



Figure 29.  
The floor to the Boardroom is richly laid parquet. This will be retained.



Figure 30.  
The parquet, although visually rich, is limited to a band around the perimeter of the room, with the centre area (and concealed by the large carpet area) laid in simple unfinished floorboards.  
The construction of the additional levels to the building will mean that the upper levels will need to be supported during construction, requiring the insertion of supports through the ceiling of the room. These will be made in the parts of the room with raw timber floor, and will align with the plain panels in the ceiling.



Figure 31.  
The executive washroom is intact. It will be retained with the insertion of an opening on its western wall to provide access to a separate bathroom area beyond.



Figure 32.

The former executive dining room was identified in earlier CMPs as matching the detailing and spatial qualities of the Boardroom and Show Bar. In the intervening years it has been stripped and converted to standard office space. It is not included in the proposed conservation works.

### 3.3 COUNTY CLARE HOTEL

The County Clare Hotel is a very good example of a simple, inner suburban workers' pub. Its ground floor is dominated by the large bar area with a smaller saloon bar adjacent and a bottle sales counter opening directly to the footpath area. An impressive stair leads to the first and second floors, with basic accommodation (separate rooms with shared bathing, cooking and lounge facilities) available on the two upper levels. Access is available to the central roof space which includes a small clothes drying area adjacent to the light well.

Although the hotel is located immediately adjacent to the former brewery site and abuts its iconic gateway structure there is no direct physical link between the two other than via the lane/driveway between the County Clare Hotel and the Administration Building.

Cellar areas are provided in the basement and accessed by a traditional timber keg slide which remains in use.

The Hotel has retained its original structural, spatial and stylistic integrity, with few major alterations to the spaces and fitout since its completion in 1939 found either through inspection of the fabric or its comparison with the original building plans. The only significant change found was the removal of the elliptical serving counter that was positioned under the corresponding ceiling feature in the main public bar area. The counter is now positioned along the wall and the main space is dominated by a casual seating area. The original internal wall tiles remain in place, a detail that is increasingly rare in public bars.

The exterior is similarly intact and continues to read as a good example of the interwar curvilinear functionalist style public hotel built of brick with prominent horizontal banding which sweeps around the adjacent corner, emphasised by the double hung timber framed windows with horizontal glazing bars that are set regularly along the face of the façade of the parapet above. The end of the building is punctuated by a prominent vertical element with art deco detailing created by the use of glazed terracotta tiles to create a stylised waterfall motif.

The street elevation below the suspended awning has lost its original glazed tiles, now having a rendered cement finish, but the remaining form and detailing of the facade is consistent with the original design, including elements such as curved glazing and art deco detailing to windows and other elements such as ventilation ducts etc. The awning soffit has also been replaced with new metal cladding.

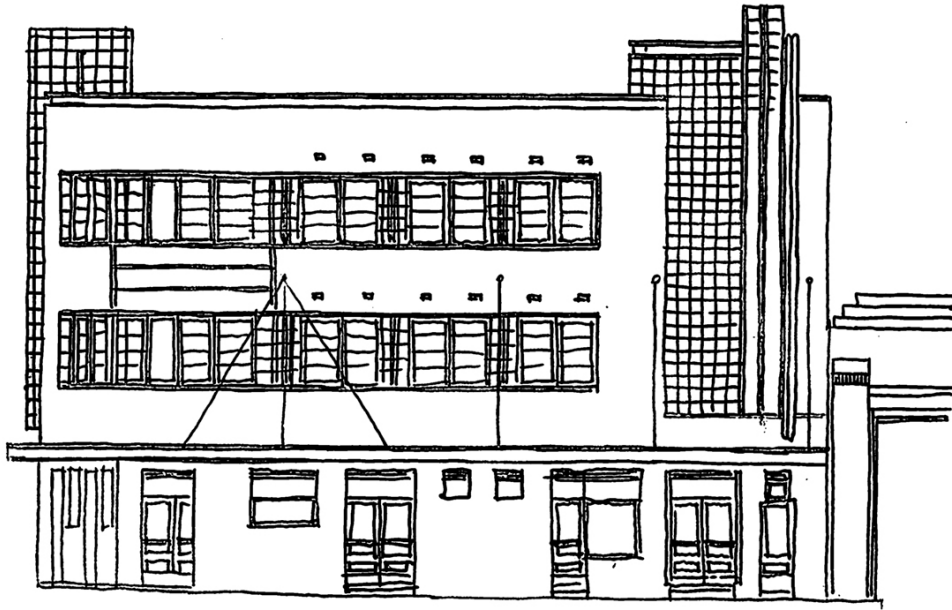


Figure 33. Northern elevation of the County Clare Hotel showing the robustly expressed Art Deco form.

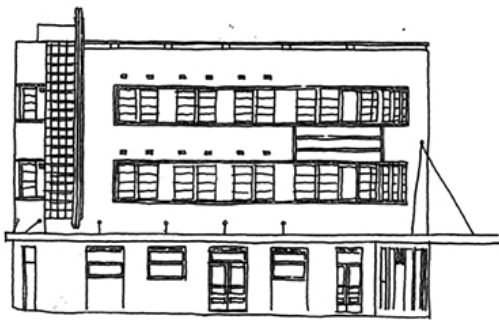


Figure 34. Eastern elevation (to Kensington Street)

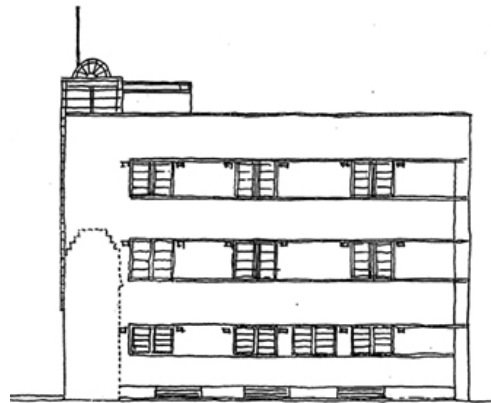


Figure 35. Western elevation (to Carlton Street)



Figure 50.

Exterior of the County Clare Hotel as it is seen from Broadway.

Note the tension between the prominent vertical and horizontal banding and the stylised waterfall motif at the edge of the building.



Figure 51.

Exterior of the Hotel viewed from the minor elevation of Kensington Street. The composition of the building is dominated the elevations seen from Broadway. The rear elevations are utilitarian.



Figure 52.

The County Clare Hotel is substantially intact, with the only significant loss of fabric being the external wall tiles at street level. This part of the facade has now been clad in grey render which will be removed and re-tiled to match the original 1930's finishes. The multiple entrances are typical of the inner city hotel of the era. The main door addresses the corner, with secondary doors and windows on each frontage. Separate entrances are also provided to the bottle shop, saloon bar and access to the upper levels of the building. These will be retained.



Figure 53.

The robustly constructed timber keystone and case chute to the cellar has survived intact and will be retained as part of the interpretation of the historic hotel as part of the new hotel development.



Figure 54.

The main Public Bar is a very good example of its type. The space was originally dominated by a long elliptical counter in the centre of the room (which was intended to maximise serving efficiency), the curve of which was reflected in the detailing still seen in the ceiling above the space. The use of the streamlined curve is a central theme to the Art Deco décor and can be found throughout the hotel.

The original central bar will be interpreted by a new oval counter bar set below the original ceiling feature.



Figure 55.

The former Saloon Bar (now the gaming room) will be adapted as the main lobby of the new hotel, with access from the adjoining link area. This will include the removal of the wall on the left of this image. The dramatically modelled partially curvilinear ceiling is intact and will remain a feature of the space.



Figure 56.

The original phone booth has survived in the corner of the former saloon bar and will be retained in the new lobby area.



Figure 57.

The take-away bottle shop area expresses strong Art Deco themes in its diminutive space. It will be retained in its existing form as the wine selection area for hotel and dining guests.



Figure 58.

WC adjacent to the bottle shop. This space is in poor condition and will be removed.

Figure 59.

The glazed panel to the door to the WC will be removed carefully and re-used appropriately elsewhere in the new works.

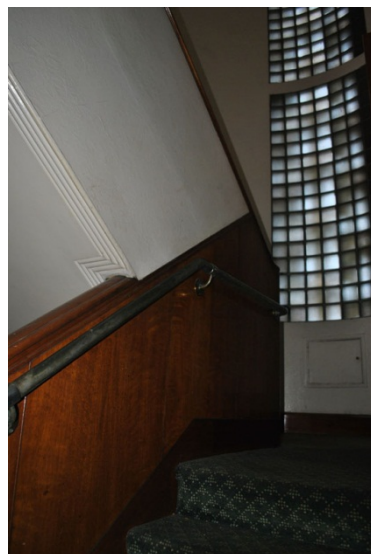


Figure 60.

The stair to the upper residential levels will be retained in its existing form as the access to the meeting and restaurant areas on the upper levels. The stair is marked by the glass tiles the follow the radius of the wall. The lower half is lined in dark timber veneer.



Figure 61.

Decorative elements include niches placed regularly up the stair fitted with simple semi-cylindrical lights.

Figure 62.

The detailing of the stair decreases as it rises, but it retains a simple elegance in form.

These elements will be retained.



Figure 63.

The Art Deco form and detailing of the building will be a feature of the new meeting and restaurant spaces.



Figure 64.

The dining area will be retained and used as a meeting room.



Figure 65.  
(left) The kitchen is original but does not meet contemporary food handling requirements. It will be replaced.



