



Figure 89. Decorative elements include niches placed regularly up the stair fitted with simple semi-cylindrical lights.

Figure 90. The detailing of the stair decreases as it rises, but it retains a simple elegance in form.



Figure 91. The two upper levels provide simple residential accommodation, with the Art Deco form and detailing evident throughout.



Figure 92. The dining room on level 1.



Figure 93. The kitchen fitout appears original

Figure 94. Landing to the upper level



Figure 95 and 96. Typical modest bedrooms on levels 1 and 2.



Figure 97 and 98. Bathroom areas. Evidence of water damage can be seen.



Figure 99. Looking into the lightwell from the roof terrace. Note the skylight to the saloon bar that is now blocked

Figure 100. The exit stairs include winders and do not comply with current building codes.

CONDITION OF THE FABRIC OF THE COUNTY CLARE HOTEL:

The County Clare Hotel is still trading as a local hotel, while its overall presentation is poor, visual inspection of the property revealed that it appears to be in generally sound condition, with the only evidence of significant damage found to the ceilings in the bathroom areas, which may be due to a lack of ventilation or possibly water penetration.

Brickwork appears to be generally sound, with no evidence of significant cracking or damage noted.

Note that the following comments are made based only on visual inspection and that a detailed structural assessment and condition report may find additional issues and matters that need to be taken into consideration when determining conservation and management policies for the Hotel.

Condition of fabric – County Clare Hotel

Element	Comment
Building exterior: walls	Appear to be in good condition. Evidence of water penetrating brickwork to upper level of parapet on eastern elevation (growth of vegetation) needs attention. Walls to façade at street level have been rendered. After removal of tiles
Building exterior: windows and doors	Appear to be sound.
Building structure	The structural condition and integrity of the County Clare Hotel as it now stands has been assessed by Mott McDonald Pty Ltd and has been rated as generally sound, with defects being superficial. Some repair and maintenance works are necessary.
Interiors	
Main bar	This space is structurally intact with walls (including original tiles), ceiling and detailing original. Evidence of wear to surfaces. The original counter bar has been removed. The floor has been altered.
Saloon bar	This space is structurally intact with much of the doors, ceiling and detailing such as bar counter and door signage original. The walls were not possible to inspect because they are covered by new linings and blocked by poker machines.

Element	Comment
Main stair	The main stair is intact, including all detailing. It appears to be structurally sound.
Cellar	Intact but in poor condition with major water penetration problems. Intact keg and case slide.
Bottle shop	Mostly intact and in fair condition.
WC	Intact condition, worn but functional.
Remainder of building	(upper levels)
Walls and ceilings	External walls in good condition.
Floors	Carpeted. Condition not known. Generally timber flooring over framing or concrete substructure.
Ceilings	Generally sound. Paint is peeling.
Doors and frames	Secondary access/escape doors solid panel and appear to be in fair condition.
Windows	Existing windows are timber framed and have plate glass., some patterned
Lighting	Power operational. Lighting is fluorescent and hung from the ceiling in functional fittings. Some more decorative fittings in individual rooms. Most services are now sub-standard.
Services	Standard Inter-War services with later upgrades. All require major upgrade.
Fitout	The fitout remains from the construction period seen in the kitchen and dining areas.

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.

The Statement of Significance for the former Brewery site identified in the 2005 CMP Executive Report (prepared by Godden Mackay Logan) was as follows:

The CUB site has local significance as a rare surviving large industrial site on the city's edge providing evidence of the evolution of a major brewery over 170 years. It was, until its closure, the largest and oldest continuously operating brewery in New South Wales and in its present form, demonstrates aspects of the evolutionary history of the site from the early 1890s to the present day.

The site incorporates within its boundaries the whole of the original Kent Brewery site, established in 1835, which is capable of interpretation.

The site has strong associations with the Tooth Family from the establishment of brewing in 1835 to the incorporation of Tooth and Company as a public company in the 1880s.

Individual buildings within the site have associations with the various firms of architects employed by Toth's, notably Spain, Cosh and Minnett, Halligan and Wilton, Robertson and Marks, Copeman Lamont and Keesing, and Sidney Warden.

The site contains individual buildings, building groups, streets patterns and lanes, structures and industrial equipment which are significant for their individual values and for their contribution to an understanding of the broader historical evolution of the site. The site includes a rare group of terraces of historical importance, a rare Art Deco style portal gateway of exceptional aesthetic value and a rare, highly intact Federation era garage building.

The most important component elements of the site include the Main Entry Portal Gateway (51), the Main Avenue (Carlton Street) (57), the County Clare Hotel, Broadway (38), the Australian Hotel Broadway (40), the Abercrombie Street Terraces (42A, B and C), the Castle Connell Hotel (14), the Kensington Street Terraces (47A and B, 48 A to J, and 49A and B), the Kensington Street Streetscape (64), the Irving Street Brewery Group (22, 23, 26, 30, 35A, 35B and 36), the Administration Buildings (10A and B), the former Motor Garage/Kensington Street Store (46A), the Carpenters Workshop (13A) and the former Barley Store (32).

As a result of its long association with brewing and its physical presence at the edge of the city, the CUB site retains an ability to demonstrate the dominant character of industrial uses that once bounded the city core. It demonstrates the importance that breweries had in the economic structure of the state and in the social lives of Australians since Colonial times.

The site has been identified as having known archaeological feature and areas of archaeological potential, which may reveal important historical information regarding both pre-European and European Colonial occupation of the site.

The identified significance of the site is enhanced by extensive surrounding records which are in the public domain. These demonstrate aspects of the identified historical significance of the site. Substantial documentary evidence survives in several public

archives along with artefacts surviving on site and in the Sydney Powerhouse Museum, which would support interpretation of the various aspects of the significance of the site.

(Former Carlton and United Brewery Site – Conservation Management Plan. 2005. Noel Bell Ridley Smith. As quoted in Executive Report, May 2005. Godden Mackay Logan. pp vi-vii)

This Statement is now of mainly historic value given the impact of the demolition of most of the buildings in the complex and the site's redevelopment as a high-rise commercial/residential precinct.

The 2005 CMP also 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 Toth's managers and employees as the administrative centre for the breweries during the 20th century. In particular, the 2nd floor Recreation room/former Toth's 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 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.

Criterion F: rarity:

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

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.

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 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.

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).

4.2 COMMENTS ON THE 2005 ASSESSMENT OF HERITAGE SIGNIFICANCE

The assessment of heritage significance contained in the 2005 CMP were reviewed and have been found to be well researched and soundly assessed against the NSW Heritage Council's Criteria for the assessment of heritage value. These criteria have not been amended since 2005 and it is considered that the above assessment will continue to provide a sound basis for both the conservation of the fabric of the complex and also to guide the making of decisions about more active intervention, such as the currently proposed adaptive re-use project.

4.3 CONTRIBUTORY VALUES OF THE BUILDING ELEMENTS WITHIN THE PRECINCT

Identifying the relative contribution that a building or building element makes to the identified heritage values of a place can be an important tool in the management of the significance of that element and of the precinct as a whole. Not all elements of the two buildings are equally essential to understanding the heritage values of a place, and it is important that conservation management strategies can respond appropriately to the relative importance or sensitivity of an element or space. Notwithstanding this, it is important to recognize that the grading of significance is not a simple 'cut off' tool that can be used to determine the management policy for a particular item or element. Such an approach leads to a loss of the subtleties of the place, and should not be pursued.

Contributory values are also not limited to the fabric of the space. They can also include the relative importance of a space, or a view, or similar experiential quality to the value of a place, for example, the space between two buildings. They are triggers that should be used to better

appreciate the subtleties of heritage significance as it is expressed through the fabric of a place; or through the spaces that define the place.

The relative significance of the elements within both the Administration Building and the County Clare Hotel are however clearly expressed through their fabric, with the different layers of development readily interpreted and understood, and each expressing a distinctive aesthetic and spatial quality reflective of its time. The earlier studies also used a graded approach to the assessment of significance and the making of policy for the conservation of fabric, and this resulted in the buildings and spaces so identified being protected through the statutory planning controls for the site.

Following the documentary and fabric research undertaken for this CMP: it is suggested that the following contributory elements and values be recognised and used to guide the making of policies for the conservation and change of these places in the future. Note that the following definitions focus on the contribution that the element or space makes to the ability to read and understand its heritage values. The inherent heritage value has already been identified and adopted in the 2005 CMP and subsequent development consents; and remains valid to identify the significance of the large elements of the site.

The following descriptors have been used to describe the relative contribution of the elements and spaces:

- | | |
|--------------|--|
| 1. High | Essential to understanding the heritage values of the place |
| 2. Moderate | Enhance the understanding of the heritage values of the place |
| 3. Little | Do not play an important role in understanding the heritage values |
| 4. Intrusive | Obscure or confuse the potential to understand the heritage values |

Elements and spaces that are identified as being highly contributory need to be retained in a context that will allow them to continue to be used to trigger or enhance understandings of the precinct.

Moderately contributory elements and spaces should remain capable of enhancing an understanding of the heritage values of the precinct.

Elements or spaces that contribute little, or have little potential to, understandings are often not important to retain in their current context for heritage reasons.

The removal of intrusive elements can often enhance the ability to understand the underlying heritage significance of a place.

It should be remembered also that any new fabric or use introduced to a significant place or space will create a new layer that will be interpreted by future generations, and it is important that all new work to heritage places should aim to be either neutral or enhance the understandings of the place. This principle should guide the making of management policies for the Administration Building and County Clare Hotel.

Table 2: Contributory values of the elements and spaces of the Administration Building and County Clare Hotel

Building or space	Element or spatial quality	Heritage value represented	Contributory Value
Administration Building	Use of building	Historic	Lost
Administration Building (exterior)	Massing	Historic, aesthetic	High
	Architectural style and detailing	Historic, aesthetic	High
	Rhythms of the elevations including spacing and proportions of openings	Aesthetic	High
	External fabric - original	Historic, aesthetic	High
	External fabric - inserted	Historic, layering	Little
	Altered windows	Historic layering	Moderate-little
	Lack of openings to Kensington street at ground level	Historic, historic layering, social	Moderate
	Roof form	Aesthetic	Little
	Formal entrance to Carlton Street	Aesthetic, social	High
	Contrast in detailing between Brewery (Carlton Street) elevation	Aesthetic, historic, social	High

