

Heritage Impact Statement

Kensington Street Student Accommodation including
Blocks 3B, 3C and 10



for

(Fraser's Broadway Pty Ltd)

May 2012

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1.0 INTRODUCTION

1.1 THE BRIEF

This Heritage Impact Statement (HIS) has been prepared on behalf of Frasers Broadway Pty Ltd to accompany a Project Application (PA) to Department of Planning and Infrastructure for the development of student accommodation buildings (with retail) on blocks 3B and 3C and the long-term use and conservation works to No. 50 (Block 10) Kensington Street, Broadway.

The Kensington Street Heritage Precinct forms the eastern edge of the Central Park site and includes a range of building types including commercial, warehouses, hotel and terraces. The terraces on the eastern side of Kensington Street are of local heritage significance as working class terraces developed from 1842 through to 1910, most associated with Tooths due to acquisition for brewery expansion.

The development is in two parts. The major building is on land to the west of Kensington Lane that is vacant. The smaller building is located opposite at the southern end of Kensington Street at no 50. This lot also fronts Goold and Outram Streets giving it three street frontages.

1.2 APPROACH AND METHODOLOGY

This HIS has been prepared within an atypical statutory context. The former Carlton United brewery complex is the subject of a major redevelopment proposal known as Central Park. The Minister for planning has approved a Concept Plan (2007, modified 2009) for the redevelopment subject to a range of Commitments and compliance with a range of earlier reports, including a site wide Conservation Management Plan (2005) and Heritage Impact Statements (2007, 2008).

The concept plan, in its latest approved form, establishes the parameters for development of the sites fronting Kensington Street in terms of height, floor space, setbacks and use. These controls have become the overall controls that govern the development of the site.

The planning report addresses the details of compliance with the various controls that now affect the site, these are not separately considered in this assessment. It is taken as a starting point for the heritage impact assessment that the new buildings, in terms of their height, floor space, setbacks and use are complying with the overall requirements of the Concept Plan and that all heritage issues arising from possible impacts related to those fundamental planning controls have been considered and properly addressed at the Concept Plan approval stage. This assessment then considers the more detailed aspects of the developments, particularly the affect of the proposed works on No 50 Kensington Street.

The purpose then of this HIS is to set out the potential heritage significance of No. 50 in Kensington Street, identify impacts that the proposal may have on that significance and if appropriate, identify how these impacts can be mitigated. With regard to the now vacant land on the western side of Kensington Street it is clear that the site in its current form does not have any heritage significance (the earlier buildings being removed with consent) therefore this HIS only addresses the detailed form of the buildings within the streetscape.

The report includes an outline of the heritage significance of No.50 and how that heritage significance is manifest in the fabric and setting of the place. This HIS will review the proposed work against the policies in Section 6 of the Specific Element Kensington Street Precinct CMP.

Underpinning the analysis of No 50 Kensington Street is the Concept Plan approval that allows the demolition of the building and, as a result, allowing the loss of any heritage significance that the structure may have.

The current proposal retains the facades (only removing the roof structure and noting that there are no internal walls or divisions within the structure) that is, without the need to undertake any further assessment, a significant initiative in retaining heritage value in the street. While this report addresses potential heritage impacts on detailed aspects of the building in detail, it is important to consider the proposal within the context of the approved demolition and new building envelope for the site.

It is inevitable and correct to conclude that retaining the envelope of No 50 achieves a very high level of heritage conservation that was not expected or anticipated. All of the detailed comments are made within this overall framework of assessment.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter, the guidelines of the NSW Heritage Manual and in accordance with the latest version of the NSW Heritage Branch Statements Of Heritage Impact Guidelines.

1.3 LIMITATIONS

The site was visited in 2011 and 2012. The subject site was inspected and photographed. The inspection was undertaken as a visual inspection only. There was no demolition, opening up or clearing.

The historical outline provides background information to provide a broad understanding of the development of the site sufficient to assess the impact of the proposal. Research is sourced from a mix of primary (Sands Directory, Land Titles) and secondary sources.

Blocks 3B and 3C are not included in the history as it is no longer relevant to the development to take place.

No archaeological investigation has been undertaken as part of the detailed assessment.

1.4 AUTHOR IDENTIFICATION

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

This report was authored by Robyn Conroy Heritage Specialist, Diana Kirk and Paul Davies Director.

1.5 DEFINITIONS

For the purposes of this report

Local refers to City of Sydney Council; and

State refers to New South Wales.

The following definitions are used in this report and are from the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include preservation, restoration and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is distinguished from repair. Repair involves restoration or reconstruction and should be retreated accordingly.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction, which are outside the scope of the charter.

