



# **HERITAGE INTERPRETATION STRATEGY**

PEMULWUY MIXED USE DEVELOPMENT  
The Block  
Redfern NSW 2016

FINAL  
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**PEMULWUY MIXED USE DEVELOPMENT  
THE BLOCK  
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HERITAGE INTERPRETATION PLAN**

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## 1.0 INTRODUCTION

### 1.1 Background and the Brief

This Heritage Interpretation Plan was prepared by NBRS+PARTNERS Architects for DeiCorp Construction Pty Ltd, on behalf of the Aboriginal Housing Company Limited (AHC). The Heritage Interpretation Plan is prepared to fulfil the Director General's Requirements (DGR) "Issue 13" of Application No MP06\_0101 MOD 1. The condition states:

#### *13. Heritage Interpretation*

- *A Heritage Interpretation Plan addressing the cultural and social significance of the area is to be prepared. This shall also include an assessment on the heritage significance of the railway corridor retaining wall.*
- *Archival or oral historical research together with the local Aboriginal community into the nature and significance of the Aboriginal connections with the locality as a whole is to inform the preparation of an Interpretation Plan for the site.*
- *The implementation of the heritage interpretation is to include the provision of interpretation elements within the publicly accessible open space, which is to be achieved as part of Stage 1 of the development, and incorporated in the Public Art Strategy.*

This Heritage Interpretation Plan is in accordance with the guidelines prepared by the Heritage Branch of the NSW Department of Planning, and is to be submitted to the Director General of the Department of Planning NSW for review. It will form part of the Environmental Assessment to be submitted for exhibition.

### 1.2 Site Location

Pemulwuy Mixed Use Development, The Block, Redfern, comprises an area bounded by the rail corridor to the east, Vine Street (comprising remnant terrace housing and industrial uses) to the north, Hugo Street (comprising terrace housing and Redfern Community Centre) to the west, and Caroline and parts of Lawson Street to the south (see Figure 1)

### 1.3 Study Objectives

A Heritage Interpretation Plan is a document that provides policies, strategies and advice for interpreting a heritage item or a place of cultural significance. It is based on research and analysis and aims to communicate the significance of the place, particularly where significance is obscure. The Heritage Interpretation Plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It provides practical and specific advice about how to implement the strategy.



Figure 1 – Site Location Plan showing the location of the Pemulwuy Development outlined in red

Source: Google Maps

#### 1.4 Methodology

This Heritage Interpretation Plan is prepared in accordance with the NSW Heritage Office documents entitled *Interpreting Heritage Places and Items Guidelines* (August 2005) and the *Heritage Interpretation Policy* (August 2005). The ingredients for best practice in heritage interpretation can be applied to small and large items of heritage significance. The ingredients underpin and inform best practice in heritage interpretation in New South Wales. They are derived from principles in the *NSW Heritage Act*, the *Burra Charter* and the *Australian Natural Heritage Charter* and *Ask First: A Guide to Respecting Indigenous Heritage Places and Values*. This Interpretation Plan will be guided by the following “Ingredients” outlined in the *Heritage Interpretation Policy Guidelines* (2005):

- **(1) People and Culture** - respect the special connection between people and items;
- **(2) Heritage Significance and Site Analysis** – understand the item and convey its significance;
- **(3) Records and Research** – use existing records of the item, research additional information and make the records and research publicly available (subject to security and cultural protocol);
- **(4) Audience** – Explore, respect and respond to the identified audience;

- **(5) Themes** – make reasoned choices about themes, ideas and stories;
- **(6) Engaging the Audience** – stimulate thought and dialogue, provoke response and enhance understanding;
- **(7) Context** – research and understand the physical, historical, spiritual and contemporary context of the items; and respect local amenity and culture;
- **(8) Sustaining Significance** – develop interpretation that strengthens and sustains the significance of the item, its character and authenticity;
- **(9) Conservation Planning** – integrate interpretation in conservation planning, and in all subsequent stages of a conservation project;
- **(10) Maintenance, Evaluation and Review** – include interpretation in the ongoing management of an item; provide for regular maintenance, evaluation and review;
- **(11) Skills and Knowledge** – Involve people with relevant skills, knowledge and experience; and
- **(12) Collaboration** – Collaborate with organisations and the local community