Figure 66.  
(right) Landing to the upper level. Significant joinery will be retained in situ or re-used within the building.



Figure 67.  
Existing bedroom and bathroom areas. These will be demolished and the area refitted for use as meeting rooms (Level 1) and restaurant (Level 2).



Figure 68.  
Looking into the lightwell from the roof terrace. This lightwell will be infilled to provide the supporting core for the levels above.



Figure 69.  
The exit stairs include winders and do not comply with current building codes, but will be replaced with a compliant stair.

## 4.0 REVIEW OF HERITAGE SIGNIFICANCE

### 4.1 INTRODUCTION

The CUB brewery was one of Sydney's most important breweries. Prior to its closure it was the largest and oldest continuously operating brewery in New South Wales, having been at this site for 170 years. The complex contained individual buildings, building groups, street patterns and lanes, structures and industrial equipment, which were significant for their individual values and for their contribution to an understanding of the broader historical evolution of the complex. The individual contributory value of each structure was assessed in the series of earlier studies prepared in recent years, and the issued consent endorsed the heritage significance of the site as a whole and the heritage value of the individual component buildings. Those identified as being of moderate, high or exceptional value, including both the Administration Building and the County Clare Hotel, have been retained.

The earlier studies included a formal assessment of the heritage values of the two buildings against the Heritage Council's adopted criteria. The buildings were assessed as follows:

#### ADMINISTRATION BUILDING

Summary of significance:

*Rebuilt on the site of the former Aerated Water Building, Building 10A has historical significance retaining fragmentary associations with the Federation period of the Brewery. The building has aesthetic significance as an example of Interwar Free Classical architecture consistent in material, height, massing and scale with the larger adjacent Administration Building 10B, and contributing to the Main Avenue and Kensington Street streetscapes. Building 10B has a high level of historical and aesthetic significance as an example of the early 20th century custom of breweries to build in prestigious styles and the interwar alterations continue to project this prestigious public image. The building has aesthetic significance as the most prestigious and elaborate example of the Brewery's continued association with prominent Sydney architects Spain & Cosh throughout the Federation period. The original 2 storey section of the building holds high significance at a local level, for its fine architecture and streetscape values and as an intact example of the Federation Free style. (4 Jan 2006)*

The detailed assessment of the significance of the Administration Building against the NSW Heritage Council's criteria identified the following values:

Criterion A: historic significance:

An item is important in the course, or pattern, of NSW's cultural or natural history;

*Administration Buildings 10A and 10B have historical significance as the administrative centre for the breweries from the Late Federation period. They demonstrate the process of land acquisition and brewery expansion in the early 20th century as well as the process of intermittent adaptation and reconstruction to provide for changing administrative needs. The pair of buildings has a high level of historical significance as an excellent example of the early 20th century custom of breweries to build in prestigious styles and the interwar alterations continue to project this prestigious public image*

Criterion B: associative significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;

*Administration Buildings 10A & 10B have historical associations with the Tooth family and prominent brewery managers and staff of the early 20th*

*century. Associations with the original architects Spain & Cosh have largely been dissipated through adaptations but the pair of buildings retain associations with the 1930s Architects Robertson & Marks.*

Criterion C: Aesthetic significance:

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

*Aesthetic significance as a masterly integration of Interwar Free Classical style alterations and additions by Robertson & Marks to original Federation Free style buildings designed by Spain & Cosh. Streetscape value as the Main Avenue façade is the finest architectural element in the Avenue streetscape and forms the focus of an amalgamation of buildings of similar scale extending southwards from the Brewery entrance.*

*The two storey section of the Building 10B retains an exceptionally high level of aesthetic significance at a local level, as a finely executed and intact remnant of the Federation Free style designed by prominent Sydney architects, Spain & Cosh. The masterly integration of the Interwar Free Classical style alterations and additions by Robertson and Marks does not diminish the aesthetic significance of the original section of the building. The Main Avenue façade is the finest architectural element in the Avenue streetscape and forms the focus of an amalgamation of buildings of similar scale extending southwards from the Brewery entrance. The interwar addition of the hooded canopy over the entrance provides an important physical focus for the administration section of the Brewery, partly compensating for the loss of the accent originally provided by the demolished tower of the Aerated Water Building.*

Criterion D: social significance:

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

*Buildings 10A & 10B have potential social significance to present CUB employees and past Tooths managers and employees as the administrative centre for the breweries during the 20th century. In particular, the 2nd floor Recreation room/former Tooths Museum may hold particular associations as a meeting place and venue for the breweries communal activities and celebrations.*

Criterion E: Technological significance:

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

*The site contains a known archaeological feature/relic: well located in the basement of the former Aerated Waters Building: former water supply to the building.*

*The executive passenger lift in Building 10B provides evidence of the original function of the building in which it is housed and demonstrates the standard of furnishing considered appropriate for senior executives in its era. The lift car exhibits a high standard of timer craftsmanship and has aesthetic and technical significance in this regard. The lift mechanism is a good representative example of a small lift motor and mechanism of the early twentieth century, which has been maintained in operation to the present.*

Criterion F: rarity:

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;

*The boardroom suite, including , Dining Room and Lavatories are rare surviving prestige interiors, complete with fireplace, timber panelling and original table dating from the Robertson & Marks (1930s) period.*

Criterion G:

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

*As a pair of periodically adapted and partially rebuilt buildings, 10A & 10B could not be considered to have high integrity in the usual application of the term. With much of its moveable heritage relocated during the CUB takeover period, the heritage value of integrity should only be applied to the Boardroom Suite, which has high values for this criterion.*

## COUNTY CLARE HOTEL

The Summary Statement of Significance for the County Clare Hotel (listed as the Kegroom Tavern) reads as follows:

*The Kegroom Tavern, originally named the Hotel Clare, is significant as a largely intact and operational hotel which has a direct relationship to the main entrance of the Carlton (Tooths) Brewery site. The building is one of five hotels constructed in this style in the city between 1938 and 1942; the others are the Australian (Broadway), Sutherlands, the Hollywood, and the Civic Hotel. The Kegroom Tavern has significance as the finest example of a well maintained corner hotel in the Inter-War Functionalist style in the CBD. The interior of the hotel is significant for the quality of the timber panelling and plaster Art Deco ceilings which have been retained largely intact, and which are fine examples of the interior decor in hotels of this period. The exterior of the building has aesthetic significance as an important element in the streetscape and as a fine example of the decorative style of the period. The building has social significance as part of the network of corner hotels that provided a social/recreational venue for the local community, and as one of the group of five brick hotels in similar style, located in close proximity to the Carlton (Tooths) Brewery. This site has a lengthy association with the hotel trade as an earlier hotel existed on it.*

The detailed assessment of the significance of the County Clare Hotel against the NSW Heritage Council's criteria was:

Criteria A: historic significance:

An item is important in the course, or pattern, of NSW's cultural or natural history;

*The site has a lengthy association with the hotel trade and the building has significance for its association with the Carlton (Tooths) Brewery which it adjoins. Historic significance for its association with the realignment of Broadway in the late 1930s. The building replaced an earlier landmark hotel named Ryan's. Has historic significance locally.*

Criterion B: associative significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;

*The County Clare Hotel does not satisfy this criterion*

Criterion C: Aesthetic significance:

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

*Has aesthetic significance locally. Culturally significant as a largely intact example of the Inter-war Functionalist style. The significance of the building lies in the quality and condition of the detailing both internally and externally. The Art Deco style ceilings and timber panelling to the ground floor have significance as a fine example of the interior detailing of this style of corner hotel.*

Criterion D: social significance:

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

*Significant for its association with the brewery which is reflected by its close physical association to the main entrance of the Carlton (Tooths) Brewery. Significant for its part in providing a social/recreational venue for the local community. Has social significance locally. Significant as a largely intact example of the Inter-war Functionalist style. The significance of the building lies in the quality and condition of the detailing both internally and externally. The Art Deco style ceilings and timber panelling to the ground floor have significance as a fine example of the interior detailing of this style of corner hotel.*

Criterion E: Technological significance:

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

*The County Clare Hotel does not satisfy this criterion*

Criterion F: rarity:

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;

*A rare working example of the corner hotel which is largely intact both externally and internally.*

Criterion G:

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

*A fine example of a hotel in the Inter-War Functionalist style which retains its original functions of bar and accommodation*

(NSW Heritage Inventory Database, entry dated 30 Dec 2005).

The Heritage Inventory sheets also include recommended management strategies for the two items:

Administration Building:

*The buildings should be retained as a pair and as a single land title identified if subdivision occurs in the future to define these components as one entity in heritage terms. Future development should conserve the exterior facades and the identified significant interior fabric and spaces of the building and identified intrusive elements removed or modified as opportunities present themselves. The exterior form of the building including the roof line be retained and no upper level additions permitted. Given the low level of significance of much of the interior fabric, adaptive reuse is*

*feasible in these sections provided the work has no adverse impact on those sections of the interior identified as significant or on the exterior.*

County Clare Hotel:

*As this is a fine and largely intact example of the Inter- War Functionalist style, the external form, scale and detailing should be conserved. Surfaces never intended for painting, notably face brickwork and tiling, should remain unpainted, while surfaces such as render and timber which were originally painted should continue to be painted in appropriate colours. Exterior: Original external decorative rendered and terracotta detailing (particularly the tiled vertical features) should be retained. Existing window or door openings should not be enlarged or closed in. Interior: The building is capable of further internal alteration at ground floor, provided that surviving significant fabric (mainly the Art Deco ceilings) remains intact, and the form and layout of these interiors is retained. The layout and planning of the upper floors should not be altered. As the internal timber joinery to ground and first floor is intact and in good condition, it should be retained. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.*

It should be noted that these management recommendations must now be considered in the light of the works identified in subsequent approvals granted for the site. The essential principles of these recommendations however remain valid and have been respected in the design and detailing of the proposed adaptive re-use.

