

Annexure A

Inventory Sheets from the 2005 Conservation Management Plan



Former Carlton and United Brewery Site
26 BROADWAY
BROADWAY NSW 2007
CONSERVATION MANAGEMENT PLAN
Inventory Sheets

Volume 4 Part 1
Kensington Street Precinct

May 2005

CUB SITE- CONSERVATION MANAGEMENT PLAN 2005

KENSINGTON STREET PRECINCT 1

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Location plan



CUB Site Plan with Precincts and major roads

FORMER C.U.B. SITE BROADWAY
Precinct & Site Elements



CUB Asset No	NAME OF ITEM
KENSINGTON STREET PRECINCT	
64	Kensington St Streetscape
46A, B & C	Kensington St Store, 2-14 Kensington St
47A & B	Terraces, 16-16A Kensington St
48A, B, C & D	Terraces, 22-28 Kensington St
48E & F	Terraces, 30-32 Kensington St
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49A & B	Terraces, 46-48 Kensington St
50	Garage, 50-58 Kensington St
ADMINISTRATION PRECINCT	
51	Main Entrance Gateway, former Tooths Kent Brewery
57	Main Avenue Streetscape
10A & B	Administration Building
10C, D & E	Sales Office/ Covered Gateway
11A, B & C	Orders and Distribution Departments/ Recreation; Former Sugar Store & Canteen Dining Room
12	EDP Centre, Recreation and Canteen
13A, B & C	Carpenters Workshops and Garage; Garage and Workshop Driveway
13D	Kensington Street Remnant Wall
14	Castle Connell Hotel (Builder's store)
15	Plumbers Store
38	Hotel Clare
KENT BREWERY PRECINCT	
1	Bottling B1 & B2
2 & 3	Bottling B3 & Racking
4	Main Store
5	Cellar 15 & 16
6 & 7	Merchandise store/ Employee Bottle Shop/ Bright Beer
8	Cellar & Former DAB plant
9	Security
16, 17A, 17B	Engineer's Offices & Packaging
18 & 19	Fire Service Compound, Main Station, Facade Wall
53A	Toilet Block & Capacitor Tank
53B	Present Yard Component (off Wellington St)
53C	Original Kent Brewery Yard (undeveloped)
67	Ovoid Drain
IRVING STREET BREWERY PRECINCT	
22 & 23	Filtration Building & Malt Silo Building
25	Staircase Block & Irving Street Substation
26	Gas Receiving Station
30	Old Boiler House
35A	Bright Beer Plant
35B	Refrigeration Block
35C	Laboratory Building
35D, 35E	CO2 Block (35D), Toilet Block (35E)
31 & 24	New Boiler House & Grain Hopper
36	Chimney Stack
39	Great Western Hotel
52	Irving Street Brewery Yard
56	Yard (vacant lot off Broadway)
59	Balfour Street Streetscape
CARLTON STREET PRECINCT	
27, 28 & 29	Substation, Security & Cellar No 2
32	Barley Store
33 & 34	Carlton Street Maltings & Old hops Store
37A & B	Redundant equipment store
40	Australian Hotel
42A, B & C	Terrace, 8-12 Abercrombie Street
58	Vacant Lot (on Broadway)
60	Carlton Street (Laneway)
63	Yard (off Irving and Abercrombie Streets)
O'CONNOR STREET PRECINCT	
20	Brew House
21	Fermentation Building
43, 44 & 45	O'Connor Street Factories
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Site Plan7 with CUB Asset numbers

FORMER CARLTON AND UNITED BREWERY—CONSERVATION MANAGEMENT PLAN

EXECUTIVE REPORT (Godden Mackay Logan) (August 2005)

Volume 1: CONSERVATION MANAGEMENT PLAN (August 2005)

- | | |
|--|--|
| <ul style="list-style-type: none"> • Historic Development Plan • Physical Evidence • Comparative Analysis • Analysis of Significance | <ul style="list-style-type: none"> • Constraints and Opportunities • Conservation Policies • Policy Implementation • Supporting Data |
|--|--|

Volume 2: DOCUMENTARY EVIDENCE (May 2005)

- Geology and Prehistory
- Early Settlement
- Kent Brewery
- Contextual Information
- Bibliography

Volume 3: PHYSICAL EVIDENCE (May 2005)

- Overview
- Streets and Structure
- Precincts
- Individual Elements

Volume 4: INVENTORY ASSESSMENT SHEETS

4-1 Kensington Street Precinct
(May 2005)

4-4 Irving Street Precinct (May 2005)

4-2 Administration Precinct (May 2005)

4-5 Carlton Street Precinct (May 2005)

4-3 Kent Brewery Precinct (May 2005)

4-6 O'Connor Street Precinct (May 2005)

Volume 5: HERITAGE LISTINGS (May 2005)

SUPPORTING DOCUMENTS

Archaeological Assessment

Dana Mider & Associates Pty Ltd, March 2005, Archaeological Assessment and Management Plan, Carlton United Brewery, Broadway, Sydney, unpublished report prepared for Australand Holdings.

Oral Histories

Mary Ann Hamilton and Sue Anderson (Social Historians), *Carlton & United Breweries—Historical Research and Oral History*.

Industrial Heritage

Godden Mackay Logan, 'Kent Brewery Machinery Update' October 2004, unpublished report prepared for ICS Pty Limited.

Chimney Structure

Hughes Trueman Pty Limited, Consulting Structural Engineers for advice relating to the Chimney and Barley Store.

CUB SITE – INVENTORY / ASSESSMENT SHEET- NO.1

ITEM DETAILS						
Name of Item	Kensington Street Streetscape					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	64					
Other Name/s Former Name/s	Kensington Street					
Item type	Built					
Item group						
Item category						
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	N/A					
Street name	Kensington					
Suburb/town	Chippendale				Postcode	2007
Local Government Area/s	City of Sydney Council					
Property description	N/A					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Public Domain					
Current use	Public Street					
Former Use	Public Street					
Statement of significance	Kensington Street Chippendale has cultural heritage significance as a rare surviving collection of early worker housing in the City of Sydney set within close proximity to the boundary buildings of the former Tooth's Kent Brewery. The juxtaposition combined with the narrowness of the early roadway and its bent alignment at the South end provides a Streetscape of historic character and visual diversity. The Streetscape has strong associations with the evolution and development of the Brewery on the adjoining site over a period of 170 years. The item has high significance at local level.					
Level of Significance	State ☐			Local ☒		

DESCRIPTION						
Designer	N/A					
Builder/ maker	N/A					
Physical Description	The Streetscape of Kensington Street Chippendale is defined between Broadway and Wellington Streets and characterised by early residential buildings and industrial buildings from various periods on the east side and the Brewery boundary wall created by the redevelopment of the western side of the street between 1910 and 1955. The height and visual dimensions of the masonry walling of the Brewery provide a contrast to the varied scale and character of the industrial building of the residential terraces. At the northern end the Administration building and the former motor garage provide a gateway to the street, which at the Southern end the changing alignment of the road and varied character of the enclosing elements provide visual continuity up to Wellington Street and the Castle Conell Hotel.					
Physical condition and Archaeological potential						
Construction years	Start year	1842	Finish year	1955	Circa	☒
Modifications and dates	The Streetscape has been evolving over a period of 160 years and reached its current form in the mid-late 20 th Century when the Brewery was at its greatest extent. Buildings on the Brewery boundary have undergone extensive changes over time but have enclosed the western side of the street from about 1910 onwards. At the southern end of the street new residential buildings on Regent Street have tended to alter the coherent character of the Streetscape.					
Further comments	The Streetscape character is generally defined by the height and scale of the western side of the street and it's exposed masonry character and by the varied and generally lower scaled character of the Eastern side of the street between the former Motor garage and the garage/store.					

HISTORY	
Historical notes	Kensington Street was constructed in 1841 as the main thoroughfare in the new Kensington Estate subdivision and extended from Broadway (Parramatta Street) to Regent Street (Botany Street). This early residential subdivision, lay on the edge of the town limits of Sydney and developed during the 1840s and 1850s. Today the western side of Kensington Street forms the eastern boundary of the Carlton United Brewery (CUB) site however this land was originally part of the subdivision. The land was part of a grant of 8 acres to Major George Druitt in 1819 and part of 4 acres of this grant which was sold to Abraham & Isaac Moses in 1841. The adjoining 4 acres was purchased by John Tooth and his brother in law Charles Newnham where they established the Kent Brewery in 1834. Kensington Street developed with generally low class residential and terrace development progressing down to Outram Street. This was punctuated by a number of larger properties and three hotels on the western side of the street. Development was not homogenous, but by 1860 the pattern of development was reasonably set and little change occurred in the street until the beginning of the 20th century. At this time, following the general degradation of the area in terms of its residential amenity Tooths expanded their land holdings into Kensington Street. By 1911 all the properties on the western side of the street had been purchased by Tooths and incorporated into the Kent Brewery Site, and on the eastern side of the street several cottages were demolished and replaced with factories or warehouses including the construction of Tooths Store and Garage at either end of the precinct. The Berlie Warehouse also had an entrance from Kensington Street. The remaining terraces on the eastern side of Kensington, with the exception of 18-20 were purchased by Tooths over the years

	from 1911 to 1937 and all currently belong Carlton and United Breweries (NSW) Pty Limited. Number 42 to 44 is the goods entrance to the former Berlei Warehouse.
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THEMES	
Australian historical theme	Building settlements, towns and cities
New South Wales historical theme	Towns suburbs and villages
Local historical theme(s)	Shaping a city- Forming streets

COMPARABLE ITEMS	
Location and description, stating why they are comparable	N/A

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	N/A

CURTILAGE	
Describe the physical curtilage of the item	See attached map

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Significant for its demonstration of the evolving character between Tooth's Kent Brewery and the suburban development of the Kensington estate.
Historical association significance SHR criteria (b)	Associated throughout the 20 th Century with the Tooth & Co Kent Brewery.
Aesthetic significance SHR criteria (c)	A rare surviving Streetscape in the city of Sydney incorporating worker housing from the mid 19 th Century and large scale industrial buildings side by side.
Social significance SHR criteria (d)	N/A

Technical / Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	The Streetscape is rare within the City of Sydney area due to the slum clearances of the early 20 th Century
Representativeness SHR criteria (g)	The Streetscape is representative of early residential development of worker housing on the fringe of the city servicing nearby industrial complexes.
Integrity	There are few disruptive elements within the Streetscape.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney - Central Sydney Heritage Inventory (updated 2002) - No 9037 Kensington St Broadway to Regent St.

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Lands Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS

Recommendations	1. Listing as a Heritage Streetscape on Central Sydney Heritage LEP 2000 . 2. Determine policies for infill development of future development sites. 3. Consider removal of on street parking. 4. Encourage historical interpretation of the street. 5. Retain significant elements of the Streetscape including identified buildings and any original paving materials.
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SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	64		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	Kensington streetscape looking south.				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Kensington streetscape looking south.				
Image year	2004	Image by	NBR&P	Image copyright holder	NBR&P



Image caption	Kensington streetscape looking north.				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Kensington streetscape looking north.				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



CUB SITE – INVENTORY/ASSESSMENT SHEET- NO.10

ITEM DETAILS							
Name of Item	Kensington Street Garage, 50-58 Kensington Street						
CUB Precinct	Kensington Street Precinct						
CUB Asset No.	50						
Other Name/s	Motor Garage from 1920						
Former Name/s	Spirit Bond Store from 1939						
Item type (if known)	Built						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Kensington Street Precinct						
Street number	50-58						
Street name	Kensington						
Suburb/town	Chippendale				Postcode	2007	
Local Government Area/s	City of Sydney Council						
Property description	Lot 6 DP 33953						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Carlton & United Breweries (NSW)						
Current use	A temporary car repair workshop						
Former Use	Motor Garage Spirit Bond Store General Store						
Statement of significance	Criterion (e) Site 50 has high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) on the site will be high.¹ Criterion (g) Building 50 is representative of the policy of expansion of a Brewery in response to changing needs and has associations with the evolution of the Brewery and its surroundings over a period of time. Due to its corner location the building makes a modest contribution in the context of the adjacent Chippendale Conservation Area as a brick industrial building. Building 50 has some significance under the assessment criteria, however it does not reach the threshold for local listing. Its significance would justify recording in the event that demolition is proposed.						
Level of Significance	State ☐				Local ☐		

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

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DESCRIPTION						
Designer	Architects Office Kent Brewery					
Builder/ maker	Unknown					
Physical Description	A single storey building bound by Goold, Outram and Kensington Streets with the entrance on the south facade through a large roller-shuttered opening. It is built to the boundaries and comprises one large double-height, column-free space. The building is quite ordinary in appearance, not typical of any particular style but seems loosely inspired from Federation freestyle and follows the architectural language of some of the buildings inside the brewery complex evidenced by the Comb-toothed pattern in brickwork at base course of the parapet, lintel beams, splayed window sills and engaged brick piers. The construction comprises external load bearing brick walls, reinforced concrete lintel beams and a pitched roof of metal sheeting supported by steel trusses spanning the width of the plan. The building was originally used as a garage before conversion to a spirit Bond Store in 1939. From 1948 it was used as a bulk general store. The building is presently being used as a temporary car repair workshop.					
Physical condition and Archaeological potential	Condition: The building is in relatively good condition apart from some structural cracks in external walls, especially around the point of load transfer from the trusses, and surface discoloration in some places. Window frames and sashes are in bad condition. There are signs of rainwater ingress from the roof in some places. The building is fairly intact except for creation of a new door opening and filling-in of original windows. The archaeological potential has been separately assessed in Carlton & United Breweries Archaeological Zoning Study, 2005 by D. Mider as being generally of high archaeological potential with a small section at the corner of Outram Street and Kensington Street and adjacent Kensington Street identified as being of some archaeological potential.					
Construction years	Start year	1920	Finish year	1920	Circa	☒
Modifications and dates	N/A					
Further comments	N/A					

HISTORY	
Historical notes	The land at 50 to 58 Kensington Street was purchased from the Kensington Estate in 1843 by Daniel Outtrim. In 1855 Outtrim enlarged his land holding with the purchase of the adjoining land in Goold Street which he purchased from William Lamb. By 1861 the 5 terraces fronting Kensington Street and the 5 terraces in Goold Street had been constructed on this land and were in use as low cost rental properties. The Outrim family owned the cottages until 1912 when they were purchased by Tooths. The cottages were demolished in 1916 and in 1920 a single storey brick garage was constructed across the whole site. From 1939 this property was used by Tooths as the Spirit Bond Store and from 1948 it was in use as a bulk general store. The building is presently in use as a temporary car repair workshop.

