



23 October, 2007

Cracknell Lonergan Architects
156a Church Street
CAMPERDOWN NSW 2050

Attention: Ms Leanne Senzamici

Re: Pemulwuy Project SEPP 55

Further to your request we have reviewed the synopsis of the report titled "Documentary Evidence" for the Pemulwuy Project which outlines a detailed history of the site. A synopsis is attached for reference.

The report indicates the site has predominantly a history of residential use since the late 1800's.

On this basis and considering SEPP 55 issues the project area would pose a low risk for contamination.

Yours faithfully

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Pemulwuy Project – History Summary 2 – the subject site.

The subject site is situated in Redfern, south of Cleveland Street on the eastern side of Abercrombie Street and bounded on the east by the railway line from Redfern to Central Station. The project comprises of all properties bounded by Vine, Louis, Eveleigh & Caroline Streets, as well as some properties on the eastern side of Eveleigh Street, the southern side of Caroline Street and includes properties on the corner of Lawson Street and Eveleigh Streets. There is a natural fall from south to north, once facilitating a commanding view of Blackwattle Bay and the Parramatta River.

The site is part of 95 acres granted to William Chippendale in 1819, which extended both sides of (present) Cleveland Street, bounded on the east by Botany Road (marking Redfern's 100 acre grant) and on the west by the Black Wattle Swamp Creek and Shepherd's grant (which became Darlington). In 1821, Chippendale's grant was transferred to Solomon Levey, who had interest in neighbouring land to the south, granted to William Hutchinson, where he established a watermill at the Waterloo Swamp. Levey's partner, Robert Cooper was granted land on the north west (Parramatta Road) where he established Cooper's Distillery Brewery at the Blackwattle Swamp Creek. After establishing land acquisition and business interests, Levey returned to England where he died in 1833.

In 1844 William Hutchinson, who was also granted 52 acres on the west of Chippendale's grant (to Newtown Road – developed from a Cadigal track) and was a partner of William Redfern, purchased over 62 acres of the Chippendale grant from Levey's son (also in England), containing the subject site. Hutchinson's purchase extended from Cleveland Street (marking Macquarie's southern boundary of the town) to the northern boundary of his own grant. The area became known as Hutchinson's Paddock, divided into large Blocks, possibly leased as market gardens. Abercrombie Place, established about this time, divided Hutchinson's Paddock, following more or less the direction of the Blackwattle Swamp Creek.

When Hutchinson died in 1846, his son-in-law John Rose Holden, city alderman, administered the estate and built 'Everleigh' (Eveleigh) House (after his mother's maiden name), located just north of the present Community Centre. He returned to England in 1853.

In 1850s the railway was carved through Hutchinson's paddock and Chisholm's farmland, the first station named Eveleigh, opening 1855 with the railway.

In 1860 John Rose Holden died in England and his son, George Holden (a Medical Practitioner living in Berkshire, England) gave his power of Attorney to Thomas McCulloch, solicitor. Thomas Shadforth (lieutenant & company director) may have lived at Eveleigh House at this time. He died there in August 1862. McCulloch lived at Eveleigh House 1865-69.

In 1876, the registered proprietor (PA 4281) of the land comprising *Eveleigh House* and grounds (value £7000) - bounded on the west by Abercrombie Street, the east by Eveleigh Street, the north by present Vine Street and the south by a fence line (along the rear of the present Community Centre) *Hugo Louis* Beyers. (who lived at Hill End). In August 1878 Hugo Louis Beyers subdivided the property into 37 allotments for sale (DP 374).

In 1880, land and south of the Eveleigh estate (DP 530), between Abercrombie Street and Eveleigh Street and bounded on the south by Wells (later Lawson) Street was owned by William, John and Tom Bakewell, bricklayers (PA 4899), and valued at £10,500.

In 1882 clearance began for the Eveleigh workshops (on Chisholm's grant) and brick 2-storey dwellings in terrace rows were constructed over the Eveleigh Estate, occupied by workers of

the Eveleigh Workshops and local industry, into the mid 20th century, when the area was zoned Light Industrial.

The housing generally remained cheap rental accommodation, managed without substantial repair into the 1970s. Some houses were demolished to build 2 factory buildings on the subject site: c.1921 (1-3 Louis Street, demolished 1990s) and c.1951 (corner of Vine and Eveleigh Streets – present gym), both for Bootmakers. No other industrial use has existed on the subject site. Renovations occurred in the 1970s as houses were acquired by the Aboriginal Housing Company. A new residential development comprising of 3 dwellings was constructed c.1989, replacing 5 terraces on Caroline Street. The Railway View Hotel (corner Eveleigh & Lawson Streets) was purchased by the Company in the late 1980s and renovated in the early 1990s. Most of the renovated Victorian houses have been demolished over a period c.1990 -2004, a terrace row remaining on Vine Street and the north end of Louis Street.