

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
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49A & B	Terraces, 46-48 Kensington St
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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 Cellar & Former DAB plant
8	Security
9	Engineer's Offices & Packaging
16, 17A, 17B	Fire Service Compound, Main Station, Facade Wall
18 & 19	Toilet Block & Capacitor Tank
53A	Present Yard Component (off Wellington St)
53B	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)
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O'CONNOR STREET PRECINCT	
20	Brew House
21	Fermentation Building
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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 Tothos 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 Tothos 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 Tothos 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