## 5.0 HERITAGE IMPACTS OF THE PROJECT

(see also Section 1.3 of this HIS for a summary of the proposed works)

The following table identifies the major changes to the building fabric that will be undertaken as part of the adaptive reuse of the County Clare Hotel and Administration Building as a hotel. It includes alternative solutions that were considered that may have had different heritage impacts and the reason that the preferred solution has been chosen.

It should be read in conjunction with the following drawings prepared by Tonkin Zulaikha Greer Architects:

Layout No.	Layout Name	Drawing Scale
A-000	Cover Page	NTS
A-001	Context plan	1:500
A-002	Site Analysis	1:500
A-100	Basement	1:100
A-100	Total Floor Area Sheet 1	1:200
A-101	Ground Floor	1:100
A-101	Total Floor Area Sheet 2	1:200
A-102	Level 1	1:100
A-102	Total Floor Area Sheet 3	1:200
A-103	Level 2	1:100
A-104	Level 3	1:100
A-105	Level 4	1:100
A-106	Pool Deck	1:100
A-107	Roof	1:100
A-300	Section 01	1:100
A-301	Section 02	1:100
A-302	Section 03	1:100
A-400	East Elevation	1:100
A-401	West Elevation	1:100
A-402	North Elevation	1:100
A-403	South Elevation	1:100

Table 1: Summary of the identified heritage impacts of the proposed development and the options considered to minimise or prevent this impact.

Abbreviations used in this table:

CCH County Clare Hotel  
 AB Administration Building

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
Adaptive re-use of the AB and CCH as a hotel	Adaptation of a building for hotel use generates particular requirements for the fabric and specific needs for the use of space that have the potential to affect sensitive fabric and the significant qualities of spaces.	Hotels require modular configuration of spaces and generous areas devoted to dining, meeting, services and the like. Unless managed carefully this can have significant impact on sensitive fabric. In terms of historic impact, the adaptive re-use of the site as a hotel must be considered a sympathetic outcome with historic validity expressed through the fabric seen today. The CCH has operated as a hotel on the site (including commercial residential accommodation) for nearly 200 years and supplying the hotel industry has been the mainstay of the brewing business since it was first established.	The hotel proposed is not to be built by a standard multinational chain. The proponent selected this site because of its unique heritage values and the opportunity to use these to create a boutique hotel experience. The proposed adaptive reuse is likely to lead to a more sympathetic outcome in terms of impact on heritage values than other options such as residential apartments or commercial space. Other uses such as residential apartments or a commercial office block would have similar physical impacts to a Hotel and would also permanently alienate the interior of the building from access by the general public. They cannot be preferred on the basis that they will have a lesser or more acceptable impact.	N/A: The adaptive reuse of the two buildings as a Hotel has already been approved by the Minister and is the current approved land use. Nominating a different land use is not considered viable or necessary in the context of this approval.
	There is a formal statutory requirement to conserve significant spaces and building elements as identified in the CMP within the context of the adaptive reuse.	The amount of surviving significant interior fabric in the AB is relatively minor and all identified elements are being retained in situ or reconstructed as part of the proposed development. A higher proportion of spaces in the CCH has been identified as being of heritage significance. These are however relatively robust in terms of their size, scale, fabric and proposed use and also some walls on the upper levels will be removed these do not contribute meaningfully to the heritage values of the property.	All the identified significant spaces and building elements are to be retained and conserved as part of the development. The significant spaces in the AB will be preserved as individual suites. The spaces within the CCH will be managed according to their individual significance as identified below. Each is to be retained and sympathetically reused for small-scale activity such as meeting rooms and a restaurant. And it is important that not only the spaces, but their relationship to each other and the fabric of the building as a	Care has been taken when developing the proposed design for the hotel to ensure that the identified significant spaces are retained. The most significant part of the AB is the formal Boardroom and its ancillary spaces. These are however located in a physically isolated part of the building, and although alternative uses (other than a luxury suite) for this part were considered, issues of accessibility and usability meant that they were not viable

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
Alienation and reconfiguration of significant spaces and elements of the CCH and AB	Dedication of spaces such as the former Boardroom and Show Bar as luxury suites will limit opportunities for the wider community to appreciate the space.	The CCH will remain accessible to the public in the same way that it is at present, with the centre bar area being reinterpreted and all surviving fabric in this area being retained.	whole continues able to be interpreted by the casual visitor through their sympathetic management.	This impact could be ameliorated by conducting tours of the building and its significant spaces whilst the rooms are unoccupied. Consideration could be given to including the suite in any community-based tours of the hotel as part of the interpretation of the historic brewery use.
		With respect to the AB, the loss of access to the executive areas is largely a perceived one, since these spaces have never been accessible to the general public.	The heritage significance of the boardroom as space is due in part to its exclusivity and the inability for the ordinary person to gain access. This is an important part of its historic integrity. Detailed information about the historic significance and their use of these rooms should be available to guests of the rooms, and also available in brochure form to all guests at the hotel.	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
	The original main entrance vestibule and stair with canopy will remain in situ but the space will be incorporated into a suite.	<p>The existing arrival sequence will no longer be available to those entering the AB/new hotel.</p> <p>The former entrance area, including vestibule, stair and porch, will be incorporated into a single suite.</p>	<p>The relocation of the formal entrance to the AB from the middle of the main façade to the new link structure between the two buildings is necessary for operational and accessible access. The existing entrance is reached via a short flight of stairs and it would not be possible to provide access for people with disabilities without major intervention to significant fabric, including the carved sandstone door surrounds.</p> <p>The solution proposed is to use the opportunity created by the link between the two buildings to create a focal point for the new hotel. This will also facilitate the sympathetic re-use of the former saloon bar, which is an appropriately sized and located space, for the main front hotel desk space.</p> <p>Consideration could be given to using the promotional drawing made of the vestibule soon after its earlier refurbishment (in the 1930s works) as design inspiration for the décor of the room.</p> <p>The 1930s floor is Carrara Marble and should be re-used within the suite, with any not required re-used elsewhere in public areas of the hotel.</p>	Options were considered to retain this entrance as the main approach to the hotel but the intimate scale of the space and the change in levels between the internal floors and the footpath outside meant that accessible access could not be provided within the space; and that widening or otherwise altering it would have significant adverse impact on the composition and integrity of this important elevation.
Acoustic separation	Hotels require high levels of sound insulation between suites and to the exterior. The existing floors are in many places constructed of timber.	Existing timber floors will not provide adequate acoustic separation. These floors will need to be removed and concrete slabs inserted.	One of the most important environmental criteria is the need to provide good acoustic and visual privacy for guests. This should be achieved in a manner that also protects the important characteristics of the historic fabric, including the need to place windows and other openings at aesthetically and functionally appropriate levels and spacings.	The timber floors could potentially be retained and insulating/separating material added to achieve the required acoustic levels. This would have the effect of increasing the thickness of each floor and cause the windows to no longer align comfortably with the user. An indication of this can be seen already on level 1 of the AB where the affixing of materials to the underside of ceilings has

