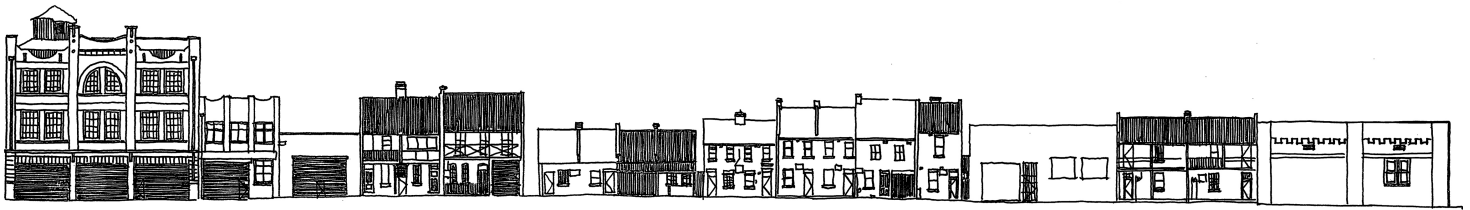


SPECIFIC ELEMENT
CONSERVATION MANAGEMENT PLAN
FOR THE
FORMER CARLTON UNITED BREWERY
RUM STORE
AND THE
KENSINGTON STREET TERRACES



BLOCK 6 & 7, CENTRAL PARK
COMMERCIAL AND RETAIL ADAPTIVE REUSE

PREPARED FOR
FRASERS BROADWAY PTY LTD

NOVEMBER 2012

Cover image: The buildings on the eastern side of the Kensington Street Precinct

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EXECUTIVE SUMMARY

Paul Davies Pty Ltd was commissioned to prepare a Conservation Management Plan (CMP) for the Kensington Street Precinct to provide the owners of the site, Frasers Broadway, with an understanding of the Precinct in terms of its historical and streetscape context, the significance of its fabric and spaces; and the degree to which each element contributes to the overall heritage significance of the precinct. This has allowed a comprehensive policy framework to be identified which will be capable of guiding the future conservation and evolution of the site in the light of current policy and statutory frameworks,

This CMP has been prepared to provide the specific conservation policies for the precinct and its component elements that were recommended in the 2005 CMP, prepared by Noel Bell Ridley Smith, prior to the Minister for Planning approving the Concept Plan Approval for the redevelopment of the former Brewery Precinct, now known as Central Park. It addresses the buildings on the eastern side of Kensington Street, with particular reference to the terrace houses and the warehouse buildings associated with the former Brewery. It is presented as a single document, with information relevant to the precinct as a whole presented in one narrative, followed by separate sub-sections describing the fabric, heritage significance and specific conservation policies for the 16 terraces and the two significant warehouses. The CMP also addresses the issues surrounding the conservation of the streetscape and non-contributory buildings within the precinct.

The Carlton United Brewery (known formerly as Tooth's Brewery, and originally the Kent Brewery), covered more than 6 hectares in the inner Sydney suburb of Chippendale at the time of its closure. Much of this land had been added gradually over the years as the Brewery expanded to incorporate local streets, lanes and buildings; and the Kensington Street Precinct continues to demonstrate the evidence of this, with its mixture of Brewery buildings, terrace houses purchased by the Brewery, and general unrelated warehouse and small industrial buildings forming the easternmost edge of the former Brewery complex.

The buildings in the precinct include excellent examples of the Federation Free Style warehouse and some early and very modest terrace houses, as well as larger terraces that have retained fabric that is now rare within the inner city area. The significance of this fabric and its close historic and aesthetic links with the Brewery has led to the whole streetscape of Kensington Street also being identified as a significant streetscape within the Sydney Local Government Area.

This Conservation Management Plan draws on original research and fieldwork as well as on earlier research and reports that informed the granting of earlier Approvals for the redevelopment of the former Brewery site and the Kensington Street Precinct in particular.

The purpose of this CMP is to provide current and future owners and decision makers with an understanding of the heritage significance of the buildings within the precinct and their contribution to the heritage significance of the former Carlton United Brewery, now being redeveloped as the Central Park Precinct.

The plan is presented in seven sections:

SECTION 1.0 INTRODUCTION. This section introduces the precinct within the context of their location at the eastern edge of the Central Park site and provides an overview of the physical, historic and statutory context for the Conservation Policy.

SECTION 2.0 HISTORICAL BACKGROUND. This section presents an overview of the development of Kensington Street and the role that its buildings and occupants have played in the overall development of the Brewery.

SECTION 3.0 THE KENSINGTON STREET PRECINCT. This section provides an illustrated description of the Kensington Street streetscape.

SECTION 4.0 THE BUILDINGS AND BUILDING GROUPS. This section provides an illustrated description of the existing fabric of the buildings and the streetscape of Kensington Street. Each building or terrace is described separately. Each sub-section is intended to provide the information about that Specific Element in a self-contained format, which has led

to a certain amount of duplication that could not be avoided if the conditions of the earlier Approvals are to be satisfied.

SECTION 5.0 HERITAGE SIGNIFICANCE. This section reviews the heritage significance of the Precinct. The assessment of significance is presented by building type, with sub-sections outlining the heritage values that are expressed by each dwelling. It synthesises the findings of the site evaluation, historic and documentary research and the detailed fabric research and assesses them against the NSW Heritage Assessment Criteria. It also identifies the degree to which the individual elements of the fabric demonstrate the core heritage values of the buildings and precinct.

SECTION 6.0 CONSERVATION AND MANAGEMENT PRINCIPLES. This section is presented as a practical document to be used in the management of heritage significance through both conservation works and more radical changes. It includes policies for the conservation of each building as well as their setting as part of the Kensington Street Precinct. The development of these policies took into account the recent approvals for the precinct and the needs of the property owner to identify a set of principles to guide the future management of the precinct.

SECTION 7.0 POLICY. The policy section provides recommendations for the conservation of the heritage significance of the buildings and spaces of the Kensington Street Precinct. This includes detailed policies to ensure the conservation of their heritage significance as part of the redevelopment of the former Brewery site and into the future.