THEMES	
Australian historical theme	Developing local, regional and national economies
New South Wales historical theme	Industry - brewery
Local historical theme(s)	Supplying the city- Industry

COMPARABLE ITEMS	
Location and description, stating why they are comparable	N/A

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Former Tooth Brewery site building.

CURTILAGE	
Describe the physical curtilage of the item	Lot boundary. The building is located adjacent to the Kensington Street Terraces group, which is considered to be a highly significant streetscape. The former garage building is a relatively revival element in that streetscape though it complements other industrial buildings in the immediate context.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Building 50 conforms to a common pattern of land acquisition and subdivision, with no identifiable historical significance.
Historical association significance SHR criteria (b)	There are no evident associations requiring assessment under this criterion. The building demonstrates the expansion of the Brewery into the surrounding suburban areas.
Aesthetic significance SHR criteria (c)	Building 50 has some significance for its modest contribution in the context of the adjacent Chippendale Conservation Area in terms of its materials and industrial character. This would not be sufficient to justify listing under this criterion.
Social significance SHR criteria (d)	There is no identifiable association with a particular group.

Technical / Research significance SHR criteria (e)	The site has high archaeological potential relating to provisional use of the site as small scale residential Terrace. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) on the site will be high. The building is otherwise standard in its construction and potential for further research.
Rarity SHR criteria (f)	The building type and features are common for their age.
Representativeness SHR criteria (g)	The building has low values for the representativeness criterion.
Integrity	The exterior openings have been modified.

HERITAGE LISTINGS

Heritage listing/s	N/A

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Rosemary Annabel Historian	Carlton & United Breweries Conservation Plan	1991	Various
Written	S Fitzgerald	Chippendale: Beneath the Factory Wall	1990	
	S Fitzgerald & H Golder	Pymont & Ultimo Under Siege	1994	
Records	Land & Property Information	Primary Application No. 21876 CT Vol 2952 Folio 86 CT Vol 6203 Folio 118	1919 1919 1950	Department of Lands/ Lands Titles Office
Archives		Various Maps & Plan Various Maps & Plans Various Maps & Plans Rate Assessment Books City Council Resumption Files Tooths Records Tooths Records	1800-2004 1800-2004 1800-2004 1845-1980	State Records Mitchell Library City of Sydney Archives City of Sydney Archives City of Sydney Archives Noel Butlins Archives Brewery Archives
Directories	John Sands	Sands Sydney & Suburban Directory Francis Low City of Sydney Directory	1858-1932 1844-1845	Mitchell Library

RECOMMENDATIONS	
Recommendations	The building has some significance as part of the expanding Tooth Brewery site but should not be heritage listed. Any further development of the site should be compatible with adjoining heritage items in Kensington Street.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton & United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	50		
Author of study or report	Noel Bell Ridley Smith and Partners P/L		
Inspected by	Colin Israel/ Rajat Chaudhury		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Noel Bell Ridley Smith and Partners P/L	Date	May 2005

IMAGES

Image caption	Outram Street. Façade (Composite Photo).				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Interior View. Composite Photo).				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO. 2

ITEM DETAILS							
Name of Item	Kensington Street Store, 2-14 Kensington Street						
CUB Precinct	Kensington Street Precinct						
CUB Asset No.	Buildings 46A, 46B, 46C						
Other Name/s Former Name/s	46A - 2-10 Kensington Street – Motor Garage & Workshop 46B - 12 Kensington Street – Thomas Taylor Limited						
Item type (if known)	Built						
Item group (if known)							
Item category (if known)	Factory/ Warehouse						
Area, Group, or Collection Name	Kensington Street Precinct						
Street number	2-14						
Street name	Kensington						
Suburb/town	Chippendale				Postcode	2007	
Local Government Area/s	City of Sydney Council						
Property description	Lot 1 DP33953						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Carlton & United Breweries (NSW)						
Current use	Materials Store						
Former Use	Motor Garage and Workshop – 46 A and 46B Storage Yard – 46 C						
Statement of significance	Building 46A Criterion (a) Building 46A has historical significance in demonstrating the early 20th Century incursion of the Kent Brewery into the surrounding streets. Criterion (b) It had a continuous supporting role to the Kent Brewery over nearly a century. Originally the front of this building aligned with the original Aerated Waters Building on the opposite side of Kensington street with both built in similar styles. The subsequent rebuilding of Building 10A diminished the streetscape value of the original scheme. Criterion (c) Building 46A has aesthetic significance as a representative example of a Federation Arts and Crafts Warehouse Style building with a prominent corner location. The building makes a substantial contribution to the Kensington Street Streetscape. Significant fabric that has significance includes Building 46A's street facades, timber intermediate floors & roof structure, and car sized goods elevator; and Building 46B's street facade & roof structure.						

	Rarity It has rarity value as an intact Federation Period multi-story garage. Item 46A has been identified as having high significance at local level. Building 46B Criterion (a) 46B has some significance historically in demonstrating the broad process of continuing expansion through acquisition. It was built for owners before being acquired by Tooths in 1914 for general storage purposes. Item 46B has been identified as having some significance at local level Building 46C Building 46C is a mid 20th Century functional enclosure with neutral significance under the assessment criteria. Criterion (e) Sites 46 A, B & C have been identified as having high archaeological potential in the Carlton & United Brewery Archaeological Zoning Study 2005, by D. Mider. Item 46C has been identified as having neutral significance.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	46A – Thomas J Darling 46B – D.T. Morrow 46C – Lemont Niblett & Daubney
Builder/ maker	Unknown
Physical Description	Building 46A Building 46A is a three-storey building in Federation (Arts and Crafts) Warehouse Style, prominently located on the corner of Dwyer & Kensington Street set back from Broadway. Apart from a small light well in the southeast corner, the building is built to the boundaries with its entrance through open, roller-shuttered bays on Kensington Street. The two elevations are very similar with the post and beam structure expressed on the facade by engaged piers. The facades are modulated by brick spandrels, lintel beams and the parapet with a scalloped profile. The face brickwork is in shades of brown-red and liver-red. Roughcast render piers on ground floor are moulded to resemble split-face sandstone. Fenestration includes double timber framed wooden windows. The middle bay has a pair of quadrant windows together under a common round arched brick lintel. Construction comprises load bearing external brick walls, steel columns & beams supporting wooden floors with herringbone braced joists and tongue & groove flooring. The pitched roof consists of timber trusses supporting metal sheeting. Steel girder beams were added to ground floor ceiling in 1948 to strengthen the structure. A deep goods lift is situated on the eastern side extending through all levels. This lift is indicated on the original drawings, together with a turntable suggesting a multi-story garage. Although the building was originally designed to function as a motor garage it has undergone a series of changes in its function from a cask store to RAAF canteen store, followed by a Spirit Bond Store to now finally being partly occupied as a materials store. The building is in good condition & well maintained apart from cracks in plaster & surface discoloration in some places. The window frames & sashes on Dwyer Street facade are in poor condition. The brick parapet has been braced with steel in recent years. The elevator system along with its platform, swing gates and equipment are believed to be in

	working condition but do not satisfy present standards and are currently not in use. The lintel beams & walls of the shaft area have structural cracks. Both exterior and interior of the building are substantially intact although very little of the original contents remain apart from the elevator. Building 46B 46B is a two-storey building located on Kensington Street to the south of Building 46A, sandwiched between it and 46C in a style similar to Federation (Arts and Crafts) Warehouse Style. The plain, simple exposed brickwork façade is similar to the adjacent building 46A with windows only on the upper level. It now comprises one large column-free double-storey space, after the original first floor was gutted. Street access is via a large roller-shuttered opening on the front facade. The construction comprises external load bearing brick walls supporting a timber frame pitched roof with metal sheeting. It is presently used as a materials store. The building is in good condition but has lost the first floor structure entirely. Very little of any original fitments & fittings remain to suggest earlier uses. Building 46C 46C is a plain two-storey exposed brickwork building located on Kensington Street towards the north end sandwiched between buildings on both sides. The front facade consists of only a large roller-shuttered opening. The construction comprises load bearing external walls with attached piers and exposed steel beams supporting flat corrugated metal sheet roof. The building was earlier used for Quality Control but is presently used as a store.					
Physical condition and Archaeological potential	Condition 46A - is in good condition and well maintained apart from cracks in plaster and surface discoloration in some places. The window frames and sashes on Dwyer Street facade are in poor condition and would need replacement. The parapet was subject of stabilisation. 46B – Fair condition 46C – N/A Archaeological potential The archaeological potential has been separately assessed in the Carlton & United Brewery Archaeological Zoning Study 2005, by D. Mider. Sites 46 A, B & C have been identified as being of high archaeological potential. Industrial Archaeological Potential has been assessed in the Kent Brewery Machinery Update October 2004 by Godden Mackay Logan Heritage Consultants. Site 46A contains the old cask store goods lift identified as being of low significance. The lift is believed to be in working order but it is not currently in service.					
Construction years	Start year	46A – 1913 46B – 1909 46C - 1964	Finish year		Circa	☒
Modifications and dates	46A 1913 - Motor Garage and workshop 1930's – Cask Store 1942 Used for storage of 5-gallon beer casks, spirit hogs heads and malt sacks. It was inspected by representatives of American Army Corps with a view to use of part of this building as a morgue ¹ but not used for this purpose. 1944-47 Used by RAAF as canteen store (March 1944 to June 1947) 'Marching-out certificate' gives detailed description of the building. ² 1948 Conversion to spirit bond store to replace the Outram Street Bond store, which was too small for this purpose. Structural alterations made including structural steel for reinforcing floors ³. Bricking up of openings and alteration to stairs. Architects: Tooth & Co. ⁴					

1 ABL N60 / 10125 Memo: 19 October 1942

2 ABL N60 / 10126

3 ABL N60 / 10126 Memo: 16 June 1948 and Council of the City of Sydney Plan Custodian Plans 592/ 48

4 Council of the City of Sydney Plans Custodian Plans 592 / 48

	1962-3 Roof over existing storage areas. Architects: Lemont, Niblett & Daubney Engineers: Woolacott, Hale, Bond & Corlett ⁵ 1964 New footing and alterations including extension on south side. Architects: Lemont, Niblett & Daubney ⁶ 46B 1909 – constructed as a two-storey factory and occupied by Thomas Taylor Limited. 1914 - purchased by Tooths, usage became associated with the adjoining factory at 2-10 Kensington Street. General Storage 1964 – New footings and alterations. No 12 Kensington Street was almost completely gutted at this time. Architects Lemont Niblett & Daubney 46C 1962 – Enclose the storage areas No. 14 Kensington Street Architects Lemont Niblett & Daubney
Further comments	The three assets have a linked history since c1914 as part of the operation of the former Tooth Brewery.

HISTORY

Historical notes	46A The land at 2-10 Kensington Street was purchased from the Kensington Estate by George Renwick in 1842 and five cottages constructed on the site soon after. Following George Renwick's death in 1899 the properties were inherited by his son Sir Arthur Renwick and sold to builder Christopher Robinson in 1900. When Tooths purchased the properties in 1911 they demolished the cottages and engaged architect Thomas J Darling to design a three storey brick Federation (Arts and Crafts) style factory, the present building, for the site. This was originally used by Tooths as a motor garage and depot, later as the Rum Bond Store. During Second World War it was requisited by American Tooth's as a canteen store and is currently partly occupied as a materials store. 46B No 12 Kensington Street initially housed a single storey cottage and by 1890 was also occupied by a cottage and workshop. In 1909 the owner, James Serbutt demolished the buildings and engaged architect D.T. Morrow to design the current building, a two-storey factory for the site, which was initially occupied by Thomas Taylor Limited. Tooths purchased this factory in 1914 and it became associated with the adjoining motor garage at 2-10 Kensington Street. The properties at 2-14 Kensington Street have both been owned by the Brewery since the purchase of 46B by Tooths in 1913/1914 46C No 14 Kensington Street was occupied by a cottage and stables until purchased by Tooths in 1914. At this time all the structures on the site were demolished. Tooths used the land for many years as a storage yard and this too became associated with the two adjoining buildings. In 1962 Tooths constructed a building, to designs by architects Lemont Niblett & Daubney, which enclosed the storage yard.
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THEMES

Australian historical theme	Developing local, regional and national economies
New South Wales historical theme	Industry

⁵ Council of the City of Sydney Plan Custodian Plans 1791/ 62 & 134 / 63

⁶ Council of the City of Sydney Plan Custodian Plans 210/ 64 & 594/ 64

Local historical theme(s)	Supplying the city- Industry
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COMPARABLE ITEMS

Location and description, stating why they are comparable	Similar warehouse/factory buildings exist throughout the inner Sydney suburbs dating from an expansion in industrial uses around the time of the 20th Century. No comparable multi-storey garage/workshop from this period is known to have survived intact.
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ASSOCIATED ITEMS

Location and description, stating what the association is with the comparable items	Building 46A is associated with the Former Aerated Water Building (Building 10A) having been built together.
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CURTILAGE

Describe the physical curtilage of the item	46A has high visibility to Broadway in the context of the open lot fronting Broadway. Its visual curtilage extends to Broadway and in Kensington Street. The Physical curtilage is its lots boundaries.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	46A has Historical significance as part of the Federation Period expansion of the Kent Brewery though property acquisition on both sides of Kensington Street. An early example of the garage/workshops as a building type and its original role within Tooths would justify additional research. 46B has some significance historically in demonstrating the broad process of continuing expansion through acquisition. It was built for owners before being acquired by Tooths in 1914 for general storage purposes. 46C was in the possession of Tooths from 1914 when a cottage and stables were demolished. Used as a yard until enclosed in 1962, the building has low historical significance.
Historical association significance SHR criteria (b)	Although each of these buildings was designed by architects, the historical associations of these buildings with those architects do not meet the criteria for associational significance. No 46A is the work of a sole practitioner of little note while 46B & 46C are pedestrian examples of the work of better known architects of their period. 46A has a strong association with the operation of the Kent Brewery in the early 20th Century and in particular the increased use of motor wheels.
Aesthetic significance SHR criteria (c)	46A is a substantially intact representative example of Federation (Arts and Crafts) Warehouse Style architecture, this three storey building was purpose built for Tooth & Co and formed part of a cohesive frontage with the original Aerated Waters Building (Building 10A). It retains a relationship with the rebuilt Building 10A. It is the work of architect Thomas J Darling who is not known as a prominent designer but is listed in the Sands Directory as an Architect practicing from offices in Spring Street between 1900 and 1925. 46B a small warehouse building now substantially degraded by removal of the first floor. This is a modest functional building type with little pretension. Designed by D.T. Morrow in his period of private

	practice before the reconstitution of the Morrow & De Putron practice, it is not of particular merit in the opus of Morrow. The building has low aesthetic significance. 46C is a pedestrian functional enclosure of a previously open yard to provide basic storage. Noted as the work of Lemont Niblett & Daubney, it does not compare favourably with their other work either on the Tooths Kent Brewery site or elsewhere and has little aesthetic significance.
Social significance SHR criteria (d)	There are no indications that these buildings hold particular significance for a defined group of people within the terms of the criteria.

