



Figure 189. 46 Kensington Street.
Main ground floor room. The
mantle has been damaged by a
fire in the grate (the working
status of the chimney is not
known)
(photo Nat Hughes)



Figure 190. 46 Kensington Street.
First floor front room.
The upper level of 46 is more
intact than the lower.
(photo Nat Hughes)



Figure 191. Detail of original door hardware



Figure 192. Detail of pressed metal ceiling.



Figure 193. 48 Kensington Street
Main front room. 48 is highly intact, although has suffered serious damage from water entry over many years. (looking north to the common wall with 46 Kensington Street).
(Photo Nat Hughes)



Figure 194. 48 Kensington Street
Main front room: looking east.
(photo Nat Hughes)



Figure 195. 48 Kensington Street
The back room is particularly intact, with the original utility fireplace still in place.
(photo Nat Hughes)



Figure 196. 48 Kensington Street
Stair to the upper level.



Figure 197. 48 Kensington Street
Upper level – rear room under the
skillion roof. The original timber/bark
lining is in poor condition.



Figure 198. 48 Kensington Street
This terrace is highly intact, with the
only evidence of change to the fabric
caused by the damage from water
entering the building. The extent of
damage suggests that there were
significant structural leaks for many
years.
(photo Nat Hughes)



Figure 199. 48 Kensington Street
Serious ceiling damage caused by water entering the roof space.



Figure 200. 48 Kensington Street
Mid-Victorian fireplace and mantle.

REVIEW OF HERITAGE SIGNIFICANCE OF 46-48 KENSINGTON STREET

The 2005 CMP identified the significance of the terraces at 46-48 Kensington Street (identified in that CMP as Buildings 49A and 49B) as having 'exceptional significance at the local level': They were assessed as a single item, reflecting their common built form and consistent patterns of historic evolution.

Criterion (a) Historic significance

Completed circa 1855, the pair of terraces at 46 – 48 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas on the fringe of the city the mid nineteenth century. The pair is a remnant of mid 19th century working class terrace housing and demonstrates early patterns of residential life in the fringe suburban areas of Sydney. The pair illustrates the residential development of the Kensington Estate

Criterion (b) Significance for association with important persons or places

Purchased by Tooths in 1911/1938 and continuously tenanted, the pair evidences the long-standing expansion policy of the Kent Brewery. The building demonstrates the expansion potential of the company in purchasing surrounding property adjoining the Brewery Site.

Criterion (c) Aesthetic significance

The pair has aesthetic significance as a substantial two-storey stone terrace in the Victorian Regency style, constructed of fine sparrow picked and margined sandstone blocks with finely detailed cantilevered balcony.

The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. The Kensington Street terraces have significance for their contribution to this important residential and industrial streetscape.

Criterion (d) Social significance

The terraces have the ability to demonstrate 19th century working class lifestyles. The terraces have had continuous residential use.

Criterion (e) Technological/research potential

The terraces have high archaeological potential relating to mid 19th century working class life. They have the ability to demonstrate an array of 19th century building techniques, services and technologies.

The [potential for the] presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.

Criterion (f) Rarity

Terraces from the 1850's period are comparatively rare in Sydney. The terrace group is one of a small number of mid 19th century working class housing in the city area.

The Kensington Street group provides a rare opportunity to demonstrate working class Sydney living conditions of the mid 19th century. The group is a remnant of former dense residential precinct, now isolated by the expansion of surrounding industrial development. A relic of the 19th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people.

Criterion (g) Representativeness

The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19th century and is a fine representative example of working class Victorian domestic construction.

Comment:

This assessment has been confirmed by the inspection of fabric and additional research undertaken for this CMP.

CONTRIBUTORY FABRIC: 46-48 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with little evidence of layering to number 48. Number 46 has had more significant decorative changes, although most of the original joinery is intact despite the visually assertive colour and tiling schemes. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the terrace at 46-48 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
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Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	The sandstone construction of the terrace is highly contributory to understanding its heritage significance since it was built by two stone masons as their private residence.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street with exception of verandah infill and temporary cladding to the sandstone walls at ground level.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with paired single storey wings.
Architectural style and form	Historic, aesthetic, technological	High	All fabric helps to demonstrate the multiple heritage values of this terrace. The whole of no.48 is highly intact and provides clear evidence of the form, finishes and detailing of the mid-19 th Century inner city dwelling.
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric (note that water ingress over a period of many years to no.48 have caused significant damage to ceilings and floors in particular).
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	No.48 particularly. Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	Low	Services are not connected or operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 46-48 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 46-48 Kensington Street. The buildings are in deteriorated condition and evidence of water damage suggests that this may need ongoing monitoring even though the roof has been replaced relatively recently in order to protect the surviving fabric and to render the buildings habitable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is retained. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact. Extensive interior damage from water ingress. The iron sheeting has been replaced, but needs ongoing monitoring. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior stonework is largely intact, particularly to the street elevation and the main walls of the rear. Water ingress is affecting integrity of fabric, particularly near the stone elevations. It is not known whether the damage seen is the result of earlier (now repaired) problems or whether water is still able to penetrate the sandstone walls. The cause of the damage should be confirmed and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques. Existing cladding to the ground floor may be removed to reveal the original sandstone façade. If the stone is found to be damaged or missing, it should be repaired/reinstated.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water flow/penetration show signs of deterioration. These need to be inspected and painted, repaired and/or replaced as required.
Ceilings	Many of the internal ceilings, particularly to 48 Kensington Street have collapsed in part or show significant

Element	Comment
	deterioration. These need to be repaired with like material after the cause of the damage is resolved and repaired properly. Other ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Floors appear to be in generally sound condition, with patching in places as a result of the water damage. They should be inspected and repaired where necessary.
Staircases	The staircases should be maintained in working order.
Verandas	The existing veranda enclosures may be retained to protect the fabric of the main wall, particularly during major conservation works; or they may be removed and the original veranda form reinstated..
Streetscape	The presentation of the terrace to both Kensington Street and the rear yard area should be preserved.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	There are no operable services.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 46-48 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

5.0 THE HERITAGE SIGNIFICANCE OF THE KENSINGTON STREET PRECINCT

5.1 CONTEXT: THE HERITAGE SIGNIFICANCE OF THE FORMER BREWERY

The CUB brewery was one of Sydney's most important breweries. Prior to its closure it was the largest and oldest continuously operating brewery in New South Wales, having been at this site for 170 years. The complex contained individual buildings, building groups, street patterns and lanes, structures and industrial equipment, which were significant for their individual values and for their contribution to an understanding of the broader historical evolution of the complex. The individual contributory value of each structure was assessed in the series of earlier studies prepared in recent years, and the issued consent endorsed the heritage significance of the site as a whole and the heritage value of the individual component buildings.

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

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

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

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

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

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

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

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

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

The identified significance of the site is enhanced by extensive surrounding records which are in the public domain. These demonstrate aspects of the identified historical significance of the site. Substantial documentary evidence survives in several public archives along with artefacts surviving on site and in the Sydney Powerhouse Museum, which would support interpretation of the various aspects of the significance of the site.

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

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

5.2 THE SIGNIFICANCE OF THE KENSINGTON STREET PRECINCT IDENTIFIED IN THE 2005 CMP

The 2005 CMP also assessed the heritage significance of the streetscape of the Kensington Street Precinct in the following simple terms:

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.

The assessments of heritage significance for the streetscape in the 2005CMP is considered to be accurate but simplistic, lacking evidence of a detailed appreciation of the relationships, visual, spatial and historic, between its component elements.

It is considered that a more comprehensive assessment is required to provide the sound basis required for both the conservation of the fabric of the buildings within the Precinct and its public spaces as well as to guide the making of decisions about more active intervention and changes within and in the vicinity of the precinct.