### 1.5 Report Authorship

This report was researched and prepared by Lynette Gurr, Senior Heritage Consultant, and Léonie Masson, Historian. The report was peer-reviewed by Robert Staas, Director/Heritage Consultant of NBRSPARTNERS Architects. The authors would like to thank the following people who have assisted with the preparation of this report:

- Mick Mundine, CEO, Aboriginal Housing Company (AHC); and
- Lani Tuitavake, General Manager, AHC.

### 1.6 Copyright

This report is copyright of NBRSPARTNERS (Noel Bell Ridley Smith & Partners Architects Pty Limited) and was prepared specifically for the owners of the site. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

## **2.0 IDENTIFYING THE AUDIENCE**

The audience associated with the Pemulwuy Development, The Block, Redfern comprises of four elements:

- The public at large and passersby;
- Pumulwuy Residents;
- Visitors to the site, both adults and children, using the site as a destination, attending functions at the commercial offices, retail, gymnasium, art gallery and carparking; and
- Children at Pumulwuy – residents, attending childcare facilities and passersby.

### **2.1 Public and Passersby**

Given Pumulwuy is an open site with public access throughout the site, the broad history and significance of the site would need to be interpreted at major entry points to the precinct, including the following corners:

- Lawson / Eveleigh Streets;
- Eveleigh / Vine Streets;
- Caroline / Hugo Streets; and
- Vine / Hugo Streets.

Such interpretation would be concise and broad in its scope and would need to cover the whole of the history and significance of the place through interpretive devices.

### **2.2 Pumulwuy Residents**

Pumulwuy Residents, include those living and working within and the immediate local area, are an important audience and include the following:

- Aboriginal community and Residents of Affordable Housing and within the apartment blocks;
- University students residents at the self-contained housing units;
- Children residing during the day at the child care facility; and
- Adults working within the retail, commercial and cultural precinct and visiting on a regular / daily basis.

### **2.3 Visitors to the Site**

Adults and children will visit family and friends and visit the area to attend functions at venues such as the art gallery and commercial offices. Interpretation, including text and images would be appropriate and could include:

- A site and building genealogy, providing a general overview of the development, use and significance of the site;
- Discussion of the redevelopment of the site and the various phases of development; and
- Details of previous associations with the place and future developments. Discussions with AHC identify the need for interpretation to provide an optimistic outlook, rather than dwell on the negative and traumatic associations with The Block.

### **2.4 Children Living and Cared for at Pumulwuy, The Block**

Some hands-on interpretation appropriate to the development of children is desirable. It could include a play-based device or graphics which might explain the history and significance of the place.

### **3.0 HISTORIC THEMES AND INTERPRETATION**

The Historic Themes that could be explored in the development of the site are outlined on the following table showing the Australian Historic Themes Framework, the NSW Historical Themes and an overlay of local themes. Interpretative themes and messages can be derived from the evidence according to the thematic framework.

#### **3.1 Historic Overview**

The principal phases of development of Pemulwuy, The Block, Redfern, are as follows:

1. Aboriginal occupation pre 1788
2. Early European Settlement
3. Coming of the Railway
4. Housing the Workforce – Subdivision of the Eveleigh Estate
5. Between the Wars
6. Aboriginal self determination and identity

The thematic history has been drawn from several sources including the *Statement of Heritage Impact: The Pemulwuy Project* and *Conservation Management Plan: The Settlement Neighbourhood Centre, 17 Edward Street Darlington*, both prepared by Cracknell and Lonergan Architects and Heritage Consultants. The Redfern Oral History, Redfern Waterloo Authority, and Aboriginal Housing Company web pages have also provided useful information on the history and development of the locality.