Technical / Research significance SHR criteria (e)	Sites 46 A, B & C have been identified as having high archaeological potential in the Carlton & United Brewery Archaeological Zoning Study 2005, by D. Mider. Site 46A The old cask store goods lift is an unusually large, purpose-designed good lift which is a relic of the early use of this building, illustrating the size and volume of good typically handled. Its lifting mechanism has a relatively sophisticated hoisting and balancing arrangement to cater for the large loadings but it is otherwise a representative example of a lifting mechanism of the early twentieth century. The lift car is of an unusually large size.⁷
Rarity SHR criteria (f)	Site 46A Built as a Motor Garage, this building has potential significance for rarity as an early, purpose built three-storey motor garage. Such significance would need to be demonstrated through a wider comparative study.
Representativeness SHR criteria (g)	Site 46A is an intact representative warehouse / store building in Federation (Arts and Crafts) Warehouse style.
Integrity	Site 46A has high integrity as a building with only minimal changes to its original fabric. Site 46B has low integrity due to the radical internal modifications involving the removal of the entire first floor.

HERITAGE LISTINGS	
Heritage listing/s	N/A

⁷ Industrial Archaeological Potential has been assessed in the Kent Brewery Machinery Update October 2004 by Godden Mackay Logan Heritage Consultants, Page 54

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Carlton & United Breweries Conservation Plan	1991	Carlton United Brewery Archive
Written	S Fitzgerald	Chippendale: Beneath the Factory Wall	1990	
	S Fitzgerald & H Golder	Pymont & Ultimo Under Siege	1994	
Archival	Land & Property Information NSW	Primary Application No. 11175 CT Vol 1332 Folio 182 CT Vol 6203 Folio 118	1899 1900 1950	Department of Lands/ Land Titles Office
Archival	Rate Notices Sydney Council	Various Maps & Plan	1800-2004	State Records, Mitchell Library, City of Sydney Archives
		Rate Assessment Books City Council Resumption Files Tooths Records Tooths Records	1845-1980	City of Sydney Archives City of Sydney Archives Noel Butlins Archives Brewery Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1932	Mitchell Library
		Francis Low City of Sydney Directory	1844-1845	Mitchell Library

RECOMMENDATIONS	
Recommendations	Building 46A should be listed on schedule 1 of HLEP 2000 A Conservation Management Plan should be prepared Further research be undertaken in regard to early garage buildings of a similar nature. The car lift enclosure be recognised in any future adaptation of the building.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	46A, 46B, 46C –Kensington Street Precinct		
Author of study or report	Noel Bell, Ridley Smith & Partners Pty Limited		
Inspected by	Robert Staas/ Colin Israel/ Rajat Chaudhury		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Noel Bell, Ridley Smith & Partners	Date	May 05

IMAGES

Image caption	Building 46A: Dwyer Street (North) Elevation				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Building 46A: Kensington Street Elevation (Photo Montage)				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Building 46A: First Floor Interior				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	North Wall of Light Well				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Detail of Wooden Roller Shutter				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P
					
Image caption	Building 46B : Interior				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P
					

Image caption	Building 46B: Kensington Street (West) Elevation				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Building 46C : Kensington Street Elevation				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO. 3

ITEM DETAILS						
Name of Item	Terraces, 16 / 16A Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	47 A, B					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	16, 16A					
Street name	Kensington					
Suburb/town	Chippendale				Postcode	2007
Local Government Area/s	City of Sydney Council					
Property description	Lot 1 DP 33953					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Brewery (NSW)					
Current use	Vacant					
Former Use	Residential					
Statement of significance	Criterion (a) Built c.1906, the pair of terraces at number 16 and 16A Kensington Street is of historical significance as evidence of the continuing development of working class terrace housing in close proximity to industrial areas in the early twentieth century. Construction of the pair followed demolition of an earlier wooden cottage and the higher quality of construction and decoration contrasts with surviving first generation cottages in the Kensington Street group. Criterion (b) Purchased by Toth's in the early twentieth century and continuously tenanted, the terraces have historical associative significance in relation to the development of the Kent Brewery and illustrate the Brewery's long-standing expansion policy of expansion into the surrounding suburb. Criterion (c) The pair has aesthetic significance as good representative examples of Edwardian working class terraces with an unusual configuration, incorporating a central through passage to the rear. Criterion (e) The pair has technical significance in their potential to provide information and insight into early twentieth century working class life. They have the ability to demonstrate early twentieth century building techniques, services and technologies.					

	Criterion (g) The pair has representative significance as they demonstrate the last phase of residential development in Kensington Street. Criterion (f) The pair has some rarity in their construction which features a central passage accessing the rear yard with the load bearing dividing wall over supported on a pair of rolled steel joists. Integrity The terraces have high integrity value for their substantially intact fabric. Item 47 A&B has exceptional significance at local level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	A pair of mirror imaged two-storey Edwardian terraces, constructed around c1905. These terraces incorporate a two-storey gable roofed with parapeted dividing walls and a central chimney and single storey skillion roofed wings at the rear clad in corrugated steel. A central passage separating the two residences once provided access to the backyard for the removal of night soil. Structural steel is used as an integral part of the construction supporting the brick party wall above the passage, front porch areas and enclosed balconies. In the back yard the lavatories are centrally located adjacent to the rear boundary fence in a single skin brick structure with an unframed curved corrugated iron roof. The front facade is tuck pointed brickwork. The side walls and the central party wall, in common brick (dry pressed) extend to enclose front porches and balconies. The front porch is raised above the footpath and has tessellated tiles with a slate surround. A cast iron fence and gate with a flower motif to the front porch has been removed. The central alley, enclosed by a vertical tongue and grooved boarded wall is framed by a pair of decoratively turned timber columns with timber fretwork. Each terrace has a three panelled front door with fanlight over and a narrow double hung window with an arched soldier course and rendered window sills. There is a modern security door at No. 16A, and the ground floor window has been boarded up at No. 16. Electricity boxes and conduits disfigure the street facade. The rear facade is brick with a narrow double hung window at ground floor level and a pair of double hung windows with soldier course heads and rendered oblique sills. The layout of this terrace revolves around the central alley. The front door gives access to the living room, which leads into the dining room. In the skillion roofed wing directly behind the dining room there is a vestibule, which includes the foot of the stairs. The kitchen is located directly behind the vestibule. The bathroom / laundry is located in a skillion roofed extension directly behind the kitchen but has been demolished at No. 16. The bathroom / laundries had an open side facing the yard, now infilled with timber. At first floor level the landing gives access to two bedrooms. The front bedroom extends the width of each terrace and contains a fireplace. A pair of centrally located French doors open onto the balcony, which has been enclosed with a variety of salvaged windows and lightweight sheeting material. No. 16 retains a simple balustrade of vertical timber rails. Much original timber joinery survives throughout both terraces.

Physical condition and Archaeological potential	Condition: fair/ poor The archaeological potential has been separately assessed in the Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being an area of high archaeological potential.					
Construction years	Start year		Finish year	1905	Circa	☒
Modifications and dates	Tooths Records note the following modifications. 1930 Request to install baths (16A) 1943 Installation of electric light (16) 1953 Renew iron roofing 1989 Skillion bathroom / laundry extension to No. 16 demolished					
Further comments	Future conservation works should recover cast iron gate and fence, reinstate upper level balconies and balustrade, and reinstate fireplaces. The following intrusive elements should be removed or modified: balcony infill and exposed conduits.					

HISTORY	
Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery there. In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the Grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were sold to Frederick Tooth in 1844 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the later years of the 19th century and early years of the 20th century. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth Co. began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tothos and had been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of factories and warehouses and the remaining houses continued to be let out to tenants. With only basic repairs being carried out, the houses fell into a dilapidated condition. In the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not

	been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. The site of 16 / 16A Kensington Street was originally Lot 11 of the Kensington Estate and initial construction on the site consisted of a single storey timber house with iron roof set well back from the street built circa 1856 . By 1891 the house was described as 'in ruins' and the rate books record the site as being occupied by stables up until circa 1905. The land was owned by Aaron Wheeler from 1858 – 1892, and in 1892 life interest in the property transferred to Josephine Frankel. There are no occupants listed for the property from 1890 – 1904. In 1905 16A is recorded as being occupied by Alfred Land (who continued occupation until 1930). The property was purchased by Tooths in 1925. . Tenancies of this pair of cottages have been more stable than for some of the other cottages in the group possibly due to their superior construction. The lack of any substantial change since they were purchased by Tooths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – Edwardian terrace house Domestic life – Edwardian working class cottage
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pymont, Surry Hills, Paddington and the Rocks. These terraces as part of the larger group are none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Others in the Kensington Street Terrace group comprising 22 – 28, 30 – 32, 34 – 36, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values. – The terraces as part of the group of buildings combines to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built c.1906, the pair of terraces at number 16 and 16A Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the early twentieth century. The pair is a remnant of Edwardian working class terrace housing and demonstrate early patterns of residential life in the fringe area of Sydney. Construction of the pair followed demolition of earlier wooden cottages and the higher quality of construction and decoration contrasts with surviving first generation cottages in the group.
Historical association significance SHR criteria (b)	Purchased by Tooths Brewery in the early twentieth century and continuously tenanted. The terraces illustrate the long-standing policy of expansion of the Kent brewery by consolidating properties in the surrounding streets of Chippendale.
Aesthetic significance SHR criteria (c)	The pair has aesthetic significance as representation example an Edwardian working class terraces with an unusual configuration. The Kensington Street Terrace group is of high aesthetic significance as a group of rare early terraces within a largely intact streetscape reflecting mid Victorian detailing and form, 16 and 16a Kensington Street have significance for their later contribution to this important residential and industrial streetscape.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate Edwardian working class lifestyles. The terraces have had continuous residential use but have not specifically been associated with brewery workers.
Technical / Research significance SHR criteria (e)	The terraces have archaeological potential relating to late 19 th century working class life. They have the ability to demonstrate Edwardian building techniques, services and technologies. The pair has technological interest for their use of structural steel to support the party wall over the central access corridor. Structural steel was rarely used in residential building of the period.
Rarity SHR criteria (f)	The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th and early twentieth century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The Kensington Street group provides a rare opportunity to experience the living environment of working class Sydney life in the mid 19 th and early 20 th century. The pair features an usual central alley accessing the rear yard with a load bearing dividing wall at first floor level supported on a pair of universal section beams.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the early 20 th century. 16 and 16a Kensington Street are representative examples of Edwardian working class domestic construction. The pair is representative of the last phase of residential development in Kensington Street.
Integrity	The pair has a moderate degree of integrity. Despite alterations to the presentation of the terraces (verandah infill), demolition of rear laundry extension and loss of some internal features and finishes (fireplaces), the overall configuration of the terraces, original structure, joinery (4 panel doors, timber windows, architraves, skirtings) and many original finishes (face brickwork, plaster, Baltic pine floorboards, lath and plaster ceiling) have survived.

