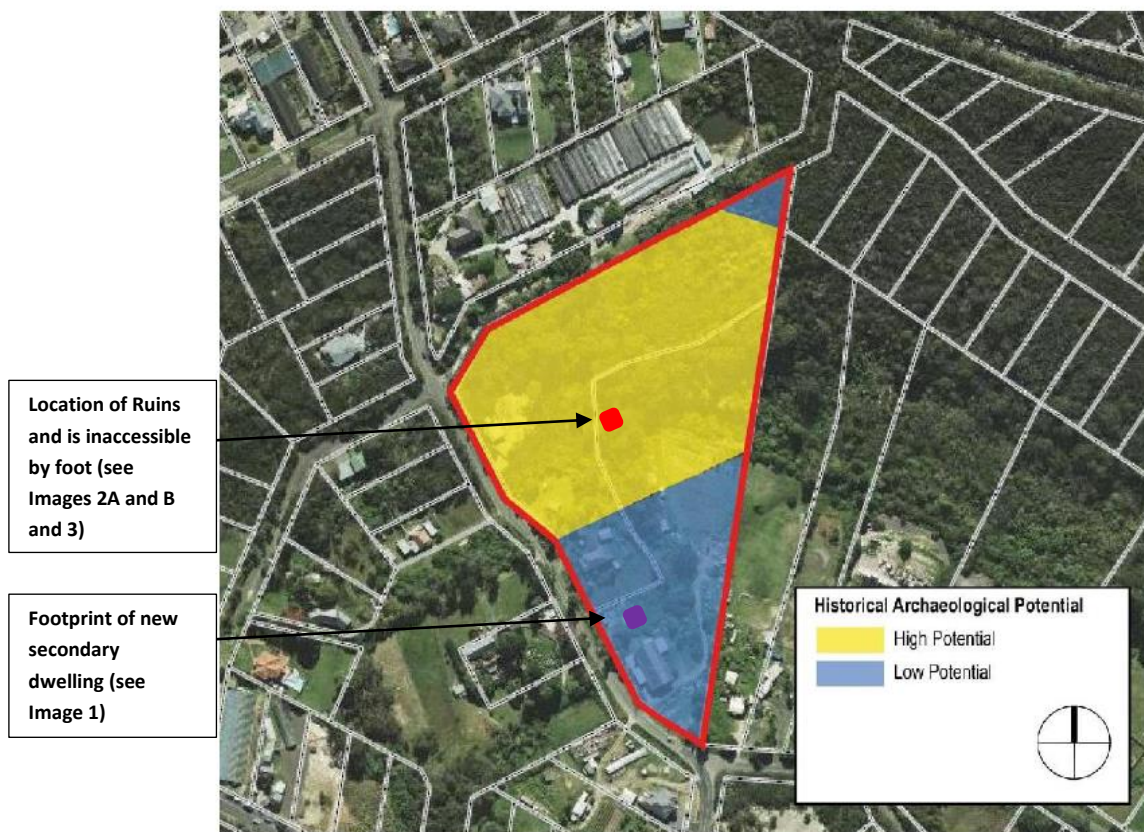


Figure 5.13 Aerial of the Powderworks factory complex showing areas of archaeological potential. (Source: Google Earth with GML additions 2014)

Figure X, Extract of potential historical archaeological sensitivity from the 2016 Study and location of Ruins.

We note the location of the new secondary dwelling is positioned over the portion of the site shown as low potential or is commonly known as being disturbed. We would say that this is consistent with our findings and based on the aerial imagery and site conditions encountered.

We have nominated the footprint of the new secondary dwelling (shown in purple tone) on the same aerial image relied upon by the 2016 Study and the Ruins (shown in red tone).

We also recognise the footprint of the new secondary dwelling is positioned on existing disturbed land and that given the topography of the land, the front setback of the land holding has been used for residential accommodation purposes, where the main residence was constructed around the early 1980's and additional disturbance occurred in 2005 for the storage activity.

Based on our discussions with Mr Vumbaca and his extensive knowledge of the site, there is no evidence of any additional structures or features within the study area of the secondary dwelling footprint is unlikely and that any historical pavements or buried roads or other structures would not be present from this anecdotal evidence.

We note that the Vumbaca Family have owned the site since the 1920's and the historical potential historical archaeological sensitivity in the 2016 Study is consistent with their knowledge of the Powderworks Ruins.