Building or space	Element or spatial quality	Heritage value represented	Contributory Value
	and Kensington Street		
	Loss of fabric and temporary wall to southern elevation	Historic, aesthetic, historic layering	Intrusive
County Clare Hotel	Use of the building	Historic, aesthetic, social	High
Clare Hotel (exterior)	Massing	Historic, aesthetic	High
	Architectural style and detailing	Historic, aesthetic, social	High
	Rhythms of the elevations including spacing and proportions of openings	Historic, aesthetic, social	High
	Horizontal banding of the street elevations	Historic, aesthetic	High
	External fabric – original	Historic, aesthetic	High
	External fabric – inserted (render)	Historic, aesthetic, historic layering	Intrusive
	Contrast in form and detailing between public and private elevations	Aesthetic	High
Spatial qualities	View to the Clare Hotel from Broadway	Historic, aesthetic, social	High
	Views to the buildings from Kensington St (north and south)	Historic, aesthetic, social	High
	Views to the buildings from Carlton Street (north and south)	Historic, aesthetic, social	High
	Contrast in scale between bulk of the buildings and the terraces of Kensington Street	Historic, aesthetic, social	High
	Contrast in scale between bulk of the buildings and the new high-rise development of Central Park	Historic, aesthetic, social	Evolving
	Space between Administration Building and the County Clare Hotel	Historic, aesthetic	Moderate
Administration Building (interior)	Entrance stairs and vestibule	Historic, aesthetic, historic layering	Moderate (spatial qualities)
	Lift	Historic, aesthetic, social	Moderate
	Stair - gd to level 1	Historic layering, aesthetic	Little
	Office areas – all levels including fitout and secondary stairs	Historic layering	Intrusive
	Basement – fabric	Historic	Moderate
	Show Bar – space and fabric	Historic, aesthetic, social	High
	Stair from level 1 – 2 – fabric (timber panelling)	Historic, aesthetic, social	High
	Boardroom suite (including ante-room, main room and executive bathroom) Spatial qualities and fabric	Historic, aesthetic, social	High
County Clare Hotel (interior)	Main bar: spatial qualities and fabric	Historic, aesthetic, social	High
	Saloon Bar: spatial qualities and fabric	Historic, aesthetic, social	High
	Bar fitout to level 2	Historic, aesthetic, social	Moderate
	Telephone booth in saloon bar	Historic, aesthetic, technological	High
	Bottle shop: spatial qualities and fabric	Historic, aesthetic, social	High
	Main stair: spatial qualities and fabric	Historic, aesthetic	High
	Secondary stairs	Historic, aesthetic	Moderate
	Cellar	Historic, aesthetic	Moderate
	Public WCs: spatial qualities and fabric	Historic, aesthetic	Little
	Residential rooms and bathrooms	Historic, aesthetic, social	Little

5.0 CONSERVATION AND MANAGEMENT PRINCIPLES

5.1 INTRODUCTION

This section considers the implications of the cultural significance assessments and analysis described in Sections 1-4 of this SECMP for the future use and management of the Administration Building and County Clare Hotel. The section addresses the physical, technical, legal, legislative and statutory matters that are associated with planning the ongoing management of significance of the two buildings.

5.2 OPPORTUNITIES AND CONSTRAINTS

The location of these buildings within a major redevelopment site raises both opportunities and constraints, including the potential for exciting new uses, but also the inevitable loss of visual and aesthetic context of the original fabric and setting.

The following issues are of particular relevance to the development of conservation policies for the buildings:

Table 3: Opportunities and constraints: issues to be considered

Issue	Comment
Planning context	<p>The Administration Building has formed the core of the brewery precinct throughout the 20th Century and should continue to demonstrate a close association with the development of the Central Park precinct. This is required through the issued consents for the property.</p> <p>The adaptive re-use of the two buildings as a boutique hotel has already been approved. This includes a commitment to the retention of the heritage significance, including identified significant building elements, as part of the project.</p> <p>Significant alterations and additions, including the addition of floors above existing roof levels, have been approved in principle.</p> <p>These statutory obligations are likely to have a significant impact on parts of the buildings.</p> <p>The buildings are located at the entrance to the site and between two of the most important public areas of the precinct. The approved development includes the need for improved connectivity between these precincts.</p> <p>All management recommendations in this CMP need to respect the statutory status of the buildings and accept that significant change will occur that may affect significant fabric.</p>
Other statutory requirements	<p>Any change in the use of the building will require any new fabric to comply with relevant building codes.</p> <p>Recent changes to the Australian Standard for Earthquake Events are also called up by the Building Code of Australia. These have the potential to have significant impacts on the masonry fabric of the two buildings given the extent of new work likely under the most recent Approvals for the site.</p> <p>The current approved use as a hotel will demand careful attention to the issue of building stability and acoustic separation that will have the potential to impact the fabric and spatial qualities of the buildings.</p>

Issue	Comment
Use of the buildings	<p>An active use is required in order to achieve a long-term commitment to conservation and maintenance of significant fabric.</p> <p>A hotel has operated at the north-eastern corner of the since the middle of the 19th Century. This continuity of use should be maintained.</p> <p>The Administration Building was constructed for use as an office and is superficially suitable for this use to continue. The insertion of contemporary fit-out into each floor has however been done awkwardly, and has led to a physical environment that is not acceptable for contemporary tenants.</p> <p>Use as a commercial building would require significant intervention in the historic fabric.</p> <p>Use as a commercial building would also limit the potential for public access to the significant spaces within the building.</p> <p>An adaptive re-use such as the approved use as a boutique hotel will also require significant intervention in the fabric, but has to potential to lead to an increased potential for accessibility to the interiors by the wider community. It is also likely to generate a more imaginative and sensitive solution than a standard commercial approach to the conservation of the heritage significance of the property.</p>
Building fabric	<p>Potential water ingress issues in northern end due to earlier well under basement floor of the former Aerated Waters Building (now the northern end of the Administration Building) (not investigated).</p> <p>Damage to fabric such as loss/damage to downpipes on the Kensington Street elevation of the Administration Building.</p> <p>Also County Clare Hotel shows evidence of damaged roof plumbing – vegetation growth on out façade at roof level and deterioration to internal ceilings..</p>
Identified significant building elements	<p>These are important to understanding the history and heritage significance of the buildings and should be retained as a coherent whole.</p> <p>Separation of the elements of the fabric is not appropriate.</p> <p>Separation or dividing the significant spaces identified in the CMP (in particular the Boardroom suite of rooms and the Show Bar) is not appropriate and must not occur.</p> <p>The stair and lift have been relocated in the past within the building and it may be acceptable in terms of heritage impact to do so again.</p> <p>The lift should be re-used within the building as an interpretative element as it is unlikely that it can be ungraded for code requirements for ongoing use.</p>
Graffiti	<p>The exterior fabric of the two buildings is exposed to graffiti. This is an ongoing issue for many properties in the inner city. Some of the graffiti techniques (and the methods required for their removal) have the potential to cause significant harm to brickwork and sandstone.</p>

5.3 OPPORTUNITIES FOR FUTURE USES

The opportunities arising from the cultural significance of the Administration Building and County Clare Hotel include:

- The buildings form part of the redeveloped site and are required to be conserved.
- They are located at the most prominent access point to the site and play an important role in its identification and differentiation.
- This creates the opportunity for innovative and creative conservation approaches, including the introduction of new fabric in original yet sympathetic ways
- The buildings are to continue to determine the character of the adjacent Kensington Street precinct through their dominant physical presence in the streetscape.
- The potential for uses and interpretation strategies that will facilitate the community's understanding and appreciation of the important cultural, social and historic role played by both the major brewery complex and the small pub where the products were consumed.

5.4 CONSTRAINTS ON FUTURE USES

Constraints on the future usage of the Administration Building and the County Clare Hotel include the following:

- The need to comply with the already issued Concept Plan approvals for the site which include the addition of floor space and the potential for radical intervention in the fabric.
- The need to respect the heritage values of the fabric of the buildings and its elements that may limit the scope or acceptability of some uses.

5.5 OTHER RELEVANT ISSUES

PRINCIPLES OF AUSTRALIA ICOMOS' BURRA CHARTER

The following principles from the ICOMOS Burra Charter apply to the Administration Building and County Clare Hotel:

- The Burra Charter requires (Article 8) that conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.
- New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.³
- Article 23 states that continuing, modifying or reinstating a significant use may be appropriate and preferred forms of conservation.

MANAGEMENT RESPONSIBILITIES

The site is being redeveloped by Frasers Broadway, so they (or any future owner/developer) are responsible for undertaking necessary conservation works as part of the redevelopment of the site.

The edges of the building form part of the public domain and as such will require ongoing maintenance. The detailed design and ongoing care, control and management of the public/private interface should be integrated with the public domain management strategy for the whole site.

STATUTORY OBLIGATIONS

The primary statutory obligation is to ensure the ongoing conservation of the buildings. This is required by the identification of the two buildings and their significant interiors as being of High significance, and the specific requirements of the Concept Plan Approval and subsequent Modifications to retain them as whole structures.

³ The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 1999, p 4 , 6.

The approved Concept Plan also permits significant intervention in the fabric to facilitate the adaptive re-use of the buildings as a hotel.

The policies outlined in this SECMP will help to achieve both obligations.

Any new work that may affect either building is also required to comply with the heritage provisions of the Sydney Local Environmental Plan 2005 and the City of Sydney Heritage Development Control Plan 2006.

5.6 ARCHAEOLOGICAL POTENTIAL

The earlier studies undertaken for the brewery identified that the Administration precinct, within which the Administration Building is 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 excavated and are unlikely to be disturbed as part of the proposed development.

The main potential for archaeological finds is the new pedestrian access tunnel proposed to link 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.

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 advised and the site managed in accordance with their requirements.

6.0 CONSERVATION POLICIES

6.1 INTRODUCTION

The policies that will guide the future use, conservation, adaptation and ongoing use of the Administration Building and the County Clare Hotel and their setting need to be derived from their heritage significance and an understanding of what is important to retain and interpret for the future. They also need to acknowledge both the current major redevelopment of the former brewery site and the recent approvals for the adaptive re-use of the Administration Building and County Clare Hotel.

The CUB site has local significance as one of Sydney's most important breweries and the Administration Building is one of the most important component elements of the site. The County Clare Hotel is an important example of Art Deco hotel architecture and continues to operate as a hotel.

Policies that require retention of the fabric without any potential for change are not appropriate in this context. The policies do need to identify how to approach the proposed works and identify clearly those elements and components of the place that are not capable of change and should be subject to more traditional conservation policies only.

Implementation of these policies is required to comply with the Ministers Conditions of Development Consent for the Central Park Development.

6.2 CURRENT CONSERVATION AND MANAGEMENT POLICIES

The recommended conservation policies build upon those identified in the 2005 CMP and the NSW Heritage Database Inventory Sheet for each building. These are:

ADMINISTRATION BUILDING:

Recommendation	Comment
<i>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.</i>	The retention of the two parts of the Administration building (the 1910 and 1930-31 sections) is still relevant and should be reflected in the conservation policies.
<i>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.</i>	The need to retain contributory fabric and not require the retention of intrusive elements is still relevant and should be reflected in the conservation policies.
<i>The exterior form of the building including the roof line [should] be retained and no upper level additions permitted.</i>	This recommendation has been made unachievable due to the recent approval for the alteration to the exterior of each building and the adding of new levels to each.
<i>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.</i>	This recommendation is still relevant and should be reflected in the conservation policies.

COUNTY CLARE HOTEL

Recommendation	Comment
<i>As this is a fine and largely intact example of the Inter- War Functionalist style, the external form, scale and detailing should be conserved.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>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.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>Exterior: Original external decorative rendered and terracotta detailing (particularly the tiled vertical features) should be retained.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>Existing window or door openings should not be enlarged or closed in.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>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.</i>	The fabric analysis undertaken as part of this CMP suggests that the scope for significant alteration to structural elements and detailing is limited to the creation of modest openings etc.
<i>The layout and planning of the upper floors should not be altered.</i>	The fabric analysis undertaken as part of this CMP suggests that there is scope for the reconfiguration of the spaces of the upper levels, including the removal of the central bathroom blocks in order to create a more usable space consistent with the current approvals
<i>As the internal timber joinery to ground and first floor is intact and in good condition, it should be retained.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>The building should be retained and conserved.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>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.</i>	This recommendation remains relevant and should be reflected in the conservation policies.
<i>There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features.</i>	This recommendation has been made unachievable due to the recent approval for the alteration to the exterior of the building and the adding of new levels.
<i>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.</i>	This recommendation is still relevant and should be reflected in the conservation policies, however it needs to be applied on the basis of the relevant level of significance of each element.
<i>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.</i>	This recommendation has been made unachievable due to the recent approval for the alteration to the exterior of the building and the adding of new levels.