HERITAGE LISTINGS	
Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) – No 5071. Kensington Street Terrace 46-48 Kensington St.
	National Trust of Australia (NSW), 16 – 40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 order, lapsed 22.9.89
	NSW Heritage Council – SHI No 15408. No 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Land Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject properties should be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan should be prepared detailing appropriate conservation policies. 3. Immediate repairs should be carried out to prevent further deterioration of original fabrics. 4. A comparative analysis should be carried out to determine the rarity of the Kensington Street group and its potential for State Heritage Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	47 A, B		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	16/16A Kensington Street, West Elevation (16 Kensington Street) Showing central pedestrian passageway between the houses				
Image year	2004	Image by	NBR SAP	Image copyright holder	NBR SAP



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.4

ITEM DETAILS						
Name of Item	Terraces, 22 – 28 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 A, B, C, D					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	22, 24, 26, 28					
Street name	Kensington					
Suburb/town	Chippendale		Postcode	2007		
Local Government Area/s	City of Sydney Council					
Property description	Lots 1, 3, 5 and 6 DP 33953					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential (26), Vacant (22, 24, 28)					
Former Use	Residential					
Statement of significance	Criterion (a) Built between 1843 and 1848, the terrace group at 22 – 28 Kensington Street has historical significance as some of the oldest surviving cottages in the area. The group is a remnant of mid-19th Century working class terrace housing and demonstrates early patterns of suburban residential life in the fringe area of Sydney. Criterion (b) Purchased by Tooths in 1910/1930 and continuously tenanted, the group has historical associative significance because of its association with the Kent Brewery and evidences the long-term expansion policy. The group also illustrates the early residential development of the Kensington Estate. Criterion (c) 22 – 28 Kensington Street is of high aesthetic significance as a group of rare early terraces within an important 19th Century streetscape. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life and they have the ability to demonstrate mid-19th Century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Criterion (g) The terraces have representative significance because they demonstrate principal characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade treatment, and restrained use of decoration and materials. Integrity The terraces have integrity value for their substantially intact fabric. No.28 has high integrity value. The original layout and much of the original 1840's fabric has survived intact. Fabric of considerable significance comprises the 1840's layout, Kensington Street facade including high pitched bell cast roof form and verandas, original internal configuration, surviving interior and exterior fabric, finishes and features dating from the 1840's including fireplaces, joinery and stairs, kitchen and the original attic . This terrace group is significant at local level and has potential for listing at State level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	James Christison (carpenter)					
Physical Description	A group of four single storey terraces built between 1843 and 1848 the terrace consists of a rectangular main block with detached kitchen wings at the rear. The main block of the terrace has a relatively steep gable roof, divided by low capped parapet walls extending above the party walls. Two central chimney stacks are shared by pairs of cottages. The roof cladding was originally shingles now clad in corrugated iron. Each cottage has a dormer window in the rear section of the roof. The kitchens are low single storey sandstock brick additions butted against the rear of the main block. There are pairs of toilets in the rear of the yards. External walls are of light red sandstock bricks on sandstone footings, and have been painted. Verandahs enclosing a small sandstone flagged porch survive at numbers 26 and 28 and retain remnants of cast iron lace and picket fences. The verandahs give a bell cast to the roof. The street elevations originally presented a 12 paned window and a six panel door, some of which have been replaced. The front windows all had shutters although these are removed. Window sills are sandstone. The ground floor consists of a front room with fireplace entered directly form the street, a passage which includes a narrow, steep wooden stair to the bedroom above, and a dining room adjacent to the passage. The kitchen wing is also accessed via the passage. The attic bedroom has a single dormer window and a sloping ceiling. Post-war laundry / bathroom additions have been made to all the cottages at the rear of the kitchens.					
Physical condition and Archaeological potential	Condition: fair / poor. Extensive termite damage at No. 24. The archaeological potential has been separately assessed in Carlton United Breweries Archaeological Zoning Study, 2005 by D. Mider as being as area of high archaeological potential.					
Construction years	Start year	1843	Finish year	1848	Circa	☒
Modifications and dates	Notes from records of Tooth Brewery 1931 No conveniences, bath tubs or copper. 1936 Lath and plaster ceiling collapse to attic No 22, fix fibro cement ceiling. 1954 Renew iron roofs to main building and out houses. 1947 Installation of electric light and No. 24, 26, 28. 1949 Order under Public Health Act – provide bath and wash tubs, connect to house services (No. 26 & 28).					

	1951 Combined laundry / bathrooms constructed to plans of Lemont, Niblett and Daubney. 1953 Replace weatherboards to side wall No. 28 with fibro cement sheet.
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Further comments	Future conservation works should recover verandahs to Nos. 22 & 24, shutters, and face brick finishes, 6 panel entry doors and 12 pane windows to front elevations. The following intrusive elements should be removed or modified: electrical boxes and conduit, security bars, lattice verandah enclosure, and aluminium awnings. As pre 1850 examples of houses, these terraces have potential significance at the State level for rarity as surviving fabric from colonial times. It is recommended that 48A,B, C & D be further assessed with a view to nomination at the State level.
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HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Frederick Tooth purchased lots 14 & 15, on the western side of Kensington Street in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860.. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place around the turn of the 20th century. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tooth's and demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of warehouses while the remainder continued to be let out to tenants. Only basic repairs were carried out, and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect Orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. James Christison (Christian), a carpenter, purchased lots 15 & 16 of the Kensington Estate from Abraham Moses in 1843. Christ constructed the group of four terraces numbered 22-28 Kensington Street,, which are first recorded in the 1848 Rate Assessment Book , and described as brick cottages with shingle roof, three rooms with detached kitchen. By 1856, the cottages are described as two floors. Christison occupied No. 28 until 1858 and retained ownership until 1891 when 26 & 28 were bought by W. Watson. No's 22 & 24 were sold as a pair 10 years later to W.J. Elliot. In 1910 Tooth's & Co purchased No's. 26 & 28 and in 1930 they acquired No. 22 & 24. Limited occupation of the
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	houses since they were purchased by Tooths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pyrmont, Surry Hills, Paddington and the Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Others in the Kensington Street Terrace group comprising 16 / 16A, 30 – 32, 34 – 36, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines with others in the street to create a significant streetscape that contrasts in scale with the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built between 1843 and 1848, the terrace group at 22 – 28 Kensington Street group comprises some of the oldest surviving cottages in the area. The group is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group illustrates the early residential development of the Kensington Estate.
Historical association significance SHR criteria (b)	Purchased by the Brewery in 1910 and 1930 and continuously tenanted, the terrace group illustrates the long standing expansion policy of the Kent Brewery by consolidating properties in surrounding streets if Chippendale.
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. The Kensington Street terraces have significance for their contribution to this important residential and industrial streetscape. The early terraces displaying key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere façade, and restrained use of decoration and materials.

Social significance SHR criteria (d)	The terraces have the ability to demonstrate mid-19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate mid 19 th century building techniques, services and technologies. The original layout and much of the original 1840's fabric has survived intact. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1840s- period are comparatively rare in Sydney. The terrace group 22-28 Kensington Street is one of a small number of surviving mid 19 th century single storey working class housing in the city area. The group is a remnant of former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19 th century.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the mid-19 th century. The lack of amenities such as bathrooms and laundries is typical of working class dwellings of the period. They are also good representative examples of working class Victorian domestic construction. The group is a largely intact representative group of single storey cottages of the 1840s.
Integrity	While the overall configuration of the main body of the terrace is substantially intact, there have been extensive alterations to the rear of the cottages. The degree of integrity of each cottage varies depending upon its history. The exterior of No. 28 is substantially intact. However, loss of balconies to Nos. 22 & 24 degrades their significance. Attic rooms have been altered. No. 26 has been extensively modernised internally.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104. Terrace Row 22-28 Kensington St.
	National Trust of Australia (NSW), 16 – 40 Kensington St Chippendale (Terraces and Houses)
	Heritage Act, s.130 Order, lapsed 22.9.89
	NSW Heritage Council – SHI No. 15408. No 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Land Titles Office

Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858- 1933	Mitchell Library

RECOMMENDATIONS

Recommendations	1. The subject properties be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies 3. Immediate repairs to prevent further deterioration be undertaken. 4. Further investigation into potential for State heritage be considered
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SOURCE OF THIS INFORMATION

Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 A, B, C, D		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L.	Date	May 2005

IMAGES

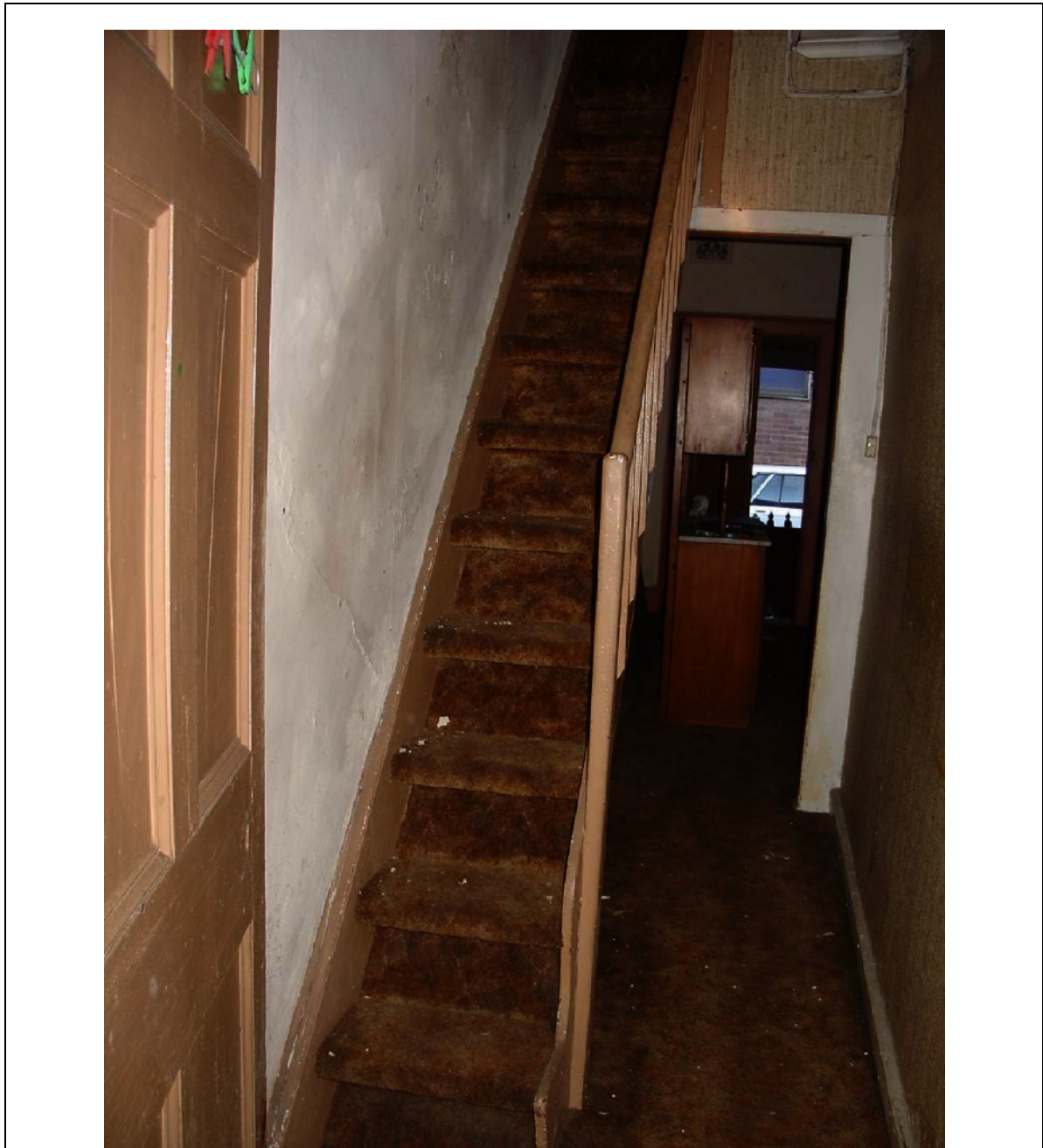
Image caption	22-28 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	26&-28 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	28 Kensington Street, Interior G2 showing stairs to attic.				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.5

ITEM DETAILS						
Name of Item	Terraces, 30 – 32 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 E, F					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	30, 32					
Street name	Kensington					
Suburb/town	Chippendale				Postcode	2007
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Vacant					
Former Use	Residential					
Statement of significance	Criterion (a) Built circa 1846 – 1848, the pair of terraces at 30-32 Kensington Street has historical significance as some of the oldest surviving terraces in the area. The group is a remnant of mid 19th century working class terrace housing and demonstrates early patterns of suburban life in the fringe area of Sydney. Criterion (b) Purchased by Tooths in 1927 and continuously tenanted, the terraces illustrate the long-term expansion policy of the Kent Brewery. Criterion (c) The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. 30 & 32 Kensington Street have aesthetic significance for their contribution to this important residential and industrial streetscape. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Criterion (g) The terraces have representative significance because they demonstrate principal characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials. The terrace group represents the domestic experience of the working class in the 19th century and has the ability to demonstrate mid 19th century working class lifestyles. Fabric of considerable significance includes the unembellished facade to Kensington Street, the two-storey form including the roof (without parapet), the four room plan layout incorporating the kitchen, living room and kitchen, bedrooms and original internal features including fireplaces, gas light fittings and fuel stoves. Item 48 E & F has exceptional significance at local level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	A pair of mirror imaged two storey brick terraces built circa 1846 – 48. The building consists of a basic block in sandstock brick with a corrugated iron clad gable roof and a centrally placed chimney stack. There are no parapets. A shallow skillion roof extends from the rear of each cottage providing under cover access to a detached toilet. The skillion roof has been modified at the rear of No.32 to provide additional enclosed accommodation. The front facade consists of a front door and a double hung window. On the first floor, each has a pair of double hung windows. All windows and doors have flat arched heads; sills are all single sandstone pieces. Windows were 12 paned sashes, front doors are replacements, and fanlights may be original. The rear facade of the main block is also mirror imaged. At first floor level there is a small casement window. The roof is bell cast at the rear where it extends over the rear bedroom. A double chimney stack is centrally located above the rear face of the building. The rear addition consists of a shallow corrugated iron clad gable, which extends the width of the main building. A third cottage built behind No's 30 and 32, (demolished circa 1929) restricted the planning of the surviving terraces. The terraces were originally designed with no rear wing. They consisted of a living room entered directly from the footpath and kitchen downstairs, and two bedrooms upstairs. The staircase is in the living room against the load bearing brick wall to the east. There is very little joinery extant.					
Physical condition and Archaeological potential	Condition: fair / poor The archaeological potential has been separately assessed in Carlton United Breweries Archaeological Zoning Study, 2005 by D. Mider as being an area of high archaeological potential.					
Construction years	Start year	1846	Finish year	1848	Circa	☒
Modifications and dates	Notes for records of Tooth Brewery. 1929 Demolition of third terrace (behind No 30 & 32) 1931 Tenant of No. 28 cultivates vacant land, boundary fence adjusted. Yards of 30 – 32 extended into vacant land. 1947 Installation of electric light (No. 32) 1949 Order under Public Health Act – various defects. Lean to modified at No. 32 for bathing					