We agree the area identified as high potential on the 2016 Study is inaccessible and is covered by dense vegetation and is shown in the images below.



Image 1, condition of the area where the secondary dwelling footprint is to be situated and is highly disturbed ground.



Images 2A and B, columns of the Ruins (site location shown at Figure X).



Image 3, stone Ruins (site location shown at Figure X).

Given this disturbance of the study area, we believe the study area does not yield new information relating to the occupation of the area as an industrial activity.

Further to these observations, we note the 2016 Study recommendations were absorbed to create Character Area 4 precinct for the draft Ingleside Place Strategy (Attachment 5) or in other words, forward land use mapping which provides for an insight of the desired land uses in and around the curtilage of the study area and is presented below based on the pros and cons of an area.

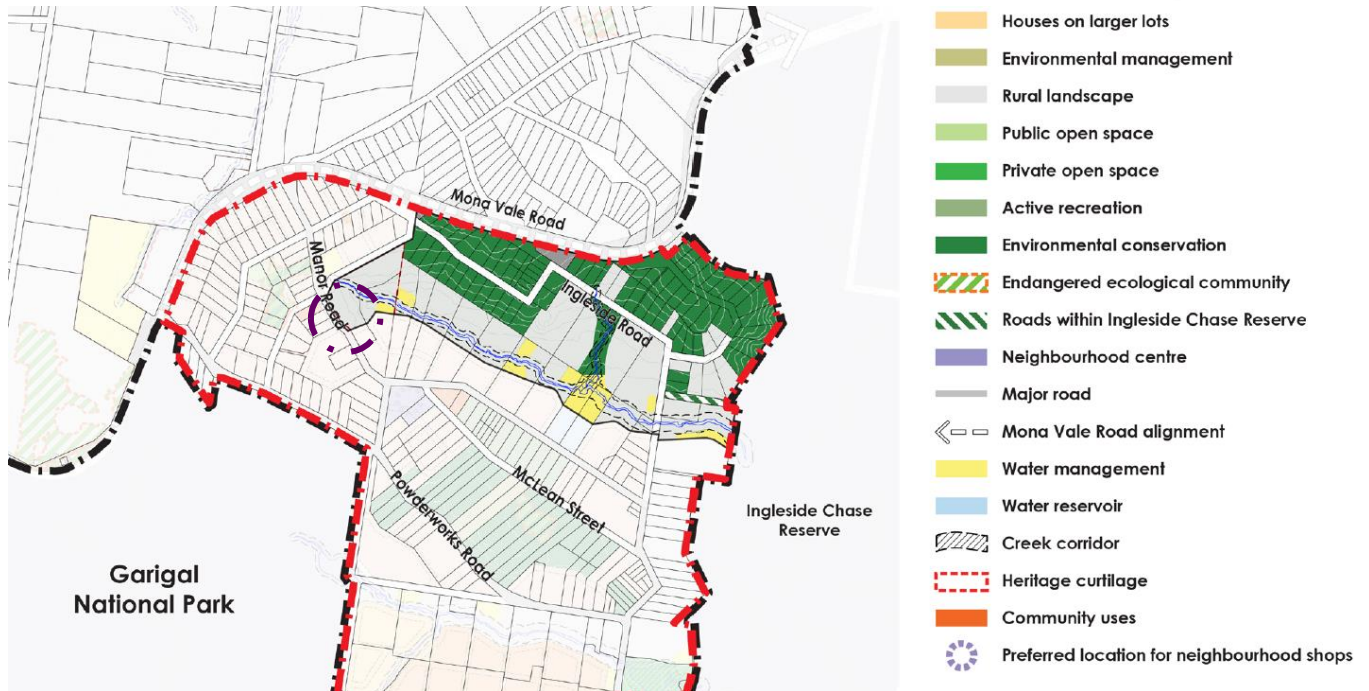


Figure XI, Character Area 4 Mapping of the draft Ingleside Place Strategy.

A closeup of the map is provided below.



Figure XII, closeup of the Character Area 4 Mapping of the draft Ingleside Place Strategy where the high potential historical archaeological is nominated.

The map at Figure X shows the front part of the land holding that is shown to be low historical potential historical archaeological sensitivity in the 2016 Study would be used for low density purposes and that includes the study area of the secondary dwelling that is consistent with Figure XII.

Under Figure XII, a loop road is identified to provide access to the area of high potential that follows the creek corridor that is shown in heavy black edging.