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
Linking the buildings	The discrete function of the two buildings (one as a hotel and the other as a corporate headquarters) will be lost.	This impact has been pre-destined by the modified Concept Plan Approval issued by the Minister.	This impact has already been accepted by the Minister.  The distinctive differences in fabric and character and uses of the two buildings will remain clearly evident through the sensitive design of the new works and the over-riding objective to conserve as much of each building as possible.	caused windows to mis-align and the ceilings to read as sitting uncomfortably low in the space.  N/A
	Physical impacts of the link construction	The main impact will be physical due to the building of a structure between the two buildings. This will require removal of the fire escape stair(non significant), partial removal of the northern wall of the AB and southern wall of the CCH, excavation of the below-ground link and then the construction of the new structure.	The proposed creation of a new entrance lobby for the hotel has several notable advantages: The area where the link is proposed is currently a service lane/driveway with access to both Broadway and the former brewery driveway, Carlton Street.	
		Respecting the traditional role of this part of the site.	The space between the northern end of this part of the brewery site and the lots fronting Parramatta Road has been used as an access route since the middle of the 19 <sup>th</sup> Century.  Formalisation of this link will provide a useful connection for the general community wishing to move between the main development and the retail and small-scale restaurant activity of the Kensington Street Precinct. This will help to activate the space and encourage non-guests to engage with the historic fabric more closely. A glazed link structure re-establishes the early road and access pattern and can be used as an interpretation device.	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
		Creating a multi-level link will have significant impacts on the fabric of both the AB and the CCH.	<p>With regard to the physical impacts the link has been designed carefully to align with existing functional spaces and also respect internal floor levels. This will help ensure that the internal spaces flow sympathetically and naturally and will help to prevent unnecessary ancillary impacts on the external fabric of the buildings.</p> <p>The insertions into the existing facades will be made carefully and impacts on the brickwork of each building will be made with the same level of workmanship and attention to detail as can be seen in the 1930s alterations and additions to the AB. Limiting interventions to the end or minor elevations to each building assists in retaining the major street elevations</p>	
		The new link will also be visible both from within the hotel precinct and from the public domain such as Kensington Street and Carlton Street.	The fabric of the link will be set back from the prevailing building line on both the east and west elevations to ensure that it continues to read as a visually recessive element in both the Kensington Street and Carlton Street streetscapes.	
		Creating new layers of heritage significance	The new link will be contemporary in design and read clearly as a new building element, expressing the newest layer to the evolving significance of the former brewery precinct and that of the CCH and AB.	
		Interpretation	The new link space will facilitate engagement with the clearly expressed original external walls. Elements of industrial heritage interest, such as the timber keg chute to the cellar of the CCH will be retained in situ and form part of the active interpretation of the original building (the chute will not be used for deliveries to the CCH).	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
	The proposed underground link will require excavation and may have archaeological implications.	No significant archaeological remains are known or expected to exist on the site and no adverse archaeological impacts are anticipated as a result of the proposed excavation.	<p>The likelihood of a significant archaeological find being made whilst excavating the short link tunnel is very low, although it is likely that small-scale domestic rubbish may be found given that this part of the site has been occupied for almost 200 years, and likely to have been used for many thousands of years before that by the Eora.</p> <p>Should archaeological evidence be uncovered this must be reported to the NSW Heritage Council. This requirement applies regardless of the heritage listing status of a property.</p>	
Kensington Street elevation	Proposed activation of the Kensington Street elevation including the elongation of existing windows and conversion into trafficable doors.	The current Kensington Street elevation of the AB dominates the streetscape but does not interact with it. Windows to the building are set high in the wall and no doors provide access to the interior of the building. This fortress character of the building contributes to its heritage value as the administrative core of the brewery precinct and creation of new openings will have the potential to challenge this reading unless designed and located with careful attention to the streetscape values and the integrity of the original building.	<p>Although the creation of openings at ground level will have some impact on both the fabric of the building and the accessibility of its presentation to Kensington Street, it is considered that this impact is acceptable within the context of the redevelopment scheme, and in particular the endorsed aim of activating the Kensington Street precinct as an important community space. Providing that the openings are created sensitively (for example, by turning and relaying the existing bricks with matching mortar, rather than machine cutting) and the existing rhythms of the façade are respected in the scale and placement of doors and windows, it is considered that the impact of this activation on the significance of precinct will be acceptable.</p> <p>It is important also that the new work follows the principles of the Burra Charter as they were applied in the original 1930s alterations to this elevation, in that the inserted elements are clearly able to be read as new work on careful inspection, but that the overall composition and integrity of the façade remains intact. It is also</p>	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
			important to understand that most of the 'fortress' quality attributed to the west side of Kensington Street has been removed by the demolitions of the 'wall' of buildings to the south and the redesign and activation of that area. Connecting the AC to Kensington Street provides a high level of public access and activation.	
		Historic photographs of this part of the brewery in the early 20 <sup>th</sup> century reveal that the aerated water factory (the predecessor to the 1930s northern extension to the AB) opened on the Kensington Street, with doors and a loading dock for horse-drawn carts.	Noted. The ongoing adaptation of fabric and detailing to meet changing operational needs is part of the historic significance of the brewery precinct. The creation of the new openings will add a new layer to the story of the fabric.	
Addition of floor space above each building	This additional floor space has been approved by the Minister through the Concept Plan Approval and its modification.	A priority in the development of the detailed design for this precinct has been to ensure that this additional floor space can be achieved with minimal impact on the significant fabric and overall significance of both the AB and the CCH.	The design of the vertical additions has been sensitively undertaken to minimise immediate visibility and to establish a pattern of design that relates to the existing building.	
Structural issues	Requirement to reinforce the building structure to comply with the recent adoption of revised Australian Standards (AS1170 Part 4 2007) relating to the structural integrity of earthquake activity into the Building Code of Australia. Also necessary to reinforce the building in order to support the loads of the three additional floors proposed above the existing. The need to set these new levels well back from the edge	The requirements for fire and acoustic separation in hotel accommodation (Class 3 under the BCA), together with the need to ensure that the structure will withstand the specified earthquake loads mean that the existing timber floors cannot remain in their current state. The most sympathetic option in terms of heritage impact would be to remove all internal floors/ceilings (with the exception of the Boardroom suite, which will be propped during works) and form a new compliant core with concrete slabs throughout each level to align appropriately with the existing sill heights. The masonry walls will then be tied to the new floors to achieve the required earthquake stability rating.	The proposed solution will have a relatively minimal impact on significant fabric of the building as a whole given that the existing floors were mainly inserted as part of the 1930s rebuilding and/or as a result of infill and patching during the 1950s works. The floors have no inherent significance apart from being part of the overall building.	One option considered was to retain the existing timber floors and top them with a concrete slab and then add the necessary acoustic insulation below. This would result in each floor being up to 800mm thick, which would have a significant adverse impact on the alignment of floors relative to the existing window sill and head heights. While this could be accepted as a consequence of the conservation works, it is considered that this would not be an appropriate outcome given the impact that it would have on the aesthetic and functional qualities of the internal spaces.. This solution would lead to a change in floor level when entering any of the

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
	of the building means also that the existing walls would not be able to carry the load of the new structure. An alternative solution was necessary.			retained spaces such as the boardroom suite, and require transition when meeting any of the retained existing stairs. It would also be necessary to insert structural columns throughout the building spaces to support the load of the additional floors.
Detailed conservation of the individual significant suites.	Relocation of the formal stair and lift and approach to conservation of the cellar/basement levels	The basement/cellar areas of the two buildings are substantially intact to their original phase of construction, and currently comprise a complex pattern of storage and original special purpose rooms, such as strong rooms. Both basements will be partially conserved in their original configuration as far as practicable given the constraints of the fabric and the operational needs of the hotel. These rooms will be accessed by the repositioned formal staircase that currently links levels one and two.	Relocating the formal stair is a reinterpretation of the original differentiated processional quality of the path followed by brewery executives from the main front entrance to the boardroom through its proposed relocation.	The option of using these significant spaces for more accessible and public activities such as meeting rooms was considered, but it was decided that their adaptive re-use as special occupancy suites will respect their heritage values equally effectively, and will also allow the spaces of the County Clare Hotel to be the focus for these public meeting and activity spaces – which is consistent with its historic role as a community meeting place.
		Each of the identified significant suites will retain their existing spatial qualities and all significant fabric. The spaces will not be subdivided into smaller hotel suites.		

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
	Boardroom suite:	<p>The ante room, main room and private bathroom will all be retained in situ. Minimal intervention to historic fabric required. Some intervention during building works will be required including insertion of props to carry loads of new floors above during construction.</p> <p>The existing bathroom will be retained with a new opening cut into the wall adjacent to the original lightwell which will allow access to a contemporary bathroom beyond. This will avoid any other interventions into the existing washroom.</p> <p>The double glazing to the windows on this level is intact and on casual (non-scientific) inspection appears to cut exterior noise effectively.</p> <p>One of the most distinctive elements of this room is the original light fittings, which will be retained. They will need to be converted for energy-efficient bulbs, and care should be taken to ensure accurate colour matching of the light cast.</p> <p>The original fireplace and mantle will be retained in non-working order.</p>	<p>These will be able to be placed without affecting the parquet floor – the central part of the floor (under the existing carpet) is raw floorboards – and they will be positioned carefully so as to minimise impact on the coffered ceiling. The panels affected will be replaced on the completion of the structural works and re-painted to match.</p> <p>If required acoustic levels cannot be achieved new seals may need to be inserted, but the window hardware including the substantial brass hinges should be retained.</p> <p>Pollution laws and the new floors proposed above mean that its reinstatement to working order (if it was ever operational) would not be a viable option.</p>	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
		The existing ante-room will be retained, although doors will not provide required security, fire separation or acoustic privacy. They will need to be removed and replaced by complying doors.	The existing doors should re-used elsewhere in the new hotel. May be an appropriate feature in the suite (for example, in the dressing room), but note that the glazing would not comply with contemporary requirements for public places.	
	Show Bar Suite	The former Show Bar will also be retained as a special suite; with the bar and its fittings to remain as a feature. The requirement to undertake significant structural works to the building mean however that it will be necessary to dismantle the existing fabric after completing detailed measured drawings (currently being prepared) and store it securely to allow the existing space to be accurately reconstructed in the same position following completion of the structural works.	This will add to the story of layering that is a defining element of the heritage significance of the Administration Building. It is understood that the original checkerboard parquetry floor may remain intact below the existing CUB logo carpet. If this is uncovered when the room is being dismantled it should form part of the recovery and reconstruction works.	
	Vestibule suite:	This special suite will be formed from the adaptation of the former main entrance to the building including the stair, doors and lobby area. The proposed works will prevent the space from being used as an entrance lobby to the hotel (discussed above). Providing that the works are undertaken in a sympathetic manner in terms of their visual and physical impact the heritage impacts of this adaptation of the original lobby will be acceptable.	This area demonstrates evidence of several distinct phases of alteration and adaptation over the life of the building; and these will be incorporated into the conservation works and adaptation of this space into a single suite. The main floor area was constructed of specially imported Carrara marble in the 1930s and should be retained; although it may need to be taken up and re-laid to facilitate the works to other parts of the building. If this is necessary, the tiles should be recorded and numbered to ensure that the re-laid surface is of a high quality.  The marble may be covered if required, but the fixing of any new surface should not affect the integrity of the tiles.  Consideration could be given to detailing the room to interpret the elegant 1930s style shown in the illustration made at that time	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
			<p>(Figure 5).</p> <p>The conservation of the stair space to this suite will be challenging to incorporate in the new room as anything other than an interpretative device since it is understood that physical opening and link to Carlton Street is not desirable from an operational and security perspective.</p> <p>Although it will be incorporated within the enclosed space of the suite the external wall should remain transparent and openable (at least in part) to retain a sense of the historic links between this door and the remainder of the brewery precinct.</p> <p>The niche could be used as a small private courtyard space which would allow interaction with the activated precinct of Carlton Street, although it should be noted that the scale of the new buildings in the precinct, when combined with the orientation of the space with no northerly opening, will be likely to make it a somewhat uninviting environment that receives little natural sunlight.</p> <p>Any security device should be sympathetic with the fabric and significance of the building. The doors at the top of the stair may need to be re-glazed with opaque glass to protect the privacy of guests.</p>	
Sub-floor spaces	Archaeology	The earlier studies undertaken for the brewery identified that the Administration precinct, within which the AB and CCH are located, has moderate archaeological potential, with the potential for some deposits associated with an earlier well that was located under the basement of the northern end of the Administration Building. The basements of each building have already been	It should be noted however that the proposed excavation is very small in scale and the likelihood of uncovering any significant relic is minimal, and it is recommended that the usual provisions of the NSW Heritage Act apply, whereby no formal archaeological monitoring is required, but that if a relic is found during works then the NSW Heritage Council should be	