6.3 POLICIES ENDORSED IN THE 2005 CMP

The 2005 CMP also included 66 detailed conservation policies for the wider brewery site. These must be taken into account in the development of detailed policies for the Administration Building and County Clare Hotel. These focus on the principles of good heritage conservation management rather than identified elements of the fabric, and are therefore still relevant. The full list of Policies is attached at Annexure C; but those of particular relevance to the Administration Building and County Clare Hotel are:

(35) Retention and Reinforcement of City Wall to Kensington Street

The 'city wall' along the west side of Kensington Street should be maintained and reinforced by appropriate conservation and new infill. New development should reflect the height, scale and masonry-wall façade character of the existing streetscape.

This policy seeks to conserve, interpret and reinforce the significant 'walled in' character of the boundary of the former Kent Brewery site along Kensington Street by both conserving significant components and ensuring new infill development reinforces its overall scale, alignment, physical character and visual/functional role.

Components of identified heritage significance recommended for conservation, such as the Administration buildings, are the essential core of this 'city wall' and feature important elements of massing, scale (especially as related to pedestrians), façade rhythm/modulation and alignment. Other elements and fabric, such as remains of early face brick walls and site entry/access points, should also be considered for retention, adaptation and/or interpretation, where feasible.

(36) New Entry from Kensington Street

The Kensington Street elevation of the former Kent Brewery site should be modified to reintroduce gate and cartway entries corresponding with historical entry locations.

(38) Significant Views

Significant Views should be appropriately managed. Future development should:

- i) Provide, where possible, for the retention of existing visibility of heritage items.*
- ii) Protect and conserve view access to and visual character of landmark corner buildings and entrance elements in significant views.*
- iii) Establish appropriate scale, materials and forms for potential buffer elements west of the entrance portal to Kent Road.*
- iv) Relate future changes to the streetscape in Kensington Street to existing heritage items and street wall character.*
- v) Retain visual experience of narrow view into the interior of the site and visibility of*

(39) Heritage and the Public Domain

Development of the site should make use of the site's heritage attributes to assist the provision of a high quality public domain.

A range of heritage related issues should be included in the process of identifying opportunities for public use of, and access through, the site, including the possible role of conserved heritage items for publicly accessible functions. Measures to interpret the significant character and components of the site (tangible and intangible) to the public should also be included.

The provision of public access should also relate appropriately to significant thoroughfare patterns (as discussed in policy 28).

(44) Settings for Heritage Items

Redevelopment of the former Kent Brewery site should conserve and enhance the significant attributes of the settings of heritage items, including those which contribute to the significant character of the adjacent Conservation Area and streetscapes.

This policy identifies the need to ensure that conservation of identified heritage items includes provision of appropriate settings/curtilages for both individual items and groups/precincts. These settings need not necessarily be physically large—given the importance of interpreting the particular character of what has generally been a tightly packed and changing/evolving industrial complex—but should effectively conserve significant physical and visual attributes.

In some instances, the setting of an item includes visual and/or physical links with areas and elements outside the boundaries of the site—examples include Main Avenue and the Main Gateway (with their role in views to and/from Broadway), Balfour and Carlton Streets (with their historical and visual links with their southern ends in Chippendale), and the Australian and County Clare Hotels on the northeast and northwest corners of the main Kent Brewery site.

(Source: Attachment D to the Report on the Draft Conservation Management Plan for the Carlton and United Breweries site, Chippendale, by Noel Bell Ridley Smith, assisted by Godden Mackay Logan. May 2005.)

Although these policies continue to provide a sound basis for the protection and conservation of the identified heritage values of the buildings and their context within the site, they do not provide the detailed or fabric-specific guidance that is also necessary when establishing a strategy to protect the fabric of a building and provide the parameters for any new work.

As earlier approvals for the site have been considered and granted, some aspects of these early policies have been superseded.

6.4 APPROACH TO THE IDENTIFICATION OF POLICIES FOR THE CONSERVATION OF THE SITE IN THE CONTEXT OF ITS ADAPTIVE RE-USE

The statutory context requires an atypical approach to the establishment of conservation policies for the two buildings.

Both buildings have been generally well maintained but require conservation work and ongoing maintenance to ensure that their significance is retained and that significant aspects of the historic fabric and structure are not lost.

PRINCIPLES

The principles that need to be considered in undertaking any works are:

1. The need to comply with the broad conservation policies identified in Annexure C and the recommendations identified in Section 6.2 of this CMP.
2. The need to comply with the terms of any statutory consent or legislative requirement relevant at the time, including the requirements of the BCA
3. Ensure that all work respects the principles of the Australia ICOMOS' Burra Charter.

The principles that need to be considered in undertaking conservation work are:

- 1 Ensuring all conservation work responds to the level of significance appropriately.
- 2 Establishing the correct and most appropriate works through research and analysis of the existing fabric.
- 3 Developing a program of works that prioritises works from urgent to a cyclical management schedule.
- 4 Carrying out both regular repairs and ongoing maintenance in accordance with these policies.

The principles that need to be considered in undertaking new work such as adaptive re-use or infill development are:

1. Preserve the fabric and spatial integrity of the identified significant elements.
2. Ensure that both buildings retain their individual character and form appropriate to their historic use.
3. New work should carefully consider any physical or visual impacts on original fabric so that impacts are managed and minimalised.
4. New work should be visually recessive in relation to the heritage structures in significant views of the site.

POLICIES

The following policies for the conservation of the buildings have been identified in addition to those already adopted through the earlier Approvals for the site:

Policy 1.0

Conservation and Adaptation.

- 1.0 The external fabric of both buildings is to be conserved.
 - 1.1 Retain all fabric that contributes to the understanding of the history and heritage values of the buildings in situ unless identified in this schedule.
 - 1.2 Repair fabric rather than replace wherever possible.
 - 1.3 Ensure any new fabric introduced will not cause harm to existing fabric.
 - 1.4 Ensure that any new opening is sited and formed sympathetically to the architectural and structural integrity of the existing fabric.

Policy 2.0

Use

- 2.0 Use of the buildings

- 2.1 The County Clare Hotel is to remain freely accessible to the community.
- 2.2 The use of this building should remain a hotel, restaurant or similar which is accessible to the general community on a regular and basis.
- 2.3 An active use should be implemented for the Administration Building.
- 2.4 A use that allows access to the significant interior spaces by the community (either invited or free access) is preferred to one that would limit access on a permanent basis.

Policy 3.0

Approach and Interpretation

- 3.0 Infill development or intervention for the purpose of adaptive re-use of either building should respect and protect the underlying heritage values of the original buildings with regard to how this significance can be interpreted and understood by future users of the precinct.
 - 3.1 The detailed design of any alteration or addition to fabric should be guided by the significance and interpretation categories identified in Section 4.3 of this CMP.
 - 3.2 Changes that would obstruct or distort the identified heritage values should not be implemented.
 - 3.3 Alternative engineering solutions should be sought if standard compliance with the building regulations will be likely to have an unacceptable impact on identified significant fabric.
 - 3.4 Any signage associated with the future use of either building is to be designed and sited so as not to obstruct or compromise any significant architectural feature of the existing building or the heritage items in the vicinity of the buildings (including the former Entrance Gateway to the brewery precinct and the Kensington Street Precinct).

Policy 4.0

Interpretation

- 4.0 Develop integrated interpretation strategies to allow the fabric and meaning of the Administration Building and the County Clare Hotel to 'speak for themselves" and not rely on contrived interpretative devices.
 - 4.1 New work should be clearly able to be read as such.
 - 4.2 Original fabric should be retained wherever possible and if no longer required for operational reasons, be made safe and integrated into the new work.
 - 4.3 If significant elements need to be removed for any reason the fabric should be re-used on site in a contextually appropriate manner.

Policy 5.0

Urgent Works

- 5.0 Undertake immediate urgent works to elements that are at risk of damage or loss to significant fabric.
 - 5.1 Prevent further damage to fabric from water ingress (including downpipes on the Administration Building and roof plumbing on the County Clare Hotel).

Policy 6.0

Conservation Works

- 6.0 Undertake less urgent conservation works for the remaining fabric of the building.
 - 6.1 Determine extent of maintenance work required for building elements.
 - 6.2 Ensure that all timber, sandstone and brickwork is cleaned and inspected regularly for signs of deterioration and repair/treat appropriately.
 - 6.3 Any removal of damaged elements must be done carefully by an appropriately skilled tradesperson to prevent damage to adjacent elements.

Policy 7.0**Archaeology**

- 7.0 Respect the identified potential for archaeological finds during excavation works.
 - 7.1 All excavation contractors are to be briefed on the potential for minor relics to be uncovered and the need to report any findings to the site supervisor and/or the Heritage Architect.
 - 7.2 The site supervisor or Heritage Architect should follow the protocols established under the NSW Heritage Act for the management of archaeological finds during construction works.

Policy 8.0**Appropriate Skills**

- 8.0 Ensure that experienced contractors with adequate supervision undertake all conservation works and infill or other new works where it interfaces with significant fabric; and that all works are drawn, specified and overseen by an experienced Heritage Architect.
 - 8.1 Appoint a responsible person with appropriate experience to oversee all works.
 - 8.2 Ensure all tenderers and consultants are experienced in the required conservation skills.
 - 8.3 Establish approved list of subcontractors and Heritage Consultants.

Policy 9.0**Maintenance**

- 9.0 Prepare and undertake long term Maintenance Program for the significant fabric of each building.
 - 9.1 Develop a schedule for inspection and maintenance of fabric.
 - 9.2 Major periodic inspection and maintenance. Check general fixings and structural stability. 10 yearly cyclical program.
 - 9.3 Minor inspection and maintenance. Replace broken or damaged building elements as required.
 - 9.4 Remove graffiti immediately.

7.0 CONCLUSION

This Specific Element Conservation Management Plan for the Administration Building of the former Carlton United Brewery and the County Clare Hotel has built upon the earlier Conservation Management Plans (2005 and 1991) for the wider Brewery Site and the recommendations and policy directions established by the recent approvals for the Administration Building and the County Clare Hotel.

The strategies identified in this document will help to establish a sound policy framework that will protect and conserve the heritage significance of the two buildings, including the significant elements and components of their interiors, during the next phase of redevelopment of the former Brewery site.

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



You are here: [Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

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 coming the basement. Internal fabric: expressive

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 voissiors and stinger 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 opppsing 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 gorund and first floors.

Further information:

Admininstration 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.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

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)

3. Economy-Developing local, regional and national economies

5. Working-Working

New South Wales theme

Industry-Activities associated with the manufacture, production and distribution of goods

Labour-Activities associated with work practises and organised and unorganised labour

Local theme

(none)-

(none)-

Assessment of significance

SHR Criteria a)

[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.

SHR Criteria 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.

SHR Criteria c)

[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.