#### **3.2 Aboriginal Occupation pre 1788**

The subject site lies within the traditional lands of the Cadigal, or Gadigal people. The Cadigal tribe was one of 34 Aboriginal tribes, or bands, that inhabited the greater Sydney area. The Cadigal clan occupied a large territory stretching from South Head to Botany Bay and west to Petersham. They were one of the clans of the coastal Darug, or Eora people. Neighbouring clans of the Eora land included the Wanegal, the Kamergal, the Karegal and the Bidjigal.

##### **3.2.1 Pemulwuy (1750-1802)**

Pemulwuy is noted for his resistance to the European settlement of Australia after 1788. Historians argue about the nature and extent of Aboriginal resistance to European settlement of Australia, but if one person can be identified who clearly carried out armed warfare against the settlers of early Sydney it was Pemulwuy. In March 1797, following a pursuit by settlers, Pemulwuy led 100 men and confronted the British troops in Parramatta. Pemulwuy was shot seven times, taken to hospital and later escaped. Five others were killed instantly. Pemulwuy led several attacks which resulted in head-on confrontations with the New South Wales Corps, including the sacking of the Lane Cove settlement and the capture of Parramatta.

Pemulwuy is the name of the heroic Aboriginal warrior, one of the earliest Aboriginal men to lead the resistance of British invasion of Sydney. The Sydney suburb of Pemulwuy, New South Wales named after him as well as Pemulwuy Park in Redfern, New South Wales. Pemulwuy has become a heroic figure to Aborigines, and Eric Willmot published a novel about him in 1987.

### 3.3 Early European Settlement

The arrival of the First Fleet in 1788 had a disastrous impact on the Aboriginal tribes of the Sydney region. The Eora people were soon dispossessed of their traditional lands which were integral to their social, cultural belief, lore and communal structure. Also devastating was the introduction of diseases such as smallpox, colds, flu and measles. It is believed that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789 with only three Cadigal people remaining by 1791.

Those Eora people who survived European diseases, either fled the Sydney region to escape the threat of violence or disease, or joined others (eg Pemulwuy) to stage a resistance to European settlement of Australia.

Following European settlement, William Hutchinson, William Chippendale, William Redfern and James Chisholm received land grants in the Redfern area between 1817 and 1819 (Figure 2).