Adaptation means modifying a place to suit proposed compatible uses.

Compatible use means a use involving no change to the culturally significant fabric, changes, which are substantially reversible, or changes requiring minimal impact.

2.0 BACKGROUND

2.1 SITE LOCATION

No.50 Kensington Street is located at the south eastern edge of the Central Park development site at Broadway, to the south of Sydney's CBD. Blocks 3B and 3C are on the western side of Kensington Street and occupy the sites of former Brewery Buildings.

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

Buildings within the precinct include groups of terrace houses, commercial buildings (offices and warehouses such as No. 50, associated with the brewery) and several later infill warehouses and small industrial buildings. The land adjacent to the south western part of Kensington Street is currently vacant and forms part of the main redevelopment area within the Central Park precinct. It abuts part of the main administration building to the north.



Figure 1. Location of Blocks 3B, 3C and 10.

2.2 STATUTORY LISTINGS AND CONTROLS

The statutory planning context of the Central Park precinct is complex and has continued to change leading up to the preparation of this HIS.

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

The Environmental Assessment Report accompanying the Project Application is required to include a Heritage Impact Assessment which confirms that the proposed building works, including the adaptive reuse and proposed alterations and additions are consistent with the management recommendations made as part of the Concept Plan and will not adversely impact on the existing heritage items which includes the buildings on the eastern side of Kensington Street or the heritage streetscape of Kensington Street. The Heritage Impact Assessment is to be prepared in accordance with the department of Environment and Heritage's Heritage Branch publication "Statements of Heritage Impact".

See Section 8, of this report for a detailed assessment of compliance, existing planning controls and relevant DA approvals.

2.3 HERITAGE LISTINGS

The statutory heritage listing status of the property is also complex.

There are no State Heritage Register listings affecting any of the buildings or sites in the Kensington Street Precinct.

Blocks 3B, 3C or No. 50 Kensington Street are not listed as local heritage items.

Four buildings (including a pair of terraces) within the Central Park complex were listed on the Sydney LEP 2005 (see Table 1 below) as items of local significance, but these have been excluded from the recently exhibited Draft Local Environmental Plan (LEP) 2011 because the whole of the Central Park site is within the area affected by the transitional provisions of Part 3A of the Environmental Planning & Assessment Act 1979 (as amended).

Previous heritage studies (non-statutory) included an assessment of the significance of the buildings within the group, and all the heritage buildings that have been retained within the Central Park development have been identified as being at least of local heritage significance.

Table 1: City of Sydney LEP 2005 heritage listings for Kensington Street precinct.

Site	City of Sydney LEP 2005
Administration building 10A (part of former Carlton United Brewery site), Kensington Street	Listed as a local heritage item
Administration building 10B (part of former Carlton United Brewery site), Kensington Street	Listed as a local heritage item
46-48 Kensington Street – sandstone terrace pair (adjacent to no 50 Kensington St and opposite Precincts 3B + 3C)	Listed as a local heritage item
County Clare Inn, 20-24 Broadway	Listed as a local heritage item

3.0 HISTORICAL OUTLINE

The land at 50-58 Kensington Street was purchased from the Kensington Estate, in 1843 by Daniel Outrim. In 1855, Outrim enlarged his land holding with the purchase of the adjoining land in Goold Street, which he purchased from William Lamb. By 1861, the five terraces fronting Kensington Street and the five terraces in Goold Street had been erected and were used as low cost rental properties. The Outrim family owned the cottages until 1912 when they were purchased by Tooths. Refer Figure 2 and 3.



Figure 2. Terraces formerly occupying the site of the Motor Garage at 50 Kensington Street. The edge of the terrace at 48 Kensington Street can also be seen, as can the deep sandstone block gutters. SCC-Archive Pix – CRS 51 demolition books, 1900-1949, NSCA CRS 51/679. 11 November 1916.



Figure 3. Terrace at the corner of Goold and Outram Streets demolished to erect the Motor Garage at 50 Kensington Street. NSCA CRS 51/680 11 November 1916.

The cottages were demolished in 1916 and in 1920 a single storey, large volume, brick garage was constructed across the whole site. From 1939 this property was used by Tooths as the Spirit Bond Store and from 1948 it was in use as a bulk store building. The building is presently used as an architectural studio. Refer Figure 4.

This is the current building on the site and it appears to remain with little change since 1920.