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
Conserving the fabric of the County Clare Hotel	Impact of the adaptation of the fabric for the proposed use as part of the new hotel. The proposed works have been designed to have minimal impact on existing fabric, but the following changes are required:	<p>excavated and will not be disturbed as part of the proposed development.</p> <p>The potential for archaeological finds is modest given the small volume of sub-surface area to be excavated (limited to the new pedestrian access tunnel linking the County Clare Hotel and the Administration Building). This area is not known to have been excavated in the past, and there may be relics associated with the Indigenous or European phases of occupation of the site.</p>	advised and the site managed in accordance with their requirements.	
	Use of the building	<p>The impact on use of the building will be modest. The existing bar area will remain a Hotel lounge with public access.</p> <p>The existing bottle shop will remain a place for selecting wine; although for consumption on the premises. The existing gaming room will be adapted for use as the reception area for the new hotel.</p> <p>The primary change to use will be on the upper levels, where the existing basic accommodation facilities will be replaced by meeting rooms (Level 1) and the Hotel's signature restaurant (Level 2), with accommodation shifting to the AB.</p>	<p>A high priority has been placed on the retention of not only the original Art Deco fabric of the hotel, but also the spatial qualities of the public spaces and the integrity of the internal uses. The existing use of the building as a hotel has been retained, although it is acknowledged that the nature of contemporary 'hotels' have changed over the years.</p> <p>A Minor impact will be the loss of the accommodation on the upper levels. This is necessary due to the acoustic impacts of Broadway(adjacent) and its 24 hour traffic flows.</p> <p>The use of the upper levels for meeting rooms (with appropriate acoustic treatment) and a restaurant will allow the retention of the original</p>	No alternative use was considered preferable to the retention of the CCH as a hotel; with a focus on the public/accessible functions in this building and the accommodation suites in the AB.

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
	Demolition of part of the southern wall of the existing building at ground level to create an opening to the new main entrance to the hotel.	Loss of external fabric	<p>public use of the building in a contemporary manner.</p> <p>This wall is on a minor elevation and the new opening will not have a significant impact on any existing view of the elevation or be a major loss of fabric.</p> <p>The new opening will 'read' as being in a logical location, minimising adverse visual impact.</p>	
		Loss of internal fabric: reception area	<p>The demolition of internal fabric will be limited to the section of wall corresponding to the new opening.</p> <p>The new structural core will be located against the existing eastern wall of this space which will reduce the room's volume slightly.</p> <p>The existing Art Deco ceiling feature will be retained and will form a feature of the space. The new reception area has been designed to sit centrally below this feature so that it continues to 'read' sympathetically with the design principles of the Art Deco movement.</p> <p>The small service area on the south-west corner of the building will be retained and will help to maintain the functional integrity of the space.</p> <p>The existing bar counter will be replaced by the new hotel desk.</p>	
		Impact on traditional circulation patterns within the CCH.	<p>The gaming room at present is accessed directly from the street (Broadway) via a passage and through the bottle shop. Both access routes will be retained. The new opening will also facilitate access to the AB.</p>	<p>Consideration was given to locating the main desk area within the new link space. This would have had an adverse impact on pedestrian flows through the area and would have prevented immediate engagement with the Art Deco character of the CCH.</p>
	Impacts on Main Bar area	Loss of existing bar counter	<p>The existing bar counter is not original. The original bar was a large, oval structure located</p>	<p>Location of the new core within the main bar would have had a significant adverse impact</p>

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
	Retention of original fabric in the bar area	All other existing fabric elements will be retained and repaired where necessary; including the original glazed wall tiles and ceiling detailing.	below the ceiling feature. A new oval bar will be constructed under this feature. The size of this counter will be reduced from the original to allow for tables etc around the perimeter of the space. A high priority has been placed on the conservation of both the fabric and spatial integrity of the original bar area; it is intended to be one of the most important spaces of the new hotel.	on the historic and aesthetic qualities of this space and above space; and similarly it was considered important to retain the integrity of the formal stair to the upper levels. The core is essential to achieve code compliance. Removing the distinctive Art Deco materials and detailing would have had a significant adverse impact on the heritage significance of the CCH and was not a consideration in the development of this proposal.
	The existing bottle shop will be adapted for use as a wine selection and storage area associated with the hotel and restaurant functions of the new development.	Demolition of the ladies' WC and creation of a small administration area.	The existing WC area is in fair-poor condition not commensurate with a Boutique Hotel and is poorly located. The new administration area has been positioned to minimise impact on significant fabric. The former bottle shop is a compact area and will retain this spatial quality when reconfigured as the wine selection area. The direct opening of this space to the footpath will be retained.	If this space was to be retained its interior would need to be stripped and new bathroom facilities fixed.
	Impacts on external fabric	Removal of render and reconstruction of tiled wall to exterior below awning level.	The existing render has been applied in recent years and has led to a loss of the overall aesthetic quality of the building, particularly when viewed from close by. The render will be removed and the original glazed ceramic tile finish will be reconstructed. The tiles will be matched carefully to the original tiles that have survived on the interior walls (which were also on the original exterior).	The retention of the existing rendered surface was not considered inappropriate. The preferred option is to reinstate the known original finish.
	Impact on basement level	Almost the entire existing basement floor will be removed.  The original keg and case chute will be retained.	The area will be used to provide service and storage areas for the hotel. A new floor and waterproofing are required for the basement to be operational. This timber chute will be retained in situ opening into the new link area. It will no longer be used for deliveries of alcohol, but will	The chute will no longer be required and its removal was considered, but it was decided to retain it as an important and spatially

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
			continue to provide evidence of the original use of the site as a hotel. It will need to be protected by glazing or similar barrier to prevent physical access, especially by children.	interesting interpretative element in the new development.
	Impact on the feature stair	The existing formal stair is an important feature of the building and will be retained and conserved, including all associated detailing.	The retention of this stair will play an important role in the conservation of this building.	
	Impact on other stairs	The existing 'back' stair contains winders and does not meet the requirement for fire egress stairs under the BCA.	Its use as the main access to the meeting spaces and restaurant area will facilitate its appreciation by both guests of the hotel and the members of the public who visit the meeting rooms or restaurant spaces.	
	Impact on Level 1 Level 1 will be converted for use for meeting rooms.	Some of the existing walls enclosing the bedrooms and common bathroom areas will be demolished to create a meeting room.	It will be rebuilt within the existing shaft as a complying stair.	
		The walls to the former lounge, waiting, dining and kitchen (servery) will be retained.	These walls are original and their removal will affect the original fabric of the building and the potential to interpret the way it was formerly used.	Retention of the other walls would be incompatible with the proposed adaptive re-use since the bedrooms are small and the bathroom area non-complying and in poor condition.
			The semi-public spaces will be retained and converted for use as meeting rooms and a new bathroom.	
			The fabric of these walls (and the walls to Level 2) is of simple masonry construction and has no intrinsic heritage value.	
	Impact on Level 2 Level 2 will be converted for use as the new hotel's Signature Restaurant with attached kitchen.	Internal walls will be removed to create an open dining area with kitchen along the western wall. The second floor and roof are removed and replaced with concrete slab linked to the core and tied to the perimeter brickwork to support the new upper floor and to comply with the earthquake code.	The demolition of internal walls will affect original fabric; but the new use of the space as the hotel's main restaurant will allow all diners to appreciate the spatial qualities of the curved Art Deco space of the new room.	
	New upper level	An internal stair will lead from the restaurant to the new level to be built above, which will house	The addition of a new level will have impacts on the fabric of the existing building and on views	N/A This new level has already been approved.