1.0 INTRODUCTION

1.1 BACKGROUND

In June 2011 Paul Davies Pty Ltd was commissioned by Frasers Broadway Pty Ltd to prepare Specific Element Conservation Management Plans (SECMPs) for the significant buildings and sites within the Kensington Street Precinct of the former Carlton United Brewery complex.

This Conservation Management Plan (CMP) has been prepared within an atypical statutory context. The former Carlton United Brewery complex is the subject of a major redevelopment proposal to be known as Central Park. The Minister for Planning has approved a Concept Plan (2007, modified 2009) for this redevelopment subject to a range of Commitments and compliance with earlier reports, including a Conservation Management Plan (2005) and Heritage Impact Statements (2007, 2008). The conservation management policies presented in this CMP have been prepared in recognition of the commitment to conservation and adaptive re-use of the significant buildings in the group by the owner and State Government. They are also intended to be capable of being implemented independently of any major redevelopment of the former Brewery complex.

The CUB precinct has local significance as the site of one of Sydney's most important breweries. It was, until its closure, the largest and oldest continuously operating brewery in New South Wales, having been operational at this site for 170 years. The precinct contained a large number of buildings and associated structures related to the brewing process from a variety of periods arranged along a network of streets and lanes which were incorporated into the site as it expanded. Most of these buildings have now been demolished to facilitate the redevelopment of the site, although those identified as being of heritage significance, including 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 forms the eastern edge of the Central Park site and includes a range of building types including commercial, warehouses, hotels and terraces. The building typologies and the strong historic, physical and spatial links between the buildings of each type were confirmed through site inspection. The CMP has been prepared to reflect these typologies, an approach that has allowed the relationships between the component buildings to be recognised and reflected in the policies for each building group in a consistent manner. The CMP also addresses the issues surrounding the conservation of the streetscape and non-contributory buildings within the precinct.

The terrace houses are mostly configured in pairs, with several constructed as a single terrace-style dwelling. One of the earliest was a short run of four diminutive single storey dwellings. All are modest examples of their type, with the group of four single storey terraces being particularly petite, having only two main rooms downstairs and a small attic room upstairs. Most of the terraces in the precinct are in poor condition, having been vacant for many years and demonstrate evidence of significant neglect. Their size and condition raises particular conservation challenges when seeking appropriate new uses, and this constraint was an important one in the development of appropriate policies that will allow the significance to be preserved.

The warehouse buildings are two good examples of the Federation Free Style warehouse. The street also includes more recent light industrial infill buildings that were not associated with the Brewery but still form part of the Kensington Street precinct.

This SECMP will provide a sound platform for the conservation works required for each of the significant buildings within the group as well as inform the detailed design of their adaptive re-use and new works as part of the Central Park Project. The terms of the earlier Concept Plan Approval and its Modifications require that any future works to the site are to comply with the earlier heritage studies that have been prepared for the former brewery site, including the Conservation Management Plan prepared by Noel Bell Ridley Smith Pty Ltd in 2005 (CMP 2005) that was endorsed by the NSW Heritage Council at its meeting of 6 July 2006; and a series of Heritage Impact Statements (2007, 2008). The impact of these works will be addressed in a separate Heritage Impact Statement for the former terrace houses.

1.2 OBJECTIVES

This SECMP has been commissioned as part of the planning process for the redevelopment of the former Carlton United Brewery site known as Central Park and is intended to provide an understanding of the Kensington Street Precinct to facilitate their conservation through this planning process.

Through a sound understanding of the fabric and history of the Precinct, the heritage significance of the buildings and streetscape will be re-assessed and recommendations made about appropriate heritage listing and conservation policies to guide the ongoing management of the precinct.

The analysis, policies and recommendations of the SECMP are intended to stand independently of any particular development proposal although it must be recognised that it is being prepared within the context of a major redevelopment project for the entire precinct, and further, that an approval for major alterations and additions predates this SECMP.

1.3 THE BRIEF

The brief requires the preparation of SECMPs for the significant buildings and spaces within the Kensington Street Precinct. The preparation of these SECMPs was recommended in the 2005 Conservation Management Plan prepared by Noel Bell Ridley Smith, and was endorsed through reference in the Minister's Concept Plan Approval. Although the 2005 CMP suggested that separate SECMPs be prepared for each building within the precinct; the brief was further developed after the buildings within the Precinct were inspected in more detail and the strong typologies expressed by the fabric and spaces were identified. The Conservation Management Plans for Kensington Street are to be presented as a single document, with sections addressing the significant buildings and elements within the Precinct. The CMP will also address the issues surrounding the conservation of the streetscape and non-contributory buildings within the precinct.

A separate Heritage Impact Statement has been prepared to accompany the Project Application for this work for the adaptive re-use of the buildings.

1.4 SITE LOCATION

The former CUB (Carlton and United Brewery), now known as Central Park, 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 located at the eastern edge of the Central Park development site at Broadway, to the south of Sydney's CBD.

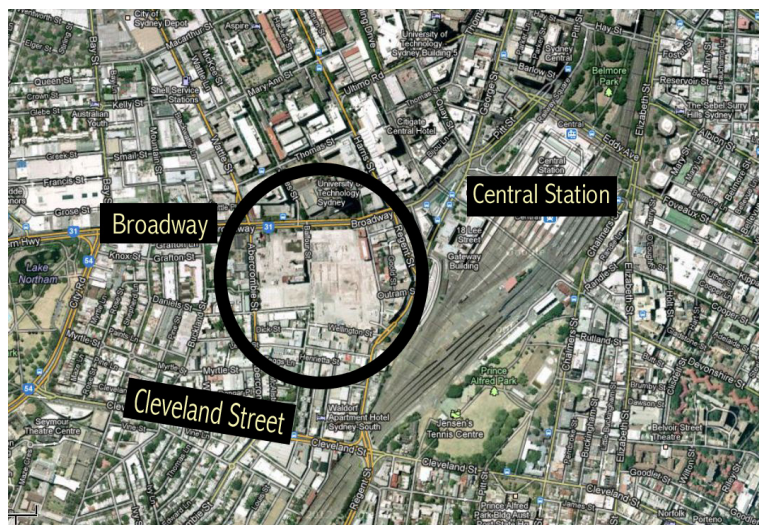


Figure 1. Location of the site. The former Toothy Brewery (known later as the Carlton United Brewery) is situated to the southwest of Sydney's Central Station adjacent to Broadway. The area being redeveloped reveals the original extent of the Brewery. Source Google Maps 2012.