4.0 PHYSICAL DESCRIPTION

4.1 THE SITE & CONTEXT, INCLUDING HERITAGE ITEMS IN THE VICINITY

50 Kensington Street

No. 50 Kensington Street is a simple, interwar brick industrial garage/warehouse. It is built of dark brick in utilitarian design with evidence of some attention to detail in the parapet. The main entrance is to Outram Street, with five bays. The centre and western bays have openings secured by roller doors and the other bays have large timber-framed windows screened by security grilles. Refer Figure 4.

The facades to all three streets are constructed of dark, 1920's brick and are characterized by articulated bays, two bays to Kensington Street and Goold Street and five bays to Outram Street. The bays are further denoted by a dentilated brickwork pattern characteristic of the Brewery architecture. Refer Table 2 for full description. The building is restrained but has attention to detail which is commensurate with the other brewery buildings that were purpose built.



Figure 4. View of 50 Kensington Street from the corner of, Outram and Kensington Streets. Note the patching of brickwork to doorways. Cuts to brickwork denote conversion to doorway from a window.

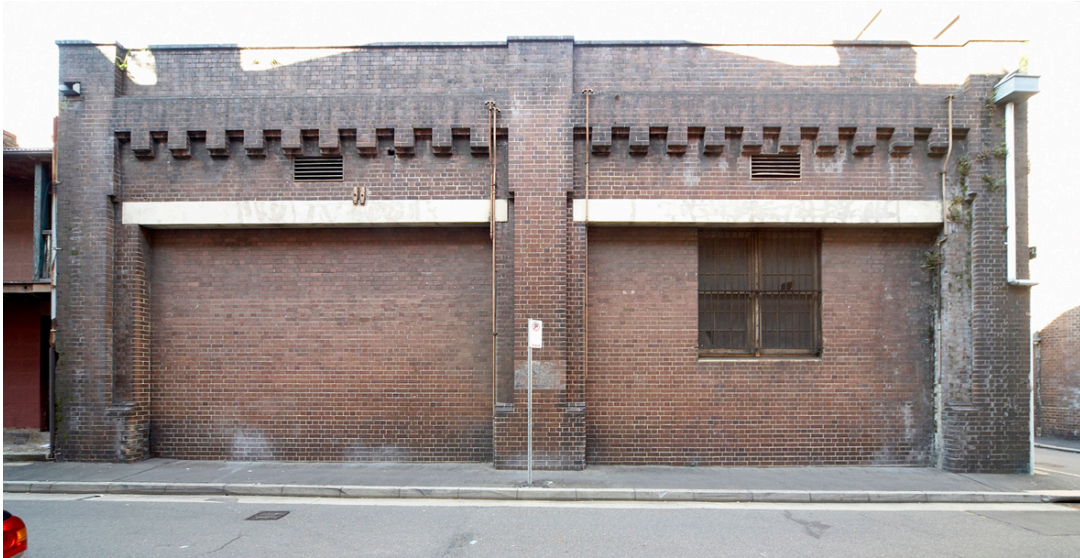


Figure 5. Kensington Street elevation. The top of the parapet is level. (the decorative effect on the parapet is a cast shadow from the brewery building opposite (now demolished). The parapet line to Kensington Street is horizontal).



Figure 6. Goold Street elevation

Table 2. Existing Construction Materials

Facades	Facades to all three streets are constructed of face brickwork and are characterised by bays, which frame entrances and windows. There are five bays to Outram Street and two bays to Kensington and Goold Streets. The bays are detailed as per the main entrance on Outram Street including the use of bullnosed bricks. The parapets are characterised by dentilated brickwork typical of Brewery architecture of the period. There is some structural cracking in brickwork to the Outram Street elevation.
Concrete Lintels	Concrete lintels above each of the bays to Kensington and Goold Streets and the main opening to Outram Street. There are shorter lengths over the windows to Outram Street. Some lintels show structural cracking.
Roof	The roof is low pitched and hidden by the parapet walls. It is constructed of asbestos sheeting over timber rafters.
Ceilings	Existing ceilings are lined timber boards over timber beams.
Floors	Exposed concrete slab.
Doors	Doors to entrances are steel roller doors. Main doorway is in Outram Street with an additional doorway opening to adjacent to Kensington Street which is patched crudely confirms that this was a later alteration.
Windows	Existing windows are timber, double hung with welded mesh security screen to exterior elevation.
Interior Finishes	Interior finish over brickwork consists of paint over brickwork and over light cement render in some places.
Interior Detailing	Any detailing is purely practical and remnant industrial, with beams, girders and a crane along the northern wall.
Joinery	Windows are original timber and are large for an industrial building of this type.
Lighting	Lighting is fluorescent and hung from the ceiling. Lights are set into the walls at low level.
Services	Standard mid 20 th Century services

Blocks 3B + 3C

The land covered by those precincts is vacant and is temporarily being used for site sheds and builders yard areas.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION: THE CHARACTER OF KENSINGTON STREET

The significance of the Kensington Street Precinct derives from its ability to reflect the layered history of the area, particularly the pre-brewery Kensington Estate and the brewery's expansion into the area, in the early 20th Century. Although many of its individual buildings are significant in their own right, their significance is enhanced by their mutual association, consistency of scale and mostly, residential use that is representative of the 19th and early 20th century close association between the brewery and its workers.