5.3 ASSESSMENT OF THE HERITAGE SIGNIFICANCE OF THE PRECINCT IN 2012

5.3.1 CRITERION (A) HISTORICAL SIGNIFICANCE

The item is important in the course of, or pattern of New South Wales' cultural or natural history

The Kensington Street Precinct demonstrates historic significance as a modestly scaled mixed industrial and residential streetscape featuring some of the earliest, most modest terraces and technologically interesting to have survived in the inner city area. Outside Millers Point/The Rocks area there are very few, if any, largely intact streetscapes from the 1840-1869 period remaining in Sydney.

The terraces have an intimate, 'hidden' quality, due both to their scale and their presence being shielded in views from outside the precinct by the more prominent scale and form of the industrial buildings, demonstrating the hierarchy of building form and land uses characteristic of the inner city.

The integrity of the fabric, including its overall lack of alteration since construction, to almost all buildings in the Precinct, demonstrates the historically strong links between the large industrial enterprise of the former Carlton United Brewery (Tooth's Brewery) and its setting,

with evidence of not only the Brewery's expansion beyond its original boundaries, but also evidence of its planning for further expansion through the purchase of the terraces but then playing a passive role in their management. The Kensington Street Precinct also marks the northern edge of the brewery at its largest point.

5.3.2 CRITERION (B) HISTORICAL SIGNIFICANCE (ASSOCIATION WITH IMPORTANT PEOPLE)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history

The Kensington Street precinct does not demonstrate strong association with a significant person and therefore does not satisfy this criterion.

5.3.3 CRITERION (C) AESTHETIC SIGNIFICANCE

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales

The Kensington Street Precinct is an excellent and substantially intact mid-late 19th Century inner city streetscape, with a mixture of uses, narrow street width and all buildings built to or close to the property boundary. The consistent parapet line directs the eye to the larger industrial buildings at each end.

The built forms within the Precinct include several important and rare examples of worker's housing in 19th Century Sydney, including diminutive single storey terraces and two separate examples of terraces with wide (sufficient for a cart or carriage) passages under the main roof of the dwelling. It also contains buildings built by builders for their own use, not for speculative re-sale.

The western edge of the Precinct is defined strongly by the brewery's former Administration Building which presents an impenetrable barrier to access between the street and the Brewery. The southern end of the western side has been demolished and is undergoing significant redevelopment as part of Central Park.

5.3.4 CRITERION (D) SOCIAL SIGNIFICANCE

An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons

The Precinct demonstrates strong physical, economic and cultural associations with the former Carlton United/Tooth's Brewery, a mainstay of the social and cultural identity of 19th and early 20th Century NSW.

5.3.5 CRITERION (E) TECHNICAL/RESEARCH POTENTIAL

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history

The technological/research potential of the former Motor Garage/Rum Store (2-10 Kensington Street) is excellent. It contains a range of industrial fabric and technologies associated with both phases of its use and continues to demonstrate early 20th Century technological solutions to the challenges of multi-storey secure warehousing – including the vehicular-sized goods lift with winch gear and motor room, evidence of turntables, grilles and security systems demonstrating use as customs and bond store.

The technological/research potential of the terraces varies, with most demonstrating either representative or rare building technologies. Their continuous use and undisturbed fabric means that there is potential for accidental archaeological deposits below the floors and in the rear yard areas. Some unusual building solutions have individual research potential, but the main area of likely contribution to knowledge is as a group of vernacular terraces demonstrating a range of approaches to problem solving in construction.

The area behind the terraces was originally largely occupied by modest timber dwellings and some physical evidence of these may survive below ground level.

5.3.6 CRITERION (F) RARITY

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history.

The survival of such very modest and highly intact terraces in a highly developed inner urban cultural landscape is rare; and the pressures for redevelopment of the precinct means that their significance must be protected and managed carefully to ensure that it is not lost.

5.3.7 CRITERION (G) REPRESENTATIVE

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environment.

Kensington Street is representative of the mix of uses and building forms of the ring of suburbs surrounding the Sydney CBD. It provides physical and spatial evidence of the formerly common symbiotic relationship between industry and housing in 19th and early 20th Century Sydney.

5.4 THE CONTRIBUTION OF THE BUILDINGS AND ELEMENTS OF KENSINGTON STREET TO THE HERITAGE SIGNIFICANCE OF THE PRECINCT

The heritage significance of the individual buildings was identified in Section 4 of this CMP. When considering the cumulative and streetscape qualities of the precinct it becomes apparent that there are five main elements in the precinct:

- public domain
- large, brewery related buildings
- small, infill industrial buildings
- terrace houses
- vacant/redevelopment sites.

PUBLIC DOMAIN ELEMENTS

The public domain of the Kensington Street Precinct is relatively simple, consisting of the straight alignment of Kensington Street through the Precinct, and its enclosure by minor bends in the alignment to the north and south before intersecting with much busier roads such as Broadway and Regent Street.

The carriageway is narrow, and kerbing is typical of that found throughout the inner city, being a mixture of sandstone block, granite block and cast cement. Narrow footpaths are provided on both sides of the street. The street wall is well defined, with all buildings (except where demolished for redevelopment) being built to or close to the property boundary. The height of the street wall is also relatively consistent, ranging from the single storey terrace of 22-28 Kensington Street to the generous 3-4 stories of the brewery buildings towards the northern end of the precinct. The prevailing height however is that of the 2 storey terrace, giving the precinct a comfortable and human scale.

LARGE, BREWERY RELATED BUILDINGS

The former Brewery continues to demonstrate a strong presence on the streetscape qualities of Kensington Street; with the western side defined by the wall of the former Administration Building; and the Brewery's former Motor Garage/Rum Store buildings at the north-eastern end and the later Motor Garage at the South-eastern. The County Clare Hotel (at the north-western corner of Kensington Street and Broadway) also reads as a Brewery building. These

buildings read together as a group that brackets and encloses the much smaller terraces and infill industrial development.

SMALLER INFILL INDUSTRIAL BUILDINGS

These smaller infill buildings are characterized by their nondescript, functional design, each presenting a relatively blank brick wall punctuated by roller shutters and access doors and covering the whole of their lots. Their modest scale and height is consistent with the adjoining terraces, maintaining the aesthetic qualities of the prevailing street wall.

TERRACE HOUSES

The terraces form the core of the Kensington Street Precinct. Although each terrace displays unique architectural qualities, they present a consistent street edge and define the scale and character of the precinct. Their low built height has also allowed good solar access to the precinct, although this is now being compromised by the scale of recent development in the surrounding area.

VACANT/REDEVELOPMENT SITES

The street wall to the south-west of the Kensington Street Precinct has recently been demolished for redevelopment to high rise buildings as part of the Central Park project. This will change the spatial characteristics of the precinct and will help the terraces and the eastern street wall to read as an even more interesting and unique element.

6.0 CONSERVATION AND MANAGEMENT PRINCIPLES

6.1 INTRODUCTION

This section considers the implications of the cultural significance assessments and analysis described in sections 1-5 of this SECMP for the future use and management of the buildings within the precinct. The section addresses the physical, technical, legal, legislative and statutory matters that are associated with planning the ongoing management of significance of each building as part of the Kensington Street precinct.

Although this CMP has been prepared within an atypical statutory context, whereby the concept of redevelopment has already been endorsed and the CMP is required to accompany the detailed application for redevelopment of this part of the site, it is important that the significance of the buildings within the group is the primary determinant of the detailed conservation policies and levels of intervention that may be proposed, whether as part of restoration or adaptive re-use.