Figure 2. Detail showing the location of the Kensington Street Precinct at the eastern edge of the Central Park site.

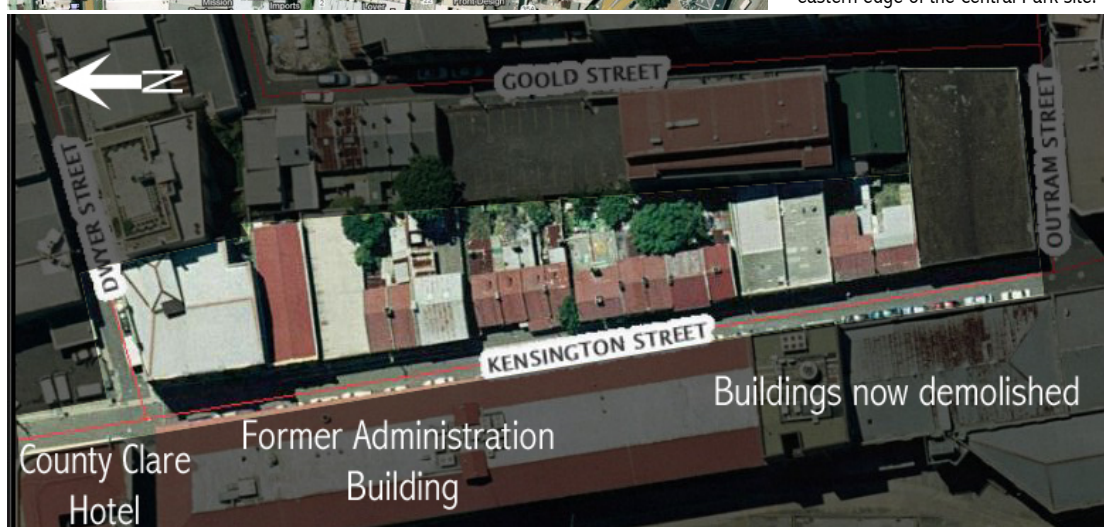


Figure 3. Detail aerial photograph of the Kensington Street Precinct.

1.5 INTRODUCTION TO THE PRECINCT

Kensington Street is a narrow thoroughfare linking Parramatta Road (Broadway) to the north and Regent Street to the south. It formed the edge of the Carlton United Brewery throughout the 20th Century, with ancillary uses such as garages and stores being introduced gradually into what was previously a working class residential and small scale manufacturing area.

Buildings within the precinct include groups of terrace houses, commercial buildings (offices and warehouses associated with the brewery) and several later infill warehouses and small industrial buildings. They are listed in Table 1 below. The land adjacent to the south-western part of Kensington Street is currently vacant and forms part of the main redevelopment area within the Central Park precinct.

The former terrace houses are now vacant and the warehouses are occupied by casual tenants.

The Kensington Street Precinct includes the following properties:

Table 1: Kensington Street Precinct heritage sites

Street Address	Real Property Description	Description	Significance level identified in the 2005 CMP
2-10 Kensington Street	Part Lot 1, DP 33953	Kensington St Store, 3 storey Federation warehouse designed by Thomas J. Daring (aka building 46A)	High

Street Address	Real Property Description	Description	Significance level identified in the 2005 CMP
		(Goods Lift in Kensington Street Store (industrial heritage element))	Some
12 Kensington Street	Part Lot 1, DP 33953	2 storey Federation warehouse designed by architect D.T. Morrow (aka Building 46B)	Some
14 Kensington Street	Part Lot 1, DP 33953	1 storey mid 20th century garage/workshop designed by Lemont, Niblett & Daubney (aka Building 46C)	nil
16-16A Kensington Street	Part Lot 1, DP 33953	c. 1905 2 storey mirrored pair of Federation period terraces	Exceptional
18-20 Kensington Street	Lot 2, DP 33953	2 storey Edwardian terrace with roller shutter to carriageway on southern side.	N/A - Not in ownership of CUB at the time: not assessed in 2005 CMP
22-28 Kensington Street	Lot 3, DP 33953	Circa 1847 single storey terraces, sandstock brick on sandstone base courses, with attic rooms	Exceptional
30-32 Kensington Street	Lot 3, DP 33953	Circa 1847 2 storey terraces, sandstock brick	Exceptional
34-36 Kensington Street	Lot 3, DP 33953	Circa 1862 2 storey terraces, sandstock brick	Exceptional
38 Kensington Street	Lot 3, DP 33953	Circa 1855-1858 - 2 storey sandstone terrace	Exceptional
40 Kensington Street	Lot 3, DP 33953	Circa 1884-1891 2 storey painted sandstock brick terrace	Exceptional
42-44 Kensington Street	Lot 1, DP 185787	Single storey late 20th century garage/workshop with roller door – infill site	N/A - Not in ownership of CUB at the time: not assessed in 2005 CMP
46-48 Kensington Street	46: Lot 5, DP 33953 48: Lot 1, DP709452	2 storey sandstone terrace pair built 1885 Builders stonemasons John Boyle and David Chilton	Exceptional
East side of Kensington Street		Streetscape	High

1.6 PREVIOUS STUDIES

There have been numerous previous studies, reports and documents prepared in relation to the former brewery site. Those of particular relevance to the preparation of this CMP are as follows (listed chronologically):