	facilities 1953 Fence realigned.
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Further comments	Future conservation works should recover 2 x 6 pane sashes to existing window openings and panelled entry doors, fireplaces. The following intrusive elements should be removed or modified: rear infill, electrical meter box and conduit to street facade. As pre 1850 examples, these terraces have potential significance at the State level for rarity as surviving fabric from colonial times. It is recommended that 48 E & F be further assessed with a view to nomination at the State level.
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HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was temporarily abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place around the turn of the 20th century. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tooth's and demolished. Between 1911 and the 1930s most houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of factories while others continued to be let out to tenants. Of the tenanted cottages only basic repairs were carried out, and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. The land upon which No. 30 & 32 Kensington Street now stands was purchased by John Walsh in 1846 and was known as Lot 19 of the Kensington Estate. The terraces were constructed between 1846 and 1848 when they appear in the Rate Assessment Books. A third house was also recorded on the subject land in 1848, behind Nos 30 & 32 described as two storied with two rooms. The existence of this house accounts for the unusually compact planning of the terrace. The third house
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	was demolished in 1929. In 1848 the terraces were described as 'brick, shingle roof, 2 floors and 4 rooms.' The first recorded occupant was Henry Hyland. In 1854, Walsh sold the pair to Philip Whelan who sold ten years later to M.C. Stephen. In 1879 Thomas Coffey purchased Nos. 30 – 32 retaining ownership until 1905 when E Bowen bought the pair. The last change of ownership occurred in 1927 when the terraces were bought by Tooth's. Early occupants, including shoemakers, greengrocers and butchers, were many and quick to move on.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation - (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pyrmont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Others in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 34 – 36, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values - the group of buildings combines with others on the street to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built circa 1846 – 1848, the pair of terraces at 30 - 32 Kensington Street comprises some of the oldest terraces in the area. The group is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group offers a history of the development of working class terrace housing from 1840-1890.
Historical association significance SHR criteria (b)	Purchased by the Brewery in 1927 and continuously tenanted, the terraces evidence the long-term expansion policy of the Kent Brewery by consolidating properties in surrounding streets of Chippendale.
Aesthetic significance	The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. 30-32 Kensington Street has significance for its contribution to this important residential and industrial streetscape.

SHR criteria (c)	The early terraces display key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate mid 19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high-moderate archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate an array of 19 th century building techniques and services. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1840-1850s period are comparatively rare in Sydney. 30 - 32 Kensington Street is one of a small number of mid 19 th century working class housing in the city area. The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19 th century. The pair is unusual for their four-room configuration, which included the kitchen.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19 th century. 30 and 32 Kensington Street are good representative examples of mid Victorian working class domestic construction. The group is a largely intact representative group of early terrace buildings of the 1840's.
Integrity	Original joinery including timber windows and doors, and fireplace are largely replaced. The rear wings are mid twentieth century additions. Remnants of original finishes survive and the original configuration is still evident.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) –No 5071. Kensington Street Terraces - 16-40 Kensington Street.
	National Trust of Australia (NSW), 16 – 40 Kensington Street Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order, lapsed 22.9.89.
	NSW Heritage Council – SHI No 15408. No 16-40 & 40-48 Kensington Street (Terraces).

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search	-	Lands Department/ Land Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject properties be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies 3. Immediate repairs to prevent further deterioration of original fabric be undertaken. 4. Further investigation into potential for State heritage be considered

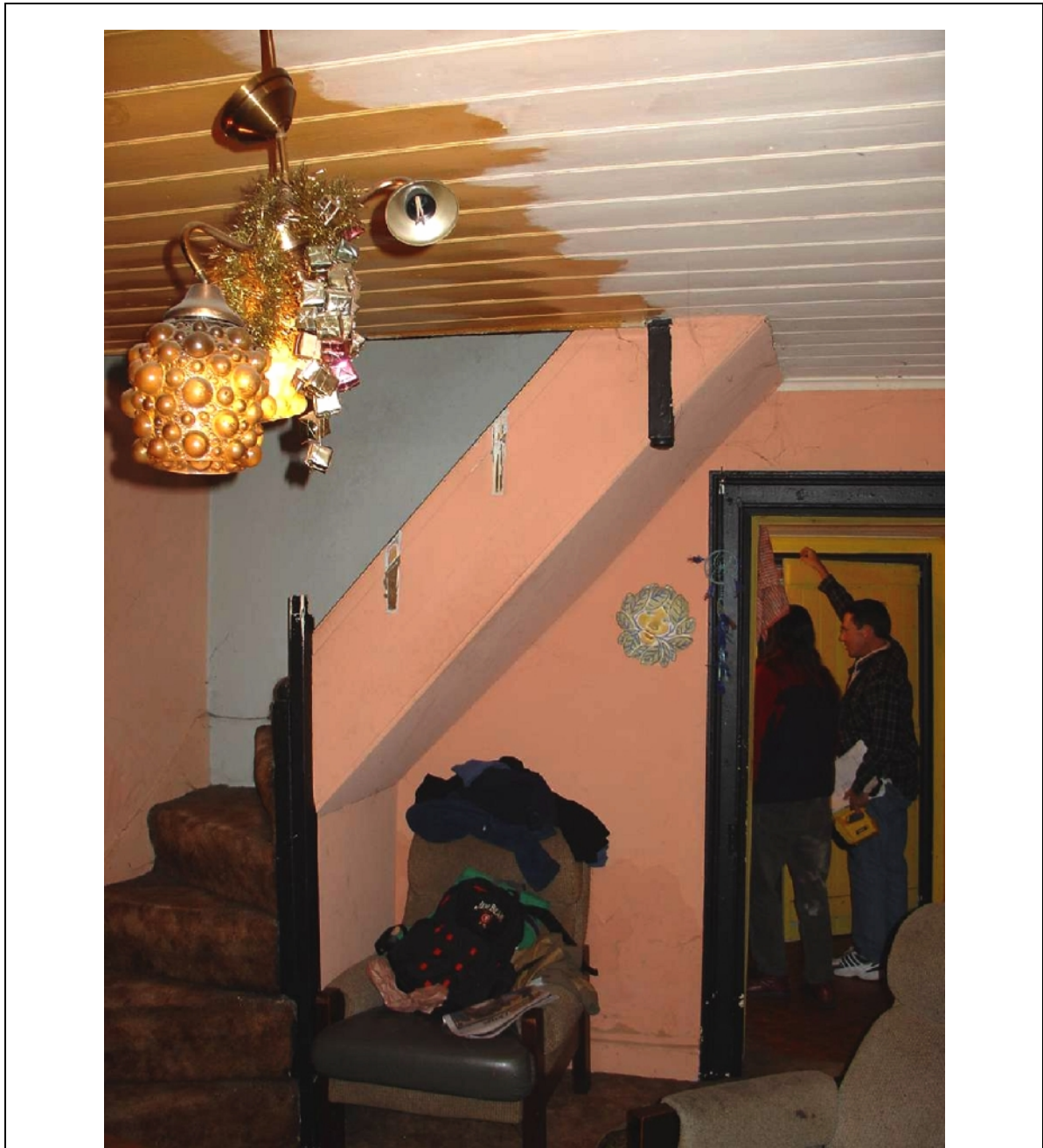
SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 E, F		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	30-32 Kensington Street, West Elevation (30&32 Kensington Street)				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	30-32 Kensington Street, Interior, G1 (32 Kensington Street) Shows inherent joinery details and stair.				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.6

ITEM DETAILS						
Name of Item	Terraces, 34 – 36 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 G, H					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	34, 36					
Street name	Kensington					
Suburb/town	Chippendale		Postcode	2007		
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential (34) Vacant (36)					
Former Use	Residential					
Statement of significance	Criterion (a) Built circa 1855 – 1858, the pair of terraces at 34 and 36 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas on the city fringe in the second half of the nineteenth century. Criterion (b) Purchased by Tooths in 1937 and continuously tenanted, the terraces illustrate the long-term expansion policy of the Brewery. Criterion (c) 34-36 Kensington Street have aesthetic significance for their contribution to a largely intact streetscape demonstrating early Victorian detailing and form. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life. They have the ability to demonstrate an array of 19th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹ Criterion (f) 34 – 36 Kensington Street is one of a small number of mid 19th century working class terraces surviving in the city area.					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Criterion (g) The terraces have representative significance because they demonstrate principal characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials. Fabric of considerable significance includes the unembellished facade to Kensington Street, the two storey form and rear wing housing the kitchen, the original configuration and rooms, original internal features such as fireplaces, fireplace cupboards, staircases and gas light fittings. The pair of terraces has exceptional significance at local level.			
Level of Significance	State ☐		Local ☒	

DESCRIPTION					
Designer	Unknown				
Builder/ maker	Daniel Frawly (Carpenter)				
Physical Description	A pair of two storey terraces believed to have been constructed around 1855 to 1858. The pair consists of a two storey rectangular block with a single storey gable roofed extension centrally located at the rear. Walls are sandstock brick and the gabled roof is clad in corrugated iron and divided by low parapets. Corrugated iron roofing replaces original slate tiles. The extension to the rear is a centrally located single storey brick structure with a gabled roof. Modern additions are attached to the rear kitchen extension. A pair of lavatories is centrally located in the rear of the yard. The Kensington Street elevation is finished with ashlar render. At ground level each cottage has a double hung window (all replaced) and a 4 panel front door with transom. On the first floor there is a pair of double hung timber windows with projecting sandstone sills. Windows originally had shutters. The rear facade of the cottages is also rendered and grooved. The terraces butt against the adjoining buildings. The rear elevation of each cottage includes a centrally located 4 paned casement window at first floor level and a double hung four paned window at ground floor level. The rear wall of the kitchen is also rendered and includes a large chimney. Skillion roofed outhouses have been attached to the rear of the kitchens. The ground floor layout consists of a sitting room entered directly from the street followed by a dining room which includes stairs to the first floor. The sitting room includes a fireplace. Fireplaces in both dining rooms are sheeted over with plywood. The kitchen and bathroom / laundry facilities are accessed from the dining room. The kitchens are relatively small rooms with beaded matchboard ceilings which follow the slope of the roof. The bathroom of No. 34 is a small lean to addition. At No. 36 a shower is housed in an open sided wood framed structure behind the kitchen. At the first floor a landing gives access to two bedrooms on either side. Ceilings in No.36 have collapsed due to termite damage. The terraces contain a number of original internal features and finishes, although much has been lost.				
Physical condition and Archaeological potential	Condition: poor, extensive white ant damage to No. 36 The archaeological potential has been separately assessed in Carlton United Breweries Archaeological Zoning Study, 2005 by D. Mider as being an area of high archaeological potential.				
Construction years	Start year	1855	Finish year	1858	Circa ☒

Modifications and dates	Notes from the records of Tooth Brewery 1938 Raise and reconstruct kitchen floors in concrete. Replace slate to back roofs, patch slate to main roof. Construct bathrooms at rear (34, 36). 1939 Install electric light (No. 36) 1940 Enclose bath with galvanised iron roof and fibro cement walls (36) 1953 Renew iron to roof of main building, outhouses and balconies (36). 1955 Enlarge openings to chimney breast, patch brickwork and cement render (36). 1956 Repair / renew timbers over tubs and coppers.
Further comments	Future conservation works should recover 2x6 pane timber window sashes to original frames and openings and 6 panel doors to the front facade. The following intrusive elements should be removed or modified: electricity meter boxes and cables, security bars.

HISTORY	
Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was temporarily abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Toths and demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of warehouses while others continued to be let out to tenants. Only basic repairs were carried out on the tenanted cottages and by the 1940s many were still without electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric.

	In 1848, carpenter Daniel Frawley purchased from Abraham Moses, the land upon which No's. 34 & 36 Kensington Street now stands, previously known as Lot 20 of the Kensington Estate. The 1858 Rate books describe the property as a 5 room, two-storey brick residence with shingle roof which was possibly built by Frawley. The pair was first occupied in 1858, No. 34 by Andrew Wallace, and No. 36 by Joseph Prior. A series of short term tenancies including policemen, bricklayers, boot makers and draymen followed. In 1877, the pair of terraces was purchased by Timothy Curley, owner of the Castle Connell Hotel. Curley also purchased No. 38 Kensington Street in 1884. No. 34 had a number of long term tenants (including David and Matthew Simpson 1897 – 1929) which contrasted with other houses in the group. No's 34 & 36 Kensington Street remained in the ownership of the Curley family until 1937 when they were purchased by Tooth's. The lack of any substantial changes and limited occupation of the houses since they were purchased by Toths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city
COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pymont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Other terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values. The group of buildings combines to create with others in the street a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built circa 1855 – 1858, the pair of terraces at 34 and 36 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the second half of the nineteenth century. The group is a remnant of mid to late 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group offers a history of the development of working class terrace housing from 1840-1890.
Historical association significance SHR criteria (b)	Purchased by Tooths in 1937 and continuously tenanted, the Kensington Street pair has the ability to demonstrate the long standing expansion policy of the Brewery
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. 34-36 Kensington Street has significance for its contribution to this important residential and industrial streetscape. 34 – 36 Kensington Street displays key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate mid 19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate an array of 19 th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1840s period are comparatively rare in Sydney. 34 – 36 Kensington Street is one of a small number of mid 19 th century working class housing in the city area. The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19 th century.
Representativeness SHR criteria (g)	The group provides a representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the mid 19 th century.
Integrity	The terraces retain their overall form and configuration and a number of original features including fireplace, joinery. Little original fabric survives in No. 34, however No. 36 has a higher degree of intactness.

HERITAGE LISTINGS	
Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104 – Kensington Street Terraces 16-40 Kensington St.
	National Trust of Australia (NSW) – 16-40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order – lapsed 22.9.89
	NSW Heritage Council – SHI No. 15408 No. 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery
Archival	Land and Property Information NSW	Property Title Search		Lands Department
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject properties be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs should be carried out to prevent further deterioration of original fabric. 4. A comparative analysis should be carried out to determine the rarity of the Kensington Street terrace Group and its potential the State Listing.