6.2 OPPORTUNITIES AND CONSTRAINTS

The cultural significance of the Kensington Street Precinct as an element within the overall Central Park site has been assessed in the earlier CMP as 'High', whilst the Streetscape has been assessed as being an element of 'Exceptional' contributory significance. This has been confirmed by the research undertaken as part of this SECMP.

A key outcome of the fabric analysis and assessment of heritage significance is that the cultural significance of the Kensington Street precinct responds to both the surviving original fabric and the intimacy of spaces that form the group, and that these provide opportunities for not only the conservation works, but also the development of adaptive re-use and infill development policies.

Section 4 identified the issues relevant to the management of the significance of the individual buildings in the precinct. Other issues arise in response to the particular characteristics and values of the larger buildings within the Precinct such as the former Garage/Rum Store, including:

- The structural adequacy of the building for new uses. Even though of traditional brick and timber construction (with an internal steel frame), the existing building was designed to carry substantial weights, with the capacity being increased in the 1930s when the floors were reinforced. The structure appears to be in sound condition, but any new use that would significantly increase the loads on the building will need to be considered carefully to ensure that it will not affect the stability of the building.
- The potential need to comply with the requirements of the building codes. Any new work will need to comply with the Building Code of Australia and relevant Australian Standards, and the need for existing fabric to be upgraded to comply will vary according to the scale and type of work proposed and the nature of the proposed new use. It should be noted that 'performance based' solutions can be an effective way of conserving significant fabric whilst achieving the protection required under the BCA. In this regard, 2-10 Kensington Street is of typical early 20th Century warehouse construction, with a steel internal frame, timber floors and external brick walls. Although it contains commercial fire-fighting equipment and is sprinklered; it does not contain fire stairs or other emergency evacuation facilities. These would need to be provided as part of any adaptive re-use. The newly amended Australian Standard for Earthquake Events has significant impacts for all large brick and timber buildings, particularly if the loads on the structure are likely to be increased, for example if additional storeys are proposed to be added. Access for people with disabilities is also likely to be required (depending on the proposed use).

It is important when developing conservation policies for significant places that the need to retain the underlying heritage values informs the making of decisions about the place, which will influence those parts or elements of the building that need to be retained and those that are capable of more significant intervention without unacceptable impact on the heritage

values. In the case of the buildings within the Kensington Street Precinct, other issues, such as the potential for works associated with adaptive re-use, need to also be considered.

The following issues have been identified as being of particular relevance to the development of conservation policies for the Kensington Street Precinct:

Issue	Comment
Planning context	The adaptive re-use of the precinct for uses such as retail, commercial and residential has already been approved. This includes a commitment to the retention of the heritage significance, including identified significant building elements, as part of the project. Significant alterations and additions, including the addition of floor space above existing roof levels in the commercial buildings, and the building of new structures in currently vacant parts of the site, have been approved in principle. The current approvals are likely to have a some impact on the heritage values of the buildings. All management recommendations in this CMP are framed within the statutory status of the buildings and accept that change will occur.
Other statutory requirements	Any change in the use of the building will require any new fabric or design to comply with relevant building codes. Recent changes to the Australian Standard for Earthquake Events are also called up by the Building Code of Australia. These have the potential to have significant impacts on the masonry fabric of the buildings given the extent of new work likely under the most recent Approvals for the site. The modest scale of the terraces will help to minimize the need for intrusive engineering; but the larger commercial buildings will need to respect these requirements. Equitable access and environmental performance are particular challenges when the heritage buildings will not comply with current code regulations. Solutions that retain significance and achieve as much compliance as possible are supported.
Protecting the subdivision patterns and rhythms of the streetscape	The curtilage and subdivision pattern of the terraces should be retained and the streetscape should be enhanced through conservation of the terraces, all of which are requirements of the conditions of the consent. It is important that Kensington Street continues to 'read' as the eastern edge of the Central Park development. It is also important that the public domain areas, including the roadway, footways, facades, setback areas and alleys between terraces are designed and maintained to the highest level of quality to ensure that any adaptive re-use remains a safe and attractive precinct. Notwithstanding this, it is also important that the streetscape continues to 'read' as an inner city streetscape with a range of uses and building forms that work together to create a vital and interesting place for the community. This will require the terraces to retain their individuality within the revitalised street, even if they are in single ownership. The policy seeks to guide conservation and adaptation to retain the stylistic and visual variety within the street, but also within the rear areas to maintain the understanding of the pattern of use. Signage should be simple and constrained in its scale and visual

Issue	Comment
	impact and not detract from the potential to appreciate the streetscape as a diverse, yet unified, whole.
Use of the buildings	All buildings are currently vacant or occupied by temporary uses. An active use in each building is required in order to achieve a long-term commitment to conservation and maintenance of significant fabric. New uses should not be of a type that would require significant intervention to historic fabric or an adverse impact on contributory spaces.
Building fabric	Many of the terraces are in poor condition and will require significant intervention to and repairs to the fabric. The buildings within the precinct are generally structurally sound, although it should be noted that the condition of fabric within each building varies considerably. The exterior of the majority of the buildings within the precinct is generally intact, with the exception of potentially reversible or recoverable changes such as balcony enclosures and missing verandahs. The integrity of the interiors varies more significantly, although all have kept most of their original configuration and structural detailing. The internal condition of the terraces is generally poor, for example the majority of ceilings in the terraces will require replacement, and many fireplace mantelpieces are missing. For example: • No. 18 Kensington has no original joinery except for the staircase and mantelpieces, and features c. 1970s ceilings (possibly with original ceilings above). • Nos. 22-28 Kensington Street all have concrete floors to the ground floors, modern ceilings and little original joinery except for one front window to No. 28. • Nos. 30-32 Kensington Street also have concrete floors to ground floors Despite these changes, in most cases there is sufficient original fabric to terraces within a group or pair for detailing such as joinery to be reproduced accurately where missing, a requirement of the conservation process.
Identified significant building elements	These are essential to understanding the history and heritage significance of the buildings and should be retained as a coherent whole.
Interpretation	Interpretation of the terraces is a requirement of the development consent. An Interpretation Strategy will be prepared, involving low-key interpretation of the terraces.
Graffiti	The exterior fabric of the two buildings is exposed to graffiti. This is an ongoing issue for many properties in the inner city. Some of the graffiti techniques (and the methods required for their removal) have the potential to cause significant harm to early brickwork and sandstone.

6.3 OPPORTUNITIES FOR FUTURE USES

The opportunities arising from the cultural significance of the buildings within the Kensington Street Precinct include:

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

The opportunities arising from the cultural significance of the buildings within the group include:

- their retention and conservation through adaptive re-use as part of the Central Park redevelopment site
- the commitment to the creation of an activated and viable retail/café zone along Kensington Street through the Central Park Concept Plan approvals
- the excellent location of Kensington Street as a popular local thoroughfare with excellent streetscape qualities and low traffic flows
- the diminutive scale and aesthetically appealing facades of the terraces and early warehouse buildings that have the potential to provide a range of adaptive re-use opportunities
- the potential for a high degree of permeability between the buildings whilst retaining the cohesive character of the streetscape. This will provide an excellent opportunity for the activation of the rear yard area as part of the adaptive re-use project and also for achieving good quality access by people with disabilities who may otherwise be unable to access the interiors of the terraces due to the constraints of the fabric and openings on the front elevations
- the potential for the rear yard area to provide those elements of commercial infrastructure that otherwise have the potential to have an adverse impact on the fabric of a historic building (such as toilets and kitchens)
- the interesting configuration of the rear yard area which provides the opportunity for a variety of spatial experiences.
- The potential for the community in the future to be able to understand and appreciate the historic role of the terraces and commercial buildings through a range of interpretative strategies.
- The identification of small-scale retail and café/restaurant uses appropriate to an active student and professional population would normally be an appropriate policy recommendation in most Conservation Management Plans for a precinct of this type. The Concept Plan Approval for the development of the site has identified the precinct for adaptive re-use of the significant elements within the group and thus protected them from demolition. The adaptive re-use is therefore more appropriately identified as an opportunity in the context of the Central Park project.
- Another opportunity arising from the cultural significance of the Kensington Street Precinct is the commitment to emphasise the role of Kensington Street as one of the primary pedestrian spaces in the development. The configuration of the buildings within the group must also be recognised as an opportunity that will facilitate the creation of a highly permeable and enticing public/private interface zone.
- The terraces in particular are however also notable for their modest scale, and the insertion of economically viable uses into the existing buildings may be difficult without modification to the fabric, including significant alterations and additions. The opportunity exists however to link or combine terraces in a single tenancy through

sensitive and potentially reversible connections without significant impact on their heritage values.

