



Heritage Impact Statement

Former Carlton United Brewery, Broadway - Block 11

October 2014

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TABLE OF CONTENTS

Executive Summary	i
1 Introduction.....	3
1.1 Background	3
1.2 Site Location	3
1.3 Methodology	4
1.4 Author Identification	4
1.5 The Proposal	4
2 Site Description	8
2.1 Block 11	8
2.1.1 The Castle Connell	8
2.1.2 Blackwattle Bay Stormwater Channel No.17/ Ovoid Drain	9
2.1.3 Former Building 13A Tank/ Cistern	9
3 Historical Overview	10
3.1 Historical Overview	10
3.2 The Castle Connell Hotel.....	13
3.2.1 Owners/ Occupiers of the Castle Connell Hotel	17
3.2.2 Date of Construction	19
3.2.3 Alterations & Additions	19
3.3 The Blackwattle Creek Stormwater Channel No. 17 (the ovoid drain).....	19
3.3.1 Date of Construction	20
3.3.2 Alterations & Additions	20
3.4 The Tank Beneath Building 13A.....	20
3.4.1 Date of Construction	21
3.4.2 Alterations & Additions	21
4 Significance	22
4.1 What is Heritage Significance?	22
4.2 Statement of Significance – The Castle Connell	22
4.3 Statement of Significance - Blackwattle Creek Stormwater Channel (the ovoid drain)	22
4.4 Statement of Significance - Tank Beneath Building 13A.....	23
5 Impact Assessment.....	24
5.1 Heritage Listing.....	24
5.2 Director General's Requirements	25
5.3 Compliance with the Modified Concept Plan	25
5.4 Compliance with Key Conservation Plan Policy.....	27
5.5 Heritage Office Guidelines.....	32
6 Conclusion and Recommendations	35
7 Bibliography and References.....	36
7.1 Bibliography	36
7.2 References	36
Appendix A Ovoid Drain, Plan and Long Section	39

FIGURES:

Figure 1 – Block Plan showing the subject Block 11 and relevant built and archaeological items	3
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Figure 2 – Block 11 and the castle connell hotel	5
Figure 3 – Block 11 proposal, viewed from the east (castle Connell Hotel bottom left)	5
Figure 4 – Block 11 proposal relationship to castle Connell Hotel bottom left	6
Figure 5 – Views of the Castle Connell Hotel	8
Figure 6 – Views of the tank/ cistern showing the brick construction and VAULTED roof	9
Figure 7 – Early Parish Map of Alexandria AO Map No. 185 n.d, showing the location of Druitt’s land grant (date unknown).....	10
Figure 8 – Part of P L Berni’s 1842 map of Sydney showing the development of Chippendale and the Kensington estate.	11
Figure 9 – Francis Webb Sheild’s Map of Sydney, 1844, showing the location of the subject site.....	11
Figure 10 – The Kent Brewery in 1885.....	12
Figure 11 – Trigonometrical Survey of Sydney, 1855-1865 – Block U1 showing a house and outbuilding on the subject site	13
Figure 12 – The original Castle Connell Hotel, c. 1878-1936	14
Figure 13 – Metropolitan Series of Maps city of Sydney Sheet G2, 1888	14
Figure 14 – Sydney Water Plan 1887, revised 1894	15
Figure 15 – Exterior images of the present Castle Connell Hotel, 1940 at left and 1937 at right	15
Figure 16 – Plans of the New Castle Connell Hotel Wellington & Kensington streets, Chippendale, 1936	16
Figure 17 – Plans of the New Castle Connell Hotel Wellington & Kensington streets, Chippendale, 1936	16
Figure 18 – Plans of the New Castle Connell Hotel Wellington & Kensington streets Chippendale 1936	17
Figure 19 – The Castle Connell Hotel in 1989, by this time de-licensed and derelict.....	17
Figure 20 – Approved and proposed amended concept plans for the Castle Connell Hotel	25
Figure 21 – Envelope compliance of proposed and previously approved concept plan	26