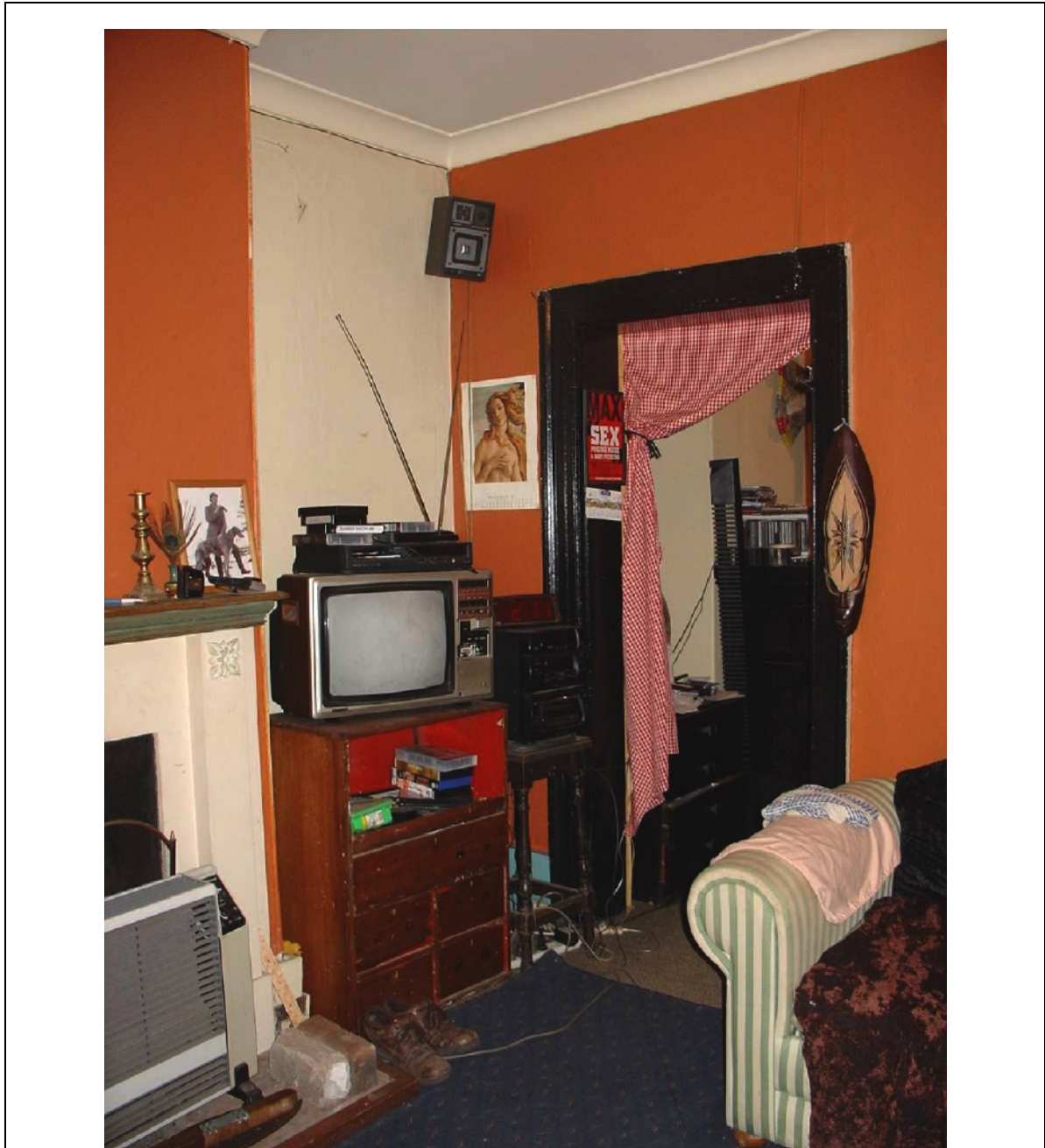
SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 G, H		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L.	Date	May 2005

IMAGES

Image caption	34-36 Kensington Street, West Elevation (34 Kensington Street)				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	34-36 Kensington Street, Interior, G1 (34 Kensington Street)				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY / ASSESSMENT SHEET- NO.7

ITEM DETAILS						
Name of Item	Terrace, 38 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 I					
Other Name/s Former Name/s						
Item type	Area / Complex / Group					
Item group						
Item category	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	38					
Street name	Kensington					
Suburb/town	Chippendale				Postcode	2007
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential					
Former Use	Residential					
Statement of significance	Criterion (a) Constructed circa 1855 – 1858, the terrace at number 38 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to industrial areas in the mid nineteenth century. The terrace is a remnant of mid 19th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. Criterion (b) Purchased by Tooths in 1925 and continuously tenanted, the terrace evidences the long-term expansion policy of the Brewery. Criterion (c) 38 Kensington Street has aesthetic significance for its contribution to the Kensington streetscape, a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. Criterion (e) Built of rendered uncoursed sandstone rubble, the terrace illustrates the range of building technologies in use in the mid nineteenth century. The terrace has high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹ Criterion (f) The terrace has rarity value for its unusual configuration incorporating a carriageway, front and rear balconies (now removed), an attic, and some fine joinery unusual for working class terraces of the period.					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Integrity The terrace has a low integrity value because of the loss of significant fabric. Fabric of considerable significance includes the surviving Kensington Street facade, the carriageway, remains of original joinery, finishes and interiors. The terrace has exceptional significance at local level.				
Level of Significance	State ☐		Local ☒		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Samuel Long (Slater)					
Physical Description	A single two-storey terrace residence constructed circa 1855 – 58 which includes a carriage way at ground level. The body of the building is a two storey rectangular prism, built of sandstone rubble, rendered and grooved to imitate regular sandstone blocks. The carriage way runs through the building on its southern side. The roof is a steeply pitched gable, clad in corrugated iron with no parapets, and a chimney on the southern side. A single storey skillion roofed extension is located at the rear of the residence. The backyard has been extensively roofed to form a large shed. The street facade at ground level is made up of a double hung window, a four panelled door with fanlight over and the carriageway opening, enclosed by a vertical tongue and grooved panel which includes a centrally located door. The lintel above the door and window is timber. A balcony has been removed from the face of the building. There are two windows facing the street at first floor level. Marks in the render below the southern casement window indicate a former door onto the balcony. An exceptionally wide eaves extends across the front of the building above the first floor. Roofing iron suggests former presence of a dormer window to an attic room. The rear facade of the building is also rendered and grooved to imitate sandstone blocks at first floor level. Quoin stones have been revealed where render has worn away. At first floor level a line of sandstone blocks interspersed by floor joists resting on a wooden beam running across the face of the building indicates the former presence of a balcony on the rear facade. Two doors located in the wall at first floor level and wide eaves extending above these doors support this. The skillion roofed addition at the rear of number 38 is a wooden framed single storey room clad in weather-boards. The living room is entered directly from the street and contains a fireplace. A servery existed between the living room and the adjoining room, which is thought to have been the original kitchen. The former kitchen has a wooden fireplace, which has been boarded up and a wooden staircase which gives access to the first floor. The skillion roofed kitchen at the rear is considered to be an addition to the original building built around 1880. Upstairs at first floor level there are presently two bedrooms and a bathroom. The room to the south of the stairs has been converted into a bathroom in recent years. The room to the north of the stairs is used for access to the stairs leading to the attic. The original joinery was well crafted, in contrast to other terraces in the group, reflecting the fact that this house was owner occupied. Extensive termite infestation of this house resulted in the loss of many of its original features.					
Physical condition and Archaeological potential	Condition: poor, extensive termite infestation. The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of high potential.					
Construction years	Start year	1855	Finish year	1858	Circa	☒

Modifications and dates	Notes for records of Tooth Brewery c.1880 Kitchen addition to rear 1934 Lavatory rebuilt 1945 Installation of electric light 1953 Renew iron to roof of main building, outhouses and balconies
Further comments	Future conservation works should recover front and rear balconies, fenestration including French doors to upper level, multi pane sash and shutters to lower level window, and carriageway gates to the street elevation. The following intrusive elements should be removed or modified: security bars, electrical boxes and cabling.

HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845, while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Toths and had been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some of the houses were demolished for the construction of factories and the remainder continued to be let out to tenants. With only basic repairs carried out, the houses fell into a dilapidated condition and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up however 38 Kensington Street is currently occupied. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. Originally known as Lot 39 Kensington Estate, the land upon which No. 38 Kensington Street now stands was purchased by Samuel Long, slater in 1856 from W. Lamb and W. Walker. The house is first recorded in 1858, described as a four room, two- storey brick house with shingle roof. Samuel
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	Long is listed as occupant from 1858 – 1865. In 1884, Long sold the property to Timothy Curley, owner of the Castle Connell Hotel, and owner of adjoining terraces No. 34 & 36. The Curley family retained ownership of the property until Tooth's and Co's purchase in 1925.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pyrmont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Other terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 34 – 36, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site Owned at one stage in conjunction with No. 34 & 36 by Timothy Curley owner of the Castle Connell Hotel and remaining in the Curley family ownership until purchased by Tooth & Co in 1925.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed circa 1855 – 1858, the terrace at number 38 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the mid nineteenth century. The terrace is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney.
Historical association significance SHR criteria (b)	Purchased by Toth's in 1935 and continuously tenanted, the terrace has the ability to demonstrate the long-standing expansion policy of the brewery.
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. 38 Kensington Street has significance for its contribution to this important residential and industrial streetscape. The terrace has lost major stylistic features including the balconies and fenestration to the street facade reducing its aesthetic significance.

Social significance SHR criteria (d)	The terrace has the ability to demonstrate 19 th century working class lifestyles. The Terrace has had continuous residential use.
Technical / Research significance SHR criteria (e)	The terrace has high archaeological potential relating to mid 19 th century working class life. Built of uncoursed sandstone rubble with a carriageway, the terrace has the ability to demonstrate mid 19 th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1850's are comparatively rare in Sydney. The terrace is one of a small number of mid 19th century working class terraces in the city area. The terrace is a remnant of former dense residential precinct, now isolated by the expansion of surrounding industrial development. A relic of the 19th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The terrace provides a rare opportunity to experience working class Sydney life in the mid 19th century. 38 Kensington Street is unusual in its form, with front and rear balconies (now demolished), a carriageway and attic, and for its fine joinery unusual for working class terraces of the period
Representativeness SHR criteria (g)	The terrace represents the domestic experience of the working class in the 19 th century and is a fine representative example of working class Victorian domestic construction.
Integrity	The terrace has a low degree of integrity. Major stylistic features including front and rear balconies have been removed. Fenestration to the street elevation has been altered. Extensive termite infestation of this house resulted in the loss of many of its original features.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104 – Kensington Street Terraces 16-40 Kensington St.
	National Trust of Australia (NSW) – 16-40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order - lapsed 22.9.1989
	NSW Heritage Council – SHI No. 15408 No. 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Lands Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban	1858-	Mitchell Library

		Directory	1933	
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RECOMMENDATIONS

Recommendations	1. The subject property be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs be carried out to prevent further deterioration of original fabric. 4. A comparative analysis should be carried out to determine the rarity of the Kensington Street Terrace Group and its potential for State Listing.
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SOURCE OF THIS INFORMATION

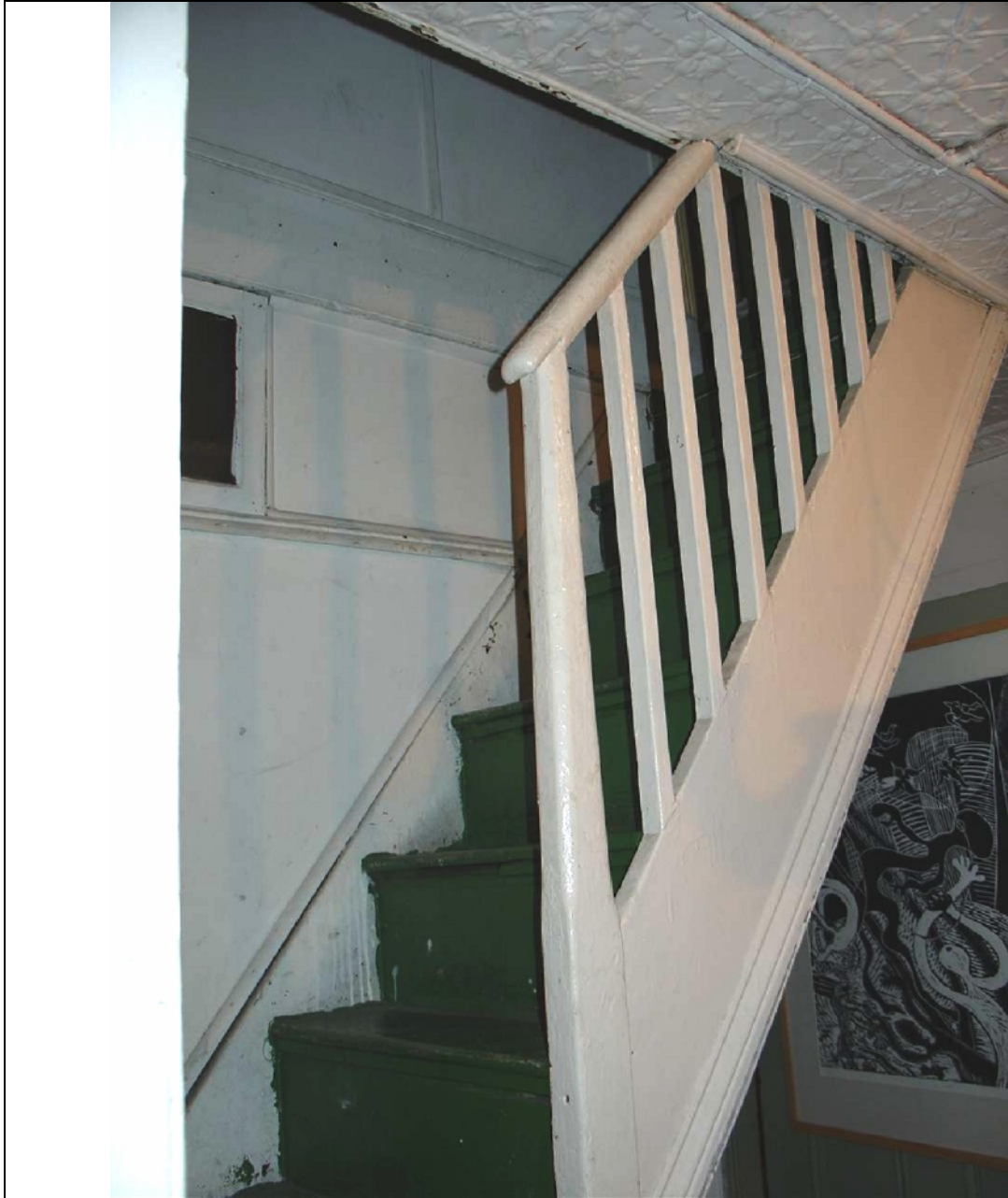
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 I		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	38 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	38 Kensington Street, Interior, Room G2				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.8