Element	Issue	Impact on significance	Comment	Alternatives considered (if applicable)
		a wine and dessert bar with a roof terrace behind the parapet.  This work will also allow the existing roof plumbing problems to be repaired.	toward it, particularly from Broadway. The new level has been set well back from the alignment of the existing parapet to minimize impacts on these views.	
	Structural issues (general)	A new service core is proposed, together with horizontal beams around the perimeter to transfer building loads and ensure stability whilst not obstructing existing window configuration on the upper level.	The addition of floor space above the existing roof has significant structural implications for the existing building, including both the need to transfer the loads of the new levels and ensure the stability of the existing walls in an earthquake event.  The existing windows to the upper levels do not align with the openings at ground level, leading to an innovative solution being proposed that will allow the historic fenestration patterns to remain intact and allow the structure to meet the requirements of the various codes and standards.	
	Awning soffit to the footpath to be replaced	The lining is to be replaced with a pressed metal finish to replicate the original finish.		

## 5.1 COMPLIANCE WITH STATUTORY CONTROLS

Both the Administration Building and the County Clare Hotel are local heritage items identified in the Local Environment Plan (LEP) 2005 and the Consent Authority is also required to consider the proposed development against the heritage provisions of the LEP.

Table 2. Sydney LEP Controls

Clause No./Provision	Compliance/Comment
<p><b>67. Objectives</b></p> <p>The objectives of the heritage provisions are:</p> <p>(a) to conserve the heritage of Central Sydney, and</p> <p>(b) to integrate heritage conservation into the planning and development control processes, and</p> <p>(c) to provide for public involvement in heritage conservation, and</p> <p>(d) to ensure that any development does not adversely affect the heritage significance of heritage items, and</p> <p>(e) to provide greater certainty in the management of the heritage of Central Sydney, and</p> <p>(f) to encourage high quality design and the continued use or adaptive re-use of heritage items.</p>	<p><i>The proposed development will help to conserve the environmental heritage of Central Sydney by conserving the heritage significance of the former Administration Building and the County Clare Hotel as part of the Central Park development in the ways described throughout this report.</i></p> <p><i>In particular, the heritage significance of the buildings has underpinned all aspects of the project's design and development, and careful attention has been given to ensuring the conservation of both buildings through their sympathetic adaptive re-use as a hotel.</i></p> <p><i>This Heritage Impact Statement has been prepared to assist the consent authority in its consideration of the impacts of the proposed development.</i></p>
<p><b>68 Consent required for certain development</b></p> <p>(1) The following development may be carried out only with development consent:</p> <p>(a) demolition of a heritage item or building in a heritage streetscape,</p> <p>(b) structural or non-structural alterations to the exterior or interior of a heritage item,</p> <p>(c) structural or non-structural alterations to the exterior of a building in a heritage streetscape that is not a heritage item,</p> <p>(d) erection of a sign or advertising structure on a heritage item,</p> <p>(e) erection of a building on the site of a heritage item or building in a heritage streetscape,</p> <p>(f) subdivision of a site of a heritage item.</p> <p>(2) (not applicable)</p>	<p><i>Development consent is required under this clause. The proposed development includes the demolition of a small amount of exterior fabric, the demolition of much of the non-significant interior fabric of the Administration building, some interior fabric of the County Clare Hotel and conservation and adaptive re-use works to both buildings.</i></p>
<p><b>69 Consent authority must have regard to heritage conservation</b></p> <p>The consent authority must not grant consent to a development application involving a heritage item unless it has taken into consideration:</p> <p>(a) the heritage significance of the heritage item concerned, and</p> <p>(b) the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item and any historic subdivision pattern in the locality, and</p> <p>(c) the heritage inventory assessment report prepared in relation to the heritage item, and</p> <p>(d) any conservation management plan or heritage</p>	<p><i>Council is required to consider the impact that the proposed development will have on the heritage significance of the former Administration Building and County Clare Hotel.</i></p> <p><i>These impacts have been described in detail throughout this HIS.</i></p> <p><i>Almost all significant fabric is to be retained and actively conserved; and non-contributory fabric is to be partially retained and partially removed.</i></p> <p><i>Although the need to provide adequate structural bracing to the large masonry building will require changes to the existing fabric, the long-term structural stability of the buildings will be facilitated.</i></p> <p><i>The detailed design of the proposed adaptive re-use was developed through a close understanding and appreciation of the 1991 CMP, the endorsed 2005 CMP and the 2012 CMP (each of which builds upon the earlier) and their findings and recommendations have underpinned the final</i></p>

impact statement required by the consent authority, and

(e) any plan of management required by the consent authority, and

(f) the provisions of any relevant development control plan or policy adopted by the Council, and

(g) the heritage significance of the interiors of any heritage item concerned.

*development proposal.*

*The detailed design has also been developed within the parameters of the Minister's Concept Approval for this part of the Central Park site.*

*A very high priority has been placed on the conservation of the identified significant interiors of the Administration Building, and also the not formally identified, but still significant interiors of the County Clare Hotel.*

#### 70 Definition of "materially affects" for the purposes of clauses 71–73

(1) For the purposes of clauses 71–73, development on land that comprises or includes the site of a heritage item materially affects the item only if:

(a) it will reduce or increase the building envelope occupied by the item, or

(b) it will be carried out within the airspace above the building envelope occupied by the item.

(2) However, development does not materially affect a heritage item if, in the opinion of the consent authority, the proposed development will not adversely affect the heritage significance of the heritage item concerned.

*Noted. The proposed development will increase the building envelope of both the Administration Building and the County Clare Hotel, but the impacts of this aspect of the development have been considered already by the relevant authorities and consent has been granted by the Minister.*

#### 71 Floor space ratio of heritage items

*Not applicable. The site is subject to a Ministerial Concept Approval.*

#### 72 Development that would materially affect a heritage item

The consent authority must not grant consent for development that will materially affect a heritage item unless it is satisfied that:

(a) the item, or the part of the item, affected is not of such heritage significance or landmark value that the proposed development would diminish the heritage of the City of Sydney, and

(b) the proposed development exhibits design excellence and is superior in quality to the existing heritage item, and

(c) the proposed development would make a contribution to the quality of the public domain of the City of Sydney superior to that made by the existing heritage item, and

(d) in the case of partial demolition, the proposed development would conserve the heritage significance (and would not prejudice the continued heritage item status) of the item, would facilitate its continued use or adaptive reuse, and would contribute to the ongoing conservation of the heritage item, or the affected part of the item that will be retained, and

(e) in the case of complete demolition, the

*The proposed development will materially affect the two heritage items through the extent of the alterations and additions proposed to both conserve their significant fabric and to allow them to be re-used for a new purpose.*

*Although the former Brewery and County Clare Hotel are significant local heritage items and play an important role in the streetscape of Broadway, the exterior impacts of the proposed alterations are relatively modest in terms of both their impact on fabric and their impact on significant views to the site.*

*With regard to the latter, the new levels have been designed in accordance with the principles of the Burra Charter and will be of a high quality contemporary form and design that will add to the cumulative heritage significance of the buildings, rather than detract from them. The new levels will also be set well back from the parapets and limited in their height to ensure that although they may be visible in distant views along Broadway, they will read as a sympathetic element in the composition of the building. (note that this element of the project has already been approved in principle).*

*The extent of demolition has been minimised to ensure that the heritage significance, including its visual integrity and prominence in the streetscapes of Broadway, Kensington Street and the interior of the Central Park development.*

*The demolition proposed is required to facilitate the long-term conservation*

retention of the heritage item would render the site on which it is located incapable of viable continued use or adaptive reuse.

*of the buildings through their adaptive re-use as a high quality boutique hotel with ancillary community facilities such as restaurants and meeting rooms.*

73 Process for major changes to heritage items

*Not applicable. The proposed envelope has been considered by the Minister and consent has been granted for the addition of floor space above the existing buildings, and the application will be determined under the provisions of the SEPP.*

74 Development within the vicinity of a heritage item

The consent authority, when considering an application for development within the vicinity of a heritage item, must take into account the impact of the proposed development on the heritage significance of the heritage item.

*The proposed development will have minimal impact on the heritage significance of the adjacent Brewery Gates, and visitors and patrons of the new hotel will pass under the gates upon arrival, preserving the original sense of progression experienced when arriving at the site.*

75 Development of potential archaeological sites

The consent authority may grant a consent required by this Part for the carrying out of development on a potential archaeological site only if it has considered an archaeological assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site.

*The property is not a known significant archaeological site, but has been identified as having moderate archaeological potential and ongoing monitoring of any excavation is recommended in accordance with the recommendations of this HIS.*

## 5.2 CURRENT CONTROLS: DEVELOPMENT CONTROL PLANS

The Development Control Plan relevant to the proposed development is the Sydney Heritage Development Control Plan 2006, which contains provisions relating to development affecting heritage items and places in the LGA. The general objectives of this DCP have been satisfied because the proposed development will facilitate the conservation, restoration and future adaptive reuse of the former CUB Administration Building and the County Clare Hotel.

## 6.0 CONCLUSION

The proposed adaptive re-use of the former Administration Building of the Tooth's/CUB Brewery complex and the County Clare Hotel as a boutique hotel will facilitate its long-term conservation. The introduction of a use that facilitates and encourages use by the wider community will allow a level of interaction and understanding of the two buildings on an everyday and occasional basis.

The design development process for the project has placed a high priority on the conservation and protection of not only the identified elements of significant fabric, but also the spatial qualities of the historic patterns of interaction with the buildings and the surrounding precinct.

The new work will also facilitate the community's engagement with the newest layer of development in the precinct, the major redevelopment of Central Park, though its prominent position at the entrance to the precinct and as an important link between the main redevelopment area and the adjacent historic precinct of Kensington Street.