- Planning Workshop and Conybeare Morrison + Partners *Kent Brewery. Conservation Plan* July 1991
- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan*, May 2005
- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4 Part 1 – Inventory Sheets Kensington Street Precinct* May 2005
- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4 Part 2 – Inventory Sheets Administration Precinct* May 2005

- Godden Mackay Logan Former Carlton and United Brewery Site – Conservation Management Plan Executive Report, July 2005
- Degotardi, Smith & Partners Consulting Surveyors *Letter and survey plans* 3 July 2006
- Heritage Council of NSW Minutes of the Meeting of 6 July 2005, Item 7.2: CUB (Kent Brewery) Site CMP, Broadway, Sydney
- Godden Mackay Logan *Former Carlton and United Brewery: Building 13A Construction Analysis Report* August 2006
- *Carlton United Brewery Expert Advisory Panel Report to Hon. Frank Sartor Minister for Planning*, August 2006
- Godden Mackay Logan *Former Carlton and United Brewery Site, Broadway: Heritage Impact Statement* October 2006
- Godden Mackay Logan *Former Carlton and United Brewery Site, Broadway: Archaeological Assessment and Research Design* October 2006
- Godden Mackay Logan *Frasers Broadway Site Demolition and Recycling: Heritage Impact Statement* October 2007
- Coffey Environments Pty Ltd *Asbestos Re-inspection & Hazardous Materials Survey Frasers Broadway – Kensington Street Broadway NSW 2007* 2 January 2008
- Godden Mackay Logan *Frasers Broadway Site Remediation and Transitional Works – Heritage Impact Statement*, February 2008
- HBO & EMTB Heritage Pty Ltd *Frasers Broadway Heritage Impact Assessment Review: Concept Plan Amendment Kensington Street Precinct* 2 May 2008
- Urbis *Heritage Impact Statement: Amended Concept Plan Frasers Broadway* May 2008
- JBA Urban Planning Consultants *Frasers Broadway, 26 Broadway, Chippendale NSW 2008: Concept Plan Modification* July 2008
- Godden Mackay Logan *Former CUB Site, Broadway: Archaeological Excavation Strategy* October 2008
- JBA Urban Planning Consultants *Preferred Project Report: Modification to Concept Plan Frasers Broadway (Formerly CUB site)* October 2008
- Minister for Planning, the Hon. Kristina Keneally MP *Modification Approval: Modification of Major Project Approval (MP 06_0171 MOD 2)* dated 5 February 2009
- Urbis *Interpretation Strategy Frasers Broadway, Sydney* July 2009
- Godden Mackay Logan *Former Carlton and United Brewery Site Chippendale, Sydney: Interim Archaeological Excavation Report (Volumes 1 and 2)* February 2010
- JBA Planning *Draft Letter: Request for Director Generals Requirements: Block 3A, Central Park* 23 June 2011
- JBA Planning *Draft Letter: Request for Director Generals Requirements: Blocks 3B and 3C, Central Park* 23 June 2011
- JBA Planning *Draft Letter: Request for Director Generals Requirements: Blocks 6, 7 and 10, Central Park* 24 June 2011

1.7 STATUTORY LISTINGS AND CONTROLS

This SECMP has been prepared within an atypical statutory and somewhat complex context. The former Carlton United brewery, including the adjacent Kensington Street, 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 Kensington Street Precinct.

The site was then purchased by Frasers Broadway and the proposed development was modified, including the adaptive re-use of the Administration Building and County Clare Hotel as a hotel, the two buildings to be linked with associated restaurants and public facilities. The amended proposal was resubmitted to the Minister in 2008 and a revised Concept Plan Approval was issued 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 SECMP. The earlier approvals had been granted under Part 3A of the Environmental Planning and Assessment Act 1979; which was repealed in 2011. 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 (CMP 2005); which was endorsed by the NSW Heritage Council at its meeting of 6 July 2005;
- Executive report prepared by Heritage Consultants Godden Mackay Logan (October 2006).
- Archaeological study by Godden Mackay Logan (October 2006).
- Heritage Impact Statements prepared by Godden Mackay Logan (2006),
- Heritage Impact Statements for the Modification to the Concept Plan prepared by HBO & EMTB (2008) and Urbis (2008).

The previous heritage studies included an assessment of the significance of the buildings within the group, and all those that have been retained within the Central Park development have been identified as being at least of local heritage significance according to the NSW Heritage Council's adopted criteria.

The final Modification Approval (MP06_0171 MOD 2) approved the adaptive re-use/development of Blocks 6 and 7 of Central Park (extending from 2 to 48 Kensington Street) for a range of uses including restaurant, cafes and retail with a small amount of commercial space, subject to entering into a formal Agreement that will commit the owner to a series of actions. These Actions require the conservation of the historically significant characteristics of the Kensington Street streetscape, including the following groups of buildings, individual buildings and component elements that had been identified in the earlier studies as being significant and worthy of retention:

Exceptional significance:

Terraces: 16-16A Kensington Street

Terraces: 22-28 Kensington Street

Terraces: 30-32 Kensington Street

Terraces: 34-36 Kensington Street

Terrace: 38 Kensington Street

Terrace: 40 Kensington Street

Terraces: 46-48 Kensington Street

High significance:

Streetscape: the Kensington Street streetscape (eastern side)

Former Cask Store 2-10 Kensington Street

Some significance:

Store/warehouse: 12 Kensington Street

Industrial heritage: goods lift in the former Cask Store

(Former Carlton and United Breweries Site, Broadway – Heritage Impact Statement, October 2006, Gordon Mackay Logan. Pp50-53)

Note that the properties at 18-20 (a terrace) and 42-44 Kensington Street were not owned by CUB at the time and were not assessed in the 2005 CMP.

The archaeological potential of almost all of the land to the east of Kensington Street has been identified as being 'high'. (2005 CMP. Vol 3 – Physical Evidence. NBR; p25)

Under the terms of this commitment, the owner is able to propose interventions to the fabric or changes of use for the buildings but is required to 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. (Commitment 20) and that 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 (Commitment 22).