Data source

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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 + cellars. Facade: 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.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Hotel
Former use: Hotel

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)

3. Economy-Developing local, regional and national economies

New South Wales theme

Commerce-Activities relating to buying, selling and exchanging goods and services

Local theme

(none)-

Assessment of significance

SHR Criteria a) [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.
SHR Criteria c) [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.
SHR Criteria d) [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.
SHR Criteria f) [Rarity]	A rare working example of the corner hotel which is largely intact both externally and internally.
SHR Criteria g) [Representativeness]	A fine example of a hotel the Inter-War Functionalist style which retains its original functions of bar and accommodation
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:

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

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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Annexure B
Fabric Description from the
2005 Conservation Management Plan
by Noel Bell Ridley Smith and Partners Pty Ltd



**FORMER CARLTON AND UNITED BREWERY SITE
26 BROADWAY
BROADWAY NSW 2007**

VOLUME 3:

PHYSICAL EVIDENCE



CONSERVATION MANAGEMENT PLAN

MAY 2005

**NOEL BELL RIDLEY SMITH & PARTNERS PTY LTD
2 McManus Street, McMahons Point NSW 2060 Telephone 9922 2344 Facsimilie
9922 1308**

5.0 ADMINISTRATION PRECINCT – 2

Ref: Volume 4 Part 2 Index Sheet

5.1 Introduction

5.1.1 Component Description

- The Administration Precinct includes the following buildings and components:
- Main Avenue Streetscape (57)
- Main Entrance Gateway (51)
- The Hotel Clare (38)
- The Administration Building (10A & B)
- Sales Office/ Covered gateway (10C, D & E)
- 11A- Orders and Distribution Departments, Recreation (11A); 11B- Printers, Gymnasium and General Office (11B) & 11C- Canteen Dining room (11C);
- EDP Centre, Recreation and Canteen(12)
- Carpenters Workshop and Garage(13A): Garage and Workshop (13B) & Driveway (13C)
- Kensington Street Remnant Wall (13D)
- Castle Connell Hotel (20) (Builder's store)
- Plumbers Store (15)

5.1.2 Physical Description

The buildings in this precinct now form an almost continuous block of attached buildings unified by their common three-storied scale and stretching from Broadway towards the southern boundary with Wellington Street which is marked by the more compact form of the Castle Connell Hotel.

Incorporating a variety of construction materials and including stylistic attributes from several periods, the complex has evolved into a coalesced block with little consistency of character or expression.

The Broadway frontage to the Administration Precinct includes the County Clare Hotel and the Main Gateway, both fine and substantially intact examples of Inter War Art Deco design. Similarly, the Castle Connell Hotel marks the south-eastern corner demonstrating the ultimate expansion of the brewery complex south towards the surrounding Chippendale mixed residential, commercial and light industrial areas.

The group retains some elements of high aesthetic values although the many unrelated fragments detract from the higher quality of the earlier and main pair of buildings (10A & 10B).

Seen from Kensington Street, the buildings have coalesced into a continuous boundary structure representing in form and scale a "city wall" characteristic of the insular character of breweries as a building type. In the process important links and entry points to the earlier Kent Brewery site have disappeared or been closed reducing the ability to demonstrate the earlier conditions where the gateways connected the brewery to the surrounding street system in a more diffused manner than the present large scale operations allow.

Condition:

Buildings within the Administration Precinct are generally in good condition with varying degrees of integrity relating to their original design. The buildings were all in use at the time of the closure of the CUB site in 2005

5.1.3 Archaeological Potential

The Archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning study 2005, by D. Mider as follows.

Sites 13D; 15 & 57: high potential.

Sites 10A&B; 11B&C; 12; 13A,B&C; 14; 38 and 51: moderate potential.

Site 10C, D & E and 11A: some potential.

The following sites contain a known archaeological feature/relic.

Site 10A: well.

Site 12: Black-wattle creek and stormwater channel.

Site 13A: Black-wattle creek and stormwater channel and underground cistern.

5.2 Administration Precinct Components

5.2.1 Main Avenue (Kent Road) Streetscape (57)

Ref: Volume 4 Part 2 Inventory Sheet No11



Figure 33 - Main Avenue (former Kent Road) looking north from the former Kent Brewery Yard showing the continuous run of the administration buildings on the right

Physical Description

The Main Avenue streetscape is defined on the east by Administration Buildings (10A & 10B) demonstrating relatively high values in their facade detailing. At its northern end, the site's main entry is framed by the Main Gateway (51). Presently the street bends at building 11 deflecting the vista to the south. The vista to the north is framed through the Main Gateway (51) with the UTS tower dominating the skyline beyond Broadway.

The carriageway is of contemporary construction in asphalt concrete with concrete kerbing and gutter.

Remnants of earlier buildings of the administration group are incorporated into later structures in a continuous patchwork of mixed masonry finishes and styles. The Carpenter's Workshop (13A) provides evidence of an early Federation facade reminiscent of the surrounds to the brewery yard in the early 20th century. The western side of the road is contained with mid to late 20th century functional buildings, which contribute little to the streetscape beyond their containment of its alignment

Physical Condition

Good.

Archaeological potential and Industrial Archaeology

The southern end of the site contains a known archaeological feature/relic: the Blackwattle Creek and stormwater channel which defines a zone expected to include the former dam wells, stream channel and various stormwater channels dating from Colonial times and the Ovoid Drain feature of Mid-Victorian origin.⁷

This zone extends across both the Administration and Kent Brewery Precincts.

5.2.2 Main Entrance Gateway (51), former Tooths Kent Brewery

Ref: Volume 4 Part 2 Inventory Sheet No 12

(Identified as an Existing Item in Schedule 3 of CSHLEP 2000 – No. 13)



Figure 34 - Main Entrance Gateway (51)

⁷ Carlton United Brewery Archaeological Zoning Study 2005, by D. Mider, DMA Archaeology.

Physical Description

The gateway is a finely detailed Inter-war Art Deco style, reinforced concrete portal structure. It is clad in Wunderlich glazed terracotta facing blocks on a polished granite tiled plinth. The blocks have flat tinted cement joints. It features fluted terracotta ovolo tiles to the side piers and terracotta grille vents above the windows. The roof is finished in asphalt, with copper drainpipes and rainwater heads.

The stepped parapet features the "Invicta" brewery shield. The original "Tooth & Co. Limited Kent Brewery" metal lettering was replaced by a detracting "Carlton" sign in 1983. Massive decorative, top hung metal gates feature two inset 'KB' logos. The gates are raised in two sections by a motor in the portal structure. Detracting traffic mirrors have been added to the structure and a steel; framed access ladder added on the southern side.

The hollow piers of the portal structure provide ladder access to the motor room and housed a Watchman's office. The interiors have a rendered and painted finish. Access to the piers is via doors to the inside face of the portal. Doors and frames are bronze sheeted. Steel framed, plate glass windows face the brewery from the rear of the structure..

The Gateway contributes to the Art Deco character of this section of the Broadway streetscape, as one of a group of Inter-war period built elements including the Hotel Clare adjacent to the east in a complimentary style and Hotel Australia. To the west a small late 20th century brick building (8) has a matching terra cotta treatment to its first floor windows and is assessed as having some significance to this larger grouping.

Further to the west, a large scale late 20th century textured brick building is detracting from the streetscape qualities of the main gateway entry.

Physical Condition

The condition of the gateway entry is fair with some tiles fallen or removed from the underside of the portal, some tiles cracked and chipped. Some original tiles have been salvaged and are stored on site for future repairs.

The original gates remain in position and are operable but do not meet present operating requirements, being too slow in operation for daily use.

In 1983 the 'Tooth & Co. Limited Kent Brewery' lettering was replaced by the present 'Carlton' sign.

Archaeological Potential and Industrial Archaeology

The Gateway has been separately assessed as being an area of moderate archaeological potential with potential for some deposits in the vicinity of the road crossing.⁸

⁸ Carlton United Brewery Archaeological Zoning Study 2005, by D. Mider, DMA Archaeology.

5.2.3 The Hotel Clare (38), formerly County Clare Hotel

Ref: Volume 4 Part 2 Inventory Sheet No. 13

(Identified as an Existing Item in Schedule 1 of CSHLEP 2000 – No. 38)



Figure 35 - The County Clare Hotel (38)

Physical Description

The Hotel Clare is a fine, largely intact Inter-war Functionalist style hotel built in 1940. The Hotel Clare is prominently positioned adjacent to the main entrance gateway to the former Tooth Brewery, at the north eastern boundary corner of the CUB Brewery site. The three storey brick building presents a curvilinear face brick facade to the corner, enhanced by horizontal bands of double hung timber windows and infill panels of ribbed terracotta tiles defined by projecting sills, hoods and architraves. The windows feature horizontal glazing bars.

The parapet is capped with a reinforced concrete band set on short columns. The cantilevered awning provides another strong horizontal element. This horizontality is contrasted with prominent vertical elements at the western and southeastern corners. A stylised waterfall motif in glazed faience is featured on the stair tower adjacent to the Brewery Gate. At the ground level pairs of glazed timber doors with transom lights and decorative ventilation grilles survive. The shopfront comprises curved glazing. Although the original wall tiles have been removed below the awning, the internal wall tiling is largely intact. Despite the reconstruction of the public and saloon bars and reconfiguration of the bottle shop, the interior remains substantially intact, and retains many features of the period including Art Deco decorative ceilings and cornices, decorative ventilators, curved timber lined stair with glass block panel and original timber joinery, tapestry and herringbone floor tiles.

Physical Condition

The building's condition is good, with few signs of material or structural defects. Parts have been progressively modified as noted below.

Archaeological potential and Industrial Archaeology

The Clare Hotel has been separately assessed as being an area of moderate archaeological potential with potential for some underfloor deposits below the existing basement relating to earlier hotel occupation of the site.

Modifications

- 1969 Alterations and additions, F.G.O' Brian.
- 1973/4 Major alterations to ground floor, rebuild public bar. G. Boys Pty Ltd.
- 1979 Changes to bar, Dorahy PL.
- 1980 Wall signs.
- 1982/3 Alterations to food bar, toilets.
- 1985 Alterations to ground floor.

5.2.4 Administration Building (10A & B)

Ref: Volume 4 Part 2 Inventory Sheet No 14

(Identified as an Existing Item on Schedule 1 of CSHLEP 2000 – No.187)

Formerly: 10A:Trade Quality Control, Brewers, Packaging Staff Offices (Former Aerated Water Building Site)

Physical Description

Building 10A

External Fabric

The current form of the three-storey building, with basement, 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 1930-31 and is more representative of warehouse classicism of the Inter War period than the Federation Free style of the Aerated Water building as originally executed.

The facades as existing today are constructed of chestnut brown brickwork laid in cement mortar, in English bond, with contrasting dark brick voussoirs 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 voussoirs as the main windows directly above. Both the north elevation and east elevation facing Kensington Street are similar in their construction and detail to the Main Avenue facade, except that the grills of the basement openings are simple railings with no Art Nouveau elaboration. The building as it exists today has only a secondary entrance to Main Avenue serving the basement.

The original 1912 two-storey "Aerated Waters" building (10A) was designed in the Federation Free Style by Spain Cosh and Minnett and comprised facades with similar engaged pier brick brickwork and corbelled parapet detailing to other earlier buildings on the Kent Brewery site. The engaged brickwork piers and corbelled parapet brickwork to a corbelled dentil pattern was a design detail used by Spain Cosh and

Minnett, to provide some commonality of expression that unified and enhanced the service buildings of the former Kent Brewery in the early decades of the 20th century.

There is little evidence of the original design of the 1912 aerated Waters building buildings surviving today though drawings detailing their original appearance and archival photographs provide evidence of the substantial changes made in 1930 by Robertson & Marks, architects.



Figure 36 - Exterior view of the main entry door to the Administration building 10B showing the Romanesque entry doorway and cantilevered copper hood

Internal Fabric

Much of the Ground floor of the original interior of the building was devoted to loading docks situated at both the northern end opening to the service lane and the southern end of both the Main Avenue and Kensington facades, whilst the first floor, intended as offices was constructed around an open well in the centre of the building. The basement was formerly open space for the aerating functions with storerooms at the southern end. Progressive alterations have modified the interior to primarily open planned space. The basement level is used primarily for building services installations and storage.



