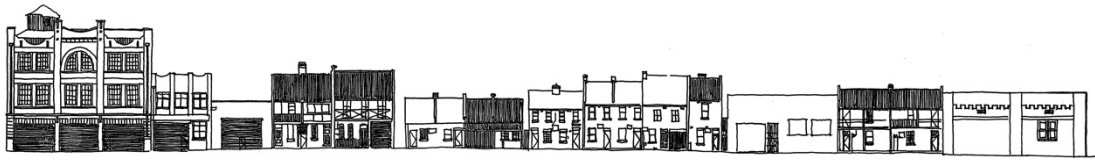


HERITAGE IMPACT STATEMENT

FORMER CARLTON UNITED BREWERY

KENSINGTON STREET PRECINCT



BLOCKS 6 AND 7
CENTRAL PARK

COMMERCIAL AND RETAIL ADAPTIVE RE-USE

PREPARED FOR
FRASERS BROADWAY PTY LTD

NOVEMBER 2012



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Cover image: The Kensington Street Precinct.

EXECUTIVE SUMMARY

Paul Davies Pty Ltd was commissioned to prepare a Heritage Impact Statement (HIS) for the Kensington Street Precinct to accompany a Project Application (PA) for the conservation, adaptive re-use and development of Blocks 6 and 7 (2-48 Kensington Street, Broadway) of the former Carlton United Brewery for a range of residential, commercial, retail and cultural uses that will form part of the major redevelopment of the former Carlton United Brewery to be known as Central Park.

The Minister for Planning has granted a Concept Plan Approval for the Central Park Project (with subsequent Modification Approvals) which includes the general envelopes, form and proposed uses permitted within the Kensington Street Precinct. The current Project Application is required to demonstrate how this development will satisfy the terms of the Concept Approval and its Modifications, including the conservation of the significant buildings and spaces. This HIS has been prepared to comply with the Director General's Requirements for the matters to be addressed when the Project Application is submitted for the development. It has also been prepared in accordance with the requirements of the NSW Heritage Council for the preparation of Heritage Impact Statements.

The HIS makes particular reference to the many earlier studies that have been prepared for this part of the site, including the Conservation Management Plan also being prepared by Paul Davies Pty Ltd, and does not seek to re-visit the matters covered in these plans or by the previous consents and approvals. These earlier plans and approvals were however preliminary and have now been resolved, allowing the HIS to focus on the impacts, both positive and negative, that the fine-grain details of the development will have on the heritage values of Kensington Street as a precinct and on its individually significant buildings and spaces. The HIS also identifies how potential adverse impacts have been minimised or prevented through the detailed design process.

The Kensington Street Heritage Precinct forms the eastern edge of the Central Park site and includes a range of building types that includes commercial, warehousing, a hotel and a collection of highly intact terrace houses. Most of the buildings are associated with the Brewery, either being constructed for Brewery use or purchased by the Brewery in following years. Most of the terraces on the eastern side of Kensington Street were built in the mid-late 19th Century and were gradually purchased by the Brewery as part of its program of expansion throughout the late 19th and early 20th Centuries.

The proposed development of the Kensington Street Precinct has been divided into several separate 'blocks'; of which this HIS addresses Block 6 and 7. The site on the corner of Kensington, Outram and Goold Streets (Block 10) is the subject of a separate HIS.

Block 6 extends south from Dwyer Street to include the former Brewery buildings located at the north-eastern end of Kensington Street, (the Motor Garage/Rum Bond Store (identified as Building 46A in the former Brewery Precinct), the General Brewery Store to its south (Building 46B), the adjacent brick garage (Building 46C)), the Edwardian terrace of 16-16A Kensington Street and the terrace at 18-20 Kensington Street. The historic fabric (the Rum Bond Store, General Store and the terraces) will be conserved, stabilised and adapted for re-use as restaurant, commercial and retail purposes. The garage at 14 Kensington Street, which has negligible heritage or contributory value, will be demolished and a contemporary infill building will be constructed in the space. This new building will extend along the rear of the site behind the terraces to create an activated precinct.

The new building to the rear of the terraces will be long and low in form, its elevation to the yard modulated in response to the terraces to the east. It will provide space for a series of casual dining, cafes and bars that will encourage visitors to interact with and respond to the visually complexity of the rear of the terrace groups.

This long building will continue into the abutting zone of Block 7 and extend to the site now occupied by the other non-contributory element in the streetscape, the brick warehouse at 42-44 Kensington Street, which will be demolished. The pedestrian area will then be linked to Kensington Street by a pocket park sited at the Kensington Street elevation of 42-44. Block

7 also includes extensive conservation works to each terrace house to provide small retail tenancies.

A pair of glazed walls will be added over the existing spaces between 20 and 22; and 28 and 30 Kensington Street. These will be contemporary in form and detailing and will act to frame the highly significant terrace 22-28 Kensington Street and establish a continuity of the new layer of development through the Precinct.

The conservation of the terraces will be undertaken in accordance with the principles of Australia ICOMOS' Burra Charter. Although they have been vacant for many years and most are in very poor condition, the highest priority will be given to their retention, stabilisation and conservation. It is proposed that they be adapted in a sympathetic manner for re-use as small retail enterprises as part of the subject proposal.

The Kensington Street Precinct is bounded on its western side by several other significant buildings, including the imposing former Administration Building and the County Clare Hotel. These are also being retained and will be adapted for use as a boutique hotel. These works are assessed by a separate HIS.