PICTURES:

Picture 1 –Regent St streetscape.....	8
Picture 2 –Wellington and Regent St facades	8
Picture 3 –Regent St façade & streetscape.....	8
Picture 4 – The Wellington St facade	8
Picture 5 – Kensington Street elevation	16
Picture 6 – Wellington Street elevation.....	16
Picture 7 – Ground Floor Plan	16
Picture 8 – First floor plan	16
Picture 9 – Roof Plan	17
Picture 10 – Cellar Plan.....	17

TABLES:

Table 1 – Listed Occupiers/owners of the Castle Connell Hotel, 1876 to 1948, as listed in the Rates Assessment Books.....	18
Table 2 – Relevant heritage listings	24
Table 3 – Director General’s Requirements SSD6376 25/02/2014	25
Table 4 – Relevant Approved Modified Concept Plan issues	26
Table 5 – CMP Policy	27
Table 6 – Relevant Questions	33

Executive Summary

Urbis has been engaged by the applicants, Frasers Broadway Pty Ltd, to prepare the following Heritage Impact Statement (HIS) for Block 11 at the Frasers Broadway site, formerly known as the Carlton United/Kent Brewery. This HIS follows on from the Modified Concept Plan, which was approved by the Minister for Planning in February 2009, and accompanies an application to modify the approved concept plan for Block 11, to be lodged with the Department of Planning and Environment (NSW) for approval.

Block 11 comprises the Castle Connell Hotel and archaeological elements, being a tank under the former building 13 and the Ovoid Drain. The Blackwattle stormwater system (Ovoid Drain) is listed on Sydney Water's Section 170 Heritage and Conservation Register as having local significance. The Castle Connell and the tank are not listed heritage items however were identified as having heritage significance and were nominated for retention in the original Approved Concept Plan (Feb 2007) and the associated Heritage Impact Statement prepared for the site by Godden Mackay Logan (GML) October 2006. Block 11 is also in the vicinity of the Chippendale Heritage Conservation Area (C9).

The proposal is for mixed use development and modifies the approved building envelopes for Block 11 to refine and further articulate the building form from concept design.

The proposal is generally in keeping with the previously approved concept plan in relation to footprint, bulk and scale and has been refined and generally further articulated in greater detail.

- The height bulk and form of the building has been adjusted and redistributed in some areas (ref Figure 21), the overall appearance of the bulk and scale is similar in size but visually reduced with the articulation of a more slender form. The modification of the form of the building has been carefully considered to ensure no increase in overshadowing of the neighbouring Chippendale Conservation Area to the south from the previously approved proposal, with the main bulk area retained to the far east of the site as per previous approved schemes.
- The refurbishment and/ or re-use of the Castle Connell Hotel has not yet been determined in detail and may be subject to further applications and further impact assessment pending detailed design development. Urbis has also been separately engaged to prepare a Special Element Conservation Plan for the Hotel, to inform design development and conserve the significance of the building.
- Significant views to the prominent corner location of the Castle Connell Hotel located on the intersection of Regent Street, Wellington and Kensington Streets are retained without any interruption and the air space above it retained without obstruction. The junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved. The original hotel building was designed to form part of a larger terraced streetscape. To address this, a podium of the same bulk and scale adjoining to the north of the hotel has been incorporated into the larger design in a contemporary style to make a clear distinction between new and existing, incorporating the parapet line to preserve streetscape character and pedestrian scale.
- The site also contains archaeology consisting of an underground tank and ovoid drain. The building has specifically been designed to wrap around the tank located in the north eastern public park and public interpretation and viewing is proposed. The ovoid drain is retained in situ with greater setbacks than the minimum exclusion zones previously established.