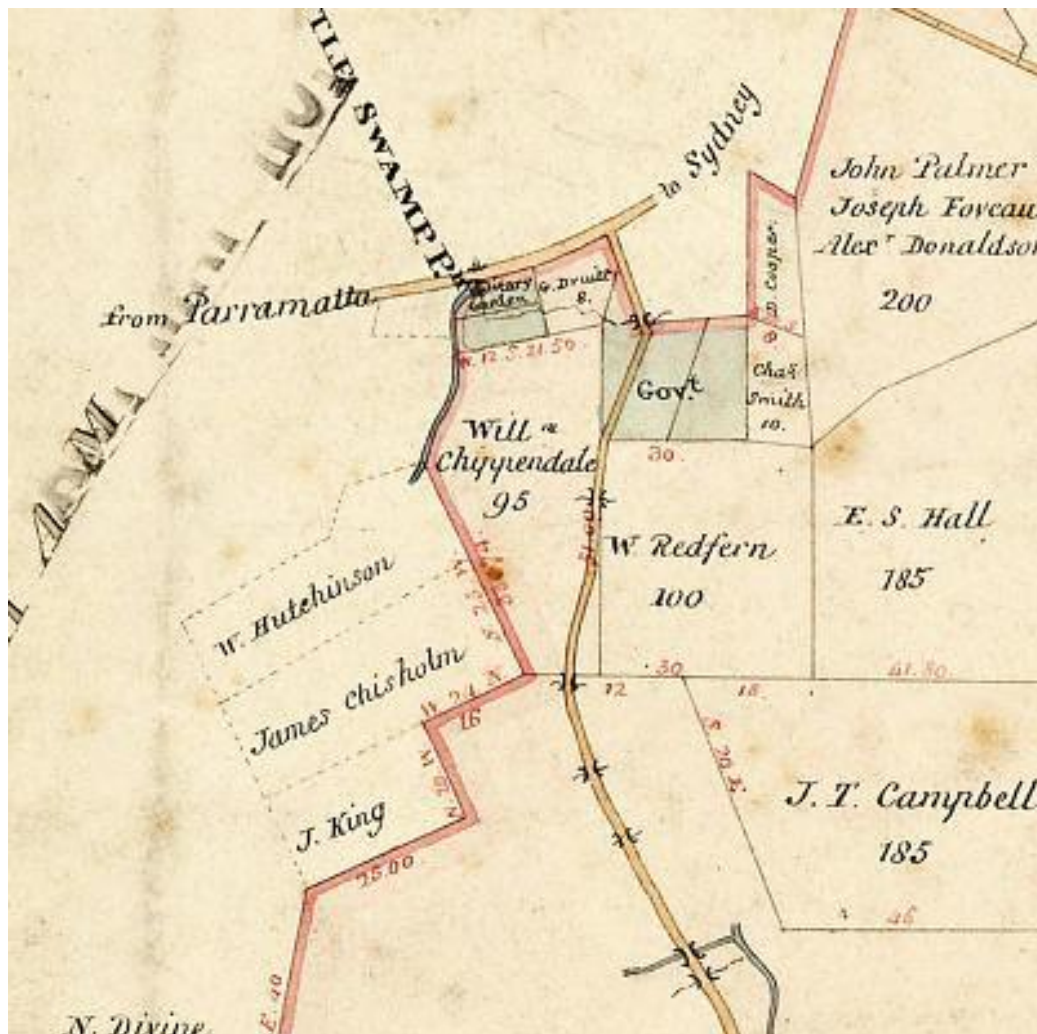


Figure 2 - Parish Map No. 14066301

Source: NSW Land & Property Management Authority

### 3.3.1 Land Grant - William Chippendale

William Chippendale's grant of 1819 extended both sides of the present Cleveland Street, and was bounded on the east by the line of Botany Road and on the west in part by the Black Wattle Swamp Creek. The "Chippendale Estate" was originally a Crown Grant of 95 acres made to William Chippendale by Governor Macquarie in 1819, on condition that at least 20 acres were to be cleared and cultivated within five years and during that time none of the land could be sold. In 1815, William Chippendale and his wife Henrietta (née Rushton), free settlers from Liverpool, arrived in Sydney with their large family. They may have occupied part of the land in present Chippendale prior to the making of the land grant, as Henrietta's father, Thomas Rushton, lived on the adjoining land.

The area of the grant made to the Chippendale's was outside the formal boundary of Sydney Town, and well beyond the Toll gates at Brickfield Hill. By 1817, William Chippendale had constructed a house on the site which included accommodation for a government man (assigned convict). Chippendale is recorded as running cattle, growing potatoes and raising barley crops there. Henrietta Chippendale died in 1816. William was left with the task of raising a large family and looking after the extensive farm. In November 1817, Chippendale shot and killed the convict brick maker, James Harris, who, together with another man, was running from Chippendale's farm after stealing potatoes from his fields near the Blackwattle Swamps.