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1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement (HIS) has been prepared by Paul Davies Pty Ltd on behalf of Frasers Broadway Pty Ltd as part of the Environmental Assessment being prepared to accompany a Project Application (PA) to the Department of Planning and Infrastructure for conservation works and the adaptive re-use of the following properties:

- The former Carlton United Brewery's Motor Garage/Rum Bond Store (the Rum Store) (2-10 Kensington Street)
- The adjacent building used by the Brewery as a general storage warehouse (12 Kensington Street)
- Terraces:
 - 16-16A Kensington Street;
 - 18-20 Kensington Street;
 - 22-28 Kensington Street;
 - 30-32 Kensington Street;
 - 34-36 Kensington Street;
 - 38 Kensington Street;
 - 40 Kensington Street; and
 - 46-48 Kensington Street.

The 2005 Conservation Management Plan (2005 CMP) which was prepared by Noel Bell Ridley Smith and Associates and has been endorsed by the NSW Heritage Council identified each of the terraces as being of 'exceptional significance' to the former Brewery Precinct; the Rum Bond Store at 2-10 Kensington Street was identified as being of 'high significance' to the former Brewery site; and the warehouse at 12 Kensington Street was of 'some significance'. The streetscape of Kensington Street was also identified as being of 'high significance'.

Two of the existing buildings in the Kensington Street Precinct were not identified in the 2005 CMP as being significant, and are proposed to be demolished and new infill buildings constructed as part of the proposed development:

- The infill motor car garage at 14 Kensington Street; and
- The infill factory/warehouse building at 42-44 Kensington Street.

The Kensington Street Precinct forms the eastern edge of the former Carlton United (formerly Tooth & Co) Brewery site. The whole of the former Brewery site is now being redeveloped as a major residential, commercial and retail precinct to be known as Central Park, and the conservation and adaptive re-use of the significant buildings is required as part of the 2007 Concept Plan Approval and the subsequent modifications that have been granted for the site.

Modification (MP06_0171 MOD 2) approved the conservation and adaptive re-use of the former warehouse buildings for commercial (restaurant), residential and retail activities; and the terraces for retail purposes. A new infill building was also approved in the rear yard space.

The Director-General issued his detailed Requirements for the proposed development on 12 August 2011. These identified the matters that must be addressed in the Environmental Assessment (EA) for the proposed development, including:

3. *The EA is to demonstrate how the existing buildings will be adaptively reused whilst maintaining the heritage significance of the buildings;and*
5. *The EA shall provide a Heritage Impact Assessment that should be prepared in accordance with the NSW Heritage Office publication "Statement of Heritage Impact" having particular regard to the proposed adaptive re-use of the heritage buildings and how the heritage significance of the buildings is to be maintained.*

The purpose of this HIS is to identify the impacts that the proposed development may have on the heritage significance of the buildings and their setting within the historic precinct, and to identify how these impacts have been mitigated through the detailed design of the proposed development. It also identifies a range of policies for the conservation and management of

the core significance of each building that should be implemented as part of the proposed development.

The HIS does not attempt to revisit the analysis and findings of earlier reports, studies or Approvals and should be read in conjunction with the companion Conservation Management Plan for the Kensington Street Precinct (November 2012) (the CMP) which has also been prepared by Paul Davies Pty Ltd. The CMP provides a detailed analysis of the fabric and heritage values of each building and contains recommendations for the management of this significance that are not dependent on any particular development proposal. Both this HIS and the CMP also make extensive reference to the endorsed 2005 CMP and it is recommended that this also be referred to when using this HIS and when considering any development that may affect the Precinct.

1.2 THE SITE

The former CUB (Carlton and United Brewery), now known as Frasers Broadway, is located at the south-western end of Sydney's CBD and is bounded by Broadway, Abercrombie Street, O'Connor Street, Wellington Street and the eastern boundary of the properties fronting Kensington Street. The site area is approximately 6 hectares. The Kensington Street Precinct is situated on the eastern side of Kensington Street between Dwyer Street (near Broadway) and Outram Street (near Regent Street). The western edge of the Precinct is lined by the Brewery's former Administration Building and the County Clare Hotel, which provides a distinctive entrance to the Precinct from Broadway. Figures 1 and 2 show the position of the Kensington Street Precinct in relation to the overall site.

The former Brewery was, until its closure, the largest and oldest continuously operating brewery in New South Wales, having been located at this site for 170 years since its establishment by John Tooth in 1835 as the Kent Brewery. The brewery, known as Tooth's Brewery (or Tooth & Co) until 1983, contained a large number of buildings and associated structures from a variety of periods (mainly from the twentieth century) that were arranged along a network of streets and lanes that had been absorbed into the site as it expanded over the surrounding area of Chippendale. Most of these buildings have now been demolished to facilitate the redevelopment of the site, although those identified as being of heritage significance, including most of the buildings on the eastern side of Kensington Street, have been retained and are being conserved as part of this redevelopment.

The Kensington Street Heritage Precinct is comprised of a range of building types that includes commercial, warehousing, a hotel and a collection of highly intact terrace houses. Most of the buildings are associated with the Brewery, either being constructed for Brewery use or purchased by the Brewery in later years. The warehouse buildings were used for operational purposes, but the terraces were purchased as part of the Brewery's expansion programs and continued to be leased to residential tenants until relatively recently. This lack of turnover in the properties and long term management as an investment has led to them remaining in substantially intact condition, with no major alterations or additions, and indeed, many being fitted with only the most basic of services.