**Annexure A**  
**State Heritage Inventory Sheets**  
**for the Administration Building and**  
**County Clare Hotel**



## Administration Building (Part of Carlton United Brewery Site)

### Item details

**Name of item:** Administration Building (Part of Carlton United Brewery Site)  
**Other name/s:** Aerated Water Building, Kent Brewery, Cub, Administration Buildings 10A & 10B  
**Type of item:** Built  
**Group/Collection:** Manufacturing and Processing  
**Category:** Brewery  
**Primary address:** Kensington Street, Chippendale, NSW 2008  
**Local govt. area:** Sydney

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	185453

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Kensington Street	Chippendale	Sydney			Primary Address

### Statement of significance:

Rebuilt on the site of the former Aerated Water Building, Building 10A has historical significance retaining fragmentary associations with the Federation period of the Brewery. The building has aesthetic significance as an example of Interwar Free Classical architecture consistent in material, height, massing and scale with the larger adjacent administration building 10B, and contributing to the Main Avenue and Kensington Street streetscapes. Building 10B has a high level of historical and aesthetic significance as an example of the early 20th century custom of breweries to build in prestigious styles and the interwar alterations continue to project this prestigious public image. The building has aesthetic significance as the most prestigious and elaborate example of the Brewery's continued association with prominent Sydney architects Spain & Cosh throughout the Federation period. The original 2 storey section of the building holds high significance at a local level, for its fine architecture and streetscape values and as an intact example of the Federation Free style.

**Date significance updated:** 04 Jan 06

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Designer/Maker:** Spain, Cosh & Minnett; Spain & COsh; Tooth & Co Drawing Office; Robertson & Marks  
**Construction years:** 1910-1931

**Physical description:** Administration Building 10A: is a 3 storey building with basement which has developed through a series of major modifications since the construction of the original Aerated Water building to designs by Spain Cosh and Minnett in 1912. The building above the basement level was reconstructed in 1930-1931 and is representative of the Interwar period rather than the Federation Free style of the original Aerated Water building. Facades are constructed of chestnut brown brickwork laid in cement mortar, in English bond, with contrasting dark brick voissiors and stringer coursing on the engaged piers. The segmental arched windows on each floor level are paired between each pier. Basement openings feature Art Nouveau style grills and the same dark voissiors as the main windows directly above. Both the north and east elevations facing Kensington Street are similar in their construction and detail to the Main Avenue façade, except that grills of the basement openings are simple railings with no Art Nouveau elaboration. The building has no direct entrance to Main Avenue serving the basement. Internal fabric progressive

has no direct entrance to Main Avenue serving the basement. Internal fabric, progressive alterations have modified the interior to primarily open planned space.

Administration Building 10B: Three storey brick building. The building was constructed following approval of the Spain and Cosh drawings in 1910. The design of the building in Federation Free Classical style differs substantially in technique and materials, both from earlier functional brewery buildings and the later Aerated Water building by Spain & Cosh. The provision of a large centralised administrative building and its execution in a comparatively expressive imposing Mannerist style is an indication of the Brewery's desire to project a prestigious image. The construction of the facades, above the ground floor sill height, in mid chestnut brown brickwork laid in English bond and contrasting dark brick voisoirs and stringer coursing and the heavily rusticated sandstone base on the Main Avenue elevation is in contrast to the earlier buildings with monochromatic brickwork and corbelled detailing. The two symmetrically opposing projecting bays establish a more comprehensively symmetrical composition than the repetitive rhythm of bays of the earlier buildings, and the battered detail of their stone base provide further emphasis to this symmetry. The horizontal ordering of the façade is stronger than the Aerated Water building with the use of a stone stringer course continuing the first floor stone window sills and a dark brick stringer course nearer the springing line of each first floor window arch. The rusticated masonry is detailed with dressed reveals and margins and segmental arches over the basement windows are finished with a dressed roll. The stone has weathered to an even golden colour with no obvious banding. The treatment of the north elevation facing Kensington Street is simpler. In the absence of the stone base, the projecting bays are cantilevered in an Italianate style by corbelled and dentil courses of brickwork. Interior fabric: The present interior is the outcome of three major phases of modifications: in 1930, 1955 and th 1970s. Little remains of the original Spain & Cosh interiors. Of particular note is the main entrance and entrance vestibule that formed the administrative focus to the Brewery.

**Physical condition and/or**

Administration Building 10A: The fabric of the building has been maintained and is in good condition.

**Archaeological potential:**

Administration Building 10B: Generally the fabric of the building has been appropriately and regularly maintained and survives in good condition. The site contains the executive passenger lift identified as being of moderate significance. The lift is functioning and in good condition. Intrusive elements: window-mounted air conditioners; boarding up of windows.

**Date condition updated:**05 Dec 08

**Modifications and dates:**

Administration Building 10A: 1929, 1930-1931: major alterations by Tooth & Co Drawing Office. 1929: removal of the cart dock to the south-eastern corner and associated alterations to Kensington Street façade, infilling the dock opening with brickwork and two windows; 1930-March 1931: Exterior facades reconstructed from pavement level. Internally, the levels of the ground floor and first floors were both raised, and a second floor level added; 1954: Architects Robertson & Marks: A singular hipped roof constructed over both Building 10A and Building 10B. External fire escape stair added.

Administration Building 10B: 1930: altered to form a single building with Building 10A and with an additional storey added, to the design of architects Robertson & Marks; 1954: interior alterations; 1970s: further interior alterations, particularly to ground and first floors.

**Further information:**

Administration Building 10B: High significance: exterior of original two storey section designed by Spain & Cosh. Moderate significance: executive passenger lift; 1930-31 2nd storey addition; basement interior and 2nd floor interior; Low significance: interiors to ground and first floor due to 1970s modifications.

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## History

**Historical notes:**

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are

debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani> )

The land on which buildings 10A and 10B were constructed was not part of the original Kent Brewery site. Building 10A is on land originally Allotments 1 & 2 of the 1842 Kensington Estate on which were constructed four dwellings. These allotments were acquired by Tooth & Co. in 1901 and the dwellings demolished. In 1912 plans for Building 10A, Aerated Water Building, drawn by Spain, Cosh & Minnett, were approved by City Council on March 26, 1912. 1930: alterations to Building 10A including the removal of the tower, and a new storey added to the whole of both Buildings 10A and 10B. In March 1931 final accounts for the work include certain additional works ordered by Messrs Tooth including the copper canopy to the main entrance, granite paving and wall facings in the main entrance, a reinforced concrete floor paved with marble, metal entrance gates and maple frames, side-lights and swing doors at the main entrance. In July 1931 gales caused roof damage and water penetration of the building. Galvanised iron roof sheeting was provided with additional fastenings.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Industry-Activities associated with the manufacture, production and distribution of goods	(none)-
5. Working-Working	Labour-Activities associated with work practises and organised and unorganised labour	(none)-

## Assessment of significance

<b>SHR Criteria a)</b> [Historical significance]	Administration Buildings 10A and 10B have historical significance as the administrative centre for the breweries from the Late Federation period. They demonstrate the process of land acquisition and brewery expansion in the early 20th century as well as the process of intermittent adaptation and reconstruction to provide for changing administrative needs. The pair of buildings has a high level of historical significance as an excellent example of the early 20th century custom of breweries to build in prestigious styles and the interwar alterations continue to project this prestigious public image.
<b>SHR Criteria b)</b> [Associative significance]	Administration Buildings 10A & 10B have historical associations with the Tooth family and prominent brewery managers and staff of the early 20th century. Associations with the original architects Spain & Cosh have largely been dissipated through adaptations but the pair of buildings retain associations with the 1930s Architects Robertson & Marks.
<b>SHR Criteria c)</b> [Aesthetic significance]	Aesthetic significance as a masterly integration of Interwar Free Classical style alterations and additions by Robertson & Marks to original Federation Free style buildings designed by Spain & Cosh. Streetscape value as the Main Avenue façade is the finest architectural element in the Avenue streetscape and forms the focus of an amalgamation of buildings of similar scale extending southwards from the Brewery entrance.

The two storey section of the Building 10B retains an exceptionally high level of aesthetic significance at a local level, as a finely executed and intact remnant of the Federation Free style designed by prominent Sydney architects, Spain & Cosh. The masterly integration of the Interwar Free Classical style alterations and additions by Robertson and Marks does not diminish the aesthetic significance of the original section of the building. The Main Avenue façade is the finest architectural element in the Avenue streetscape and forms the focus of an amalgamation of buildings of similar scale extending southwards from the Brewery entrance. The interwar addition of the hooded canopy over the entrance provides an important physical focus for the administration section of the Brewery, partly compensating for the loss of the accent originally provided by the demolished tower of the Aerated Water Building.

**SHR Criteria d)**  
[Social significance]

Buildings 10A & 10B have potential social significance to present CUB employees and past Tooths managers and employees as the administrative centre for the breweries during the 20th century. In particular, the 2nd floor Recreation room/former Tooths Museum may hold particular associations as a meeting place and venue for the breweries communal activities and celebrations.

**SHR Criteria e)**  
[Research potential]

The site contains a known archaeological feature/relic: well located in the basement of the former Aerated Waters Building: former water supply to the building.

The executive passenger lift in Building 10B provides evidence of the original function of the building in which it is housed and demonstrates the standard of furnishing considered appropriate for senior executives in its era. The lift car exhibits a high standard of timber craftsmanship and has aesthetic and technical significance in this regard. The lift mechanism is a good representative example of a small lift motor and mechanism of the early twentieth century, which has been maintained in operation to the present.