- The space at the rear of the terraces should also be recognised as an opportunity, being potentially capable of accommodating the infrastructure and services required to support the adaptive re-use of these properties whilst minimising the potential impact of kitchens and toilet facilities (for example) on the historic fabric.

6.4 CONSTRAINTS ON FUTURE USES

Constraints on the future usage of the buildings and spaces within the Kensington Street Precinct include:

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

The cultural significance of the buildings within the group also imposes constraints on the future management of the area and decisions about individual buildings. The reasons for this include:

- the need to undertake extensive building repairs as a matter of urgency;
- the lack of services such as plumbing in most terraces;
- the small footprint of each terrace; and
- the need to adapt the terraces for an economically viable new use.

Some of the buildings within the group are more robust and potentially able to accept significant change, and others are not of sufficient heritage significance to warrant their retention for heritage reasons. The warehouse buildings at 14 and 42-44 Kensington Street are examples of the latter. The early 20th Century warehouses at 2-10 and 14 Kensington Street are large warehouses with considerable heritage significance expressed through the fabric, but which are potentially suitable for innovative new layers to facilitate their adaptive re-use as part of the precinct.

The constraints that will affect the conservation and future uses of the buildings within the precinct include:

- the relative level of significance of each element as both an individual structure and as part of an important local streetscape
- the need to comply with the already issued Concept Plan approvals for the site
- the diminutive scale of each terrace with limited area for expansion
- the capacity of each building to comply with the provisions of the Building Code of Australia and OH&S requirements for commercial uses
- the diminutive size of each terrace that may limit uses that have particular spatial requirements
- the need to retain existing street elevations and 'terrace' characteristics of facades
- the difficulty of providing parking and major servicing spaces for potential commercial tenants
- the potential for loss of sunlight and sense of privacy arising from the scale and bulk of the buildings proposed in the main redevelopment site on the western side of Kensington Street.

6.5 OTHER RELEVANT ISSUES

PRINCIPLES OF AUSTRALIA ICOMOS' BURRA CHARTER

The following principles from the ICOMOS Burra Charter are particularly relevant to the establishment of the Kensington Street Precinct:

- The Burra Charter requires (Article 8) that conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.
- New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.²¹
- Article 23 states that continuing, modifying or reinstating a significant use may be appropriate and preferred forms of conservation.

Adaptive reuse of the terraces is to activate the Kensington Street streetscape while not compromising the conservation of the terraces in accordance with Burra Charter principles. The consent requirements for activation of the Kensington Street streetscape arise from urban design and security objectives as well as from the need for viable new uses for the terraces.

The Burra Charter requires (Article 7) that the use of a place of cultural significance should be compatible, where a *compatible use* means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance. Article 21 of the Burra Charter requires that:

- 21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.
- 21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Where adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

MANAGEMENT RESPONSIBILITIES

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

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

CLIENT REQUIREMENTS

The primary requirement of the Client is understood to be to achieve the development outcome indicated by the Minister's approvals for the Precinct. This includes the conservation and refurbishment of the terraces and the significant warehouse buildings as part of the Central Park development.

STATUTORY OBLIGATIONS

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

The approved Concept Plan also permits significant intervention in the fabric to facilitate the adaptive re-use of the buildings for a range of uses, including accommodation, retail and commercial activities in a culturally activated Precinct.

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

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

²¹ The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 1999, p 4 , 6.

This SECMP has been prepared within an unusual statutory context as has been described in Section 1. When identifying policies for the future conservation and adaptive reuse of the terraces it is important not only to satisfy the requirements of the many approvals, consents and endorsements already issued, and those yet to be submitted, but also the provisions of the Building Code of Australia, particularly as it applies to access for persons with disabilities and the provision of services such as kitchens, bathrooms and utility areas. Provisions of the Australian Standards called up by the Building Codes must also be addressed, including the need to ensure stability of masonry structures in the event of an earthquake.

Given the need to also satisfy the principles established by the Australia ICOMOS Burra Charter it is evident that creative solutions will be necessary, and 'alternative engineering solutions' may be required in parts of the development to both retain the significance of the buildings and to satisfy the requirements of the Building Code of Australia

6.6 ARCHAEOLOGICAL ISSUES

The earlier studies undertaken for the brewery identified that the Kensington Street precinct has moderate archaeological potential, with the potential for accidental deposits associated with earlier residential occupation high, including (for example) early rat's nests hidden in building cavities or buried in the rear yard area.

Much of the area is not known to have been excavated in the past, and there may be relics associated with the Indigenous or earlier phases of European phases of occupation of the site.

The recent excavation of the adjoining property to the east revealed that the buildings sit on a clean bed of river sand, likely to have been deposited by Blackwattle Creek.

It should be noted however that the extent of excavation is small in scale and the likelihood of uncovering any significant relic is minimal, and it is recommended that the usual provisions of the NSW Heritage Act apply, whereby no formal archaeological monitoring is required, but that if a relic is found during works then the NSW Heritage Council should be advised and the site managed in accordance with their requirements.

7.0 CONSERVATION POLICIES

7.1 INTRODUCTION

The policies that will guide the future use, conservation, adaptation and ongoing use of the Kensington Street Precinct and its component buildings need to be derived from their heritage significance and an understanding of what is important to retain and interpret for the future. They also need to acknowledge both the current major redevelopment of the former brewery site and the recent approvals for the adaptive re-use of Blocks 6, 7 and 10 (the eastern side of Kensington Street).

The Precinct has played an important role in the form and evolution of one of Sydney's most important breweries, including specially designed brewery buildings, adapted industrial buildings, vernacular industrial buildings and an excellent group of terraces houses from a period spanning more than 50 years.

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

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

7.2 CURRENT CONSERVATION AND MANAGEMENT POLICIES

The recommended conservation policies build upon those identified in the 2005 CMP and the NSW Heritage Database Inventory Sheets for each building. Each should be respected throughout the conservation and management of the historic fabric and in the development of the detailed works in accordance with the approved Concept Plan for the Precinct.