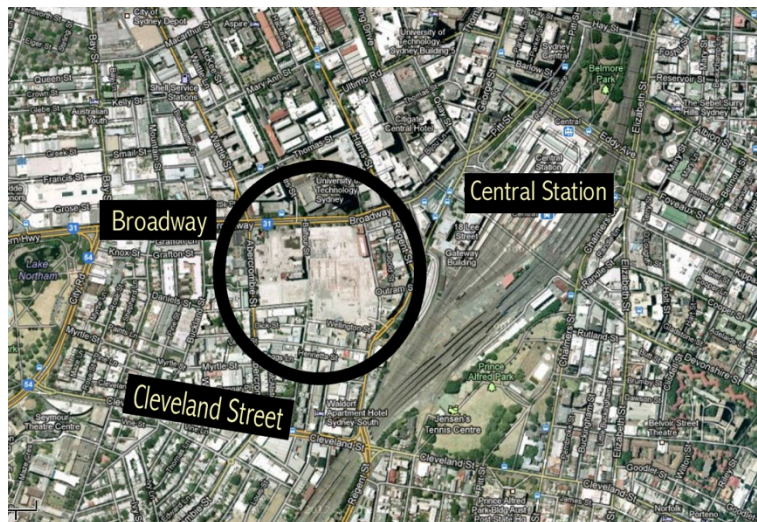


Figure 1. (left) Location of the precinct. The former Toth's Brewery (known later as the Carlton United Brewery) is situated to the southwest of Sydney's Central Station adjacent to Broadway. The area being redeveloped reveals the original extent of the Brewery. Source Google Maps 2012.



Figure 2. Detail showing the location of the former Administration Building and County Clare Hotel at the north-western corner of the site.

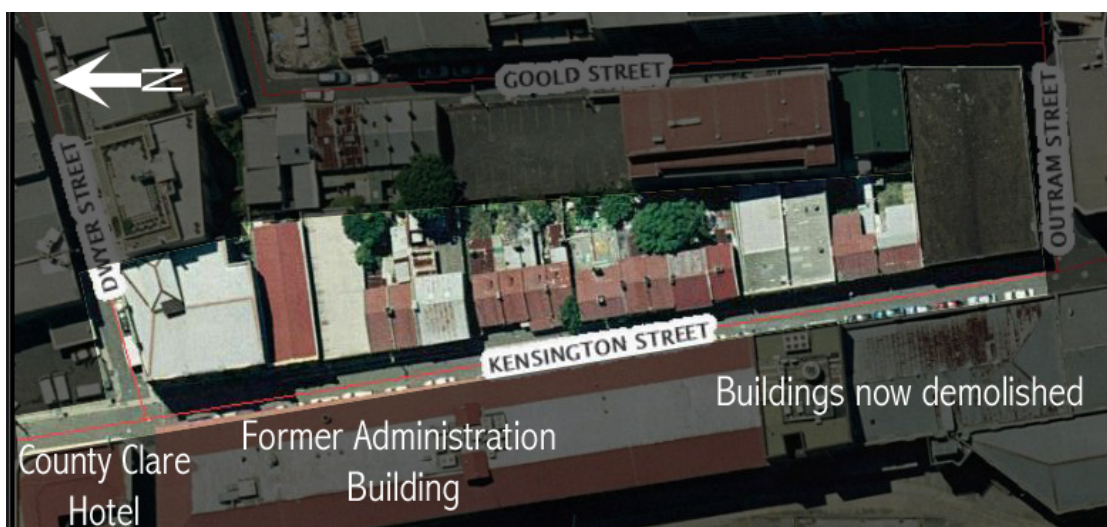


Figure 2. Detail aerial photograph of the Kensington Street Precinct.

1.3 THE PROPOSED DEVELOPMENT

The entire Brewery site (including the buildings in Kensington Street) has been subjected to an extensive analysis and review process that has been underway for almost ten years, and this has included the preparation of comprehensive heritage conservation management plans and a series of impact statements for various aspects of the redevelopment project. These continue to inform the current development proposal.

The previous approvals for the site require that all individual buildings and elements that were identified in these earlier studies as being of Exceptional, High or Moderate heritage significance are to be retained as part of the Central Park Development. This includes all the buildings and sites then owned by the Brewery on the eastern side of Kensington Street between Dwyer and Outram Streets. The terrace at 18-20 and the infill warehouse at 42-44 Kensington Street were not in Brewery ownership at the time and were not assessed as part of the 2005 CMP, but they have now been included in the Central Park site and their heritage significance has been assessed in the CMP prepared by Paul Davies Pty Ltd. The terrace at 18-20 was found to be of similar heritage value to the other terraces in the Precinct (although due to the extent of internal alterations its intrinsic heritage value is not as outstanding as the intact 1842 terraces, for example), it will also be conserved as part of the Project. The small industrial building at 42-44 was found not to be of any intrinsic or contributory heritage value and will be redeveloped. Both the former Administration Building and the County Clare Hotel (on the western side of Kensington Street) have also been identified as being of High significance and are also being conserved.

The proposed development of the Kensington Street Precinct has been divided into several separate 'blocks'; of which this HIS addresses Block 6 and 7. The site on the corner of Kensington, Outram and Goold Streets (Block 10) is the subject of a separate HIS.