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 including heritage items. The Minister for Planning and Infrastructure remains the consent authority for any development.

1.8 HERITAGE LISTINGS

The statutory heritage listing status of the buildings within the site is also complex.

STATE HERITAGE REGISTER

There are currently no State Heritage Register listings affecting any of the buildings in the Kensington Street Precinct at present and none of the earlier studies have found that they demonstrate the state-significant qualities that suggest that they should be considered for listing on the State Heritage Register.

SYDNEY LOCAL ENVIRONMENTAL PLAN 2005 AND DRAFT LOCAL ENVIRONMENTAL PLAN 2011

The stone terrace at 46-48 Kensington Street is the only building within the Kensington Street Precinct that has been formally listed as a local built heritage item on the Sydney Local Environmental Plan 2005 (item 188).

The Precinct is also in the vicinity of several other locally listed heritage items, including the main formal gateway to the Brewery (listed in the Local Environmental Plan as a heritage item (townscape) and which is currently undergoing conservation works; the Brewery's former Administration Building, the County Clare Hotel (20-24 Broadway) and the main internal roadway leading into the brewery precinct from the gateway (townscape item).

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).

CENTRAL SYDNEY ARCHAEOLOGICAL ZONING PLAN

The whole of the former brewery site, including the houses and industrial buildings of Kensington Street, 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 are in the vicinity of the subject site.

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

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 management of the Precinct.

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 within the Precinct.

1.9 METHODOLOGY

This SECMP has been prepared in accordance with the requirements of the NSW Heritage Council for conservation management plans and the principles established in Dr James Semple Kerr's publication *The Conservation Plan* (2000). The underlying principles and terminology are those outlined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

The provisions of the earlier consents and approvals for the development require also that earlier reports identified in the statement of commitments must be respected in any future work, including conservation work, and this CMP therefore builds upon the findings and recommendations of these reports and makes extensive reference to them throughout the CMP.

1.10 RESEARCH METHOD

This report has extensively utilised existing histories from the endorsed CMP (NBRSP 2005) and the accompanying inventory sheets as well as the other reports and studies identified in Section 1.6 above (Statutory Listings and Controls).

The preparation of this report has also involved:

- a series of site visits and site photography to document and analyse the condition and integrity of the interior and exterior fabric of all buildings and structures as well as their setting within the Precinct;
- a detailed fabric analysis of each building with reference to the site research by the study team and the earlier fabric analyses; and
- a detailed review of the design development and approvals process and documentation for the site since 2005.
- Meetings were held with City of Sydney Council, NSW Heritage office and the Department of Planning and Infrastructure.

Original Building Approval drawings and historic photographs of the warehouse buildings have also been sourced where available to inform conservation recommendations (no plans were found for any of the terraces). No additional significant building plans were found.

No additional archaeological investigation has been carried out.

The site visits included visual inspections and opening up by removing later applied layers of non-significant fabric. Extensive rubbish removal and asbestos removal has also taken place under heritage supervision.

1.11 STRUCTURE OF THIS CMP

This CMP is required to include detailed Conservation Policies (a Specific Element Conservation Management Plan) for each of the elements identified in the earlier studies as being significant (Table 1). This CMP is presented to provide the contextual information, such as the historical overview of the development of Kensington Street, the statutory framework for the policies and the significance of the streetscape of Kensington Street as they apply to the Kensington Street Precinct as a whole. It then provides a detailed assessment of the historical development, current fabric and conservation priorities for each of the buildings within the Precinct. Additional policies are presented in a separate section that is common to all buildings.

1.12 LIMITATIONS

The historical information within this report was sourced primarily from the previous research and studies of the former brewery complex. These earlier studies focused on the main former brewery site (to the west of Kensington Street) and documentary evidence of the earlier occupation and uses of the terraces is not extensive, although sufficient information was available to allow a brief historical analysis to be developed. This information is considered to provide sufficient information for both the assessment of significance and the development of management policies for the buildings. It should be noted however that it is not intended to be an exhaustive history of each property.

The endorsed CMP includes a comparative analysis of the former brewery site against other breweries, major industrial sites of a similar age and scale and works by the architects responsible for many of the more significant brewery buildings. This analysis has been used in this SECMP. It should be noted that it does not include a comparative analysis of modest terrace houses in the inner Sydney area. Studies prepared by the Sydney City Council have been used to determine the comparative significance of the Kensington Street terraces in the assessment of heritage significance.

The complex statutory context of the CMP means that although the policies have been designed to stand independently of any particular development proposal, the amount of fabric that can be retained has been determined by earlier approvals and the scope for departure from the legal parameters of these reports and approvals is limited.

1.13 AUTHORS

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All photos were taken by the author or members of the Kensington Street Study Team (Paul Davies, Robyn Conroy, Jean Wahl and Chery Kemp) unless noted otherwise.

1.14 ACKNOWLEDGEMENTS

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

1.15 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 HISTORICAL SUMMARY OF THE PRECINCT

2.1 INTRODUCTION

The Historical Summary below draws on the endorsed Noel Bell Ridley Smith and Partners Pty Ltd *Carlton United Brewery Site Conservation Management Plan* 2005, the 1991 *Conservation Plan for the Kent Brewery* by Planning Workshop and Associates. Other studies identified in section 1.7 also provided relevant and useful historical information. The specific building histories also refer to the inventory forms prepared by Noel Bell Ridley Smith & Partners Pty Ltd in May 2005, unless otherwise stated.

These earlier studies have been updated utilising online historical primary sources such as the City Archives historical City of Sydney Rates and Assessment books for the Phillip Ward (which includes Kensington Street), and the National Library of Australia Trove online search system, particularly to source historical newspaper references.

Council's Heritage Inventory Sheets for the Kensington Street streetscape and the properties on the eastern side of Kensington Street that were in the Brewery's ownership in 2005 are attached at Annexure A.