They are:

1. *All significant and contributory buildings should be retained, conserved and re-used.*
2. *The external form, scale and detailing of each terrace and Brewery-related warehouse building should be conserved.*
3. *Surfaces never intended for painting, notably face brickwork and tiling, should remain unpainted, while surfaces such as render and timber which were originally painted should continue to be painted in appropriate colours.*
4. *Existing window or door openings should not be enlarged or closed in.*
5. *The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved.*
6. *Damaged or vulnerable building fabric should be repaired or protected wherever possible and replaced only where there is no reasonable alternative.*
7. *Replacement fabric should be selected and fixed in accordance with the principles of the Burra Charter.*
8. *The exterior form[s] of the building[s] including the ridgelines of the roof should be retained and no upper level additions permitted to the terrace houses.*
9. *The original use of each building should continue to be able to be read. This should be the priority of any adaptive re-use of the buildings.*
10. *Any adaptive reuse should protect as much original internal and external fabric as possible.*
11. *Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.*
12. *Any new work to the rear yard area should be clearly readable as such.*
13. *A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.*

7.3 GENERAL CONSERVATION POLICIES ENDORSED IN THE 2005 CMP

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

The Executive Report accompanying the CMP endorsed by the NSW Heritage Council in June 2005 included a total of 66 Conservation Policies as follows:

- General Policies (1-46)
- Archaeological policies (47 and 48)
- Industrial heritage policies (49 and 50)
- Conservation Policies for retained elements (51 and 52)
- Archival recording policies (53 and 54)
- Maintenance works policies (55-59)
- Moveable heritage policies (60)-62), and
- Interpretation policies (63-66)

These were reviewed and those relevant to the Kensington Street precinct were identified and assessed to determine their relevance in the light of recent changes to the fabric and policy. They were:

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
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7.3 General policies

7.3.2 Adoption and Review of Policies

1. Adoption <i>This Conservation Management Plan (CMP) and its Statement of Significance, together the individual Statements of Significance for component parts of the former CUB site, should be adopted as the basis for the conservation and management of the identified historic character and heritage values of place and its component parts.</i>	The 2005 CMP and GML Executive Summary were endorsed by the NSW Heritage Council, and form part of conditions of consent for the site. This policy remains relevant. It should continue to underpin all decisions made about the conservation and management of the terraces.	This policy should continue to underpin the SECMP and its recommendations.
2. Periodic Review of the CMP <i>This CMP should be reviewed at regular intervals, no longer than 5 years apart. Reviews should involve stakeholders and relevant authorities, and be undertaken by appropriate qualified heritage professionals.</i>	The current CMPs prepared for specific buildings constitute a partial review of the CMP, in relation to those specific buildings. Paul Davies Pty Ltd is a heritage architectural/heritage consultancy firm with appropriately qualified staff. This policy remains relevant.	The SECMPs should also be reviewed on a periodic basis.
3. Application of CMP Irrespective of Future Use of the	This policy remains relevant. The policies and recommendations are	

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
Place <i>The policies and recommendations for conservation identified in this CMP should be applied irrespective of any future use of the site or its individual component heritage items.</i>	being applied through this SECMP and care has been taken to ensure that they continue to respond to the significance of the fabric and are therefore capable of being applied to any, or no, development proposal.	
4. Access to CMP Documents <i>All volumes of this CMP and related studies should be accessible to the public and to all persons having responsibility for the management and care of the former CUB site</i>	Paul Davies Pty Ltd has had access to the CMP, Executive Summary and related documents. Copies of these documents are available at the City of Sydney Archives. This policy remains relevant. It should be noted however that the Archives copy lacks the Policies and Recommendations section of the CMP. This should be made available to the Archives (and any other public repository) so that the document is complete for future researchers.	

7.3.2 Review of Heritage Listings

5. Update Listings in City of Sydney Planning Controls <i>All volumes of this CMP and related studies should be accessible to the public and to all persons having responsibility for the management and care of the former CUB site</i>	The status of this policy at the present time has been superseded by legislative changes resulting in change of the consent authority applying to the site (see Section 1 of this report for detail).	The terraces and the Kensington Street Streetscape should be listed as locally significant heritage items on the relevant planning register (the City of Sydney Heritage Inventory) and instrument (the Sydney LEP) notwithstanding the current approval regime.
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7.3.3 Conservation Plans or Strategies for Identified Heritage Items

8. Preparation of Conservation Plans or Management Strategies for Heritage Items <i>Conservation Management Plans (CMP) or Conservation Management Strategies (CMS) should be prepared (in accordance with the NSW Heritage Office Guidelines) for the components of the site identified as being of Exceptional, High or Moderate significance</i>	This report is one of a number of Specific Element CMPs being prepared for the elements (buildings) identified as being of exceptional or high significance, complying with this policy.	Policy satisfied - no further action required.
9. Review of Conservation Plans and Strategies	This policy remains relevant. This report is one of a number of	The SECMPs should also be reviewed on a periodic basis.

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>Conservation Management Plans (CMP) or Conservation Management Strategies (CMS) for individual items should be reviewed and revised by appropriately qualified heritage professionals at five yearly intervals or with change of use or ownership.</i>	Specific Element CMPs being prepared for items, which include a review of policies for these items, complying with this policy.	

7.3.4 Management Policies for the Site

10. Owners Responsibilities <i>The current and future owners and, where appropriate, lessees of the former CUB site should be responsible for the conservation management of the tangible and intangible aspects of the significance for the site and its component parts identified in its CMP.</i>	This policy remains relevant. The owners of the site, Frasers Broadway Pty Ltd, have taken ongoing responsibility for the conservation management of the site during the development process, complying with this policy.
11. Responsible Persons <i>The current and future owners of the CUB site should identify specific people within their organization(s) responsible for management of heritage conservation related works for areas and site components under their care and clearly define their required roles.</i>	This policy remains relevant. Frasers have employed Paul Davies Pty Ltd and Godden Mackay Logan to prepare reports relating to specific items and specific heritage or archaeology issues.
12. Professional Conservation Advice <i>Experienced heritage professionals should be involved with all phases of the conservation, adaptation and repair works to identified heritage items.</i>	This policy remains relevant. Paul Davies Pty Ltd is a heritage architectural/heritage consultancy firm with appropriately qualified staff.
13. Insurance of Heritage Fabric <i>The current and future owners of the former CUB site should ensure that there is adequate insurance for identified heritage items and allow appropriate repair/replacement of significant fabric.</i>	This policy remains relevant.
14. Disaster Recovery Policy <i>A disaster recovery policy should be prepared for heritage conservation of the site in</i>	This policy remains relevant.

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>consultation with relevant services, including emergency procedures for fire, storm warnings and storm damage. The policy should be made available for implementation to all site owners and managers.</i>		
15. Unused areas and Structures <i>The present and future owners of the former CUB site should set in place management policies and practices to ensure the physical security of all parts of the site, including areas and structures not being used, and the safety of personnel accessing these.</i>	This policy remains relevant. Frasers Broadway Pty Ltd has ensured unoccupied buildings are secured. In relation to the Kensington Street terraces and warehouses in particular, the buildings have been secured and also cleared of rubbish to ensure safe access for personnel.	
16. Maintenance of Essential Services <i>The current and future owners of the site should ensure that essential services are regularly inspected and maintained in safe working order to all areas of the site, including components not being used.</i>	This policy remains relevant. It should be noted that most terraces lack even basic services. Essential services have been inspected and maintained in relation to the Kensington Street terraces and warehouses. The heritage buildings have all been made safe.	
17. Temporary use of heritage items <i>Any temporary use of heritage items should be compatible with their identified significance.</i>	This policy remains relevant. The Kensington Street terraces and warehouse have no temporary uses. This policy continues to be relevant should a temporary use be proposed in the future. The warehouses have had temporary uses that are compatible.	
18. Conservation as Part of Site Development <i>Conservation of the place and identified components of significance should be implemented as opportunities arise, taking into consideration the owner's needs, resources, external constraints and physical condition.</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. The conservation of the Kensington Street terraces and warehouses is planned as an integral part of their redevelopment for adaptive reuse.	
19. Evidence Based Conservation <i>All conservation work to heritage items should be based on appropriate evidence</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces and warehouses. All conservation work on the	

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>interpreted and applied by experiences heritage practitioners.</i>	Kensington Street terraces will be evidence based, utilising historic photographs, documentation and expert physical analysis of the buildings.	