The streetscape of Kensington Street is both an intimate one and one that contained buildings of considerable scale and mass. Its character is defined by the narrow carriageway and footpaths, negligible building setbacks and strongly expressed street walls, throughout its length. These street walls range in height from the diminutive single storey terraces at 22-28 Kensington Street to the one to three storey commercial buildings at the northern and southern end of the precinct.

Prior to the removal of the buildings on areas 3B and 3C most of this site was occupied by a three storey office building (an extension of the current office building to the north) that was built to the street alignment and which effectively closed in the streetscape to the west. The present open form of the street is deceptive as this has not been the historic pattern of development for the last 80 years.

The HBO and EMTB Heritage Impact Assessment of May 2008, accompanying a revision to the concept plan noted about the significance of this area that:

6.0 CONCEPT PLAN CHANGES TO PROPOSED NEW WORKS IN IMMEDIATE VICINITY OF HERITAGE ITEMS WITHIN THE PRECINCT

6.1 BLOCK 3

Block 3 roughly corresponds to the footprints of Buildings 10A, 10B, 10C, 10D, 10E and 11A. The ground floor cartway of Building 10E and Building 14, County Clare Hotel's Carpenter's Store are ranked as having moderate significance and Building 11E are ranked as having some significance in the previous assessments. Otherwise these items were evaluated as being neutral. The approved concept plan retains none of these items and shows in their place new buildings built to street alignments intended for commercial use. The Building 10E cartway is interpreted by a gap between built forms at ground level.

The key matter raised was the interpretation of the former cartway as a representation of former use patterns on the site. This has been incorporated into the development proposals as approved.

The 2008 assessment also references the archaeological potential of the area as being moderate with no known features. Following the earlier (but after the 2008 assessments) demolition of the buildings on the site (apart from no 50 opposite) and the removal of footings and services, the archaeological potential of the site is now considerably less than anticipated. The site has undergone extensive disturbance and it is unlikely that any elements of significance will be in situ. However, there is some potential for archaeology and the processes set out in the various archaeological reports for this area are to be followed to ensure that any extant values are recorded.

The subdivision patterns (seen on the east side of the street) are simple and regular, and are reflected by the footprint of the buildings. The small-scale speculative nature of much of the subdivision can be read through the forms of the different terrace groupings. One feature of the streetscape that is relatively rare is the lack of a rear service lane and presence of night soil alleys or paths within each group.

The larger commercial sites involved the demolition of terraces and the amalgamation of lots, this remains easily understood within the pattern of the street.

The topography of the streetscape is undistinguished, being almost level and without any natural landmarks at surface level. Subdivision patterns can be read clearly through the building rhythms and reinforce the regularity of the streetscape.

The Broadway entrance to Kensington Street is dominated in form and scale by the two hotels on the corner, with the former administration building and Garage/Cask Store immediately behind providing a strongly expressed entrance to the precinct from Broadway.

The southern end of the area is marked by the similar design of no 50 (to the buildings at the northern end) with newer and higher development to the south and east.