**SHR Criteria f)**  
[Rarity]

The boardroom suite, including Board Room, Dining Room and Lavatories are rare surviving prestige interiors, complete with fireplace, timber panelling and original table dating from the Robertson & Marks (1930s) period.

**Integrity/Intactness:** As a pair of periodically adapted and partially rebuilt buildings, 10A & 10B could not be considered to have high integrity in the usual application of the term. With much of its moveable heritage relocated during the CUB takeover period, the heritage value of integrity should only be applied to the Boardroom Suite, which has high values for this criterion.

**Assessment criteria:** Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

**Recommended management:**

The buildings should be retained as a pair and as a single land title identified if subdivision occurs in the future to define these components as one entity in heritage terms. Future development should conserve the exterior facades and the identified significant interior fabric and spaces of the building and identified intrusive elements removed or modified as opportunities present themselves. The exterior form of the building including the roof line be retained and no upper level additions permitted. Given the low level of significance of much of the interior fabric, adaptive reuse is feasible in these sections provided the work has no adverse impact on those sections of the Interior identified as significant or on the exterior.

**Recommendations**

Management Category	Description	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	05 Jan 06

**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2005 Schedule 8.1	187	09 Dec 05	154	131

Heritage study

**References, internet links & images**

Type	Author	Year	Title	Internet Links
Written			Land title search	
Written			City of Sydney Rates Assessment books	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	
Written	Noel Bell Ridley Smith & Partners Pty Ltd	2003	Heritage Review Kent Brewery site	
Written	Planning Workshop, Conybeare Morrison,	1991	Conservation Plan Kent Brewery	

Note: internet links may be to web pages, documents or images.

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## County Clare Inn

### Item details

**Name of item:** County Clare Inn  
**Other name/s:** Kegroom Tavern; County Clare Hotel; The Hotel Clare, Clare Hotel  
**Type of item:** Built  
**Group/Collection:** Commercial  
**Category:** Hotel  
**Location:** Lat: -33.8860235491475 Long: 151.200276623295  
**Primary address:** 20-24 Broadway, Chippendale, NSW 2007  
**Local govt. area:** Sydney

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
20-24 Broadway	Chippendale	Sydney			Primary Address

### Statement of significance:

The Kegroom Tavern, originally named the Hotel Clare, is significant as a largely intact and operational hotel which has a direct relationship to the main entrance of the Carlton (Tooths) Brewery site. The building is one of five hotels constructed in this style in the city between 1838 and 1942; the others are the Australian (Broadway), Sutherlands, the Hollywood, and the Civic Hotel. The Kegroom Tavern has significance as the finest example of a well maintained corner hotel in the Inter-War Functionalist style in the CBD. The interior of the hotel is significant for the quality of the timber panelling and plaster Art Deco ceilings which have been retained largely intact, and which are fine examples of the interior decor in hotels of this period. The exterior of the building has aesthetic significance as an important element in the streetscape and as a fine example of the decorative style of the period. The building has social significance as part of the network of corner hotels that provided a social/recreational venue for the local community, and as one of the group of five brick hotels in similar style, located in close proximity to the Carlton (Tooths) Brewery. This site has a lengthy association with the hotel trade as an earlier hotel existed on it.

**Date significance updated:** 30 Dec 05

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Designer/Maker:** Sydney Warden  
**Builder/Maker:** S.D.C.Kennedy and Bird Pty. Ltd.  
**Construction years:** 1941-1941

**Physical description:** The Kegroom Tavern, originally named the Hotel Clare, is a three storey face brick Inter-War Functionalist style building featuring glazed terracotta tile detailing and is located adjacent to the entrance of the Carlton (Tooths) Brewery. The simple curving face brick facade of the building features timber double hung windows enclosed within bands of ribbed terracotta tiles. A prominent vertical element of decorative tiles defines the western corner of the building, and a similar but less prominent element is located on the south eastern corner. The main stair with curved timber lined walls is contained within a block which rises above the roofline. A reinforced concrete band set on short columns forms a top to the parapet wall and this feature is repeated on the top of the stair block. Internally, the bar has been modernised but large decorative circular ventilators featuring Art Deco motifs remain intact in the original ceiling. All ground floor rooms retain the original Art Deco ceilings. Timber frame windows and a glass block panel light stairwell are also extant. Category:Individual building. Style:Inter-War Functionalist. Storeys:3 +  
columns: Face:Face brick; Side/Rear Walls:Face brick; Internal Walls:Plastered brick; Roof

Cellar: Facade: Face Brick. Side/Rear walls: Face Brick. Internal walls: Plastered Brick. Roof Cladding: Corrugated asbestos cement sheeting (unseen). Internal Structure: Brick piers and timber beams. Floor: Timber framing and boards (unseen). Roof: Timber framing (unseen). Ceilings: Decorative plaster to ground floor, set plaster on framing to upper floors. Stairs: Reinf. conc. stair from ground to roof. Fire Stairs: Access to the roof. Lifts: No. General Details: The building retains all of the original detailing including ceilings and joinery. There has been no alteration to the exterior and little change to the interior since construction. The facade below awning is rendered and painted and the soffit of the suspended awning is lined with pressed metal in a wave pattern..

**Modifications and dates:**

1941

**Further information:**

High Significance: External form, scale and composition, external rendered and terracotta tile detailing, ground floor Art Deco ceilings, timber panelling and joinery to stairs, tiled external vertical features, face brick facades, timber joinery to ground and first floor exterior and interior. Low Significance: Modern timber panelling to ground floor bar, bar counter. Streetscape: The County Clare Inn is listed on the Heritage Streetscape Map in the Heritage LEP 2000.

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**Current use:** Hotel

**Former use:** Hotel

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## History

**Historical notes:**

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the Invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani> )

The Kegroom Tavern, which was originally named the Hotel Clare, was designed by Sydney Warden, built by S.D.C.Kennedy and Bird Pty. Ltd. and opened in 1941. It replaced an earlier landmark hotel named Ryan's, which was demolished due to road widening along the southern side of Broadway. The building is one of five hotels constructed in this style in the city between 1838 and 1942; the others are the Australian (Broadway), Sutherlands, the Hollywood, and the Civic hotel. The Kegroom Tavern on opening attracted much favourable comment for its design and finishes. External use of colour, good use of modern materials, and tasteful decor, were all singled out for praise. The bars and toilets were located on the ground floor, residential accommodation on the first and second floors and a basement cellar included stores, cool room, boiler and other services.

The building appears to have remained generally as built until 1969 at which time a relatively small programme of alterations and additions was carried out. A more substantial renovation was implemented in 1973/74 at which time the public bar was rebuilt and other alterations were carried out on the ground floor. More substantial changes in the same area were made in 1979. The greatest changes occurred in 1982/3 and in 1985. At that time major alterations were made to the food bar and ground floor new toilets were built.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

## Assessment of significance

<b>SHR Criteria a)</b> [Historical significance]	The site has a lengthy association with the hotel trade and the building has significance for its association with the Carlton (Tooths) Brewery which it adjoins. Historic significance for its association with the realignment of Broadway in the late 1930s. The building replaced an earlier landmark hotel named Ryan's. Has historic significance locally.
<b>SHR Criteria c)</b> [Aesthetic significance]	Has aesthetic significance locally. Cultural: Significant as a largely intact example of the Inter-war Functionalist style. The significance of the building lies in the quality and condition of the detailing both internally and externally. The Art Deco style ceilings and timber panelling to the ground floor have significance as a fine example of the interior detailing of this style of corner hotel.
<b>SHR Criteria d)</b> [Social significance]	Significant for its association with the brewery which is reflected by its close physical association to the main entrance of the Carlton (Tooths) Brewery. Significant for its part in providing a social/recreational venue for the local community. Has social significance locally. Significant as a largely intact example of the Inter-war Functionalist style. The significance of the building lies in the quality and condition of the detailing both internally and externally. The Art Deco style ceilings and timber panelling to the ground floor have significance as a fine example of the interior detailing of this style of corner hotel.
<b>SHR Criteria f)</b> [Rarity]	A rare working example of the corner hotel which is largely intact both externally and internally.
<b>SHR Criteria g)</b> [Representativeness]	A fine example of a hotel the Inter-War Functionalist style which retains its original functions of bar and accommodation
<b>Assessment criteria:</b>	Items are assessed against the <a href="#">State Heritage Register (SHR) Criteria</a> to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Recommended management:

General: As this is a fine and largely intact example of the Inter- War Functionalist style, the external form, scale and detailing should be conserved. Surfaces never intended for painting, notably face brickwork and tiling, should remain unpainted, while surfaces such as render and timber which were originally painted should continue to be painted in appropriate colours. Exterior: Original external decorative rendered and terracotta detailing (particularly the tiled vertical features) should be retained. Existing window or door openings should not be enlarged or closed in. Interior: The building is capable of further internal alteration at ground floor, provided that surviving significant fabric (mainly the Art Deco ceilings) remains intact, and the form and layout of these interiors is retained. The layout and planning of the upper floors should not be altered. As the internal timber joinery to ground and first floor is intact and in good condition, it should be retained. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2005 Schedule 8 Part 1	38	09 Dec 05	154	126

## References, internet links & images

Type	Author	Year	Title	Internet Links
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Written

SCC: BA's and DA's ULVA Review 15th. August 1941; 6ff. Schwager Brooks Partners. Traditional Hotels in Sydney CBD, Sept.1985  
Aboriginal People and Place, Barani: Indigenous History of Sydney City

Written Anita  
Heiss

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