ITEM DETAILS						
Name of Item	Terrace, 40 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 J					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	40					
Street name	Kensington					
Suburb/town	Chippendale	Postcode	2007			
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential					
Former Use	Residential					
Statement of significance	Criterion (a) Built circa 1884-1891 following the demolition of an earlier smaller two-storey cottage (circa 1855), the terrace at 40 Kensington Street is of historical significance as evidence of the continuing development of working class terrace housing in close proximity to industrial areas on the city fringe in the second half of the nineteenth century. Criterion (b) The property was purchased by Tooths in 1935 and has been continuously tenanted. The terrace illustrates the long-term expansion policy of the Brewery. Criterion (c) 40 Kensington Street has aesthetic significance for its contribution to the Kensington Street group, a largely intact streetscape reflecting Victorian detailing and form. Criterion (e) The terrace has technical significance in its ability to demonstrate late 19th century working class lifestyles, building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹ Criterion (g) The street presentation and plan layout are representative of working class terrace housing of the					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	1880s. Fabric of considerable significance includes the plain unembellished Kensington Street facade, basic plan layout, living rooms, original kitchen and former open laundry, bedrooms, original internal features including staircase, fireplaces and gas light fittings, and shutters. Site 48J has exceptional significance at local level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	A single two storey Late Victorian / Georgian style terrace, built circa 1884-1891. The building comprises an unembellished two-storey block with a single storey skillion roofed wing at the rear. The external walls are sandstock brick. It has a corrugated iron clad gabled roof with parapet walls on either side and a central chimney stack with decorative capping. A small lean-to directly behind the single storey section contains the lavatory and a storage area. The building has a night soil lane on the southern side and adjoins number 38 Kensington Street on the north. Originally face brick and now painted, the street facade has an entrance door and double hung window at ground level and a single centrally located double hung window at first floor level. The ground floor window retains its fine original shutters and brackets. The rear facade has a double hung window at first floor level and a double hung window at ground floor level that lights the main dining area. A brick skillion roofed extension, which housed kitchen and laundry, extends to the rear of the building. The rear extension is also constructed in sandstock brick. The laundry / bathroom appears to have originally been open sided and has since been filled in with fibro and timber sheeting. The ground floor originally consisted of a living room and a dining room in the main part of the house, with a bathroom, kitchen and laundry in the single story skillion roofed wing abutting the rear of the house. At the end of the wing there is a lavatory in a skillion roofed lean-to. The living room is entered immediately from the front door. Both the living room and the dining room had fireplaces. The dining room includes the stair that accesses the two upper level bedrooms.					
Physical condition and Archaeological potential	Condition: fair The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of high archaeological potential.					
Construction years	Start year	1884	Finish year	1891	Circa	☒
Modifications and dates	Notes for records of Tooth Brewery 1947 Installation of electric light.					
Further comments	Future conservation works should recover the front door, and face brick finish. The following intrusive elements should be removed-electrical meter box and power cables.					

HISTORY

Historical notes

In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15, on the western side of Kensington Street were purchased by Frederick Tooth in 1842, while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year.

By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. . In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of basic, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s.

In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Toth's and had been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of factories and the remainder continued to be let out to tenants. Only basic repairs were carried out on the houses, and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric.

Originally known as Lot 38 of the Kensington Estate, the site of No. 40 Kensington Street was purchased by Phillip Williams in 1855. A 2-storey timber house occupied the site from 1855. In 1858, the property was purchased by William Bull. The timber house was pulled down prior to 1882. In 1884 the site is shown as vacant on a detailed survey. The Rate Assessments of 1891 indicate a brick and iron 2-storey house extant on the block. Sands Directory indicates the site was occupied 1882 – 1885, 1889, and 1891. James Kemp was a long-term tenant (1901 – 1926). The property remained in the ownership of William Bull and his trustees until 1911 when it was purchased by A. Sanders. Tooth's & Co. purchased the property in 1925.

Limited occupation of the houses since they were purchased by Toth's has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.

THEMES	
Australian historical theme	Developing local, regional and national economies. Building settlements towns and cities.
New South Wales historical theme	Industry – Brewery Accommodation – Victorian terrace house Domestic life – Victorian working class cottage
Local historical theme(s)	Living in the City- A House in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney Suburbs such as Pyrmont, Surry Hills, Paddington and the Rocks. This group is none the less a rare surviving groups showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Other terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 34 – 36, 38 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines with others in the group to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built circa 1884 – 91, the terrace at 40 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the second half of the nineteenth century. The house is a remnant of mid to late 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. Construction of the terrace followed demolition of an earlier (circa 1855), cottage and the terrace is one of a few second-generation residences in Kensington Street.
Historical association significance SHR criteria (b)	Purchased by Tooths in 1935. The property provides evidence of the expansion policies of Tooth & Co for the Kent Brewery Site.
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. 40 Kensington Street has significance for its contribution to this important residential and industrial streetscape.
Social significance SHR criteria (d)	The terrace has the ability to demonstrate late 19 th century working class lifestyles. The terrace has had continuous residential use.

Technical / Research significance SHR criteria (e)	The terrace has high archaeological potential relating to late 19 th century working class life. It has the ability to demonstrate late 19 th century building techniques, services and technologies. Remnant gas fittings and shutters illustrate redundant technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people. The Kensington Street group provides a rare opportunity to observe working class Sydney life in the mid 19 th century.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19 th century. The street presentation and plan layout of No. 40 Kensington Street are representative of working class terrace housing of the 1880s.
Integrity	The terrace has a moderate degree of integrity. Other than replacement of the front door and painting of brickwork, the exterior is substantially intact. Internally, floorboards and some ceilings have been replaced, yet enough joinery and original finishes survive intact to interpret the original.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104 – Kensington Street Terraces 16-40 Kensington St.
	National Trust of Australia (NSW) – 16-40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order – lapsed 22.9.1989
	NSW Heritage Council – SHI No. 15408 No. 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Land Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject property be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs be carried out to prevent further deterioration of original fabrics. 4. A comparative analysis be carried out to determine the rarity of the Kensington Street terrace group and its potential for State Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton & United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 J		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects / Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	40 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	40 Kensington Street, Interior, G1 looking south-west.				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY ASSESSMENT SHEET- NO.9

ITEM DETAILS						
Name of Item	Terraces, 46 – 48 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	49 A, 49B					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	46, 48					
Street name	Kensington					
Suburb/town	Chippendale		Postcode	2007		
Local Government Area/s	City of Sydney Council					
Property description	Lot 5 DP 33953 Lot 1 DP 709452					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential (46), Vacant (48)					
Former Use	Residential					
Statement of significance	Criterion (a) Completed circa 1855, the pair of terraces at 46 – 48 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas as the city fringe in the mid nineteenth century and the residential development of the Kensington Estate. Criterion (b) Purchased by Tooths in 1911/1938 and continuously tenanted, the pair illustrates the long-term expansion policy of the Brewery. Criterion (c) The pair has aesthetic significance as a substantial two-storey stone terrace in the Victorian Regency style, constructed of fine sparrow picked and margined sandstone blocks with a finely detailed cantilevered balcony. The pair also contributes to the largely intact Victorian streetscape. A remnant of a former dense residential precinct now isolated by the expansion of surrounding industrial development, the terrace group is one of a small number of mid 19th century working class housing pockets in the city area. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Criterion (g) The terraces provide a fine example of working class Victorian domestic construction and illustrate the range of building technologies in use in the mid nineteenth century. Fabric of considerable significance includes the Kensington Street facade, the fine stonework and rubble construction, the balcony, interiors and original internal features including fireplaces, doors, gas light fittings and fuel stoves. The terrace has exceptional significance at local level and potential for listing at State Level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	John Boyle & David Chilton (Stonemasons)					
Physical Description	A substantial pair of two-storey stone terraces completed circa 1855. The terraces are mirror imaged and consist of a two-storey main gabled roofed block with a skillion roofed two-storey wing to the rear. There are several small outbuildings in the yard of each residence. The front facade is constructed of sandstone blocks which have been sparrow picked and margined. On the ground floor the street facades feature a front door with a three paned fanlight over and a double hung window. At first floor level a projecting balcony is supported by a series of cantilevered beams, which have been decoratively shaped in an ogee pattern and reinforced with additional beams. Remnants of cast iron lacework create a railing at No.46, while vertical timber rails create the balustrade at No. 48. The balcony is accessed by a door with fanlight over and a central double hung casement window. Three wooden columns support the verandah's skillion roof. Parapet walls finish at the face of the building. A single chimney stack is centrally located on the ridge line. The gable roof is clad in corrugated iron. The rear facade consists of coursed rubble walls, number 46 has been rendered and has no fenestration at ground floor level. At No. 48 a French window has been inserted in the wall between the wing and the party wall at ground floor level. A double hung window is located at first floor level near the central rear wall on each residence. The layout is basically two large rooms on each floor. On the ground floor a passage connects the living room, which is adjacent to Kensington Street and the kitchen at the rear. At No. 46 the kitchen has been relocated to an infilled breezeway. A corrugated iron skillion roof extends behind and to the side of number 46 shelters an open area used as a laundry. The northern edge of the roof extends and gives sheltered access to a bathroom and toilet in the south-east corner. Upstairs there are two bedrooms located directly above the ground floor rooms. The front bedroom was divided into two, but the dividing wall has been demolished. The backyard of number 48 contains a free standing, single skin brick, corrugated iron gable roofed lavatory building east of the French windows. There is also a skillion roofed lean-to in the south-eastern corner of the yard which appears to have been used as a laundry. The living room extends from the front to the back of the main body of the house and includes a fireplace. The kitchen includes the staircase, which leads to the first floor. Number 46 and 48 retain considerable evidence of their original construction. Most of the internal joinery is original.					
Physical condition and Archaeological potential	Condition: fair. The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of high archaeological potential.					
Construction years	Start year	1855	Finish year	1855	Circa	☒

Modifications and dates	Notes for records of Tooth Brewery 1936 Renew skillion roof, overhaul guttering and dampers (No. 46). 1940 Request installation of electric light (No. 48). 1955 Remove slate roof, reclad with galvanised corrugated iron, ridgecapping, eaves, gutters and downpipes (46 & 48).
Further comments	Future conservation works should recover original detail to balcony and porch, front door to No. 46, transom at 48, and windows to street facade. The following intrusive elements should be removed or modified: electrical box and conduit, paint finish to sandstone.

HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860.. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tooth's and had all been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some of the houses were demolished for the construction of factories and warehouses while the remainder continued to be let out to tenants. . With only basic repairs carried out, the houses fell into a dilapidated condition and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. Lots 34 & 35 (No. 46) of the Kensington Estate were purchased by John Boyle, stonemason, from W. Lamb & W. Walker in 1855. Lot 33 (No. 48) was purchased by David Clifton, also a stonemason, in 1855 from Lamb & Walker. The same year, a pair of stone 2 storey terraces with slate roof and six rooms each is recorded in the rate assessment, both unoccupied. In 1858 the pair are occupied. John Boyle occupies No. 46 while No. 48 is tenanted. Clifton briefly occupied No. 48 in 1864, when
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	the property was sold to James Johnston. In 1866 No. 46 was purchased by George Craig, who also purchased No. 48 in 1869. William Craig occupied No. 48 from 1889 and retained ownership of the property until Tooth's purchase in 1938. No. 46 passed from Craig to John Fitzgerald in 1888 and to Tooth's in 1911. Lack of any substantial change of the houses since they were purchased by Toths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES

Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation –(Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the city- A Terrace in the city

COMPARABLE ITEMS

Location and description, stating why they are comparable	Refer Conservation Management Plan Similar groups of residential buildings survive in other early Sydney suburbs such as Pymont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.
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ASSOCIATED ITEMS

Location and description, stating what the association is with the comparable items	Other Terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 34 – 36, 38, and 40 Kensington Street The Kent Brewery, by virtue of long ownership of the site
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CURTILAGE

Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines with others to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Completed circa 1855, the pair of terraces at 46 – 48 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas on the fringe of the city the mid nineteenth century. The pair is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe suburban areas of Sydney. The pair illustrates the residential development of the Kensington Estate
Historical association significance SHR criteria (b)	Purchased by Toths in 1911/1938 and continuously tenanted, the pair evidences the long-standing expansion policy of the Kent Brewery. The building demonstrates the expansion potential of the company in purchasing surrounding property adjoining the Brewery Site.