And the rear part of the land holding that is shown to be high potential would be likely used for water management purposes i.e., regional basin, trunk drainage/Creek corridor shown in yellow.

Based on the review of the forward planning research and strategic land use mapping created by other experts and based on literature, we have concluded that any potential archaeological resources are likely to be limited and unlikely to add substantially to our understanding of the historical development of the Powderworks Ruins for this part of the study area of where the secondary dwelling is proposed as all past studies and forward planning documents are consistent with this view point.

Findings

From a heritage and archaeological viewpoint, we agree that Powderworks Ruins would be conserved within the surface area identified in the high historical archaeological potential and the area of the proposed secondary dwelling footprint is highly disturbed and hence the low sensitivity distribution afforded by the 2016 Study remains the same.

We have concluded the high historical archaeological potential of the land holding would at some point in the future be earmarked for drainage purposes given the contours of the locality in general are reflective of this to occur and is a natural occurrence.

The remaining portion of the site that is of high potential by the 2016 Study will not to be affected by this development proposal and we note that this area is covered by thick vegetation and shaded as high sensitivity in Figure X and is consistent with our review of the site condition, and that potential archaeological remains may be prevalent in this area.

We also recognise that any former elements of buildings were dismantled over time and building materials repurposed elsewhere.

We are of the view that the area of the new secondary dwelling footprint may result in nil opportunities for heritage and archaeological considerations as this is due to the clearing and disturbance which has occurred over this part of the land holding.

Moreover, the proposed construction of the secondary dwelling would not identify any new opportunities in our experience based on this evidence at hand.

Conclusion and Recommendations

From a heritage point of view, the past records and literature and likewise the 2016 Study shows the footprint of the secondary dwelling will have minimum impact on the archaeological resources of the site and any further archaeological study would offer little information.

No further Archaeological considerations are necessary as extensive disturbance occurred based on the findings and recommendations of past literature and extracts have been referenced in this Report as supportive evidence.

We also feel that based on our review and findings, an Archaeological Research Design and Excavation Methodology is not necessary in this instance as the proposed works occur on the portion of land shown as low historical archaeological potential.

If there was no background information, we would suggest it would be needed and, in this instance, its clearly unnecessary for the study area.

Given the site's heritage listing, we feel that any future development of the site outside the confines of the study area in this Report will need to be investigated.

We note that any unexpected archaeological relics that are present in the study area remain protected by the Heritage Act.

Given the low historical archaeological potential of the study area, an Exception from the need for an Excavation Permit, under Section 139 of the Heritage Act, should be obtained prior to any ground disturbance works at the site.

Following issue of the Exception for an Excavation Permit, a program of archaeological monitoring should be undertaken in conjunction with any ground disturbance works to allow for any potential historical archaeological remains that may survive at this site to be identified and appropriately recorded.

If unexpected Local significant historical archaeological remains not identified in this Report are discovered on site, all works in the affected areas should cease and the NSW Heritage Division should be notified immediately, in accordance with Section 146 of the Heritage Act.

Further assessment or approval under the Heritage Act may be required before works could recommence in the affected areas identified.

If during any stage of the works, unexpected historical archaeological remains are encountered, the works in the affected area should stop, and a qualified archaeologist should be notified to provide further assessment.

If the exposed remains are assessed to be archaeological relics, the Heritage Division should be notified under Section 146 of the Heritage Act.

The following conditions of consent are recommended:

UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS

The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified.

Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

ABORIGINAL OBJECTS

Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with the National Parks and Wildlife Act 1974 (as amended).

Works affecting Aboriginal objects on the site must not continue until the Office of Environment and Heritage has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the National Parks and Wildlife Act 1974.

Momcilo (Momo) Romic

BTP (UNSW), MEM (UNSW)

NSW Builder Licence No. 252856C

18 October 2023

Supporting documentation

Attachment	Document title
1	Historical Photographs undated and supplied by Family Vumbaca.
2	Pittwater Heritage Inventory dated 21 May 2014 by the Heritage Branch, NSW Department of Planning.
3	Ingleside Precinct Non-Indigenous Heritage Assessment Report prepared for NSW Department of Planning and Environment, May 2016 by GML Heritage.
4	Ingleside Precinct Heritage Interpretation Strategy Report prepared for NSW Department of Planning and Environment, May 2016 by GML Heritage.
5	Draft Ingleside Place Strategy, May 2021 by Department of Planning, Industry and Environment

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