In 1821, Chippendale sold his grant for 380 pounds to Solomon Levey, an emancipist convict turned Colonial business tycoon.<sup>1</sup> From 1825, Levey was in partnership with Daniel Cooper of the nearby "Cleveland House" in Surry Hills. Together they established a major trading company with interests in shipping, whaling and banking which allowed them to make further substantial real estate purchases including nearly all of Alexandria, Waterloo, much of the present Eastern Suburbs and land on the North Shore. Levey returned to England where he died in 1833. In 1844, his heirs sold a large part of the Chippendale property, over 62 acres, to William Hutchinson.<sup>2</sup>

### 3.3.2 William Hutchinson and Family

William Hutchinson (1772-1846), public servant and landowner, was transported to Australia in 1799 for stealing goods. Convicted of theft in Sydney he was sent to Norfolk Island. He was soon appointed overseer of government stock, an acting superintendent of convicts and, in 1809, a superintendent. He returned to Sydney and, in 1814, Macquarie appointed him principal superintendent of convicts and public works. He was an important citizen and active in the establishment of the Bank of NSW in 1816, of which he was Director. He owned real estate in the centre of Sydney, Chippendale, Liverpool, Waterloo, Parramatta and Melbourne.<sup>3</sup> In 1801, he married Mary Cooper (Chapman) who bore him eight children. Hutchinson also received a further grant of 52 acres west of Chippendale's grant in 1819 (Golden Grove Estate).

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<sup>1</sup> Old Systems Title Bk C No. 356

<sup>2</sup> Old Systems Title BK 7 No. 749

<sup>3</sup> Paul Edwin Le Roy, Hutchinson, William (1771-1846) *Australian Dictionary of Biography Online Edition*, 2006

The land which Hutchinson purchased in 1844 was the southern part of the original Chippendale grant, bounded on the north by Vine Street and extending south to the boundary of his own grant. This area, which acquired the name of "Hutchinson's Paddock", was said to be well-watered and known for its watercress beds.<sup>4</sup> As the name indicates, the area consisted largely of paddocks with only a few buildings. This land and that of his original grant were leased for market gardens to Chandler, McAuley, Warren, Fitzgerald and Griffiths.<sup>5</sup>