The proposal is generally in keeping with the previously approved concept plan and respects the adjacent Chippendale Heritage Conservation area, the Castle Connell Hotel (not heritage listed) and the heritage significance of the former Carlton and United Brewery site as a whole and we recommend approval.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by the applicants, Frasers Broadway Pty Ltd, to prepare the following Heritage Impact Statement (HIS) for Block 11 at the Frasers Broadway site, formerly known as the Carlton United/Kent Brewery. This HIS follows on from the Modified Concept Plan, which was approved by the Minister for Planning in February 2009, and accompanies an application to modify the approved concept plan for Block 11, to be lodged with the Department of Planning and Environment NSW) for approval. The proposal is for mixed use development and modifies the approved building envelopes for Block 11.

Block 11 comprises the Castle Connell Hotel and archaeological elements, being a tank under the former building 13 and the Ovoid Drain. The Blackwattle stormwater system (Ovoid Drain) is listed on Sydney Water's Section 170 Heritage and Conservation Register as having local significance. The Castle Connell and the tank are not listed heritage items however were identified as having heritage significance and were nominated for retention in the original Approved Concept Plan (Feb 2007) and the associated Heritage Impact Statement prepared for the site by Godden Mackay Logan (GML) October 2006. Block 11 is also in the vicinity of the Chippendale Heritage Conservation Area (C9).

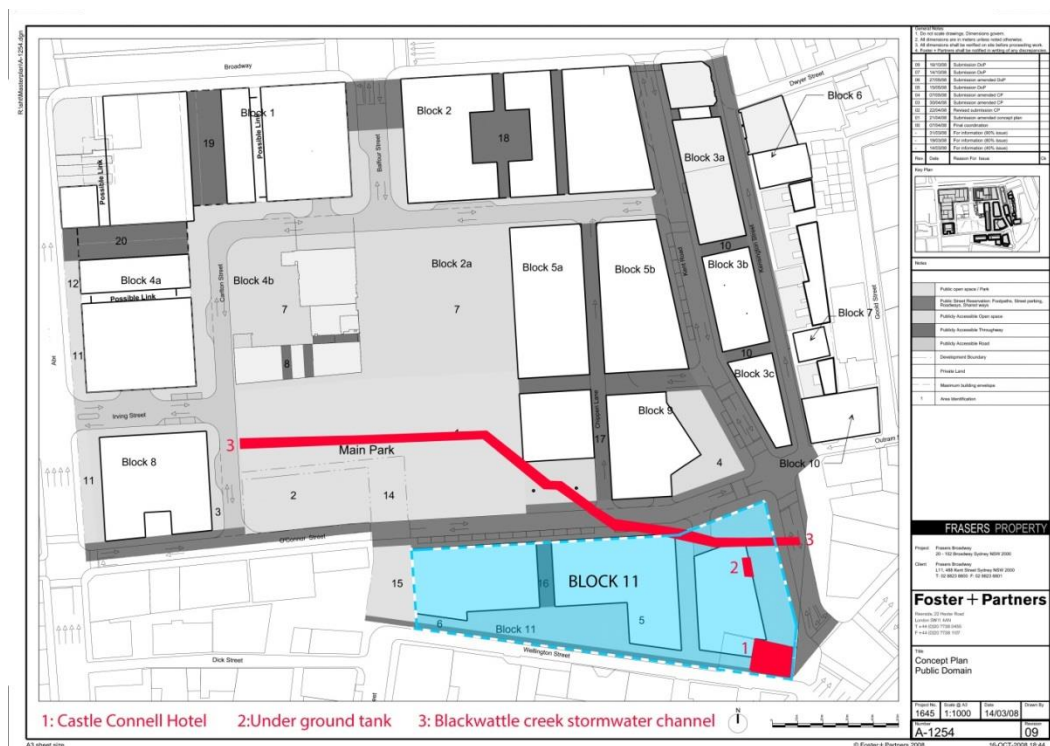
This report provides an assessment of heritage impact in relation to the proposed amended concept (refer to the proposal in section 1.5), specifically with relation to potential impacts to the Castle Connell and identified archaeological items, as well as the nearby HCA.