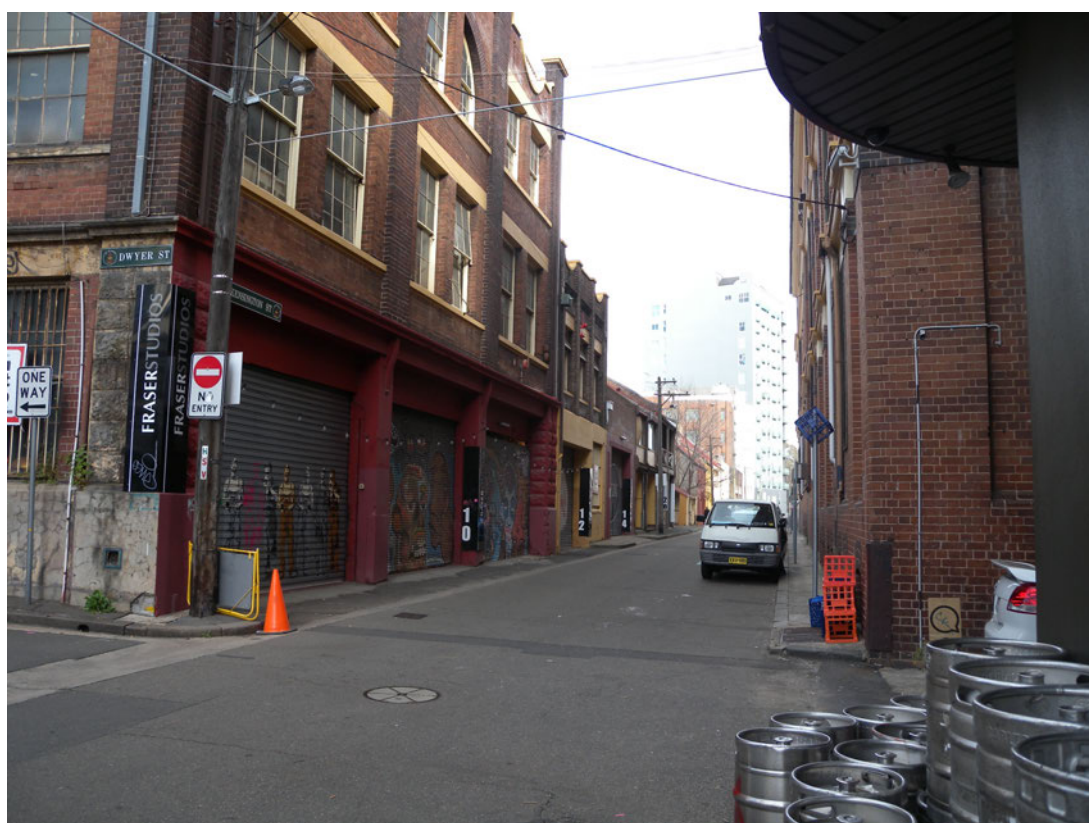


Figure 7. The entrance to Kensington Street is dominated by the imposing scale and form of the brewery buildings, with the former Garage/Cask Store to the east (left) and the Administration building to the west (right). These contrast with the diminutive scale of the terraces beyond. The view is terminated by the recent high-rise residential building at the southern end, of Kensington Street.



Figure 8. The groups of terraces are prominent elements of the streetscape once within Kensington Street. (See multiple images)

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

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

The aesthetic quality of the surviving facades is high and enhanced by the rhythms and proportions of the different building groups, from the early 20th century industrial and commercial architecture at the northern and southern ends of the site, to the repetition and variations in the modest terrace forms along most of the streetscape. Readily accessible due to the intimate scale of the precinct, their modulations add a sense of interest and sense of place to the streetscape. The more recent infill buildings are more utilitarian in design, with minimal detailing or modulation.

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

One of the most significant roles of Kensington Street is to provide a strongly defined and publicly accessible eastern edge to the proposed Central Park development. Its history is reflected in its fabric, with the range of built forms reinforcing its evolution from a typical inner-city streetscape of modest terraces and industrial workshops and warehouses to part

of a major industrial site, and now an important industrial site. It is important that these characteristics are conserved in any new development.

5.2 THE ROLE OF 50 KENSINGTON STREET IN THE HISTORIC STREETScape

No. 50 Kensington Street is a relatively intact building, which contributes to the overall aesthetic and residential character of the Kensington Street Precinct. It marks the southern end of the precinct which is 'less grand' than the northern end which is marked by No.10 Kensington Street, but of equal significance. The scale and bulk of No. 50 is slightly greater than the adjoining terraces, clearly indicating its industrial origins. These elements contribute significance to the precinct in the following ways:

- The overall form and position of the building marks the edge of the precinct group and defines the arrival to the precinct from the south and east.
- The age, scale and predominate fabric of the building reinforces the utilitarian character of the streetscape.
- The face brickwork with stepped parapets is consistent with the Brewery 'house style' of which most other examples in the group surrounding the Brewery have been demolished.
- The building with its face brickwork and demarcation at the end of the block, pairs No.10 at the northern end of the Kensington Street.
- No. 50 is a good example of a functional, utilitarian interwar building using simple materials as were available at the time.

6.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

6.1 SIGNIFICANCE OF NO. 50 KENSINGTON STREET.

The 2005 Conservation Management Plan (CMP) prepared for the property by Noel Bell Ridley Smith and Partners Pty Ltd included a detailed assessment of the significance of the property. This was summarized as follows:

Building 50 is representative of the policy of expansion of a Brewery in response to changing needs and has associations with the evolution of the Brewery and its surroundings over a period of time. Due to its corner location the building makes a modest contribution in the context of the adjacent Chippendale Conservation Area as a brick industrial building.