7.3.5 Principles for the Retention of Significance

20. Statement of Significance <i>The statement of significance for the former CUB site, including the gradings of significance for different components, should be used as the heritage basis for decision making about future planning for, development of and work on the place.</i>	This policy remains relevant. The CMP Statement of Significance and the gradings of significance have been used as the basis for this SECMP which in turn is the basis for the retention and conservation of buildings of exceptional and high significance within the site, including the Kensington Street terraces and warehouses. The SECMP has further developed grading of significance
21. Conservation in Accordance with Grading of Significance <i>Items identifies in the CMP as being significant should be retained and conserved according to their relative degrees of significance.</i> • <i>Items of Exceptional and High Significance should be retained and conserved.</i> • <i>Items of Moderate significance should be retained and conserved, but may be considered for removal (in accordance with policy 23)</i> • <i>Items of Some significance should be preferably be retained but may be removed if retention is not feasible.</i>	The Kensington Street terraces as a whole were graded as elements of high significance (with the Kensington Street streetscape being Exceptional) within the former brewery complex and are to be retained, conserved and adaptively reused. As the August 2006 report (see above) and the subsequent consent (revised Concept Plan Approval issued in 2009 (MP 06_0171 MOD 2), resulted in demolition of most elements of 'moderate' or 'some' significance on the broader site, this policy has been largely superseded in some respects, although it remains relevant to the Kensington Street terraces and warehouses. The SECMP has developed the graded significance to provide more detailed guidance on specific parts of buildings.
22. Managing Change to Significant Items <i>The degree of change and intervention appropriate for significant items decreases as their relative significance increases. Items of moderate or some significance may be adapted to a greater extent than is appropriate for items of</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. The level of intervention being considered for the Kensington Street terraces and warehouses, which are of high overall significance, relates to balancing the need for the conservation of the terraces and the need for

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>exceptional of high significance.</i>	viable adaptive reuse and street activation in accordance with the 2009 consent for the site. Detailed decisions are to be guided by the relative significance of elements.	
24. Relationship to Context <i>Conservation and development of the place should retain and enhance the role of the significant boundary components, such as historic entry points which link the site to its immediate context.</i>	This policy remains relevant. Conservation of the Kensington Street terraces and warehouses will maintain the street wall of these elements outside the original brewery boundary wall, complying with this policy.	
27. Legibility of Historic Boundaries <i>The overall extent of the former CUB site should remain legible within any future site redevelopment.</i>	This policy remains relevant. Conservation of the Kensington Street terraces and warehouses will maintain the street wall of these elements outside the original brewery boundary wall, complying with this policy.	
28. Conservation and Interpretation of Early Subdivision and Street Layouts <i>Remnant historical street patterns within the site should be retained and reinforces with particular emphasis on retaining the variations between individual streets and lanes.</i>	This policy remains relevant as written No change to the overall subdivision pattern of the terraces and warehouses is proposed, in compliance with this policy. It is likely that the original lot subdivision boundaries will not remain as the whole site is in one ownership, however they need to be legible in future planning and design.	
29. Sub-Division Involving Heritage Items <i>Any Subdivision of the site which involved one or more identified heritage items should retain the associated historic allotment as much as possible. Groups of related heritage items should be retained together, on a single title and/or with a shared management structure, where feasible.</i>	This policy remains relevant as written The terraces will retain their relationship to each other but original lot boundaries are unlikely to apply to address BCA compliance issues and to minimize compliance impact on the buildings.	
33. Minimisation of Site Rehabilitation/Remediation Impacts <i>Where site rehabilitation/remediation works are required, they should seek to limit adverse heritage impacts</i>	This policy remains relevant as written Fraser's commissioned two reports in relation to site remediation impacts, the recommendations of which have been followed in	

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>as much as possible, taking into account appropriate heritage advice and available mitigative measures/options.</i>	compliance with this policy: - Godden Mackay Logan <i>Frasers Broadway Site Demolition and Recycling: Heritage Impact Statement</i> October 2007 - Coffey Environments Pty Ltd <i>Asbestos Re-inspection & Hazardous Materials Survey Frasers Broadway – Kensington Street Broadway NSW 2007</i> 2 January 2008	

7.3.6 Heritage Policies for Urban Design

38. Significant Views	Sub-policies i, ii, iv, and vii are relevant.
<i>Significant views should be appropriately managed. Future development should:</i>	Compliance with each of these was an important priority in the development of the detailed conservation policies for the terraces described in this SECMP.
i) <i>Provide, where possible, for the retention of existing visibility of heritage items</i>	
ii) <i>Protect and conserve view access to and visual character of landmark corner buildings and entrance elements in significant views.</i>	This policy should continue to underlie all decisions made about the terraces.
iii) <i>Establish appropriate scale, materials and forms for potential buffer elements west of the entrance portal to Kent Road.</i>	
iv) <i>Relate future changes to the streetscape in Kensington Street to existing heritage items and street wall character.</i>	
v) <i>Retain visual experience of narrow view into the interior of the site and visibility of Irving street Brewery group facades when seen from Broadway down Balfour Street.</i>	
vi) <i>Retain sense of tall massing on either side of the Balfour street entrance from Broadway.</i>	
vii) <i>Provide an interpretive framework for laneways and streetscapes to accentuate former spatial arrangements, underlying subdivision</i>	

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>patterns and interpretation of heritage items and settings</i> viii) <i>Retain and conserve significant fabric and massing of heritage building relative to the existing street alignments and address to the corner at the intersection of Broadway, Abercrombie and Wattle Streets.</i> ix) <i>Provide for the retention of some views of the chimney stack.</i> x) <i>Retain existing and future view potential into the site as seen from the intersection of Abercrombie and Blackfriars Street.</i> xi) <i>Retain and enhance the potential for future interpretation of the Irving Street Brewery group and reinstatement of Balfour Street as a visual thoroughfare.</i> xii) <i>Establish an appropriate scale, form and materials so that future building relate appropriately to and compliment the Balfour Street streetscape and setting of the Irving Street group of buildings.</i> xiii) <i>Retain and conserve significant fabric and massing of heritage buildings relative to existing street alignments and address to the corner seen from the Mortuary Station.</i> xiv) <i>Retain the dominant walled character of Wellington Street in any future development scenario.xc</i>		
42. Adaptive Re-Use <i>Development of the former Kent Brewery Site should encourage the conservation and adaptation for re-use of individual heritage items to respect their identified cultural significance</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. Proposals for the Kensington Street terraces and warehouses will be required to both conserve and adaptively reuse the terraces and warehouses, in accordance with this policy. The level of intervention will respond to the significance of the fabric and space affected.	
43. Context for Individual Items	This policy remains relevant.	

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
<i>Buffer development of appropriate scale and character should be used to effect the transition between existing heritage items and new development on the site</i>	In accordance with this policy the proposal envisages designs for infill sites which relate to the terraces in scale and character.	

7.3.7 Policies to Protect Setting of the Site

44. Settings for Heritage Items <i>Redevelopment of the former Kent Brewery site should conserve and enhance the significant attributes of the settings of heritage items, including those which contribute to the significant character of the adjacent Conservation Area and streetscapes.</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. The SECMP addresses this policy by requiring the maintenance of the street wall character of Kensington Street. All terraces facades are recommended to be retained, with missing elements replaced in accordance with fabric and documentary evidence. The integrity of Kensington Street as a typical inner city streetscape demonstrating a range of building forms and scales is also recommended to be preserved.
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7.4 Archaeological Investigations/Remains

47. Management of Potential Archaeological Resources and Relics <i>The potential archaeological resources and known relics on the former CUB site should be managed in accordance with their level of significance and applicable statutory controls</i>	This policy remains relevant. Fraser's Broadway Pty Ltd commissioned and complied with the recommendations of the Godden Mackay Logan <i>Former CUB Site, Broadway: Archaeological Excavation Strategy</i> October 2008, in accordance with this policy.
48. Archaeological Zoning plan <i>The Central Sydney Archaeological Zoning Plan should be updated to incorporate the findings of the archaeological Assessment by Dana Mider and Associated, Archaeology.</i>	This policy remains relevant. All of the Kensington Street terraces and warehouse sites have been rated as of "moderate" archaeological potential, and monitoring during site works will be undertaken in accordance with the Archaeological Excavation Strategy for the site.