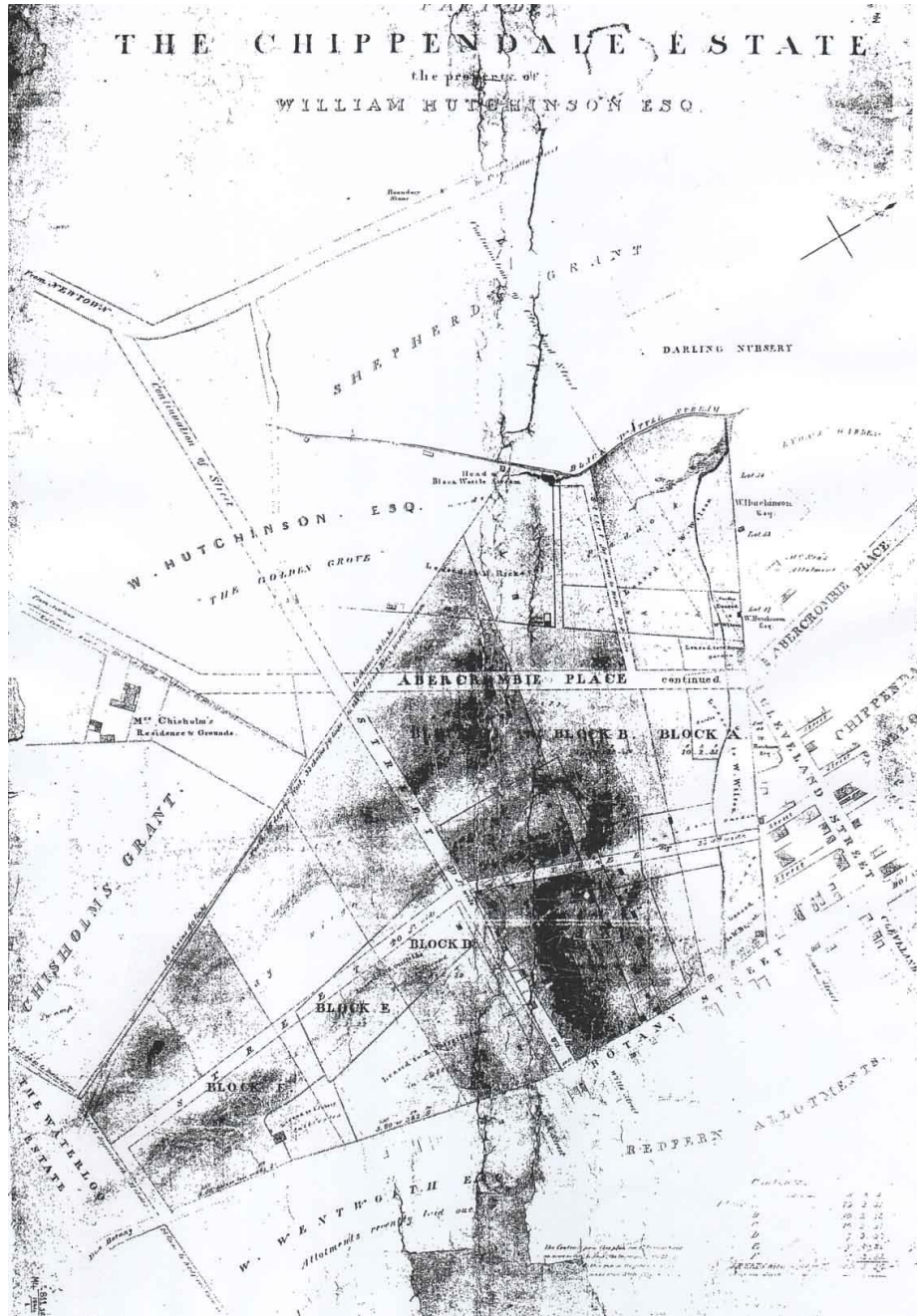


Figure 3 - 1844 Plan of part of the Chippendale Estate - Property of William Hutchinson  
Source: ML Plans ZM4 811.18194/1844/1

<sup>4</sup> Fitzgerald, S., (1990) *Chippendale: Beneath the Factory Wall*, pp 14-15

<sup>5</sup> ML Plans ZM4 811.18194/1844/1

Hutchinson appears to have subdivided his 62 acres soon after he purchased the land. The six Blocks, A to F, each contained between 7 and 10 acres (see Figure 3). He bequeathed this land to his children.

On part of Block B, Hutchinson's son-in-law, John Rose Holden, built "Eve(r)leigh House" (named after his mother's maiden name). Holden married Mary, the third daughter of William Hutchinson in 1834. He became the executor of Hutchinson's estate following his death in 1846. Holden built Everleigh House, circa 1840. Following his wife's death in 1849, Holden remarried Susan Broadhurst. They returned to England in 1853, where he died in 1860. His son, George Holden, medical practitioner living in Berkshire, England, gave his power-of-attorney to Thomas McCulloch, solicitor. McCulloch lived at Eveleigh House from 1865 to 1869. Eveleigh House (Figures 3 and 4) was located in the vicinity of Louis Street just south of Vine Street, east of Abercrombie, west of Eveleigh Street and north of Caroline Street. This is the area now referred to as 'The Block'.



Figure 4 - Reuss and Brown Plan of subdivisions in and around Sydney, 1857. Everleigh House is shown on this plan (circled in red).

Source: National Library of Australia

McCulloch subdivided Everleigh (Eveleigh), part of Hutchison's Estate, in early 1869. Richardson and Wrench sold Eveleigh House (with about three acres of land) for £2500 and 90 of the building allotments for 30 shillings to five pounds three shillings per foot frontage.<sup>6</sup> In 1878 Eveleigh House and Grounds was converted to Torrens Title by a Primary Application lodged by Hugo L Beyers,

<sup>6</sup> Property Circulars, *Sydney Morning Herald*, 26 February 1869, p3  
HERITAGE INTERPRETATION PLAN: PEMULWUY DEVELOPMENT, THE BLOCK, REDFERN

Andrew H McCulloch and George P Slade<sup>7</sup> at which date the land was subdivided into 37 allotments for sale.