The significance of No. 50 lies in this direct link to the Brewery.

- The fabric and materials are significant in their ability to demonstrate this expansion.
- Is a remaining example of the diverse range of buildings necessary to support brewery activities.
- It links to the buildings at the northern end of Kensington Street in design, materials and form to provide continuity within the streetscape.

The significant elements of the site include the predominate fabric of the building which reinforces its age and utilitarian character. The brickwork is inter-war, dark red face brick with some use of bull-nosed bricks and is typical of the simple materials of the time.

These elements should ideally, be retained in any new development proposal on the site.

6.2 ASSESSMENT AGAINST THE NSW HERITAGE COUNCIL'S CRITERIA FOR HERITAGE LISTING

The ways in which the property satisfies the NSW Heritage Council's criteria for heritage listing are as follows:

Criterion (a) Historic Significance (events)

The building demonstrates the expansion of the brewery, which took place progressively.

Criterion (b) Historic significance (People)

There are no evident associations under this criterion.

Criterion (c) Aesthetic Significance

No. 50 has significance for its contribution in the context of the adjacent Chippendale Conservation Area, in terms of its materials, simple detailing and industrial character and it is an example of the Brewery "house style" that is seen in other buildings in the street and on the former brewery site.

Criterion (d) Social Significance

There is no identifiable association with a particular group.

Criterion (e) Research potential (archaeology)

The site has been assessed as having moderate archaeological potential.

Criterion (f) Rarity

No.50 is rare as one of the few remaining examples of brewery 'house style' architecture remaining in the brewery precinct. The simply detailed brick warehouse garage is also increasingly rare in the inner Sydney area due to demolition of other examples.

Criterion (g) Representative

The former garage is representative of the architectural style used in the Tooth's Brewery in the Inter-War period.

7.0 DESCRIPTION OF PROPOSED WORKS

It is proposed to adaptively re-use No 50 for commercial purposes as student residential accommodation and retail and to develop a new building on areas 3B and 3C also for student accommodation. This will require alteration of the existing building to convert it for re-use. This involves retaining existing external walls and developing the new building within and above the existing parapet line.

OUTLINE OF PROPOSED WORK TO NO 50

The proposed works in relation to the existing fabric of the building are:

- Demolition of ground slab
- Demolition of roof and roof structure and removal of asbestos roofing material.
- Removal of services.
- Removal of existing doors and windows.
- Rectification works to any cracked or damaged brickwork.
- Increase size of openings to existing South elevation to improve light and access.
- Remove infill bays to east and west elevations.
- Excavate for the new building works.

- Insertion of new shopfronts and entries to new and existing openings.

OUTLINE OF PROPOSED WORK ON AREAS 3B AND 3C

- Construction of new buildings and public domain. Note the new buildings adopt forms anticipated in the concept plan, retain the cartway and use a ground floor setback that extends the public domain around the buildings and into Kensington Street and into the development site to the west.

The works are set out on the drawings prepared by Tonkin Zulaika Greer.

7.1 ISSUES ARISING FROM THE WORKS

Potential impacts arise in two areas.

The first is the potential physical impact of works on the site to the fabric of the place and also consequential impacts that may arise from works to adjacent heritage places (in this case no 48 Kensington street). The second is potential to the broader heritage values of the precinct that may not be physical or immediate. These are largely visual impacts arising from the nature of the design adopted.

7.2 IMPACTS ON SIGNIFICANT PHYSICAL ELEMENTS

Undertaking works, particularly demolition works in the proximity of structures of heritage significance requires a level of caution in carrying out the work. Similarly any excavation work will require archaeological input prior to and during works.

The construction issues that need to be considered are:

- forms of protection to be provided to the facades during demolition works.
- work methods where structures abut or join heritage buildings such as 48 Kensington Street, are to ensure that there is no damage to significant elements.
- excavation methods across the site to protect below ground material of significance. In this case, there is likely to be sand from creek.

These matters need to be addressed in a work method statement.

The impacts on the significant elements at No. 50 are included in Table 3 below:

Table 3. Impact on Significant Elements.