7.6 Conservation Policies for Retained Elements

7.6.1 Generally

51. Conservation in Accordance	This policy remains relevant and should continue to underlie all
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Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
with the Burra Charter <i>All conservation work to the former CUB site should be carried out in accordance with the principals of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)</i>	decisions made about the terraces and warehouses. All conservation works to the Kensington Street terraces will be undertaken in accordance with Burra Charter principles, in compliance with this policy.	
52. CMP Policies to Guide Works to Heritage Items <i>The Conservation policies in the CMP should be used to guide works on all items of identified heritage significance</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. This report complies with CMP policies, however will also develop specific policies relating to the conservation of the Kensington Street terraces and warehouses.	
7.6.2 Archival Recording		
53. Archival Recording of the Site Generally <i>The existing layout, components, significant fabric, uses and associations of the former CUB site should be adequately recorded before changes are made to the place.</i>	This policy remains relevant as written. Archival photographic recording of the site generally and the development process has been undertaken in accordance with this policy. An oral history record was also undertaken.	
53. Recording of Identified Heritage Items <i>Appropriate archival records of identified heritage items and their settings should be prepared prior to commencement of any works on or adjacent to these items</i>	This policy remains relevant as written Photographic archival recording of the Kensington Street terraces has been undertaken.	
7.6.3 Maintenance works		
55. Responsibility for Co-ordination of Maintenance Works <i>Current and future owners of the site should ensure appropriate management structures and personnel are available to coordinate and report on maintenance and repair requirements of identified heritage items.</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. This policy is supported and will be facilitated by the detailed policies in this report.	

Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
56. Maintenance Plans for Heritage Items <i>A Maintenance Plan should be prepared for each heritage item and its setting with identified goals and time frames for inspection, repair and reporting.</i>	This policy remains relevant. This will be undertaken in accordance with this policy.	
57. Appropriate Specialist Skills <i>Consultants, trades people and supervisors should be appropriately qualified in their relevant fields and have proven knowledge and experience of good conversation and practices.</i>	This policy remains relevant. Paul Davies Pty Ltd and Tonkin Zulaikha Greer will ensure that all tradespersons contracted to work on the Kensington Street terraces and warehouses have appropriate experience and qualifications.	
58. Minimising Damage to Heritage Items <i>Appropriate care should be taken by both trades people and supervisory staff to ensure significant fabric is not damaged by maintenance and repair activities.</i>	This policy remains relevant and should continue to underlie all decisions made about the terraces. Paul Davies Pty Ltd and Tonkin Zulaikha Greer will ensure that appropriate care is taken by tradespersons contracted to work on the Kensington Street terraces and warehouses in order to preserve significant fabric.	
59. Responsibility to Inform <i>Persons responsible for authorizing maintenance, repair or building works should maintain reference set of working documents, including CMP and a copy of each of the Conservation Plans and Conservation Strategies for individual items. The relevant references to each item (including significance and requirements/constraints on works) should be brought to the attention of all trades people engaged to work on the item or setting.</i>	This policy remains relevant as written Paul Davies Pty Ltd and Tonkin Zulaikha Greer will maintain a reference set of working documents including the CMP and consent requirements, and ensure that tradespersons contracted to work on the Kensington Street terraces and warehouses are aware of the conservation policies and consent requirements relating to the terraces.	

7.8 Interpretation

63. Preparation of an Interpretation Strategy <i>An Interpretation Strategy for the site should be prepared based on the identifies resources, analysis, assessment of significance and</i>	This policy remains relevant as written An interpretation strategy is being commissioned for the site (separate to this SECMP) in accordance with this policy.
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Endorsed CMP Policy (the numbers refer to the CMP 2005)	Comment	Recommended policy response and action
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policies of this CMP and associated documents

64. Interpretation of Social Values <i>The Interpretation Strategy for the site should include measures for interpreting and presenting the social values and associations of the site and its various components.</i>	This policy remains relevant. An interpretation strategy is being commissioned for the site (separate to this SECMP) in accordance with this policy.
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65. Interpretation Methods <i>The Interpretation Strategy should identify the nature and location of interpretative material, features and related measures for the site and items, as well as the principals for determining appropriate content and media.</i>	This policy remains relevant. An interpretation strategy is being commissioned for the site (separate to this SECMP) in accordance with this policy.
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66. Interpretation of Research Material <i>Research material used for and/or referred to in this CMP should be collected and referenced to facilitate its further use, including in the Interpretation Strategy.</i>	This policy remains relevant. An interpretation strategy is being commissioned for the site (separate to this SECMP) in accordance with this policy.
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7.4 POLICIES IDENTIFIED IN EXISTING CONSENTS

The Minister for Planning's Modified Concept Plan approval (2009) and the Director General's Requirements (2011) included policies relevant to the conservation of the Kensington Street Precinct. Most addressed streetscape and public domain issues as described below.

Streetscape Policy	Actions
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Identified in 2009 Concept Plan Approval (modification)

Providing access into retail shops (to be inserted into terraces) directly from the footpath	Direct access will be maintained from the street to the interior of each terrace.
Maximizing compliance with the BCA through provision access at street level (where this will not impact on heritage values)	BCA compliant access should be provided from Kensington Street wherever possible, taking into account fabric conservation constraints including threshold heights and door widths. Where street access is not possible, BCA compliant access should be provided from the rear or side of each occupancy. It is however noted that compliant access will not be possible to all areas of the existing buildings due to their layout, levels, opening configurations and heritage values. It will not be possible to achieve compliance as set out in the relevant coded.
Minimising new driveway entry points	No new driveway entry points should affect Kensington Street .

In the case of heritage buildings, providing uses that assist in casual surveillance of the street and positively contribute to the retail character of Kensington Street.

Retail uses including a cafe are recommended for all terraces to maximize the potential for casual surveillance of the street for an extended period of each day.

Streetscape Policies from Director General's Requirements June 2011

Kensington Street is to be a pedestrian zone during the day.

Facilitate adaptive reuse of the terraces for activities that are compatible with pedestrian use, such as cafés and retail. If road levels are altered to facilitate this, the original footpath edge should be interpreted.

Additional Streetscape Policies

All signage to the streetscape elevations of the terraces is to be modest in scale and colour and not internally illuminated.

Develop a signage policy for the retail uses of the Kensington Street terraces.

Illuminated variable message signs are also not appropriate.

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

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

7.5 POLICIES ARISING FROM THE FABRIC

The following policies have been developed in response to the fabric research and analysis undertaken for this SECMP. They are intended to provide the framework for the conservation and adaptive re-use of the terraces and should also be referred to if new (infill) work is proposed.