Block 6 extends south from Dwyer Street to include the former Brewery buildings located at the north-eastern end of Kensington Street, (the Motor Garage/Rum Bond Store (identified as Building 46A in the former Brewery Precinct), the General Brewery Store to its south (Building 46B) and the adjacent brick garage (Building 46C)), the Edwardian terrace of 16-16A Kensington Street and the adjacent terrace of 18-20 Kensington Street. The historic fabric (the Rum Bond Store, General Store and the terraces) will be conserved, stabilised and adapted for re-use as restaurant, commercial and retail purposes. The garage at 14 Kensington Street, which has negligible intrinsic or contributory heritage value, will be demolished and contemporary infill building constructed in the space which will then extend along the rear of the site behind the terraces to create an activated precinct.

The new building to the rear of the terraces will be long and low in form, its elevation to the yard modulated in response to the terraces to the east. It will provide space for a series of

casual dining, cafes and bars that will encourage visitors to interact with and respond to the visual complexity of the rear of the terrace groups.

This long building will continue into the adjacent area of Block 7 and extend to the site now occupied by one of the non-contributory elements in the streetscape, the brick warehouse at 42-44 Kensington Street, which will be demolished. The pedestrian area will then be linked to Kensington Street by a pocket park sited at the Kensington Street elevation of 42-44. Block 7 also includes the conservation of each of the terraces to provide small retail tenancies.

Awning structures will also be added between 20 and 22; and 28 and 30 Kensington Street. These will be contemporary in form and detailing and will act to frame the highly significant terrace 22-28 Kensington Street. Awnings are also proposed at the rear of 18-20, 24, 26, 32 and 38 Kensington Street.

The terraces will be managed in accordance with the principles of Australia ICOMOS' Burra Charter. Although they have been vacant for many years and most are in very poor condition, the highest priority will be given to their retention, stabilisation and conservation. It is proposed that they be adapted in a sympathetic manner for re-use as small retail enterprises that will require minimal intervention to their historic fabric or spatial qualities.

The proposed development will be undertaken in accordance with the already approved modified Concept Plan for the buildings. This approval has determined the land uses and the permissible building bulk, scale and form of new works. Although each of these has the potential to impact upon the heritage significance of the existing buildings, these matters will not be revisited in this HIS in any detail.

The adaptive re-use of the buildings also requires considerable new work, including structural works required to satisfy the requirements of the Building Codes and relevant Australian Standards. These are particularly onerous in regard to ensuring the stability of large masonry buildings in earthquake events. The main buildings affected by this are the Rum Bond Store and the adjacent former General Store. See section 4 for a more detailed description of the proposed development.

1.4 GENERAL INTEGRITY OF THE FABRIC OF THE BUILDINGS

The Brewery's approach to building management is expressed clearly through the fabric of the buildings in the Kensington Street Precinct. The buildings associated with the operational activities of the brewery such as the Rum Bond Store and the adjacent General Store building have been maintained in a generally sound condition, although some structural issues were noted. The terrace houses were however purchased by the Brewery primarily for their value as land for future expansion of Brewery activities. Although they were rented as dwellings, the condition of the fabric today reveals that the Brewery did not see its primary role as a housing provider, many of the terraces lacking even basic services and most showing the deterioration of many years of neglect, in several cases seeming exacerbated by more recent occupation by squatters. These issues need to be addressed as part of the conservation works.

The 2012 CMP provides further information about the condition of the fabric of each of the buildings.

1.5 PREVIOUS STUDIES

There have been numerous previous studies, reports and documents prepared in relation to the former brewery site. Particular reference should be made to the companion CMP to this HIS (Paul Davies Pty Ltd 2012); the 2005 Conservation Management Plan prepared by Noel Bell Ridley Smith (the 2005 CMP) which has been endorsed by the NSW Heritage Council; and the 1991 Conservation Management Plan prepared by Conybeare Morrison and Planning Workshop (the 1991CMP).

1.6 CONSULTATION

The final design proposed has been developed after extensive consultation with the relevant Authorities; including two meetings on site with Sydney City Council and meetings with staff of the NSW Heritage Branch and the Department of Planning and Infrastructure.

1.7 STATUTORY CONTEXT

This HIS has been prepared within an atypical and complex statutory context. The former Carlton United brewery complex is the subject of a major redevelopment proposal known as Central Park. The Minister for Planning approved a Concept Plan in 2007 for the redevelopment subject to a range of conditions including compliance with a range of earlier reports and the need to enter into formal Statements of Commitments to ensure the conservation of significant historic elements of the site, including the buildings of the Kensington Street Precinct.

The site was then purchased by Frasers Broadway and the proposed development was modified, to include the adaptive re-use of each of the significant buildings and the demolition of two of the non-significant buildings to allow access to a new infill building to extend along the width of the site.. The amended proposal was resubmitted to the Minister in 2008 and a revised Concept Approval was approved in 2009 (MP 06_0171 MOD 2).

The statutory planning context of the Central Park precinct has continued to change leading up to the preparation of this HIS. The earlier approvals had been granted under Part 3A of the Environmental Planning and Assessment Act 1979; which was repealed in 2011. The current Project Application will still be determined under Part 3A. The replacement policy, State Environmental Planning Policy (State and Regional Development) 2011, confirmed the State importance of the Central Park project, meaning that any future applications or amendments will be determined under the provisions of this SEPP.