Figure 5 - Portion of Trigonometrical Survey of Sydney 1865. Everleigh (Eveleigh) House is circled in red.

Source: City of Sydney Archives

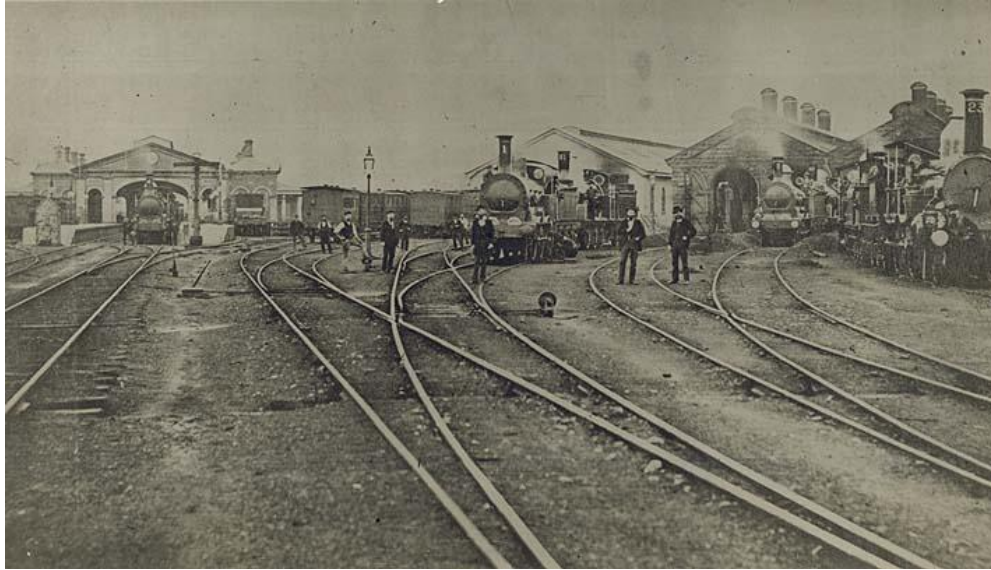
### 3.4 The Coming of the Railway

Hutchinson's estate was divided by the construction of Sydney's first railway line which extended from Sydney to Parramatta Junction and opened in 1855. Eveleigh Station was opened in 1878 and was renamed Redfern Station in 1906, following the opening of Central Railway, the new Sydney Terminus. Railway workshops were established alongside Redfern Station (located between the present Central and Redfern Stations). By 1875 these workshops were overcrowded and too small, so, following recommendations, a new site was selected nearby on sixty-two acres granted to James Chisholm. After 1880, when the Government and Chisholm came to an agreement on compensation, this land was cleared for the construction of the Eveleigh Railway Workshops.

The Eveleigh Railway Workshops consisted of carriage workshops, responsible for the building and maintenance of rolling stock, located on the north side of the railway line. On the south side of the railway line were the locomotive workshops to service and later built steam locomotive engines. By the 1880s, the railways had become the major employer in the district. The Eveleigh railway workshops were one of the largest employers in Sydney at the turn of the century, declining only in the latter half of the twentieth century. Those working at the Workshops largely lived in the surrounding suburbs of Redfern

<sup>7</sup> Government Notices: Notice under Real Property Act, *Sydney Morning Herald*, 27 April 1878, p10  
HERITAGE INTERPRETATION PLAN: PEMULWUY DEVELOPMENT, THE BLOCK, REDFERN

and Darlington. The railway dominated the industrial and employment scene of the Redfern area for many years.