Applies to	Fabric Conservation Policy
All terraces	The significance of the fabric and its contribution to the level of significance of the building is to guide all conservation decisions. New work is to be able to be interpreted as such. Retain original fabric wherever feasible, dependent on condition, and install replacement fabric to match where evidence exists and condition does not allow retention. Where other terraces in a set provide evidence of missing elements, this should be used as a model for new work/replacement elements. Remove intrusive fabric to the front facades of terraces (e.g. balcony enclosures, masonite cladding, new doors etc.) Reinstate balconies and verandahs where fabric or documentary evidence exists. Retain and conserve rear wings to terraces where fabric condition allows. Replace with structures of similar scale and form if new construction is require. Retain access passages between terraces and utilize these where appropriate as part of the adaptive reuse of rear yards and to

Applies to	Fabric Conservation Policy
	provide disabled access as appropriate. Any new structures in the rear yard areas are to respect the scale of the terraces and be connected lightly if they are connected to the historic fabric. Any excavation required as part of adaptive reuse is to include underpinning of original fabric where required. Where roof cladding replacement is required, use rolled corrugated galvanised steel sheets. Repair and repaint external brickwork where painted and remove paint from brickwork where this was not the original finish. Retain and repair all original joinery where possible. Replace to match where not repairable. Retain and repair all existing fireplace mantelpieces and surrounds. Lift and repair original or early timber flooring wherever required. Retain concrete slabs generally. Repaint walls, ceilings and joinery. Do not refinish where there is only minor damage Retain existing staircases wherever possible, noting that this will limit the range of uses possible on upper levels in some cases. Where repair to staircase fabric is required, retain existing stair width and configuration. Install new services where required, using under floor spaces, voids and ceiling spaces as a priority. Original wall fabric is not to be chased into. Where the existing configuration of terraces is too small for viable adaptive reuse, pairs of terraces may be connected via new doorways and openings. Original terrace configuration should still be readable. Consider providing new entrances to terraces to allow equitable access rather than adapt existing doorways. Finishes generally should be repaired in preference to replacement or applying a new finish to retain evidence of patina and wear.

7.6 POLICIES FOR NEW WORKS INCLUDING ADAPTIVE RE-USE AND INFILL DEVELOPMENT

Adaptive Reuse Policy	Detail
Adaptive reuse of the terraces is to be in accordance with the ICOMOS Burra Charter	Uses of spaces within the terraces (particularly upstairs spaces) will be limited in some cases due to fabric conservation constraints and difficulties of BCA compliance, particularly in relation to egress and equitable access.
Adaptive reuse of the terraces is to comply with the streetscape policies	Uses such as cafes and retail which encourage street activation and surveillance are recommended. Impacts on fabric visible from the streetscape should be managed carefully to minimize impact on the significance of the streetscape.

7.7 POLICIES FOR INTERPRETATION

Interpretation Policy	Detail
An Interpretation Strategy should be undertaken for the Kensington	Low-key on-site interpretation using simple plaques where appropriate is recommended (<i>GML Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research</i>)

Interpretation Policy	Detail
Street terraces.	<i>Design</i>, October 2006). Other interpretive strategies should be developed through the fabric as part of the adaptation of the buildings. Changes to significant fabric (where unavoidable) could be indicated by subtle differences in materials and/or finishes to aid in the interpretation of the original form.

7.8 POLICIES FOR ARCHAEOLOGICAL MANAGEMENT

Archaeological Management Policy	Detail
The recommendations of the GML <i>Former CUB Site, Broadway: Archaeological Excavation Strategy</i> October 2008 are to be complied with.	In the case of the Kensington Street terraces and warehouses, all terrace sites have been rated as being of “moderate” archaeological potential. Archaeological monitoring in conjunction with site work on all terrace sites is recommended in accordance with that GML report.

7.9 POLICIES FOR RESEARCH, LISTING AND RECORDING

Research, Listing and Recording Policy	Detail
An archival photographic record of all the terraces is to be undertaken in accordance with the NSW Heritage Council guidelines for archival photographic recording	The archival photographic record is has been undertaken prior to site work. This has comprised measured drawings and archival photography. Ongoing records should be maintained as elements are uncovered and work takes place.
Should the Kensington Street terraces sites revert to City of Sydney Council consent control in future, the terraces should be locally heritage listed as both individual items and as a group.	In the event that the sites revert to City of Sydney consent control in future, the Kensington Street terraces and warehouses should be recommended for local heritage listing.

7.10 POLICIES FOR PLAN CONSULTATION AND REVIEW

Plan Consultation and Review Policy	detail
All heritage, interpretation, archival recording and archaeological reports relating to the site are to be deposited in an appropriate publicly accessible archive.	It is recommended that copies of all heritage, interpretation, archival recording and archaeological reports relating to the site be deposited in the City of Sydney Archives and at the NSW Heritage Branch library.
Specific Element CMPs for all retained buildings or elements of heritage value on the site are to be reviewed every 5 years	Site Management is to include a requirement for 5 yearly reviews of CMPs for retained heritage buildings and elements.

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

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

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

PRINCIPLES

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

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

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

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

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

1. Preserve the fabric and spatial integrity of the identified significant elements.
2. Ensure that both buildings retain their individual character and form appropriate to their historic use.
3. New work should have minimal physical or visual impact on original fabric.
4. New work should be visually recessive in significant views of the site.

POLICIES

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

Conservation and Maintenance Policy 1.

- 1.0 The external fabric (as a general principal) of all terraces and the industrial buildings at 2-10, 12 and 50 Kensington Street is to be conserved.
 - 1.1 The fabric that contributes to the understanding of the history and heritage values of the buildings in situ unless identified in this schedule.
 - 1.2 Repair fabric rather than replace wherever possible.
 - 1.3 Ensure any new fabric introduced will not cause harm to existing fabric.
 - 1.4 Re-use existing openings wherever possible. Any new opening is to be sited and formed sympathetically to the architectural and structural integrity of the existing fabric.

Use Policy 2.

- 2.0 Use of the buildings
 - 2.1 The existing public domain is to remain freely accessible to the community.
 - 2.2 The use of any new buildings should wherever possible allow ongoing access to the general community on a regular and basis to the larger buildings.
 - 2.3 An active use should be implemented for each building.
 - 2.4 A use that allows access to the significant interior spaces of the former industrial buildings by the community (either invited or free access) is preferred to one that would limit access on a permanent basis.

Adaptive Reuse Policy 3.

- 3.0 Infill development or intervention for the purpose of adaptive re-use of either building should respect and protect the underlying heritage values of the original buildings with regard to how this significance can be interpreted and understood by future users of the precinct.
- 3.1 The detailed design of any alteration or addition to fabric should be guided by the significance and interpretation categories identified for each building in Section 4 of this CMP.
- 3.2 Changes that would obstruct or manipulate the identified heritage values should not be implemented.
- 3.3 Change to significant fabric and spaces should wherever possible be reversible.
- 3.4 Alternative engineering solutions should be sought if standard compliance with the building regulations will be likely to have an unacceptable impact on identified significant fabric.
- 3.5 Any signage associated with the future use of any of the buildings within the precinct is to be designed and sited so as not to obstruct or compromise any significant architectural feature of the building or the other significant buildings within the Precinct.

Interpretation Policy 4.

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

Conservation and Maintenance Policy 5.

- 5.0 Undertake immediate urgent works to elements that are at risk of damage or loss to significant fabric.
- 5.1 Prevent further damage to fabric from water ingress.
- 5.2 Prevent further damage to fabric from termite damage.

Conservation and Maintenance Policy 6.

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

Archaeology Policy 7.

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

Conservation and Maintenance Policy 8.

- 8.0 Ensure that experienced contractors with adequate supervision undertake all conservation works and infill or other new works where it interfaces with significant

fabric; and that all works are drawn, specified and overseen by an experienced Heritage Architect.

- 8.1 Appoint a responsible person with appropriate experience to oversee all works.
- 8.2 Ensure all tenderers and consultants are experienced in the required conservation skills.
- 8.3 Establish approved list of subcontractors and Heritage Consultants.

Conservation and Maintenance Policy 9.

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

8.0 CONCLUSION

This Specific Element Conservation Management Plan for the buildings within the Kensington Street Precinct of the former Carlton United Brewery has built upon the earlier Conservation Management Plans (2005 and 1991) for the wider Brewery Site and the recommendations and policy directions established by the recent approvals for the conservation and redevelopment of the eastern side of Kensington Street.

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

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