This lengthy site planning process has been informed by extensive research, analysis and policy development that covered the whole of the Central Park site. Many of these reports have been referenced in earlier approvals and endorsements and thus have statutory status. These include the following documents:

- Conservation Management Plan prepared by Noel Bell Ridley Smith in 2005 and endorsed by the NSW Heritage Council at its meeting of 6 July 2005;
- Executive Report accompanying the 2005 CMP prepared by Heritage Consultants Godden Mackay Logan;
- Archaeological study by Godden Mackay Logan (October 2006) Both the Administration Building and the County Clare Hotel had been identified in the 2006 Heritage Impact Statement for the CUB Site by Godden Mackay Logan Pty Ltd as demonstrating 'high' heritage significance and needing to be retained as part of any development. The main entrance vestibule, Show Bar, Boardroom and executive lift were also identified as significant elements within the Administration Building.
- Heritage Impact Statements for the Modification to the Concept Plan prepared by HBO & EMTB (2008) and Urbis (2008).

The final Modification Approval included the endorsement of a *Statement of Commitments* for the conservation of those buildings and component elements that had been identified in the earlier studies as being significant and worthy of retention. These Commitments included:

Heritage

20. Landowner will ensure that any project applications or other applications will have regard to the Heritage Council endorsed Conservation Management Plan, prepared by Noel Bell Ridley Smith and Partners with Executive Report and Heritage Impact Statements by Godden Mackay Logan and the Expert Advisory Panels Report released on the 30 August 2006.

Archaeology

22. Any impacts on items or places of archaeological significance will be managed under the relevant legislation and the Archaeological Assessment and Research

Design Report prepared by Godden Mackay Logan. If any archaeological relics are discovered during construction, the proponent will cease work on that part of the site and the Heritage Council will be notified in accordance with section 146 of the Heritage Act. If required by the Heritage Council, the remains will be recorded by a suitably qualified archaeologist prior to the recommencement of works.

Each of these commitments is required to be addressed by the proponent at the Project Application Stage (the current application).

The Director-General of the Department of Planning and Infrastructure issued his Requirements for the preparation of the Environmental Assessment Report for the proposed development of Central Park on 12 August 2011 and amended them on 16 November 2011. These Requirements identify the key environmental and planning issues that must be addressed in the documentation accompanying the proposal and nominates the Sydney Local Environmental Plan 2005 (Sydney LEP 2005) as one of the relevant Environmental Planning Instruments and policies for the project. The LEP includes provisions relating to the assessment of applications for development that will affect heritage items. The Minister for Planning and Infrastructure remains the consent authority for the development.

1.8 HERITAGE LISTINGS

STATE HERITAGE REGISTER

There are no State Heritage Register listings affecting the Kensington Street Precinct at present and although some of the terraces in particular are very rare and intact examples of their type, this significance is manifested mainly through the extent of original fabric that has survived; and much of this fabric is now in such a deteriorated condition that it will need to be replaced. The NSW Heritage Council is aware of the heritage values of the terraces and has not expressed an intention to investigate any of the buildings within the Precinct for possible inclusion on the State Heritage Register.

SYDNEY LOCAL ENVIRONMENTAL PLAN 2005 AND DRAFT LOCAL ENVIRONMENTAL PLAN 2011

Only one of the buildings within the precinct has been identified as a heritage item under the Sydney Local Environment Plan 2005; the sandstone terrace at 46-48 Kensington Street.

The buildings are also in the vicinity of several other locally listed heritage items, including the former Brewery Administration Building and the County Clare Hotel which are located on the western side of Kensington Street; and the main formal gateway to the Brewery (which is listed in the Local Environmental Plan as a heritage item (townscape) and which is currently undergoing conservation works.

Section 5.2 demonstrates how the proposed conservation and development affecting 46-48 Kensington Street will satisfy the requirements of the Sydney Local Environmental Plan 2005.

The recently exhibited Draft Sydney Local Environmental Plan (LEP) 2011 did not include any of the structures or elements within the site because it is within the area affected by the transitional provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (as amended). As such the Sydney Local Environment Plan 2005 applies to the site.

CENTRAL SYDNEY ARCHAEOLOGICAL ZONING PLAN

The whole of the former brewery site has been identified as a 'partially disturbed archaeological site' in the Central Sydney Archaeological Zoning Plan 1992, and includes several significant elements associated with the early European occupation of the site including an ovoid drain and a cistern. Neither of these is in the vicinity of the subject site.

The Sydney Local Environmental Plan 2005 does not include any archaeological site in the vicinity of the Kensington Street Precinct.

OTHER HERITAGE LISTINGS

The Kensington Street Precinct has been identified as a significant streetscape by the NSW National Trust. This listing can be considered a marker of community esteem but does not have any statutory implications for the proposed development.

No other bodies (such as the Art Deco Society or the Royal Australian Institute of Architects (RAIA)) have listed or formally identified any of the buildings or the Precinct.

1.9 METHODOLOGY

This HIS has been prepared in accordance with the requirements of the NSW Heritage Council for Heritage Impact Statements. The underlying principles and terminology are those outlined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

This HIS does not seek to revisit the heritage impact issues that have been addressed in earlier approvals for the proposed development. It focuses on the detailed management of fabric within the context of development in accordance with these approvals.

The conservation management policies presented in this HIS have been prepared in recognition of the commitment to conservation of the significant buildings and elements in the group by the owner.