Aesthetic significance SHR criteria (c)	The pair has aesthetic significance as a substantial two-storey stone terrace in the Victorian Regency style, constructed of fine sparrow picked and margined sandstone blocks with finely detailed cantilevered balcony. The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form, The Kensington Street terraces have significance for their contribution to this important residential and industrial streetscape.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate 19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate an array of 19 th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1850's period are comparatively rare in Sydney. The terrace group is one of a small number of mid 19 th century working class housing in the city area. The Kensington Street group provides a rare opportunity to demonstrate working class Sydney living conditions of the mid 19 th century. The group is a remnant of former dense residential precinct, now isolated by the expansion of surrounding industrial development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19 th century and is a fine representative example of working class Victorian domestic construction.
Integrity	The pair has a moderate degree of integrity. Externally, some fenestration and balustrades have been altered and the sandstone has been painted; yet the cantilevered balcony and facade composition remain intact. Internally many original features and finishes survive, particularly at No. 48, including floorboards, skirtings and architraves, plaster finishes, stairs and fireplaces.

HERITAGE LISTINGS	
Heritage listing/s	Council of the City of Sydney - Central Sydney Heritage LEP 2000 – Schedule 1 Item No 188. No 46-48 Kensington St (Terraces).
	Council of the City of Sydney - Central Sydney Heritage Inventory (updated 2002) – No 5072. Kensington St Terrace 46-48 Kensington St.
	National Trust of Australia (NSW) – 46-48 Kensington St Chippendale (Terraces).
	Heritage Act s.130 Order – lapsed 22.9.89
	NSW Heritage Council – SHI No 2450752. No 46-48 Kensington St (Terraces) & SHI No 15408. No 16-40 & 46-48 Kensington St (Terraces). (Note: the buildings appear to have been listed twice.)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Lands Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The City of Sydney Inventory be updated to reflect present information (i.e. based on this inventory form). 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs be carried out to prevent further deterioration of original fabrics. 4. Consideration be given to further assessment for State Heritage Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	49 A, B		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects / Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	46& 48 Kensington Street, West Elevation				
Image year	2004	Image by	NBR SAP	Image copyright holder	NBR SAP



Image caption	48 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects
					

Image caption	46 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	46-48 Kensington Street, Interior, G2				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Annexure B

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 slum 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 Policies 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.

FORMER C.U.B. SITE BROADWAY
Summary of Conservation Policies
Development Constraints

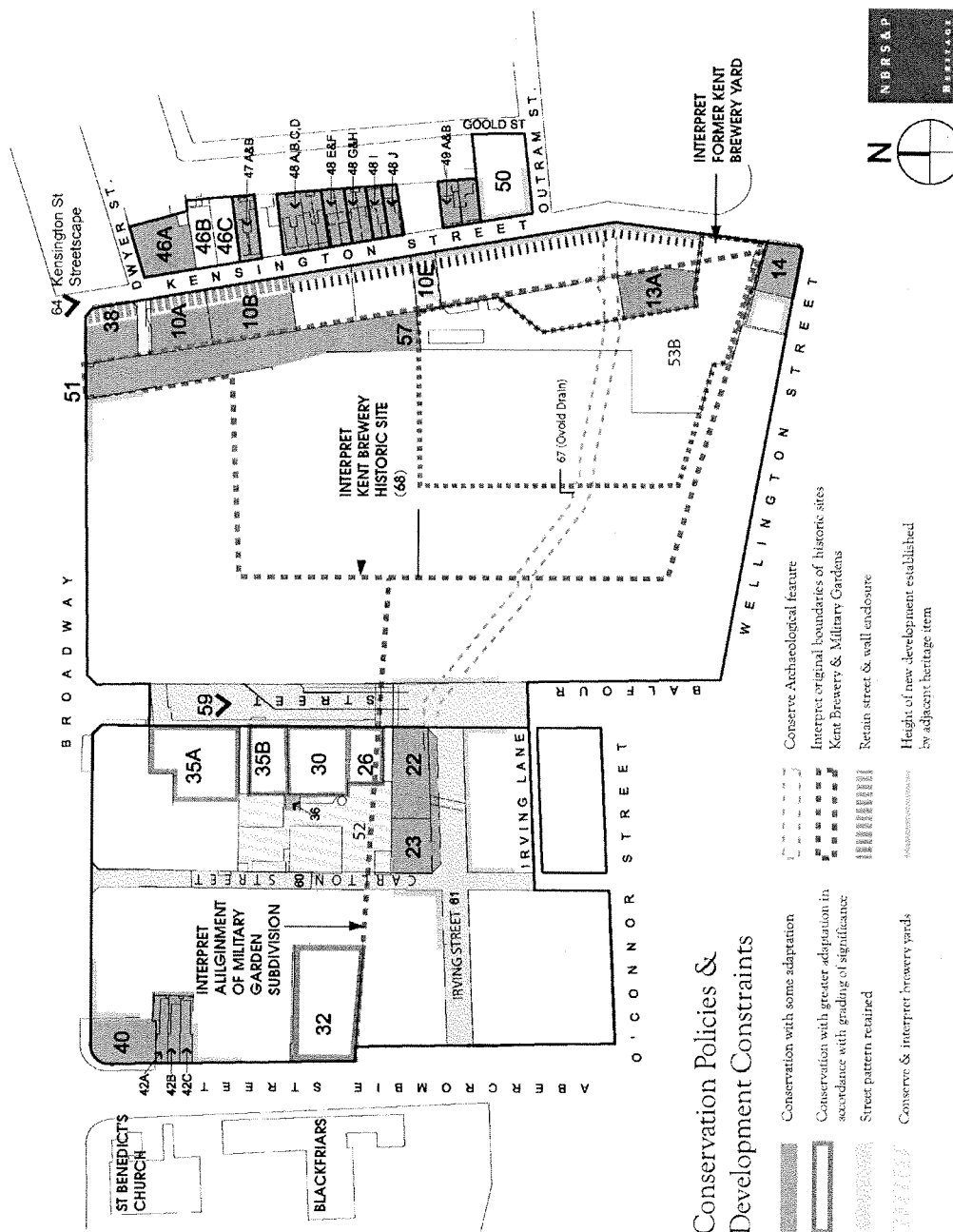


Figure 7.1 Summary of conservation policies and development constraints.

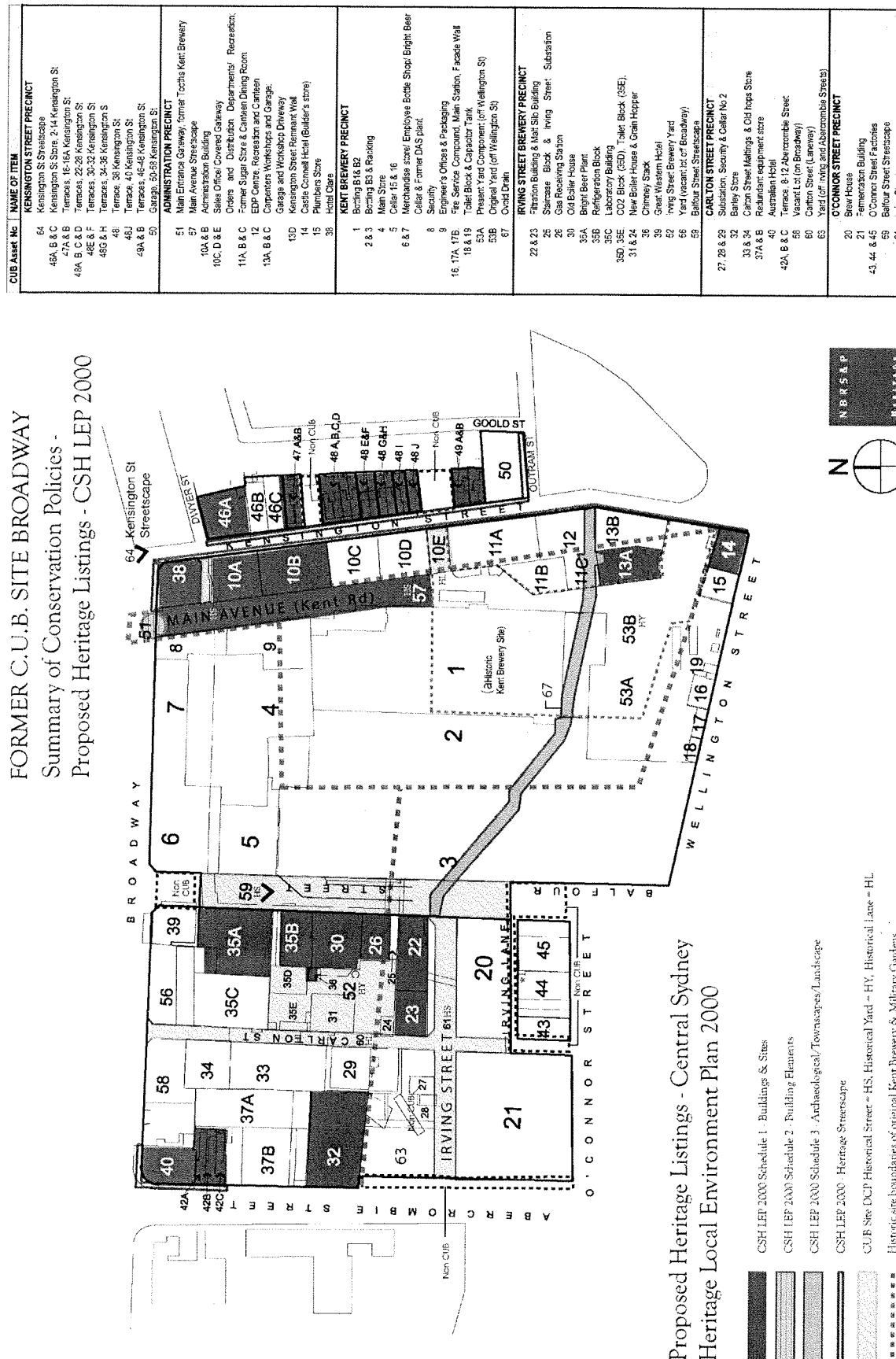


Figure 7.2 Summary of conservation policies—proposed heritage listings—CSH LEP 2000.

FORMER C.U.B. SITE BROADWAY
Summary of Conservation Policies
Proposed Heritage Listings - CSH LEP 2000

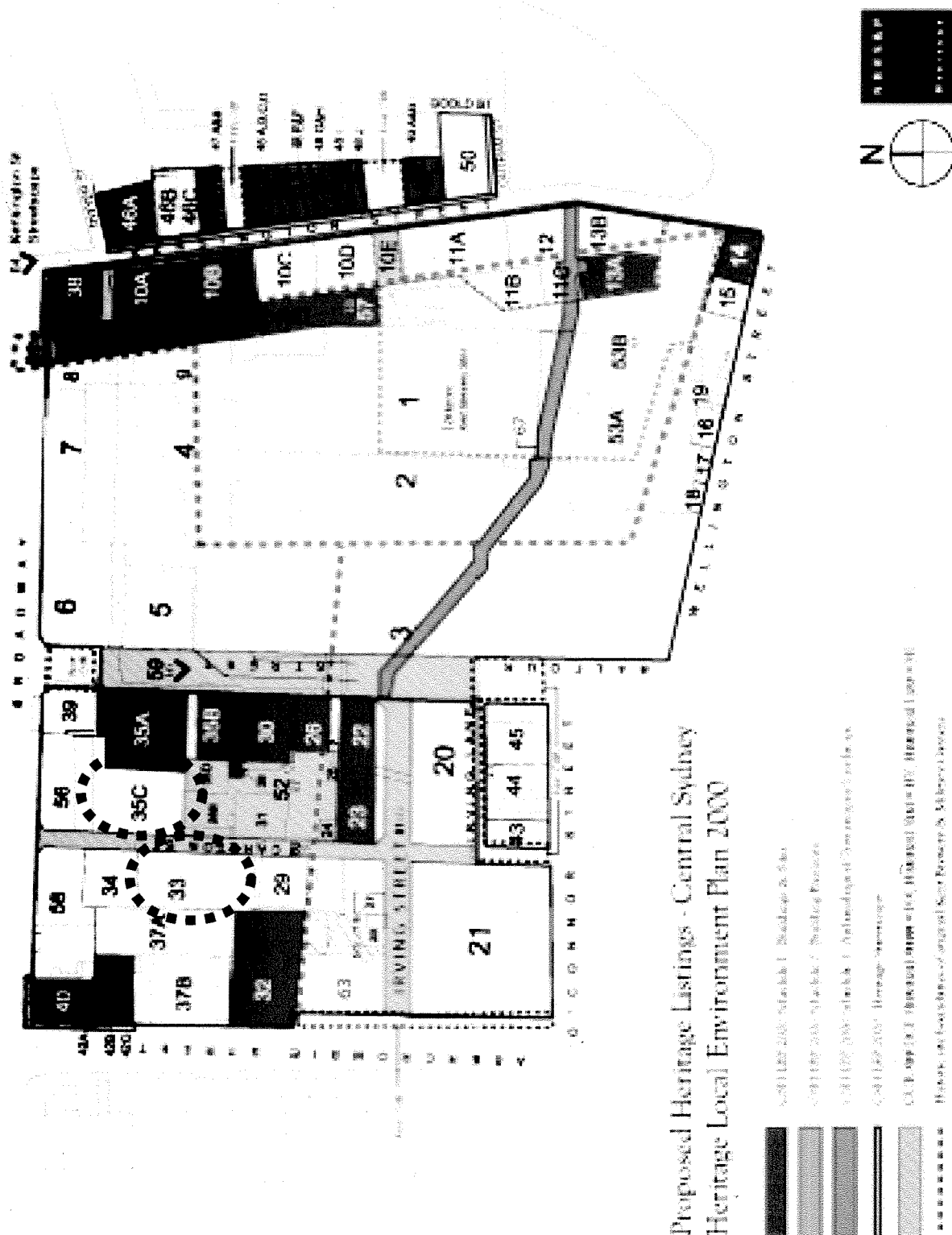


Figure 7.2 Summary of conservation policies—proposed heritage listings—CSH LEP 2000.