1.2 SITE LOCATION

The former Carlton United Brewery/Kent Brewery site, now known as Frasers Broadway, is located on the south-western end of the CBD and is bounded by Broadway, Abercrombie St, O'Connor St, Wellington St and Kensington St. The site area is approximately six hectares.

Block 11 is located on the corner of Wellington, Regent and Kensington St, Sydney (Figure 1).

FIGURE 1 – BLOCK PLAN SHOWING THE SUBJECT BLOCK 11 AND RELEVANT BUILT AND ARCHAEOLOGICAL ITEMS



[SOURCE: GOOGLE MAPS 2011]

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 2013.

The subject mixed use development proposal has been assessed with consideration for the relevant Director General's Requirements, compliance with the approved Modified Concept Plan, compliance with relevant NBRs Conservation Management Plan policy and the Heritage Division Guidelines. The relevant controls and provisions contained within the City of Sydney Local Environmental Plans, and Development Control Plan have not been considered as the Application will be assessed by the Minister for Planning.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Kate Paterson (Associate Director) and Fiona Binns (Senior Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content. This report makes reference to previous documentation for the site including (but not limited to):

- the Conservation Management Plan by Noel Bell Ridley Smith and Partners (2005, all volumes);
- the Heritage Impact Statement by Godden Mackay Logan (2006);
- the Heritage Impact Statement prepared by Urbis for the Amended Concept Plan (May 2008)

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

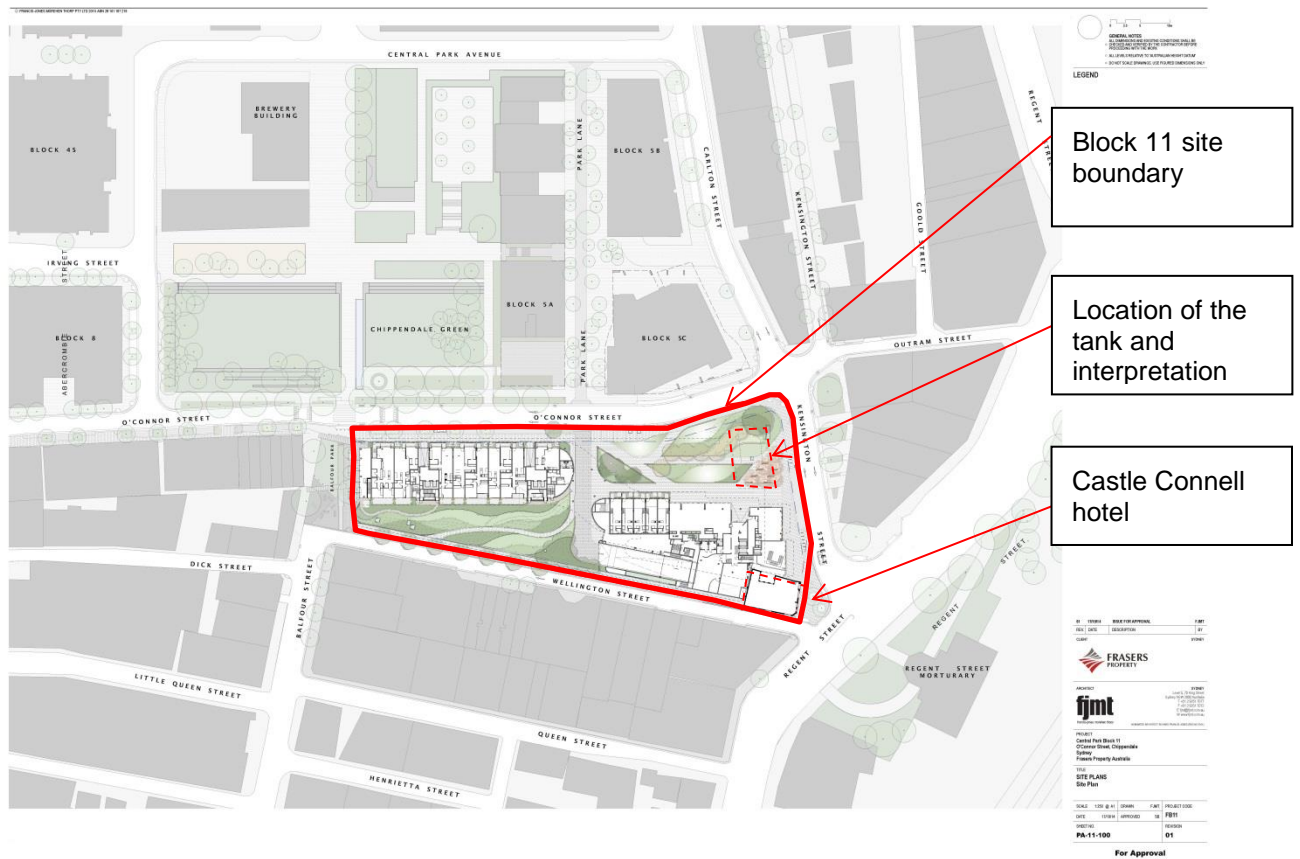
The proposed works are a further stage of the redevelopment of the former Carlton United Brewery site as a residential and mixed-use community precinct in Chippendale.