Significant Element of Building	Impact of Proposal	Comment
Scale of Building	Existing building exterior is being retained. Overall scale is increased with proposed 6 storey development.	New development is set behind and above existing façade. Existing pedestrian scale is unaltered. The proposal building complies with the approved building envelope for the site.
Parapet	Nil	New development will be set well back and above from the parapet to retain integrity of the parapet line in close and distant views.
Bays	Nil	
Brickwork	Except where window openings have been extended (see below) Removal of brickwork to bays to be	Any face brickwork that is damaged and needs replacement will need to be matched. Hence, any brick removal to

	opened up.	be stored for reuse.
Openings	Windows and central opening to Kensington Street will be enlarged and reshaped. Necessary to remove existing timber windows and replace failing concrete lintels. Existing lintels are cracked and likely to require repair.	New openings to allow natural light to entry foyer and proposed retail area. This also serves to activate street 'interest' and allow areas for service access. The existing primary entrance will remain in active use.
Archaeology	Nil known	The building covers the whole site (concrete slab on ground). It is not known whether any archaeological relics (aboriginal and/or European) are located below the slab. Given that the site was a creek, there is the likelihood of river sand and relics. Archaeological monitoring in conjunction with site work is recommended.

7.3 OTHER NON PHYSICAL IMPACTS

There will be some impact from new development on the visual quality and appearance of Kensington Street. This is inevitable with several new buildings being proposed.

The buildings proposed for areas 3B and 3C will have very minimal heritage impacts and in many respects will improve the setting of the heritage items and elements within the streetscape. This will be achieved by:

- The high quality design of the development which will be an outstanding building in its own right that will add its own quality to the streetscape. This is reflected in the form, massing and detail of the new buildings. Their façade treatments are dynamic and contemporary and use design devices including angled fins to break up the facades with a symmetrical rhythm. The design achieves a reduction in apparent scale by using elements that cast shadows and modulate the facades.
- The setting back at ground level of the development to create an extended public domain which will enhance the streetscape experience as well as facilitate pedestrian movement past and into and through the site.
- The through links and in particular the interpretation of the former cartway that will activate the street along with the active use of the ground area for retail, the break between built form also provides modulation of the streetscape, allows views through and breaks up what may have become a larger perceived built form.
- The re-establishment of the building wall plane, above the ground plane, to recreate the sense of street enclosure that has been a characteristic of the street for almost 100 years.
- A continuation of the street wall from block 3A re-creating the street wall that characterised the brewery period of use of the site.
- Linking the new built form across Kensington Street by using the same design devices and forms at higher level, but set above the industrial brick podium at 50 Kensington Street.
- Providing uses around 50 Kensington Street that activate both sides of the street with new glazed retail entry points that provide strong, lit end definition to the more intimate scale of the heritage terraces along Kensington Street.

The potential impacts of the development at 50 Kensington Street are set out in Table 4 below.

Table 4. Impacts of development at 50 Kensington Street

Item	Impact of Proposal	Comment
Kensington Street Precinct – visual impact	Minor	<p>Due to retention and minimal alteration to the existing façade of No.50 Kensington Street the visual impact is reduced when viewed from the street in both close and more distant views.</p> <p>The additional floors will have some impact on the appearance of the streetscape (simply in that they will be seen), however the design has responded to the form of the existing building and the approval to provide a larger and higher building by separating the new and old elements to create a clear delineation. The use of clear design techniques and approaches to adaptation of the heritage fabric is a well-founded approach to adding new buildings into heritage contexts. The contemporary architectural expression of new work that contrasts with heritage features is well articulated and resolved.</p>
Pedestrian and traffic circulation.	Increased	The new use of the proposal introduces more intensive pedestrian circulation and potential traffic as the street fronts are activated with commercial and residential uses. (See traffic report). The maintenance of the existing site and entry points maintains existing circulation patterns for the street.
Curtilage and subdivision Pattern	None	Retention of the existing façade maintains the existing 'inner city' streetscape appearance, providing stylistic and visual variety.
Design of the new works	Minor	The proposed design is of a high standard and will provide a clear contemporary well considered building within the street. This will enhance the overall streetscape setting. While the overall form is pre-determined and already approved, the potential impact of a new building on this site is substantially mitigated by incorporating the solid brick facades as a major design element.

8.0 COMPLIANCE WITH STATUTORY CONTROLS AND EXISTING APPROVALS

The former Carlton United brewery site has been identified as a project of State significance in the recently gazetted State and Regional Development SEPP 2011. This SEPP establishes alternative assessment processes for State significant development following the repeal of Part 3A of the Environment Planning and Assessment Act 1979.

A Concept Approval was granted for the project by the Minister for Planning in 2007 and the site was then purchased by Frasers Broadway and an amended proposal was resubmitted to the Minister in 2008 and a revised Concept Approval was issued in 2009 (MP 06_0171MOD 2).