Figure 37 - Internal fabric Building 10A

Building 10B

External Fabric

The Administration Building was originally constructed following approval of the Spain and Cosh drawings in 1910. The design of the building in the Classical Free style differed substantially in technique and materials, both from earlier functional Brewery buildings and the slightly later Aerated Water building, also by Spain and Cosh. The provision of a large centralised administrative building and its execution in a comparatively expressive and imposing Mannerist style is an indication of the Brewery's desire to project a prestigious image, and to publicly display the level of its recent growth and success.

The construction of the facades, above the ground floor sill height, in mid Chestnut brown brickwork laid in English bond and contrasting dark brick voussoirs and stringer coursing and the heavily rusticated sandstone base on the Main Avenue elevation is in contrast to the earlier buildings with their monochromatic brickwork and simple corbelled detailing. The two symmetrically opposing projecting bays established a more comprehensively symmetrical composition than the repetitive rhythm of bays of the earlier buildings, and the battered detail of their stone base provides further emphasis to this symmetry.

The horizontal ordering of the facade is stronger than in the former Aerated Water Building with the use of a stone stringer coursing 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 east elevation facing Kensington Street is simpler in treatment. In the absence of the stone base, the projecting bays are cantilevered in an Italianate style by corbelled and dentil courses of brickwork.



Figure 38 - External fabric Building 10B



Figure 39 - External fabric of Buildings 10 A & B as seen in Kensington Street showing the unified character following the alterations made in 1930.

INTERNAL FABRIC (10B)

The present interior of the building is an outcome of three major series of modifications, in 1930, 1955 and 1970's. Little remains of the original Spain and Cosh interiors. Of particular note is the main entrance and entrance vestibule that formed the administrative focus to the Brewery.

Whilst the Spain and Cosh administrative building was integrated into the 1930 additions without major modifications, parts of the interior, including the entrance vestibule and the stair and lift well, were more substantially modified.

The 1955 alterations by Lemont, Niblett and Daubney, although confined to changes to the ground floor entrance and entry vestibule spaces, office partitions on both ground and first floors, and new lavatories in the former light wells led to further removal of earlier joinery throughout the interiors and resultant loss of character. The removal of the cage lift may have been part of these alterations.

The 1970's alterations had the most significant impact on the ground and first floor interiors, primarily due to the reorganisation of interior spaces and the changes to building fabric to accommodate new building services. The resultant installation of substantially lowered suspended acoustic tile ceiling systems, the installation of new lightweight glazed office partitions and new floor finishes almost entirely throughout the ground and first floor levels, combined with modifications to internal window joinery required for the installation of double glazing and fitting of plasterboard finishes to the stair well, is the interior as currently existing.

The basement spaces and the second floor spaces of the 1930 addition have escaped the same degree of alteration, partly as their function remained relatively unaltered and, in the case of the second floor, partly as services have been installed, and modifications undertaken, in a more sympathetic manner.



Figure 40 - Interiors of Building 10B showing the conservative Board Room fitout designed by Robertson & Marks that were carried out in 1930 and are substantially intact

Physical Condition

Building 10A & B

Generally the fabric of both buildings have been appropriately and regularly maintained and survive in good condition

Archaeological potential and Industrial Archaeology

Building 10A

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

The Administration Building (10A) has been assessed as being an area of moderate archaeological potential with potential for some deposits in association with the well feature.⁹

Building 10B

The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of some archaeological potential.

The Industrial Archaeological Potential has been assessed in the Kent Brewery Machinery Update October 2004 by Godden Mackay Logan Heritage Consultants. The site contains the executive passenger lift identified as being of moderate significance. The lift is functioning and in good condition.

Modifications

Building 10A

The northern end of the present Building 10 – was originally the Aerated Water Building, with a frontage to the main roadway of the brewery of about 60ft. the original building included a tower, loading dock, store rooms and open area at the south end of the building and an open well in the centre of the building. This was substantially demolished and reconstructed in the 1930's when it was incorporated with 10B, only the cellar remains of the original.

The second floor completed early 1931 maintained the vertical division of each facade into a series of symmetrical bays by the extension of the engaged piers but replicated more closely the style of the slightly later administration building. A new hipped roof structure with boxed eaves and eaves guttering was built to cover the entire length of the two buildings.

Summary

1910, Administration building erected, 1912 Aerated Water Building erected.
Architects: Spain, Cosh and Minnett.

⁹ Carlton United Brewery Archaeological Zoning Study 2005, by D. Mider, DMA Archaeology.

1929 Removal of the Cart Dock in south-eastern corner and the associated alterations to Kensington Street facade, infilling the dock opening with brickwork and two windows. Architects: Tooth & Co Drawing Office.

1930 to 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.

A singular hipped roof constructed over Building 10A and Building 10B. External fire escape stair added. Architects: Robertson and Marks.

Building 10B

External Modifications

The original Spain and Cosh drawings show the north and south ends of the building indented to form light wells and the original walls extending as parapets enclosing the flat roof structure. The parapets above the two projecting bays facing the Main Avenue are elaborated with terracotta tiles. Several rooftop pavilions are evident including the lift shaft tower, and adjoining stair access pavilion, the roof lantern above the First Floor General Office, and the chimneys. The 1928 photo confirms the built form was true to these drawings.

The original drawings show the upper sashes of the first floor windows to be detailed with glazing bars. The metal grills over the basement windows on the Spain and Cosh drawings are a geometric design different from the curvilinear Art Nouveau grills still existing.

Robertson and Marks replicated the style of the original building in the second floor completed early 1931, maintaining the classical projecting bays of the front facade and horizontal ordering of the facade with projecting precast stringer mouldings at each floor level. The roof of the new building was continuous with the addition to the Aerated Water Building consisting of a hipped structure clad in corrugated iron roofing with eaves boxed with Vee jointed timber linings. On the Kensington Street elevation the windows of the second floor addition are not aligned with those of the floors beneath as strictly as on the main facade. The double hung window assemblies along the eastern elevation at the boardroom are detailed with leadlight glazing.

Concurrent with the 1930 Second Floor addition, some modifications were made to the exterior of the original sections of the building, the most notable being the construction of the arched copper canopy over the main entrance, an inclusion that added focus to the Main Avenue administration precinct. Other alterations were mostly as a result of internal modifications, such as the removal of the private entrance to the Manager's office and the removal of the entrance directly leading to the basement. Changes are legible in the use of rendered faux rusticated sandstone at the base of the building along Main Avenue. The leadlight glazing of the first floor Show Room dates from this period.

Building 10B

Internal Modifications

The Spain and Cosh drawings provide a clear indication of the original workings of the administrative offices at the time the building was first erected. The Ground floor plan shows the reception areas and offices to be arranged around a central Strong Room. The Manager was provided with a private entrance off Main Avenue. His

office shared a fireplace with the Secretary's office. A stair to the basement level was located near the offices along the rear of the building. Lavatories were provided at either end of the two light wells.

The first floor contained a central open planned office beneath the roof lantern, surrounded by partitioned offices. Lavatories were provided either end of the two light wells also at this level. A stair led directly to the Basement level from the Main Avenue. The Basement contained three Strong Rooms, a general Storage space, an Orders Store, and a Plan Room.

The plan shows the open cage passenger lift and shaft to be located in a more centralised position than is current the case, and the stair climbs in an anticlockwise direction whereas the present stair climbs clockwise. There is no documentary evidence to confirm whether the plan was modified during construction or the stair altered at a later stage.

Concurrent with the second floor addition, modifications were made to the existing interior fabric of the lower floors. The 1930/31 internal alterations to Building 10B included the following.

North and South Light Wells

The light wells were adapted to floor space on all levels. A goods lift was added to the lower floors of the northern well.

Lift and stair

Adjustment of the lift would have been required to service the second floor addition. The original drawings show an open style lift shaft where the present lift is fully enclosed. The Queensland Maple wall linings of the lift car and stair date from these 1930 modifications. The direction of the stair and its enclosure were also possibly altered at this stage, with further modifications occurring in the 1970's.

The Main Entrance, Ground Floor

The Main entrance was refurbished, with grey granite paving and wall facings and new metal entrance gates. The granite facings of the walls and the lower steps remain, as does the decorative metal fanlight.

The Entrance Vestibule, Ground Floor

The Entrance Vestibule, Ground Floor was refurbished with the original floor replaced by a reinforced concrete floor paved with marble, and maple frames, side-lights and swing doors at the main entrance. A photograph taken in 1950 of the entrance vestibule shows these 1930 modifications including light fittings, the high coffered ceiling between the structural grid, timber paneling around the base of columns, and office partitions including glazed transom lights. The Carrara marble floor of the entrance vestibule is retained in part today, but the area has been reduced and a polished granite border introduced. The maple joinery with its leadlight glazing has been removed.

Show Bar, First Floor

The first floor lavatory, 'Traveller's Cash Room' and light well shown on the Spain and Cosh drawings were adapted to form the Show Room Bar. Much of the 1930/31 fit

out of the Show Bar including the Maple paneling survives today, but the flooring has been removed or is covered by carpet. A photograph taken in 1935 shows the new Maple wall and bar joinery and a black and white marble chequered floor. The original light fitting is still in existence today.

Board Room, Second Floor Addition

The 1930/31 second floor addition provided a new Board Room and associated Ante Room, private Dining Room, and kitchen spaces along the eastern side and retiring rooms to the western side. The quality of materials and detail of the fitments and the conservative character of these spaces are indicative of the company's self image and confidence

The 1930 fit out of the Board Room survives today with its conservative semi classical Queensland Maple wall paneling, the deep frieze of decorative plaster, the parquet flooring laid in a chequered pattern with border, the coffered ceiling, the bronze light fittings, and the large fireplace.

Ante Room, Second Floor Addition

The fit out of the Ante Room including the Queensland Maple wall paneling and the leadlight glazed double entrance doors, also survives from 1930, although with some modification.

Dining Room, Second Floor addition

The fitout of the Dining Room survives from 1930.

The second floor lavatories were fitted out with paneled maple cubicle doors, chrome plated brass door furniture and terrazzo cubicle partitions.

5.2.5 Sales Office/ Covered gateway (10C, D & E)

Ref: Volume 4 Part 2 Inventory Sheet No.15

(10 C & D are identified as an Existing Item in Schedule 1 of CSHLEP 2000 – No.187)

Annexure C

**Conservation policies identified in the
2005 Conservation Management Plan
by Noel Bell Ridley Smith and Partners Pty Ltd**

**DRAFT CONSERVATION
MANAGEMENT PLAN FOR THE
CARLTON AND UNITED BREWERIES
SITE, CHIPPENDALE, BY NOEL
BELL RIDLEY SMITH, ASSISTED BY
GODDEN MACKAY LOGAN
(EXECUTIVE SUMMARY AND
CONSERVATION POLICIES – FULL
COPY AVAILABLE ON REQUEST)**

7.0 CONSERVATION POLICIES

7.1 Introduction

The conservation policies in this section provide a framework for the future maintenance of the historic character and heritage values of the former Carlton United Brewery (CUB) site and the conservation of identified components of significance.

The conservation policies should be used to guide development of the site in the short and longer terms, including the ongoing care and use of individual heritage items, and to define management's responsibilities for conservation activities.

The policies are framed in the context of the current owners' de-commissioning of the brewery and intention to dispose of the site for redevelopment in a socially and fiscally responsible manner (as set out in Section 6 Opportunities and Constraints). They also seek to ensure that conservation works assist in maintaining the viability of the place through future economic redevelopment or adaptive use of the site and its significant component buildings

The policies also provide direction and guidance for the protection of the tangible and intangible heritage values of the place in a manner suitable for inclusion in any future review of statutory planning instruments relevant to the site.

