



Heritage Council



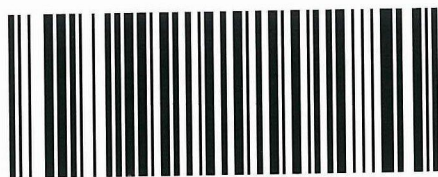
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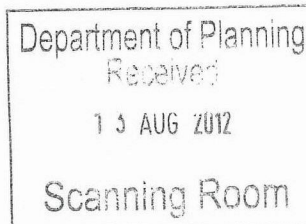


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File: 10/02354  
Our Ref: A942559  
Your Ref: MP 11\_0090

Mr Alan Bright  
A/Director  
Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Ms Caroline Owen



Dear Mr Bright

**Re: MP11\_0090 ENVIRONMENTAL ASSESSMENT EXHIBITION – STUDENT ACCOMMODATION ON BLOCKS 3B, 3C & 10, AT CENTRAL PARK, 26 BROADWAY, CHIPPENDALE (FORMER CARLTON UNITED BREWERY SITE)**

Reference is made to your letter received 2 July 2012 advising that an Environmental Assessment has been submitted to the Department for the above project.

The project seeks approval for the construction of two new buildings providing student accommodation for up to 211 students and ground floor retail uses; additions/alterations to an existing building for student accommodation for up to 56 students; bicycle parking and below ground substation. The new buildings Blocks 3B & 3C will occupy land which is currently vacant after previous demolitions resulting from the approved Concept Plan for the site.

Block 10 occurs on the site of an existing brick warehouse at 50 Kensington Street built in the interwar period. It is proposed to adaptively re-use No 50 for commercial purposes as student residential accommodation and retail. This will require alteration of the existing building to convert it for reuse by retaining existing external walls and developing the new building within and above the existing parapet line.

The report 'Project Application MP 11\_0090 Environmental Assessment Report Block 3B/3C and 10 Central Park Student Accommodation and Ground Floor Commercial Use' prepared by JBA Planning, dated June 2012 has been reviewed by the Heritage Branch.

Also reviewed was the specialist report 'Heritage Impact Statement, Kensington Street Student Accommodation including Blocks 3B, 3C and 10' by Paul Davies Pty Ltd dated May 2012 (Appendix M). That report concludes:

#### 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.*



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The HIS report has also provided specific recommendations for protection of heritage fabric during new construction works, including the development of specific Work Method Statements. This is supported by the Heritage Branch.

The HIS may have inadvertently over simplified the archaeological recommendations by stating that construction methods need to include: *'excavation methods across the site to protect below ground material of significance. In this case, there is likely to be sand from creek.'* (Section 7.2 of HIS p15-16). This comment has been directly transferred to the Statement of Commitments provided in Section 5 of the Environmental Assessment report. It would be better if the more detailed comment provided in Table 3 of the HIS was used, which states the issue more clearly, and indicates that appropriate mitigation should include archaeological monitoring, as follows:

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.
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Section 4.10 and Section 5 of the Environmental Assessment Report (JBA Planning, June 2012) indicate that the proponent intends to complete the project works in accordance with the professional heritage advice and input so far received. Specific commitments include numbers 12 and 13, which confirms that the heritage advice would be implemented and works would be overseen by a 'qualified Heritage Consultant'.

As advised in previous correspondence related to approvals for the former CUB site usual Heritage Council practice would require that a qualified archaeologist undertakes a 'watching brief'. The archaeologist should meet the Heritage Council endorsed Criteria for Excavation Directors. It may therefore be more appropriate for Commitment No.12 to also refer to involvement of a qualified historical archaeologist rather than the more generic term 'heritage consultant' and for Commitment No.12 to also refer to the specific instigation of an archaeological monitoring program. If the Commitment cannot be strengthened in this way then appropriate Conditions of Approval should be imposed.

On the above basis the Heritage Branch has no objections to the approval of MP11\_0090 for Student Accommodation On Blocks 3b, 3c & 10, At Central Park, 26 Broadway, Chippendale (Former Carlton United Brewery Site).

If you have any questions regarding the above matter please contact Siobhan Lavelle using the details provided on this letter.

Yours sincerely

09/08/2012

**Vincent Sicari**

Manager, Conservation Team

Heritage Branch

Office of Environment & Heritage

**AS DELEGATE OF THE NSW HERITAGE COUNCIL**