Reference should also be made to Shirley Fitzgerald's *Chippendale: Beneath the Factory Wall* (1990, 2008) which provides a comprehensive contextual summary of the development of the area and describes in detail the historically, socially, economically and physically significant links between the Brewery and the local community.

2.2 DEVELOPMENT OF THE BREWERY SITE

Kensington Street is situated within the traditional lands of the Cadigal band of what is now known as the *Eora* people. Because of the site's location close to a watercourse the area is likely to have been used for hunting and gathering purposes.

In the first decades of the 19th Century, land on the outskirts of Sydney along the road to Parramatta was granted to early settlers such as William Chippendale, Robert Cooper and Major George Druitt. Druitt was granted 8 acres of land on the southern side of Parramatta Road in 1819, and named it "Cassino".

In November 1834, John Tooth purchased part of the grant, and in 1835 John Tooth and Charles Newnham announced their intention of opening the 'Kent Brewery'. The site of the brewery did not have a formal frontage to Parramatta Street and relied on a driveway access over the property fronting Parramatta Road although the Tooth family had p and was approached by a private road over a right of way along the eastern boundary of the site which followed the alignment of today's Carlton Street. The brewery buildings were set well back on the property.

In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street [now Broadway] and Botany Road [now Regent Street] to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this area shortly after, to be known as "Kensington", it became apparent that there was a mistake in the written description of the land in the deed and Druitt's holdings actually encroached upon Government land to the east, leading to an amended plan being prepared that was smaller in area and deleted a row of lots along its western edge.

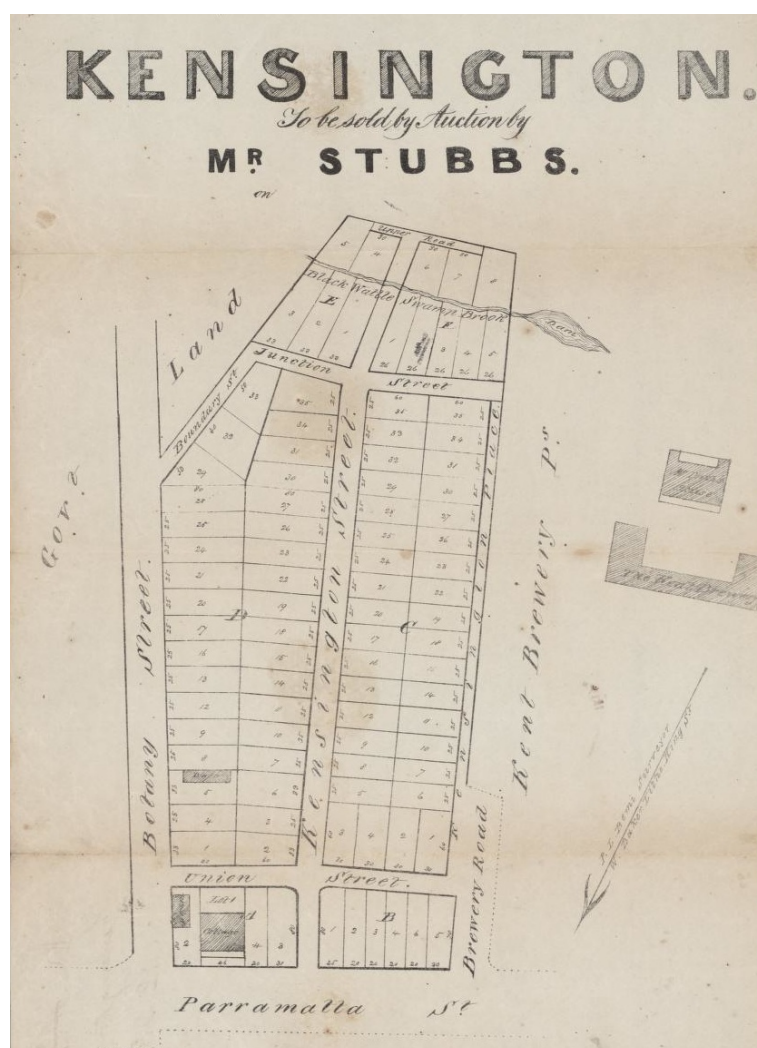


Figure 4. Surveyor Thomas Stubbs' map of the Kensington Estate at Chippendale which was prepared for its proposed sale in 1842. The map has been drawn with north to the bottom of the page. The final form of the subdivision was amended by shifting the alignment of Kensington Street slightly to the west (towards the brewery) and by deleting the second row of lots and the lane ("Kensington Place") which had been proposed adjacent to the brewery site. "Brewery Road" provided access from the brewery to Parramatta Road and approximates the alignment of today's Carlton Street. Source: National Library of Australia.

The allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those along the eastern side sold more slowly, with several being purchased by the Tooth Brothers. All parcels on the western side of Kensington Street had been sold by 1850. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1853 Kensington Street was described as being a leading thoroughfare to Chippendale and Botany.¹

In common with much of the rest of the developing suburb of Chippendale the "Kensington Estate" consisted of poor quality rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being "in the most wretched condition, so far as ventilation and cleanliness are concerned". By 1865 the Kensington subdivision was completely occupied. Further development in the later years of the 19th century and the early years of the 20th century consisted of demolition and rebuilding of all of the structures on the western side of Kensington Street and many of those on the eastern side for brewery and other industrial uses.

Early City of Sydney Rates and Assessment books for the Phillip Ward (which includes Kensington Street) show no street numbering in Kensington Street (1841 and 1848 Rates books). Confusingly, in the 1856 Rates book houses on the east side of Kensington Street were shown with odd numbers, and in the 1858 Rates book the eastern side of the street had been re-numbered with even numbers. These were however not the current numbers. In the

¹ Sydney Morning Herald, Friday 8 April 1853 Letter to the Editor, page 2 Monday 4 July 1853 Letter to the Editor, p. 2

1867 Rates book the street numbering on the eastern side of Kensington Street had settled down to the current numbering (with a few anomalies).