The conservation policies are numbered sequentially, have a heading describing their role and are written in italic script. The following paragraphs of explanatory text, in Roman script, provide additional information on the role and/or context of the policy or examples of its application, to make its meaning and use clear.

The organisation of the policies starts with general objectives and procedural matters before dealing with issues related to the treatment of significant features and fabric of the place (including built elements, other site features and archaeology) and recommendations for managing ongoing care, change and development.

7.2 Objectives of the Conservation Policies

7.2.1 Policy Objectives

The objectives of the conservation policies are:

- To conserve the historic character and heritage values of the former Carlton United Brewery site and the significance of its component heritage items in the context of the decommissioning of the site as a brewery and any subsequent redevelopment.
- To inform the preparation of site specific planning instruments to direct the conservation of the significant character and qualities of the former CUB site and its component heritage items, including buildings and other identified elements.

- To reinforce the need for coordination of conservation practices and works with other functional and technical requirements in both the short and longer term management of the place.
- To guide redevelopment, adaptation and alteration works to ensure that they appropriately conserve the identified heritage significance and character of the place while ensuring its continued viability.
- To provide appropriate controls on, and methodologies for, modification or removal of elements which adversely affect the heritage values of the site and its setting.
- To provide a sound methodology for the conservation of significant fabric, including replacement or repair of deteriorated fabric, and guide the compatible infilling of areas adjoining significant elements.
- To ensure that the potential impacts of actions on the significance of identified areas of the site or its component heritage items are acceptable.

7.2.2 Use of Policies

Use of the conservation policies should include reference to the supporting documents and analysis in the CMP to assist interpretation and application in decision making.

7.2.3 Role of Policies in Planning Controls

Relevant conservation policies may be used by the consent authorities to assist the formulation of planning controls and objectives for future development of the site.

7.3 General Policies

7.3.1 Adoption and Review of Policies

(1) Adoption

This Conservation Management Plan (CMP) and its Statement of Significance, together the individual Statements of Significance for component parts of the former CUB site, should be adopted as the basis for conservation and management of the identified historic character and heritage values of place and its component parts.

The Analysis of Significance in Section 5 sets out the Statement of Significance in both summary and more detailed forms. This section also includes gradings of significance for component parts of the site. Individual Statements of Significance for components are included on the Inventory sheets in Volume 4 (but these may be amended by future detailed studies, such as individual Conservation Management Plans (CMPs) or Conservation Management Strategies (CMSs), where these recommended for identified heritage items).

(2) Periodic Review of the CMP

This CMP should be reviewed at regular intervals, no longer than 5 years apart. Reviews should involve stakeholders and relevant authorities, and be undertaken by appropriately qualified heritage professionals.

The reviews of the CMP should evaluate whether the policies and their implementation are effective in conserving the identified heritage values and character of the place relative to both the site as a whole and its significant components. The CMP should then be revised to reflect the findings of the review.

(3) Application of CMP Irrespective of Future Use of the Place

The policies and recommendations for conservation identified in this CMP should be applied irrespective of any future use of the site or its individual component heritage items.

(4) Access to CMP Documents

All volumes of this CMP and related studies should be accessible to the public and to all persons having responsibility for the management and care of the former CUB site.

A list of the volumes in the CMP and related studies is included at the front of Volume 1. Options for public access include lodgment in a public library or archive, such as the City Council archives and/or the Mitchell Library, Sydney. Electronic storage of the information could also be considered.

CUB should also maintain a set of documents within its offices while it remains on site, with provision for public perusal (subject to reasonable notice and supervision) during normal working hours. Where ownership and/or responsibility for management of the site changes, the new owners/managers should take responsibility for maintaining a readily accessible set of documents.

7.3.2 Review of Heritage Listings

(5) Update Listings in City of Sydney Planning Controls

The individual buildings, groups of buildings, structures, townscape and archaeological features/relics identified in this CMP as being of Exceptional, High or Moderate heritage significance are recommended for listing as heritage items in the relevant planning controls of the City of Sydney Council.

(6) Update Council Heritage Inventories

The inventory sheets for individual buildings, groups of buildings, structures, townscape or archaeological features/relics identified as items of Exceptional, High or Moderate heritage significance included with this CMP should be used by the Council of the City of Sydney as the basis for new or revised inventories for these heritage items.

The inventory sheets prepared for this CMP (Volume 4) include background, analysis and assessment information which may be used by Council for management of the items of heritage significance recommended for listing (as identified above). The inventory sheets also use the standard State Heritage Inventory (SHI) format, allowing ready transfer to Council files and electronic storage and retrieval.

(7) State Heritage Register Nominations

Items identified as being of Exceptional significance and having the potential for inclusion on the NSW State Heritage Register, including the Main Gateway on Broadway, the Kensington Street Terraces and the underground Ovoid Drain - should be further investigated for state listing by the Heritage Council of NSW.

7.3.3 Conservation Plans or Strategies for Identified Heritage Items

(8) Preparation of Conservation Plans or Management Strategies for Heritage Items

Conservation Management Plans (CMP) or Conservation Management Strategies (CMS) should be prepared (in accordance with the NSW Heritage Office Guidelines) for the components of the site identified as being of Exceptional, High or Moderate significance.

Individual CMP and CMS documents are recommended to be prepared in conjunction with detailed planning for conservation (including adaptation) of individual items, as identified. This is intended to allow specific 'Opportunities and Constraints' to be identified and dealt with as part of specific proposals for future use and management, as well as more detailed research and/or site assessment where required.

(9) Review of Conservation Plans and Strategies

Conservation Management Plans (CMP) or Conservation Management Strategies (CMS) for individual items should be reviewed and revised by appropriately qualified heritage professionals at five yearly intervals or with change of use or ownership.

New owners, managers and/or lessees of identified heritage items should be informed of the heritage significance of both the individual item and site as a

whole. They should also be given access to the individual CMP or CMS for the item and advised on its role in managing both ongoing care (including maintenance) and change.

7.3.4 Management Policies for the Site

(10) Owner's Responsibilities

The current and future owners and, where appropriate, lessees of the former CUB site should be responsible for the conservation and management of the tangible and intangible aspects of significance for the site and its component parts identified in this CMP.

Conservation and management of the place to retain heritage significance should be based on the policies of this CMP.

(11) Responsible Persons

The current and future owners of the former CUB site should identify specific people within their organization(s) responsible for management of heritage conservation related works for areas and site components under their care and clearly define their required roles.

Appropriate management structures should be established by current and future owners to regularly review heritage issues and requirements relating to areas and components of the site under their ownership.

(12) Professional Conservation Advice

Experienced heritage conservation professionals should be involved with all phases of the conservation, adaptation and repair works to identified heritage items.

(13) Insurance of Heritage Fabric

The current and future owners of the former CUB site should ensure that there is adequate insurance for identified heritage items to allow appropriate repair/replacement of significant fabric.

(14) Disaster Recovery Policy

A disaster recovery policy should be prepared for heritage conservation of the site in consultation with relevant services, including emergency procedures for fire, storm warnings and storm damage. The policy should be made available for implementation to all site owners and managers.

(15) Unused Areas and Structures

The present and future owners of the former CUB site should set in place management policies and practices to ensure the physical security of all parts of the site, including areas and structures not being used, and the safety of personnel accessing these.

As areas and structures become vacant following closure and decommissioning, adequate security is important to prevent accidental or purposeful damage to the site, particularly to components of identified heritage significance.

(16) Maintenance of Essential Services

The present and future owners of the site should ensure that essential services are regularly inspected and maintained in safe, working order to all areas of the site, including components not being used.

This policy relates to essential services such as fire protection.

Related recommendations for the protection and care of structural elements and fabric are included in the maintenance Policies 55 to 59.

(17) Temporary Use of Heritage Items

Any temporary use of heritage items should be compatible with their identified significance.

Temporary use of heritage items may assist the protection (through use and maintenance) and/or viability of the site but should be assessed on the basis of the suitability of the use and changes required relative to the significance of the item.

(18) Conservation as Part of Site Development

Conservation of the place and identified components of significance should be implemented as opportunities arise, taking into consideration the owner's needs, resources, external constraints and physical condition.

This policy identifies the need to incorporate decision making about the conservation of the site (including all activities covered by this term in the Burra Charter), into all stages of planning for its future use and management.

(19) Evidence Based Conservation

All conservation work to heritage items should be based on appropriate evidence interpreted and applied by experienced heritage practitioners.

This policy identifies the need to ensure that all conservation work (including all activities covered by this term in the Burra Charter) is appropriate to the significance of the place/item, and is based on adequate and experienced understanding of existing fabric and related documentary records. This is particularly important where elements are repaired/reconstructed to reinstate earlier layouts and/or detailing.

Specialist expert advice should be used to ensure that all work conforms to good conservation practice and is based on appropriate and sound evidence.

7.3.5 Principles for Retention of Significance

The policies in this section seek to ensure that the identified significance of the place and its components, including tangible and intangible values, are retained and enhanced through appropriate conservation and management measures.

(20) Statement of Significance

The statement of significance for the former CUB site, including the gradings of significance for different components, should be used as the heritage basis for decision making about future planning for, development of and work on the place.

This policy seeks to ensure that all heritage-related decisions about the site, from day-to-day care through to long term planning proposals, are related directly and fundamentally to the significance of the place. Policies are also directly related to relative gradings of significance of particular features, components and fabric to ensure that attributes and features of the site are protected and managed in a manner appropriate to their contribution to the overall values of the place.

(21) Conservation in Accordance with Gradings of Significance

Items identified in the CMP as being significant should be retained and conserved according to their relative degrees of significance:

- *Items of Exceptional and High significance should be retained and conserved.*
- *Items of Moderate significance should be retained and conserved, but may be considered for removal (in accordance with Policy 23).*
- *Items of Some significance should preferably be retained but may be removed if retention is not feasible.*

This policy provides for minimum recommended levels of retention and conservation for items of significance relative to their grading of significance in the CMP. Retention and appropriate levels of conservation activity are clearly most important for items/components of highest individual significance, as identified in this policy. At the same time, the policy encourages the retention of items of lesser significance, where this is feasible.

(22) Managing Change to Significant Items

The degree of change and intervention appropriate for significant items decreases as their relative significance increases. Items of Moderate or Some significance may be adapted to a greater extent than is appropriate for items of Exceptional or High Significance.

This policy builds on policies 20 and 21 regarding the need to relate the treatment of areas, elements and fabric directly to the nature and degree of significance. It also identifies the need to give priority to the conservation of areas, elements and fabric of highest significance.

(23) Removal or Damage to Significant Items

Removal or works which would adversely impact on significant areas, elements or fabric or other aspects of significance of the place should only be permitted where:

- i) the work makes possible the recovery of aspects of greater significance;*
- ii) the work helps ensure the security and viability of the place;*
- iii) there is no feasible alternative (eg to meet safety and/or legal requirements);*
- iv) the area, element, fabric or other aspect of significance is adequately recorded and, where appropriate, interpreted; and*
- v) full assessment of alternative options has been undertaken to minimize adverse impacts.*

This policy seeks to ensure that the major aspects of significance (including areas, elements and fabric) are given priority and protection in the conservation, adaptation and development of the place.

It also takes into account the poor physical condition of many site components and the extent of alterations to original/early layouts, elements and fabric. While a number of these changes have contributed to the historic layering of the place, other works (particularly in recent years), as well as on going deterioration, have detracted from and/or effectively obscure more significant values.

(24) Relationship to Context

Conservation and development of the place should retain and enhance the role of significant boundary components, such as historic entry points which link the site to its immediate context.