Director General's Requirements were issued in August 2011 and updated in Nov.2011, for the development of Block 10 for student accommodation with ancillary ground floor retail and commercial uses.

This Modification Approval included a number of Key Issues for the Environmental Assessment. These included:

3. Built Form and Urban Design

- The EA is to demonstrate how the existing buildings will be adaptively reused whilst maintaining the heritage significance of the buildings.

5. Heritage

- The EA shall provide a Heritage Impact Assessment that should be prepared in accordance with the NSW Heritage Office publication "Statement of Heritage Impact", having particular regard to the proposed adaptive reuse of the heritage listed buildings and how the heritage significance of the buildings is to be maintained.

The proposed development is read as complying with both the current planning controls and the recent approvals for the Brewery redevelopment.

8.1 CURRENT STATUTORY CONTROLS

The Statutory Controls of which the proposal must comply include:

- Sydney Local Environment Plan (LEP) 2005.
- Sydney City Heritage Development Control Plan 2006.

The buildings are not heritage items. However, irrespective of their non-listed state the following provisions in the LEP are particularly relevant to the assessment of the proposed development.

Table 5. Sydney LEP Controls

Statutory Control	Clause No./Provision	Compliance/Comment
Sydney City LEP 2005	5.10 Heritage Conservation Objectives The objectives of this clause are as follows: <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Sydney. (b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views. (c) To conserve archaeological sites, (d) To conserve Aboriginal objects and Aboriginal places of heritage significance. 	The proposed development will help to conserve the environmental heritage of Sydney by conserving the heritage significance of the former warehouse at No. 50 Kensington Street by retaining the brick façade in a way that allows the original building remain intact. It is again noted that the current consent does not require this building to be retained.
	(2) Requirement for consent Development consent is required for any of the following: <ul style="list-style-type: none"> (a) Demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance) (b) Altering a heritage item that is a building by making structural changes to anything inside the item that is specified in 	The proposed development consists of removing the complete interior (including slab, roof and structure) and consent is required under this clause. Archaeology is addressed below, consent is being requested under this provision.

	<p>Schedule 5 in relation to the item.</p> <p>(c) Disturbing or excavating an archeological site while knowing, or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.</p> <p>(d) Disturbing or excavating and Aboriginal place of heritage significance.</p> <p>(e) Erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an aboriginal object is located or that is within an Aboriginal place of heritage significance</p> <p>(f) Subdividing land:</p> <p>(i) on which a heritage item is located or that or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
	<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>Council is required to consider the impact that the proposed development will have on the heritage significance of the former warehouse. Retention of the building, given it is already approved to be removed is a very good heritage outcome.</p>
	<p>(5) Heritage Assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b).</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This Heritage Impact Statement has been prepared to assist the consent authority in its consideration of the impacts of the proposed development.</p>
	<p>(6) Heritage Conservation Management Plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>A Conservation Management Plan is currently in draft form for the whole precinct.</p>
	<p>(7) Archaeological sites</p>	<p>It is noted that demolition and</p>

		excavation have already taken place on the site under previous consents and it is understood that no significant archaeological material has been uncovered in that process. As the area is noted as having moderate potential, ongoing monitoring is recommended.
	(8) Aboriginal places of heritage significance	Archaeological monitoring in conjunction with site work is recommended.
	(9) Demolition of nominated State heritage items	Not applicable. No. 50 Kensington Street is not listed on the State Heritage Register, nor is the site a Nominated State Heritage Item.
	(10) Conservation Incentives	N/A

8.2 CURRENT CONTROLS: DEVELOPMENT CONTROL PLANS

The Development Control Plan relevant to the proposed development is the Sydney Heritage Development Control Plan 2006, which contains provisions relating to development affecting all heritage items and places in the LGA. The general objectives of this DCP have been satisfied because the proposed development will facilitate the conservation, restoration and future adaptive reuse of No. 50 Kensington Street Broadway.

9.0 CONCLUSION

The proposed development is a positive contribution to the conservation of the heritage significance of the former warehouse at No. 50 Kensington Street by retaining the brick façade in a way that allows the original building to still read as it was. In so doing, it retains a building that represents a direct link to the history of the Brewery and is an integral part of the urban fabric of the Kensington Street precinct.

The new building on areas 3B and 3C will provide a high level of design quality, an improved public realm, an activated streetscape and a use that will enliven the precinct. The design has responded to the various requirements of previous consents, concept plans and director general's requirements in a positive way.

The proposal fits exactly into the Concept Plan provisions for use, heritage and activation of the area and is well considered in achieving a high level of heritage conservation.