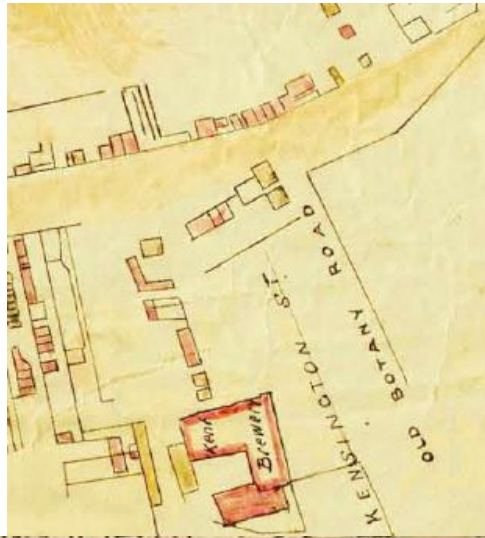


Figure 5. Detail from 1845 plan of Sydney showing the area after the establishment of the brewery but prior to subdivision. Kensington Street is indicated but no buildings are shown.

(Francis W Shields Plan of Sydney, 1845. Sydney City Council Archives Collection: Historical Atlas of Sydney)

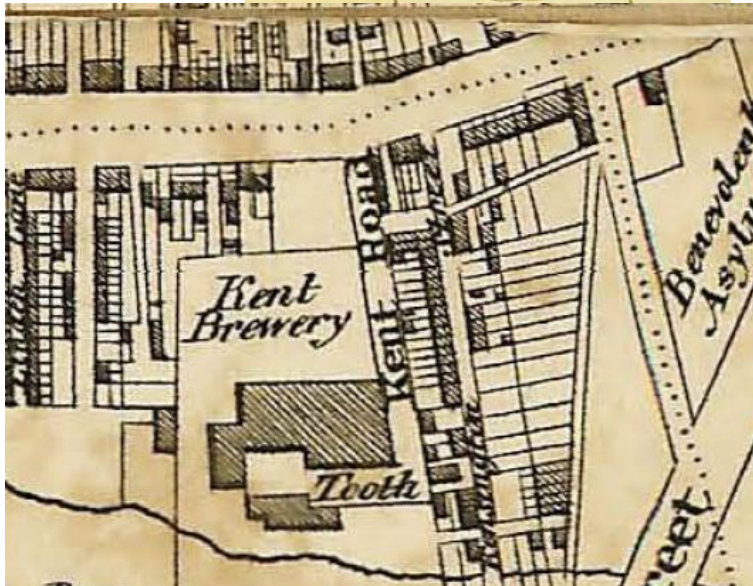


Figure 6. Extract from the 1854 Woolcott & Clarke's Map of the City of Sydney showing the development along Kensington Street. Most of the western side is occupied by what appears to be a terrace row, but the eastern side remains largely undeveloped with the exception of the four single storey cottages that have survived in Kensington Street.

(Sydney City Council Archives)



Figure 7. The London Lodging House was demolished to allow construction of the Aerated Waters Factory (now part of the Administration Building on the main brewery site).

(Sydney City Council Demolition Photographs (dated c1909). Sydney City Council Archives Collection.)