The provisions of the earlier consents and approvals for the development require also that earlier reports such as the 2005 Conservation Management Plan for the whole of the former Brewery site (prepared by Noel Bell Ridley Smith Pty Ltd), the earlier Heritage Impact Statements (2007, 2008) prepared for the precinct and the comments and recommendations of the NSW Heritage Council and the Director-General's Report considered by the Minister must all be given due regard in the development of the proposed design. These policies and principles have underpinned the development of the final design for the proposed development and are reflected in this HIS.

1.10 RESEARCH METHOD

A limited amount of primary historical research was undertaken to confirm earlier findings and access original documents, but this report has relied primarily on the historical research in the 2005 CMP.

The preparation of this report has also involved:

- a series of site visits in 2011 and 2012 with site photography to document and analyse the condition and integrity of the interior and exterior fabric of each of the buildings and their relationship to the Precinct as a whole;
- development of detailed fabric analysis for the significant spaces within each building; and
- a detailed review of the design development and approvals process and documentation for the site since 2005.

1.11 LIMITATIONS

The historical information within this report was sourced primarily from the previous research and studies of the former brewery complex.

The complex statutory context of the development of the Central Park site means that the amount of fabric that can be retained has been determined by earlier approvals and the scope for departure from the physical parameters of these approvals is limited.

1.12 AUTHORS

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Heritage Specialist Robyn Conroy (BTP, M.Built.Env (Building Conservation)), with drawings by Hannah Evans. The HIS was reviewed by Paul Davies. Photographs were taken by members of the Study Team, including Paul Davies, Robyn Conroy, Jean Wahl and Chery Kemp, unless noted otherwise.

1.13 ACKNOWLEDGEMENTS

The assistance of City of Sydney Archives and the Powerhouse Museum in preparing this report is gratefully acknowledged.

1.14 TERMS AND ABBREVIATIONS

Terms and abbreviations used in this report are either evident from the text (abbreviations given after full term at first use in the text), or are as defined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

2.0 THE BUILDINGS

2.1 INTRODUCTION

The endorsed Noel Bell Ridley Smith & Partners Pty Ltd *Carlton United Brewery Site Conservation Management Plan* 2005 (CMP2005) includes a very detailed historical analysis of the Brewery and its associated sites; and it, together with a 1991 Conservation Plan for the Kent Brewery prepared by Planning Workshop and Associates, is considered to form a sound basis for assessing the role of the buildings of the Kensington Street Precinct within the context of the evolution of the site since first European settlement.

The following Historical Summary does not attempt to revisit the history of the Brewery as a whole. It focuses on the significant stages in the development of the buildings of Kensington Street and their historic relationship to the Brewery, and should be read in conjunction with Volume 2 of the 2005 CMP, the 1991 Conservation Management Plan (Annexure: Building Chronologies) and the CMP accompanying this HIS (2012). The Heritage Inventory Sheets for the buildings within the Precinct are attached at Annexure A. These include a summary of the historical development of the brewery as a whole as well as the relevant building.

Reference should also be made to *Chippendale: Beneath the Factory Wall*, a history of Chippendale written by Sydney City Historian Shirley Fitzgerald provides a comprehensive contextual summary of the development of the area and the historically, socially, economically and physically significant links between the Brewery and the local community.

2.2 SUBDIVISION AND THE PUBLIC DOMAIN

The topography and geometry of the streetscape of the Kensington Street Precinct is undistinguished, being straight, almost level and without any natural landmarks at surface level. Its streetscape qualities are formed by the buildings that line the eastern side (and the Administration Building and County Clare Hotel at the northern end of the western).

The entrance to Kensington Street from Broadway is dominated in form and scale by the County Clare Hotel on the corner, with the Administration Building and Garage/Cask Store immediately behind providing a sense of enclosure to the urban qualities of the northern part of the streetscape that contrasts markedly with the intimate residential cottage scale that dominates the central section. The southern end of the precinct is defined by the former garage at 50 Kensington Street, built in the Brewery's castellated 'house style' and proposed for redevelopment as student accommodation (the exterior of the building will be retained).

The character of Kensington Street's public domain is utilitarian, being a good example of a modest inner suburban streetscape of the mid-late 19th Century overlaid with early 20th Century commercial development and slowly allowed to deteriorate through lack of maintenance. Public domain infrastructure is minimal, with standard power/light poles and kerbing and guttering formed from cast concrete blocks with some granite blocks also found.

The roadway and footpaths on either side are narrow and paved in asphalt. The road carries vehicular traffic, but many movements are pedestrian or bicycle. The combination of narrow footways and low vehicular usage means that many pedestrians use the roadway rather than the footpaths. This enhances the sense of accessibility evident in the streetscape.

The early subdivision pattern of Kensington Street can still be read through the mix of terraces and larger footprint buildings along its eastern elevation. The patterns and groupings of terraces also reveal the small-scale and speculative nature of much of the subdivision. One feature of the streetscape that is relatively rare is the lack of a rear service lane and presence of night soil alleys or paths within each group. Early records of the area reveal also that many of the pairs of terraces originally had a third dwelling, presumably in the rear yard area. The larger industrial sites were created by the purchase of groups of terraces or cottages, which led to the widths of these early infill buildings being proportionate to the underlying patterns of the terraces, leading to the consistent rhythm of the contemporary streetscape.