This policy identifies the importance of maintaining and enhancing significant attributes of the former CUB site's historic relationship to its particular urban context.

(25) Interpretation of Original Kent Brewery and Brewery Yard

Any future site development should include adequate and appropriate identification and interpretation of the original Kent Brewery site and Brewery Yard (c1865 configuration).

This policy reflects the high historic significance of the original Kent Brewery site to the place as a whole and the need to interpret its important role and associations despite the loss of most of the original fabric and subsequent obscuring/layering of layout. Existing elements, such as the Main Gate and Main Avenue (formerly Kent Road), help define key features of the original site's location, layout and character and should be included as part of the identification and interpretation measures.

The identification and interpretation of the Kent Brewery's yard is recommended to be based on the c1865 configuration, largely because it is the earliest specific layout for which accurate documentary evidence exists (in the 1865 trigonometric survey). While the configuration of the Brewery Yard constantly changed with buildings erected and demolished within and around it, its key role, associations and location within the 'working area' of the site are examples of its significant attributes which merit identification and appropriate interpretation.

Measures to appropriately identify and interpret the original Kent Brewery and Brewery Yard should also be included in the overall interpretation of the site, as identified in Policies 63 to 66. Policy 40 relates to appropriate interpretation in new development in the vicinity of the original Yard.

(26) Interpretation of Former Military Gardens

The remnant subdivision pattern of the former Military Gardens should be identified and interpreted in any future site development.

This policy reflects the historic significance of the site's incorporation of part of the former Military Gardens and the need to interpret the associations with this, despite the loss of effectively all original fabric and subsequent obscuring/layering of layout. Currently, the southern alignment of the former Barley Store (Building 32) marks the southern boundary of the former Military Gardens.

Measures to appropriately identify and interpret the former Military Gardens should also be included in the overall interpretation of the site, as identified in Policies 63 to 66.

(27) Legibility of Historic Boundaries

The overall extent of the former CUB site should remain legible within any future site redevelopment.

This policy reflects the contribution made by the strong boundary definition of the former industrial site to its significant character. Maintaining and interpreting the external boundary of the former Kent Brewery as part of the site's conservation, redevelopment and ongoing management may use a variety of methods. This should include appropriate conservation of the major components of significance located on (and helping define) this boundary, including, for example, the County Clare, Australian and Castle Connell Hotels, the 'street wall' of Administration buildings to Kensington Street and the Main Gateway to Broadway.

Other elements of lesser individual significance which help define the site boundaries, such as remnant and altered sections of brick walls (eg on Kensington, Wellington and Balfour Streets), may also be able to be conserved in part and/or interpreted as part of new street-fronting development.

(28) Conservation and Interpretation of Early Subdivision and Street Layouts

Remnant historical street patterns within the site should be retained and reinforced with particular emphasis on retaining the variations between individual streets and lanes.

The layout and character of the early streets and lanes which make up the site contribute to the overall significance of the place and should be appropriately conserved. These elements also provide an important framework for effective interpretation of the origins, development history and associations of the place, including the layers left by different events (such as sium clearing and road widening), periods and uses.

Measures to appropriately interpret the site's early subdivision and street layouts should also be included in the overall interpretation of the site, as identified in Policies 63 to 66.

(29) Sub-Division Involving Heritage Items

Any sub-division of the site which involves one or more identified heritage items should retain the associated historic allotment as much as possible. Groups of related heritage items should be retained together, on a single title and/or with a shared management structure, where feasible.

This policy reflects the fact that the site's identified heritage items need to be conserved and interpreted in a manner which reflects their relationship to the place as a whole, rather than simply as 'objects' without a context.

In the case of heritage items such as the Administration buildings 10A and 10B and the early Irving Street Brewery buildings 22 and 23, where the separate elements form a cohesive entity, the need for retention under single ownership is particularly important.

(30) Assessment of Heritage Impacts of Sub-Division

Any proposed sub-division of the former CUB site which may impact on a heritage item, group of items or the significance of the site as a whole should be assessed as to the nature and degree of its heritage impacts. Appropriate mitigative measures should be taken to remove and/or lessen adverse impacts as much as possible.

This policy reflects the need to ensure that proposed subdivision of the site takes appropriate account of potential adverse heritage impacts and instigates appropriate mitigative measures where possible.

Formalisation of the assessment as a Statement of Heritage Impact will also assist the consent authority by identifying the relevant issues and evaluation criteria for the particular subdivision proposal.

(31) Retention of Industrial Character of Site

Redevelopment of the former CUB site should retain and reinforce its robust industrial character.

This policy identifies the need to work with both existing and new structures on the site in a manner which retains and reinforces the particular, and significant, robust industrial character of the site. Both new work in conjunction with retained structures and new infill development should continue to be differentiated from its immediate context—in urban character, scale and massing—in a manner which reflects the origins and evolution of the Kent Brewery site.

(32) Design Excellence for New Development

All development on the former CUB site, including conservation and adaptation of existing components, infill and other structures, should demonstrate a high level of design quality, working within a framework which retains and enhances the overall interpretation of the site as a former industrial precinct.

This policy reflects the need to ensure that all proposals for, and work carried out on, the site are of an appropriately high quality. This should include design excellence in conservation (including adaptation) works to retained structures, as well as in new buildings and infill.

Together with an adequately informed level of analysis and skilled design response to the specific functional and other issues, a high level of design merit will contribute to the successful integration of old and new on the site.

(33) Minimisation of Site Rehabilitation/Remediation Impacts.

Where site rehabilitation/remediation works are required, they should seek to limit adverse heritage impacts as much as possible, taking into account appropriate heritage advice and available mitigative measures/options.

Where requirements for site remediation/rehabilitation include significant intervention and/or removal works affecting identified heritage items and/or the significant character of the site as a whole, there is a need to ensure that appropriate measures are taken to minimize and mitigate potential adverse impacts.

Mitigation measures may include recording prior to and/or during any opening up works and salvaging of fabric.

7.3.6 Heritage Polices for Urban Design

The policies in this section have been prepared on the basis of the closure and decommissioning of the former CUB site Broadway and the expectation that some form of redevelopment of all or part of the site will take place involving the conservation of significant aspects of the site and its component parts.

(34) Development Adjacent to Boundaries with the Chippendale Conservation Area

New development adjacent to the boundaries of the Chippendale Conservation Area should relate sympathetically to the existing buildings and streets of this area but maintain the different scale and character of the Kent Brewery site.

This policy reflects the need for the new development near the boundaries of the site shared with the Chippendale Conservation Area to take account of the layout and character of this precinct, while at the same time retaining and reinforcing the significant robust industrial character of the place (as identified in Policy 31).

Key measures for retaining and enhancing the site's relationship to the adjacent conservation area include conserving/interpreting historic entry points and thoroughfares (as vehicular and/or pedestrian routes and visual corridors) which originally provided through-linkage to adjacent streets and conserving, and appropriately adapting/adding to retained structures along the site boundaries.

(35) Retention and Reinforcement of City Wall to Kensington Street

The 'city wall' along the west side of Kensington Street should be maintained and reinforced by appropriate conservation and new infill. New development should reflect the height, scale and masonry-wall façade character of the existing streetscape.

This policy seeks to conserve, interpret and reinforce the significant 'walled in' character of the boundary of the former Kent Brewery site along Kensington Street by both conserving significant components and ensuring new infill development reinforces its overall scale, alignment, physical character and visual/functional role.

Components of identified heritage significance recommended for conservation, such as the Administration buildings, are the essential core of this 'city wall' and feature important elements of massing, scale (especially as related to pedestrians), façade rhythm/modulation and alignment. Other elements and fabric, such as remains of early face brick walls and site entry/access points, should also be considered for retention, adaptation and/or interpretation, where feasible.

(36) New Entry from Kensington Street

The Kensington Street elevation of the former Kent Brewery site should be modified to reintroduce gate and cartway entries corresponding with historical entry locations.

(37) Development of Broadway Frontage

The frontage of the former Kent Brewery site to Broadway should be developed as a commercial streetscape, enlivening the pedestrian experience and contributing to the historic streetscape character of Broadway.

Redevelopment along Broadway should not replicate the walled-in character of currently vacant sites, but rather reinstate the predominantly commercial and retail development which has constituted the historical 'buffer' between Broadway and the former Kent Brewery for most of its history.

(38) Significant Views

Significant Views should be appropriately managed. Future development should:

- i) Provide, where possible, for the retention of existing visibility of heritage items.*
- ii) Protect and conserve view access to and visual character of landmark corner buildings and entrance elements in significant views.*
- iii) Establish appropriate scale, materials and forms for potential buffer elements west of the entrance portal to Kent Road.*
- iv) Relate future changes to the streetscape in Kensington Street to existing heritage items and street wall character.*
- v) Retain visual experience of narrow view into the interior of the site and visibility of*

Irving Street Brewery group facades when seen from Broadway down Balfour Street.

vi) Retain a sense of tall massing on either side of the Balfour Street entrance from Broadway.

vii) Provide an interpretive framework for laneways and streetscapes to accentuate former spatial arrangements, underlying subdivision patterns and interpretation of heritage items and settings.

viii) Retain and conserve significant fabric and massing of heritage buildings relative to the existing street alignments and address to the corner at the intersection of Broadway, Abercrombie and Wattle Streets.

ix) Provide for the retention of some views of the chimney stack.

x) Retain existing and future view potential into the site as seen from the intersection of Abercrombie and Blackfriars Street.

xi) Retain and enhance the potential for future interpretation of the Irving Street Brewery group and reinstatement of Balfour Street as a visual thoroughfare.

xii) Establish an appropriate scale, form and materials so that future buildings relate appropriately to and complement the Balfour Street streetscape and setting of the Irving Street group of buildings.

xiii) Retain and conserve significant fabric and massing of heritage buildings relative to existing street alignments and address to the corner seen from the Mortuary Station.

xiv) Retain the dominant walled character of Wellington Street in any future development scenario.

(39) Heritage and the Public Domain

Development of the site should make use of the site's heritage attributes to assist the provision of a high quality public domain.

A range of heritage related issues should be included in the process of identifying opportunities for public use of, and access through, the site, including the possible role of conserved heritage items for publicly accessible functions. Measures to interpret the significant character and components of the site (tangible and intangible) to the public should also be included.

The provision of public access should also relate appropriately to significant thoroughfare patterns (as discussed in policy 28).

(40) Former Kent Brewery Yard

Development in the vicinity of the former Kent Brewery Yard (c1865 configuration) should provide appropriate interpretation as an historic reminder of the early brewery complex.

As noted in Policy 25 (Interpretation of Original Kent Brewery and Brewery Yard), identification and interpretation of the c1865 Kent Brewery Yard should form part of any redevelopment of the site as a whole. As part of this, proposals for development in the vicinity of the c1865 Brewery Yard should include appropriate interpretation of its location, character and significance which reflect its important role in the heritage values of the site as a whole.

(41) Irving Street Brewery Yard

Development of the Irving Street Brewery Group should retain and reinforce the historic character of the existing yard.

The Irving Street Brewery Yard's important role in demonstrating a traditional brewery yard use and character should be retained and enhanced by appropriate conservation, interpretation and adjoining development. Use of and access to the Brewery Yard, including public access via existing and/or adapted thoroughfares, is recommended to be included as part of these processes.

The Yard's role as part of the visual/architectural setting for the surviving Kent Brewery structures, including the chimney, should also be maintained by appropriate conservation of significant components and design of new adjoining development.

(42) Adaptive Re-Use

Development of the former Kent Brewery site should encourage the conservation and adaptation for re-use of individual heritage items to respect their identified cultural significance.