Block 11 is a large block located to the south and south east corner of the redevelopment site as outlined overleaf at Figure 2. The site currently contains the Castle Connell Hotel on the far south east corner and the remainder is vacant, with former building previously demolished under a separate scope of works.

The proposed site redevelopment comprises residential, retail and childcare centre uses include:

- Construction of an eleven storey predominantly residential building in a longitudinal S shape orientated from east to west along the site, abutting the Castle Connell Hotel
- North facing public open space (O'Connor Street)
- Eastern gateway, public open space (Kensington and O'Connor Street)
- South west public open space (Wellington Street)
- The refurbishment and/ or re-use of the Castle Connell Hotel has not yet been determined in detail and may be subject to further applications and further impact assessment pending detailed design development. Urbis has also been separately engaged to prepare a Special Element Conservation Plan for the Hotel, to inform design development and conserve the significance of the building.

FIGURE 2 – BLOCK 11 AND THE CASTLE CONNELL HOTEL



[SOURCE: FJMT 2014]

FIGURE 3 – BLOCK 11 PROPOSAL, VIEWED FROM THE EAST (CASTLE CONNELL HOTEL BOTTOM LEFT)



[SOURCE: FJMT 2014]

FIGURE 4 – BLOCK 11 PROPOSAL RELATIONSHIP TO CASTLE CONNELL HOTEL BOTTOM LEFT



[SOURCE: FJMT 2014]

This report was written with reference to the following architectural drawings by FJMT:

SSDA-11-000	01_Cover Page	29/10/2014
SSDA-11-100	01_Site Plan	29/10/2014
SSDA-11-101	01_Site Analysis Plan	29/10/2014
SSDA-11-200	01_Key Plans	29/10/2014
SSDA-11-201	01_Ground Level	29/10/2014
SSDA-11-202	01_Level 01	29/10/2014
SSDA-11-203	01_Level 02	29/10/2014
SSDA-11-204	01_Level 03	29/10/2014
SSDA-11-205	01_Level 04-06	29/10/2014
SSDA-11-206	01_Level 07 Setback Floor South	29/10/2014
SSDA-11-207	01_Level 08 Setback Floor North	29/10/2014
SSDA-11-208	01_Level 09	29/10/2014
SSDA-11-209	01_Level 10-12	29/10/2014
SSDA-11-210	01_Level 13	29/10/2014
SSDA-11-211	01_Roof	29/10/2014
SSDA-11-212	01_Basement Level 01	29/10/2014
SSDA-11-213	01_Basement Level 02	29/10/2014