The aesthetic quality of the surviving facades is high and enhanced by the rhythms and proportions of the different building groups, from the early 20th century industrial and commercial architecture at the northern and southern ends of the site, to the repetition and variations in the modest terrace forms along most of the streetscape. Readily accessible due

to the intimate scale of the precinct, their modulations add a sense of interest and sense of place to the streetscape. The more recent infill buildings are more utilitarian in design, with minimal detailing or modulation.

Building materials evident in the streetscape are similarly cohesive, being face brick with concrete and sandstone detailing to the commercial buildings and painted or rendered brick and stone to the terraces. A range of decorative finishes and claddings have been added to the terraces, but underlying forms are still visible in most places.

One of the most significant roles of Kensington Street is to provide a strongly defined and publicly accessible eastern edge to the proposed Central Park development. Its history is reflected in its fabric, with the range of built forms reinforcing its evolution from a typical inner-city streetscape of modest terraces and industrial workshops and warehouses to part of a major industrial site, and now an important industrial site. It is important that these characteristics are conserved in any new development.



Figure 3. Composite extract from the 1865 Trigonometric Survey of Sydney showing the pattern of development along Kensington Street with current street numbers of the buildings marked. Pink coloured buildings are brick, beige are stone and grey are iron or timber.

Parramatta Road has not been widened. Most of the terraces seen today on the eastern side of Kensington Street had been constructed, and the vacant or undeveloped sites were to be developed for light industrial purposes by the end of WW2. The western side of Kensington Street (now mostly occupied by the Administration Building) was lined by modest terrace and small industrial buildings. (Trigonometrical Survey of Sydney 1855-1865. Sheets U1 (west side of Kensington Street) and S2 (east side). Sydney City Council Archives.)



Figure 4. The corner of Dwyer and Kensington Streets c1908 prior to demolition to allow the construction of the Motor Garage/Rum Bond Store in 1913. The newly built warehouse at number 12 is visible behind. (Sydney City Council Archives image Pix005-005108)

GARAGE/RUM BOND STORE AT 2-10 KENSINGTON STREET (C.1911)



Figure 5. Garage/Rum Bond Store at 2-10 Kensington Street (c.1911) (Photos Nat Hughes)

The site on the corner of Dwyer and Kensington Streets was first developed in 1842 as a shop with attached residence that addressed the corner and a short run of three basic terraces extending to the south along Kensington Street.

Tooths purchased the land in 1911 and demolished the buildings to allow the construction of the more substantial Federation Arts and Crafts warehouse seen today. The original purpose of the building was as a motor car garage for Brewery vehicles, and its interior included a goods lift large enough to carry a car or small truck which has survived to the present day. The structure was strengthened and security added in the 1930s to allow it to be used as a Bonded store for casks of rum.

During the Second World War the building was used as a RAAF canteen store, and then after the War it was re-adapted for use as the bonded spirit store. Following the cessation of this use the building was used in conjunction with the adjoining building at 12 Kensington Street as a General Store for the Brewery.

The building has undergone several layers of change, including structural changes associated with the use for the storage of rum, and the opening of a link through to no.12 Kensington Street.

Much of the original fabric associated with the earlier phases remains intact, including the vehicular lift and its motor/wincing gear (although the mechanical viability is unknown) and evidence of the alterations made to the building to provide the security required for a Bonded Store.

No.2-10 Kensington Street is a highly intact building that contributes to the overall mixed character of the Kensington Street Precinct through its:

- Position as the first building of the group when entering the precinct from the north;
- Relationship with the former Administration Building located opposite the Rum Bond Store (on the western side of Kensington Street) which brackets the entrance to the precinct from Broadway;
- Imposing built form, with its distinctive Arts and Crafts style parapet which creates a strong detail to an otherwise relatively simple, if proportioned building.

WAREHOUSE AT 12 KENSINGTON STREET (C.1909)



Figure 6. Warehouse at 12 Kensington Street (c.1909) (Photos Nat Hughes)

The first recorded building on No. 12 Kensington Street was a single storey cottage to which a second cottage and workshop was added by 1890. The buildings were demolished in 1909 and a small factory building in the Federation Arts and Crafts Style was erected for Thomas Taylor Limited. Tooth's purchased the property in 1914 and used it as a General Store (warehouse) for the Brewery. In 1964 the floor to the upper level was demolished and a large, column-free space created that was linked to the adjacent Rum Bond Store through a new opening in the common wall. The opening to the street was also enlarged to allow access for trucks.

The building has most recently been used in conjunction with 2-10 and 14 Kensington Street as rehearsal and studio space. The warehouse at 12 Kensington Street is a substantially intact early 20th Century warehouse building that contributes to the heritage values of the Kensington Street Precinct through its strong aesthetic and functional relationship with the adjoining Rum Bond Store.

WAREHOUSE AT 14 KENSINGTON STREET (C1962)



Figure 7. Warehouse at 14 Kensington Street (c1962) (Photos Nat Hughes)

No. 14 Kensington Street was occupied by a cottage and stables until purchased by Tooth's in 1914. At this time all structures on the site were demolished. Tooth's used the land for many years as a storage yard and this too became associated with the uses of Nos. 2-10 and 12 Kensington Street. In 1962 Tooth's constructed a simple warehouse building on the site to a design by architects Lemont Niblett & Daubney, which enclosed the storage yard. The façade consists of a large roller-shuttered opening. The building was originally used for Quality control, and later as a Brewery Store. 14 Kensington Street is currently used as a studio/rehearsal space, accessed from 12 Kensington Street through an interconnecting door.