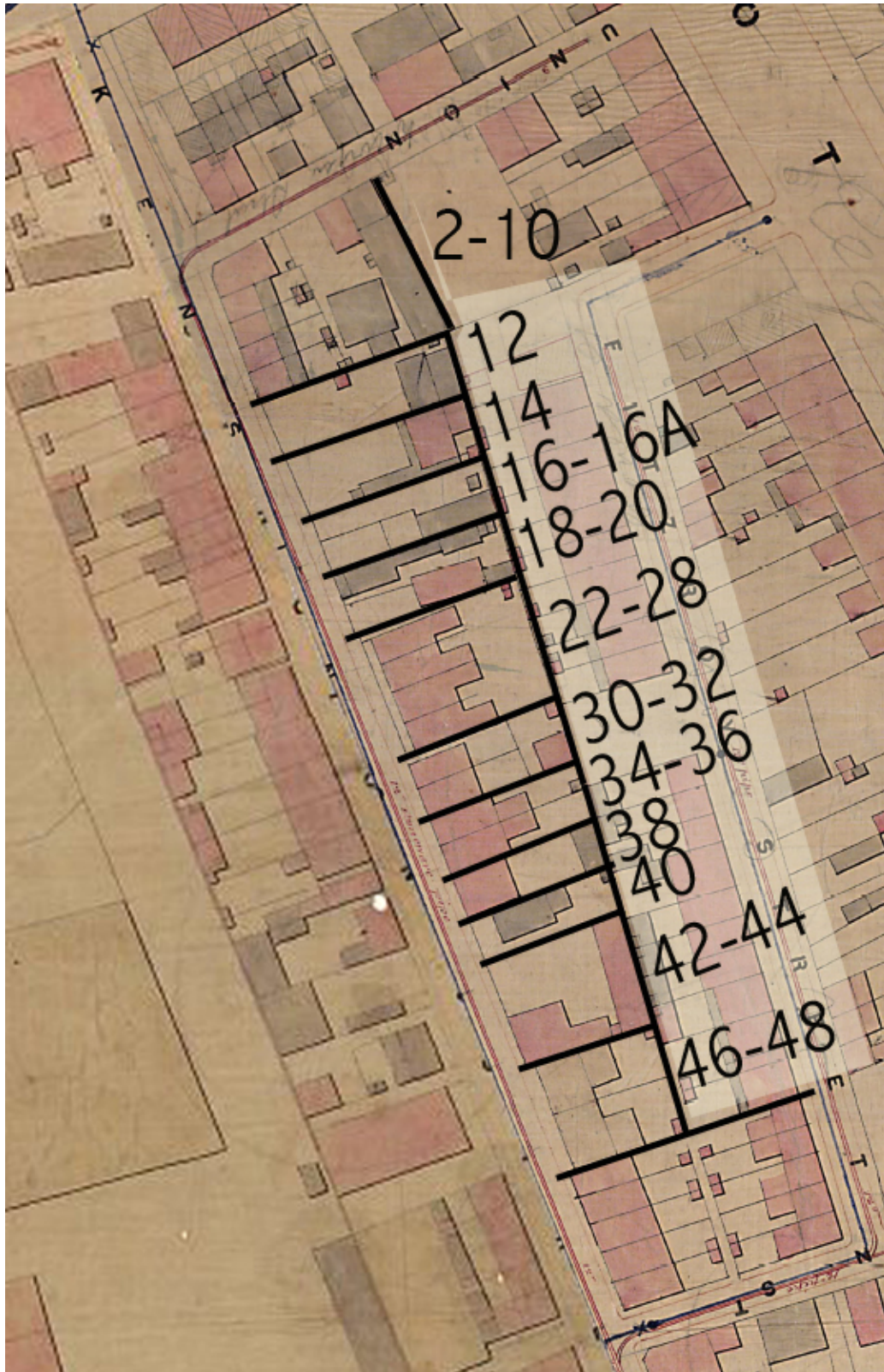


Figure 8. Composite extract from the 1865 Trigonometric Survey of Sydney showing the pattern of development along Kensington Street with current street numbers of the buildings marked. Pink coloured buildings are brick, beige are stone and grey are iron or timber.

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 9. The Sydney Water Board Plans of 1888 reveal that there had been little change to the area since 1865.

(NSW Department of Lands. Sydney Metropolitan Detail Series. State Library of NSW-Mitchell Library.)

In the 19th century the houses in Kensington Street were occupied by tenants and some owner-occupiers, and, in a pattern typical of working class areas in the 19th Century, the turnover of tenants in many of the terraces was regular.

Kensington Street Chippendale was described in 1864 as consisting of “private residences of persons who have a decent but not very wealthy position in society.”² This contrasts with the 1850s description (cited earlier) of the condition of houses in Kensington Street as being “wretched”, and clearly reflects the impact of new housing in the street built in the early 1860s.

In the 1880s and 1890s Tooth & Co. began to acquire residential land around the brewery and absorbed the properties into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 all properties on the west side were owned by Tooths. The earlier buildings (including dwellings and the Napoleon Inn at 61 Kensington Street) had been demolished for the construction of new buildings that were to form a “wall” to the western side of Kensington Street, many of which were designed by the brewery’s architects Spain & Cosh (later Spain Cosh and Minnett) using the distinctive, yet simple, device of dentillation of brickwork set in bays between engaged piers.

Between 1911 and the 1930s many of the houses on the east side of Kensington Street came onto the market and were also purchased by Tooths. Some were demolished for the construction of factories and warehouses such as the pair of garage/store buildings from 2-12 Kensington Street were built, but most were retained as dwellings and leased by the Brewery, often for atypically long periods. By 1935 Tooths owned nearly all properties on the eastern side of Kensington Street between Dwyer and Outram Streets.

² Sydney Morning Herald, Friday 1 July 1864 *Rambles through Sydney Part 1* p. 2

The conditions in the terraces remained primitive: for example in the 1940s many tenants of the terraces 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 but there is little sign of remediation evident in the fabric today.

The buildings at 2-14 Kensington Street continued in brewery related uses as garages, workshops and stores until brewing ceased. Those properties (such as 44 Kensington Street) that remained in non-brewery ownership were used for various light industrial purposes such as warehouses for nearby businesses.

In August 1983 the Kent Brewery was purchased from Tooth & Co. by Carlton & United Breweries. The Carlton & United Kent Brewery closed in 2005, and as terraces became vacant they were not re-let being boarded up, secured and not maintained. In recent years rear outbuildings and rear wings to the terraces have been demolished.

Several of the warehouses were then used as studio and rehearsal space by local artists and performers – also as architectural workshop/studio space by the nearby University (UTS).

Frasers Broadway Pty Ltd purchased the former brewery site in June 2007, and have since also purchased the terrace at 18-20 Kensington Street which was not previously in the ownership of Carlton & United breweries.

DEVELOPMENT ON THE EASTERN SIDE OF KENSINGTON STREET

The history of each of the buildings on the eastern side of Kensington Street is contained in Section 4.0 (individual building assessments).

DEVELOPMENT ON THE WESTERN SIDE OF KENSINGTON STREET

One of the most significant and prominent buildings to be constructed in the brewery precinct was the Administration Building. This was built in 1910 to plans by Spain and Cosh in the Classical Free Style, a departure from the more utilitarian design of their earlier structures on the site. Its original footprint was significantly smaller than the building appears today, with a large light well at the northern end and land to the north reserved for the imminent erection of the aerated waters factory.

The brewery had diversified into the production of aerated waters and cordial in the latter part of the 19th Century, and in 1912 a dedicated factory for their production was established at the north-eastern corner of the site near the main entrance gateway, abutting the recently completed Administration Building. This factory was also designed by Spain, Cosh and Minnett, but is in the Federation Free Style. It was distinguished by the curved parapet line facing Parramatta Road that is similar to the character of the Rum and Bond Store buildings on the site of opposite on Kensington Street. The elevation to Kensington Street was more consistent with the more utilitarian form of most of the earlier brewery buildings. The ground level of the building included a cart dock along the southern boundary to the Administration Building which provided a link through the building between Kensington Street and the main internal driveway.

The Aerated Waters Factory was decommissioned in the late 1920s and the building was demolished to ground level to allow a major extension to the adjacent Administration Building in 1930, although the cellar space was retained under the new building. This extension was designed by architects Robertson & Marks to match the style of the Administration Building. The new work was abutted to the existing, allowing the join between the two sections to remain clearly visible. The extension also included an additional storey over both sections to create a third level to the building which was then covered by the simple hipped roof seen today. The main feature of this new level was the large Executive Suite at its south-eastern end, which included the fully paneled Boardroom, private dining room, bathroom and kitchen.