SSDA-11-214	01_Basement Level 03	29/10/2014
SSDA-11-301	01_Section	29/10/2014
SSDA-11-302	01_Section	29/10/2014
SSDA-11-303	01_Solar Access Sections	29/10/2014
SSDA-11-401	01_North and South Elevations	29/10/2014
SSDA-11-402	01_East and West Elevations	29/10/2014
SSDA-11-501	01_Detail Elevations - North	29/10/2014
SSDA-11-502	01_Detail Elevations - South	29/10/2014
SSDA-11-503	01_Detail Elevations - East and West	29/10/2014
SSDA-11-504	01_Facade Types	29/10/2014
SSDA-11-601	01_Adaptable Apartments	29/10/2014
SSDA-11-602	01_Adaptable Apartments	29/10/2014
SSDA-11-701	Shadow Diagrams	29/10/2014
SSDA-11-702	Ventilation and Solar Analysis Diagrams	29/10/2014
SSDA-11-703	Retail Signage Zones	29/10/2014
SSDA-11-704	Finishes Board	29/10/2014
SSDA-11-600	FAC03, 04, 05, 11 Terracotta and Sliding Screens	29/10/2014
SSDA-11-601	FAC02, 03, 04, 05, 11 Terracotta and Vertical Louvres	29/10/2014
SSDA-11-602	FAC02 Option A - Vertical Louvres	29/10/2014
SSDA-11-603	FAC02 Option B - Bi-fold Sunshades	29/10/2014
SSDA-11-604	FAC 02 Terracotta and Vertical Louvres	29/10/2014
SSDA-11-605	FAC 02 Terracotta and Vertical Louvres	29/10/2014
SSDA-11-701	Facade Views	29/10/2014
SSDA-11-800	Cover Page	29/10/2014
SSDA-11-801	Ground Floor	29/10/2014
SSDA-11-802	Level 10 & Level 14 Green Roof	29/10/2014
SSDA-11-803	Level 9 Terraces	29/10/2014
SSDA-11-804	Landscape Sections	29/10/2014
SSDA-11-901	O'Connor Street Photomontages	29/10/2014
SSDA-11-902	Wellington Street Photomontages	29/10/2014

2 Site Description

2.1 BLOCK 11

The former Carlton United Brewery/Kent Brewery site, now known as Frasers Broadway, is located on the south-western end of the CBD and is bounded by Broadway, Abercrombie St, O'Connor St, Wellington St and Kensington St. The site area is approximately six hectares.

Block 11 is located on the corner of Wellington, Regent and Kensington St, Sydney and comprises the Castle Connell Hotel and archaeological elements, being a tank under the former building 13 and the Blackwattle Stormwater/ Ovoid Drain as described below. The Block is otherwise vacant and adjoins Block 9 and the Main park within the former Brewery precinct, to the north.

2.1.1 THE CASTLE CONNELL

The Castle Connell is a two-storey facebrick Interwar Art Deco Hotel constructed on an important corner site (Wellington, Regent and Kensington Streets) marking the south east extremity of the brewery site (Figure 5).

FIGURE 5 – VIEWS OF THE CASTLE CONNELL HOTEL



PICTURE 1 –REGENT ST STREETSCAPE



PICTURE 2 –WELLINGTON AND REGENT ST FACADES



PICTURE 3 –REGENT ST FAÇADE & STREETSCAPE



PICTURE 4 – THE WELLINGTON ST FACADE

A face brick tower gives vertical expression to the corner. The Wellington and Kensington Street elevations are divided into smaller projecting vertical elements. These elements feature paired double hung timber windows with concrete lintels and chevron pattern brickwork to the parapet. Recessed balconies with horizontal wrought iron balustrades occur between these elements. A continuous cantilevered awning divides the façade horizontally. Below the awning the brick is rendered, with original mottle yellow tile finish with black and orange trim below door head height. Pub art recessed panels

survive. Fenestration comprised glazed timber doors with transom lights. Many openings have been boarded up. Internally public rooms are located on the ground floor with the former public bar and saloon bar fronting Wellington and Kensington Streets (NB: bar removed). Accommodation on the upper level is accessed with a separate entry stair on Kensington Street.¹

The refurbishment and/ or re-use of the Castle Connell Hotel has not yet been determined in detail and may be subject to further applications and further impact assessment pending detailed design development. Internal views have therefore not been included herein.