This policy should be read and applied in conjunction with Policy 21 which links conservation to gradings of significance.

(43) Context for Individual Items

Buffer development of appropriate scale and character should be used to effect the transition between existing heritage items and new development on the site.

This policy seeks to ensure that new development in close proximity to identified heritage items is appropriately designed and located so as to not to obscure or otherwise detract from significant heritage values of the item or site as a whole.

This policy is not intended to prescribe specific heights, building materials or architectural character (refer also to Policies 31 and 32) but rather to ensure that new development adjacent existing heritage items meaningfully acknowledges and accommodates their significant attributes while also expressing their own particular era and/or links with adjacent new development.

7.3.7 Policies to Protect Setting of the Site

This section includes policies related to the relationship of the site with its immediate setting, including the adjacent Chippendale Conservation Area and Regent Street precinct.

(44) Settings for Heritage Items

Redevelopment of the former Kent Brewery site should conserve and enhance the significant attributes of the settings of heritage items, including those which contribute to the significant character of the adjacent Conservation Area and streetscapes.

This policy identifies the need to ensure that conservation of identified heritage items includes provision of appropriate settings/curtilages for both individual items and groups/precincts. These settings need not necessarily be physically large—given the importance of interpreting the particular character of what has generally been a tightly packed and changing/evolving industrial complex—but should effectively conserve significant physical and visual attributes.

In some instances, the setting of an item includes visual and/or physical links with areas and elements outside the boundaries of the site—examples include Main Avenue and the Main Gateway (with their role in views to and/from Broadway), Balfour and Carlton Streets (with their historical and visual links with their southern ends in Chippendale), and the Australian and County Clare Hotels on the northeast and northwest corners of the main Kent Brewery site.

(45) Impacts on Heritage Items in the Vicinity of the Site

Development on and/or adjacent to the boundaries of the former Kent Brewery should have regard to potential heritage impacts on identified heritage items and their settings located in the vicinity of the site.

This policy recognizes that new development on the former Kent Brewery site has the potential to impact physically and/or visually on identified heritage items and their settings in adjacent streets/areas. In these situations, a Statement of Heritage Impact will be required by the relevant consent authorities identifying the nature and degree of heritage impacts and measures taken to mitigate adverse impacts.

Any new development proposed for the Abercrombie Street frontage of the site would, for example, require appropriate evaluation of the associated heritage impacts adjacent items, particularly Blackfriars and St Benedict's Church, and measures taken to relate sympathetically (as well as mitigate adverse impacts). New development might also include and enhance earlier usage and/or site elements as a positive contribution to the significance of adjacent items and their settings (such as returning the disused shops at the north end of Abercrombie Street to commercial use and supplementing this with additional, related development).

(46) Protection of Landmark Qualities of Irving Street Brewery Group

New development should be designed to enhance the landmark qualities of the Irving Street Brewery group, either by retaining existing views and vistas both from inside the site and from surrounding areas and/or by opening up new views and vistas.

Development within and adjacent to the Irving Street Brewery group should ensure that both the retained components and group as a whole retain an appropriate setting. This should be based on adequate analysis of its historic context and evolution, existing views to and from its component heritage items and its contribution to the surrounding streetscapes.

7.4 Archaeological Investigations/Remains

The Conservation Management Plan and accompanying Archaeological Assessment by Dana Mider and Associates have identified the potential for significant archaeological relics in areas of the former CUB site. Protection of relics is generally covered by the provisions of the NSW Heritage Act. The following policies identify specific actions to comply with statutory requirements.

(47) Management of Potential Archaeological Resources and Relics

The potential archaeological resources and known relics on the former CUB site should be managed in accordance with their assessed level of significance and applicable statutory controls.

(48) Archaeological Zoning Plan

The Central Sydney Archaeological Zoning Plan should be updated to incorporate the findings of the Archaeological Assessment by Dana Mider and Associates, Archaeology.

This updating will allow the Central Sydney Archaeological Zoning Plan to provide a more detailed and accurate assessment of the archaeological potential and significance of the former CUB site. The Archaeological Assessment by Dana Mider and Associates is included as a supporting document to this CMP.

7.5 Industrial Heritage

(49) Management of Industrial Archaeological Resources

The industrial archaeological resources of the site should be managed in accordance with the assessment and recommendations of the 'Kent Brewery Machinery Update' report by Godden Mackay Logan (October 2004).

The 'Kent Brewery Machinery Update' report by Godden Mackay Logan (October 2004) is included as a supporting document to this CMP.

(50) Interpretation of Industrial Artefacts

Appropriate samples of industrial artefacts should be retained, appropriately conserved and used to interpret the industrial history of the site as part of future adaptation works.

Retention of industrial elements/artifacts should take into account the significance of the element/artifact in the use/history of the place and its intactness/integrity. Other relevant assessment criteria include potential safety issues (particularly for mechanical equipment) and access and/or maintenance requirements.

Appropriate interpretation measures should be included in the Interpretation Strategy for the site overall (as recommended in Policy 63).

7.6 Conservation Policies for Retained Elements

7.6.1 Generally

(51) Conservation in Accordance with the Burra Charter

All conservation work on the former CUB site should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

This policy applies to all planning for and work carried out on the site relating to individual items, attributes, associations, components and fabric which contribute to the heritage significance of the place, as identified in this CMP. The term conservation is used in accordance with Burra Charter terminology (including all the activities ranging from preservation to adaptation and interpretation).

(52) CMP Policies to Guide Works to Heritage Items

The conservation policies in the CMP should be used to guide works on all items of identified heritage significance.

7.6.2 Archival Recording

(53) Archival Recording of the Site Generally

The existing layout, components, significant fabric, uses and associations of the former CUB site should be adequately recorded before changes are made to the place.

Appropriate archival records of the existing layout and component parts of the site, as well as its social/functional history and associations, should be prepared before changes are made. This recording should include both physical structures and elements (including internal fit-outs, equipment, significant interior detailing, etc) and information on past usage and associations of the site.

(54) Recording of Identified Heritage Items

Appropriate archival records of identified heritage items and their settings should be prepared prior to commencement of any works on or adjacent to these items.

Archival recording should include drawings (including available historical plans and contemporary measured drawings) and photographs prepared in accordance with NSW Heritage Office guidelines.

Where works to the item and/or its setting are of a substantial nature and/or the item is of Exceptional or High significance, detailed photographic recording is recommended to assist the planning and design stages of the project. Photographic recording of work in progress on these projects is also generally

recommended to be added to the archival record.

7.6.3 Maintenance Works

(55) Responsibility for Co-ordination of Maintenance Works

Current and future owners of the site should ensure appropriate management structures and personnel are available to coordinate and report on maintenance and repair requirements of identified heritage items.

Appropriate and adequate maintenance and repair of significant heritage items is an important area of responsibility for site owners and managers in both the short and longer term. Even after a program of conservation works to the site and its component elements, well-managed ongoing maintenance is essential to prevent longer term problems (which may lead to damage or loss of significant fabric).

(56) Maintenance Plans for Heritage Items

A Maintenance Plan should be prepared for each heritage item and its setting with identified goals and time frames for inspection, repair and reporting.

Each Maintenance Plan should be based on a comprehensive understanding of the historical background, construction, physical character and materials/fabric of the heritage item. It should also identify areas and elements which need to be regularly inspected and the type of problems that may be encountered.

Funds should be allocated to maintain heritage items, having regard to the NSW Heritage Office guidelines for minimum standards of maintenance and repair (NSW Heritage Office, 1999).

(57) Appropriate Specialist Skills

Consultants, tradespeople and supervisors should be appropriately qualified in their relevant fields and have proven knowledge and experience of good conservation practices.

This policy identifies the need for appropriately qualified professional advice and tradespeople to be used for works (including maintenance and repair) on identified heritage items. This is required to ensure that appropriate materials and methods are used for works to traditional/original fabric, and to ensure that the overall approach to proposed works is in accordance with good conservation practice.

(58) Minimising Damage to Heritage Items

Appropriate care should be taken by both tradespeople and supervisory staff to ensure significant fabric is not damaged by maintenance and repair activities.

(59) Responsibility to Inform

Persons responsible for authorising maintenance, repair or building works should maintain a reference set of working documents, including this CMP and a copy of each of the Conservation Plans and Conservation Strategies for individual items. The relevant references to each item (including significance and requirements/constraints on works) should be brought to the attention of all tradespeople engaged to work on the item or its setting.

Work orders, quotations and tender documents should draw attention to the heritage status of the structure, building elements or contents and the responsibilities of the tradespeople for the protection of features, fabric and/or contents which are identified as being of significance.

The relevant sections of the Conservation Plan, Conservation Strategy and/or Inventory Sheet for each heritage item should be given to and reviewed by all consultants and/or tradespeople involved in working on a heritage item to enable them to establish the nature, extent and location of significant features/fabric and any relevant policies prior to work commencing.

7.7 Moveable Heritage

The former CUB site contains a number of movable heritage items related to the historic use of the site.

(60) Assessment and Recording of Moveable Heritage

Moveable heritage items related to the historic use of the site should be the subject of a specialised report which records their character and location, assesses their significance and provides appropriate conservation, management and interpretation policies.

This assessment would include both items that could be considered for retention and interpretation in situ and items which are able to be relocated and interpreted elsewhere. Examples of notable items of moveable heritage which need to be appropriately assessed and conserved are the original boardroom table and associated furniture in the original Administration Building.

(61) Archival Assessment of Historical Records

Remaining historical records held on site should be collected, assessed and archived in appropriate repositories.

Old Tooth and Company records stored in the basement of the Administration Building should be assessed by an archivist and offered to the Noel Butlin Archive of the National University in Canberra, which is the repository of the bulk of the former Tooth and Company archival resource.

CUB should also ensure that all relevant documentation from the Drawing Office and site generally is assessed, indexed and archived in an appropriate manner as part of their own records and/or to add to the Noel Butlin Archives. This material should also be available to assist preparation of an Interpretation Strategy and associated interpretation measures on the site.

(62) Disposal of Old Publications from the Technical Library

Old publications held in the library of the CUB laboratories should, if not retained by CUB, be appropriately assessed and archived by an appropriate library with a concern for brewing technology. As a 'first option', they should be offered to the Powerhouse Museum which retains artefacts and documents from the former Tooth's Museum collection.

Examples of historical publications include the Brewing Bioscience and Technology Journals currently held in the CUB laboratories library.

7.8 Interpretation

Interpretation of the former CUB Site and its component parts should provide an understanding of the historic evolution and associations of the site and its significance to the City of Sydney. Site interpretation should employ a variety of media and address each of the identified themes associated with the site or its component parts as identified in this CMP.

(63) Preparation of an Interpretation Strategy

An Interpretation Strategy for the site should be prepared based on the identified resources, analysis, assessment of significance and policies of this CMP and associated documents.

The Interpretation Strategy should formulate general and specific strategies for the interpretation of the site in all its facets and identify appropriate methods and resources for these. The Interpretation Strategy should also include guidelines for the preparation of more detailed Interpretation Strategies for individual items.

(64) Interpretation of Social Values

The Interpretation Strategy for the site should include measures for interpreting and presenting the social values and associations of the site and its various components.

(65) Interpretation Methods

The Interpretation Strategy should identify the nature and location of interpretative material, features, and related measures for the site and items, as well as the

principles for determining appropriate content and media.

(66) Interpretation of Research Material

Research material used for and/or referred to in this CMP should be collected and referenced to facilitate its further use, including in the Interpretation Strategy.

The Interpretation Strategy should also address appropriate methods for making this material accessible to the public and/or research fraternity either as part of on site or off site repositories.