*Figure 6 – View of the former Sydney Railway Station, c. 31/12/1875.*

*Source: 842/49NID, State Records*

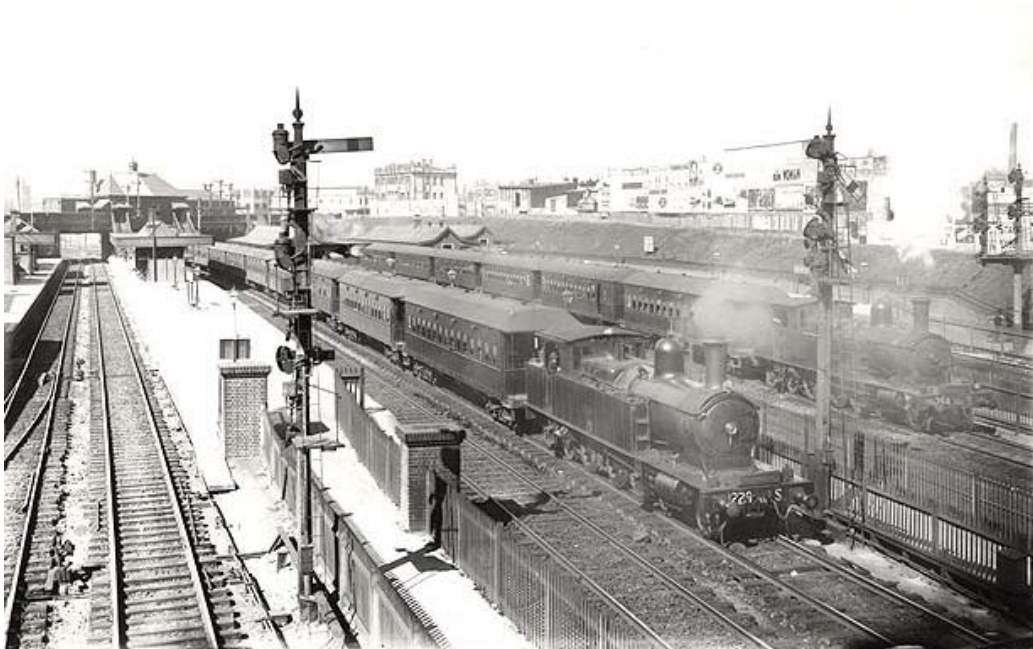


*Figure 7 - Illawarra Steam Dive under construction - view from Workmen's Footbridge Eveleigh looking west, undated.*

*Source: 877/33, State Records*



*Figure 8 - View of Redfern Railway Station, undated.  
Source: 878/20, State Records*



*Figure 9 - Redfern Railway Station, 01/01/1920.  
Source: 878, State Records*

Further resumptions of Hutchinson's land began in the 1890s as expansions to the suburban rail network took place. The present Lawson Street Overbridge was constructed in 1891 when the railway line was quadruplicated between Redfern and Eveleigh and thence to Granville, "*it is proposed to erect an overhead bridge, from which access will be provided to the various platforms...there will also be a booking office on the bridge*"<sup>8</sup>.

The residue of land comprising Hutchinson's Eveleigh Estate adjoining the railway corridor was resumed in 1911 for the widening of the railway tunnel (known as the 'Bottle Neck') and construction of additional platforms at Eveleigh Station (now Redfern Station). Redfern Railway Station was extended in 1919 and again in 1924/25 at which date it comprised 10 platforms. Construction of underground platforms for the Eastern Suburbs Railway and Illawarra lines commenced in the late 1940s but was later abandoned; the platforms were eventually rebuilt in the later 1960s.

The most recent works to the station comprise the removal of the southern footbridge (following closure of the Eveleigh Railway Workshops) in 1994, new footbridge at northern end and stair access to platforms in 1999 and works to the ticket office and station building following the riots in 2004.



Figure 10 - North face of Lawson Street Overbridge, c200?

Source: State Heritage

<sup>8</sup> *Sydney Morning Herald*, 21 January 1891, p4