The warehouse at 14 Kensington Street contributes to the heritage values of the Kensington Street Precinct in a modest manner by providing a simple, yet effective transition between the scale of the terrace houses to the south and the more commercial character of the uses to the north.

TERRACES AT 16-16A KENSINGTON STREET (1906)



Figure 8. Terraces at 16-16A Kensington Street (1906). Both are substantially intact. No.16 is in poor condition with significant damage to the structure and building elements and 16A is in poor to fair condition. Both require extensive repairs to be habitable. (Photos Nat Hughes)

The pair of terrace houses on this site is the most recent in a range of earlier structures that included a stables and a very modest two-roomed corrugated iron cottage with a shingle roof. The first mention of the current terrace was made in the 1907 Council Rate Assessment Books, where they are described as two, two-storey brick houses with five rooms each.

They were both purchased by Tooth's brewery in 1925, and have remained in Brewery ownership with minimal modifications, or even services, since this time. Bathrooms were installed (one on the front verandah of no.16) and electricity was connected, but there is little evidence of other significant alterations.

The condition of no.16 is poor with significant damage and deterioration evident. The condition of 16A is slightly better, but it still requires extensive repairs and conservation works before it can be occupied.

The terrace at 16-16A Kensington Street contributes to the heritage significance of the Precinct and the streetscape as the northernmost terrace in the group, and for its central nightsoil lane necessitated by the lack of a rear lane for services.

18-20 KENSINGTON STREET (C1890)



Figure 9. 18-20 Kensington Street (Photos Nat Hughes)

The earliest recorded structure at 18-20 Kensington Street was in 1848, when it was described as two single-story brick cottages with shingled roofs. One was used as a shop from 1871 and other parts of the building also appear to have been in active use, with a blacksmith, compositor and carpenter occupying one or other of the cottages in the latter part of the 19th Century. These buildings seem to have survived until c1890, when they were demolished and the current wide-fronted terrace with access to stables in the rear yard area was built. The property then remained in private ownership until recently (post 2005) purchased and incorporated into the Central Park site. The interior of this property has undergone extensive alteration and modification in the late 20th Century, with walls removed and office-style fittings installed. Some original detailing has however survived.

The terrace at 18-20 Kensington Street is one of the eclectic collection of terraces that together help to define the character of the Kensington Street Precinct. Its scale and form is consistent, but is distinguished by its prominent, two storey verandahs and the carriageway that provides access to the rear yard area.

TERRACES AT 22-28 KENSINGTON STREET



Figure 10. Terraces at 22-28 Kensington Street Top row: 22 24 Lower row: 26 28 28 (Photos Nat Hughes)

This row of terraces is diminutive in scale and amongst the earliest to have survived in the Sydney LGA. First recorded in 1848, they have remained substantially unaltered since this time, with two main rooms, a lean-to kitchen and a small room in the attic with a rear-facing dormer window. The stairs to the attic levels are very narrow and steep with the exception of 26, which has had its stair replaced. Their condition today is generally poor, with evidence of many years of neglect to both interiors and exteriors. The internal fabric is in fair-poor condition, with evidence of significant damage in parts. Other original elements, such as some doors, windows, hardware and the original cast iron stove, have survived. The verandahs to 22 and 24 Kensington Street have been removed, but the original flagging survives.

The interior of 26 is not as intact as the other three, with both structural and decorative changes made in recent years.

The southern pair (26 and 28) were purchased by Tooth & Co in 1910 and the others in 1930. The Brewery appears to have not taken a proactive role in their care over the years, with the lack of any conveniences, bathtubs or coppers being noted in 1931, and the Brewery was served an Order under the Public Health Act to provide basic services to 26 and 28 in 1949.

The group of four terraces from 22-28 Kensington Street plays an important role in the significance of the Kensington Street Precinct; being both the earliest and smallest buildings to have survived. Although the two at 22-24 read as being set back from the street, this is because their verandahs have been removed at some time in the past.

TERRACES AT 30-32 KENSINGTON STREET



Figure 11. Terraces at 30-32 Kensington Street (photos Nat Hughes)

This pair of terraces is one of the earliest in the Kensington Street Precinct, being built between 1846 and 1848. They were purchased by Tooth & Co in 1927, and like with the other terraces, they have remained unaltered since this time, although there is evidence of some vandalism and damage from more recent occupants. Their design is distinguished by their compact footprint with a half storey under the cat-slide roof at the rear. There was originally a third house in the rear yard, but this was demolished prior to Tooth & Co's purchase of the property.

The interiors have original timber tongue and grooved board ceilings and plastered walls. Floors to the ground level are concrete and the upper storey have timber boards. Staircases are narrow with simple timber handrails and balustrading. Few original skirting boards have survived.

The terrace is in poor condition, with evidence of changes due to physical deterioration and also modifications by occupants, many of which appear to have been made relatively recently. Notwithstanding this, some fabric that does not commonly survive in a terrace of this age and type, such as the wide timber ceiling lining boards, has remained in situ in 32 in particular.

The terraces at 30-32 Kensington Street may appear from their presentation to Kensington Street to be a standard example of the form, but their rear elevation reveals an unusual variant on the usual wings, with a long 'cat slide' roof with centrally placed chimney and simple, single storey utility wings below.