2.1.2 BLACKWATTLE BAY STORMWATER CHANNEL NO.17/ OVOID DRAIN

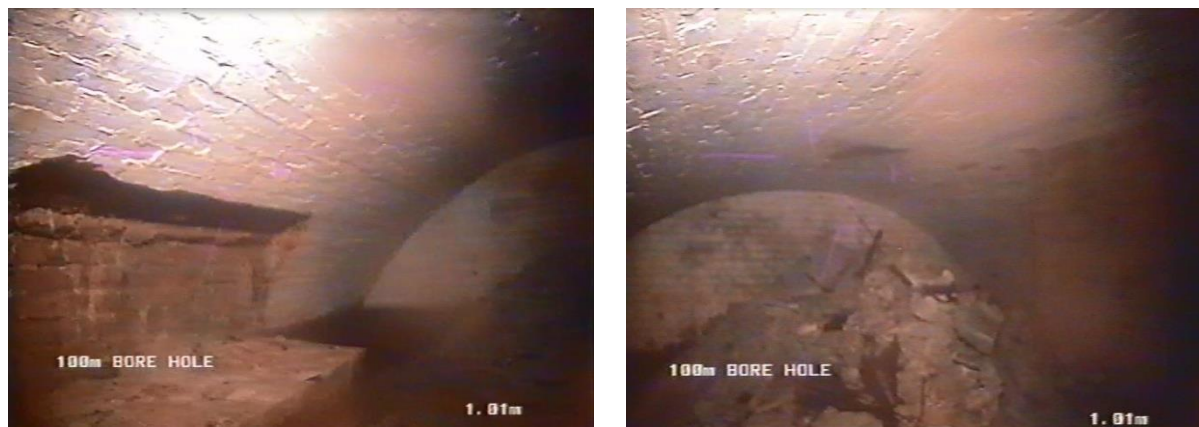
The stormwater system consists of various types including oviform structure made from brick and timber. It is 1.8m by 1.2m in size and extends from Lake Northam (Victoria Park, Parramatta Road) to Parramatta Road, then down Bay and Wattle Streets. The initial part of the system extended from the far side of the original site of Central Railway Station down Wattle Street to Blackwattle Bay. It services Area 17 of the Sydney Water Drainage system.

Within the former CUB site, the drain crosses the southern side of the precinct, running under Irving Street before branching southeast under the Main Park and east across the northern section of Block 11. The stormwater channel is (c2.5—3m below current ground/floor levels). The approximate location of the drain is shown above in Figure 1 and a detailed plan and section for the drain is provided at Appendix A, which shows the various depths, dimensions and materials of the drain. The survey was prepared by Hughes Trueman and indicates that the section of the drain within the former Brewery site comprises various brick and stone block oviform sections as well as stone arched sections of varying dimensions.

2.1.3 FORMER BUILDING 13A TANK/ CISTERN

The tank/ cistern beneath Building 13A has been identified as one of the few surviving elements of the early brewery phase and measures approximately 4m x 9m, constructed in brick with a vaulted roof.

FIGURE 6 – VIEWS OF THE TANK/ CISTERN SHOWING THE BRICK CONSTRUCTION AND VAULTED ROOF



SOURCE: STILL IMAGES FROM THE CCTV SURVEY 2004

¹ Noel Bell Ridley Smith & Partners, Conservation Management Plan, Inventory Sheet 2005

3 Historical Overview

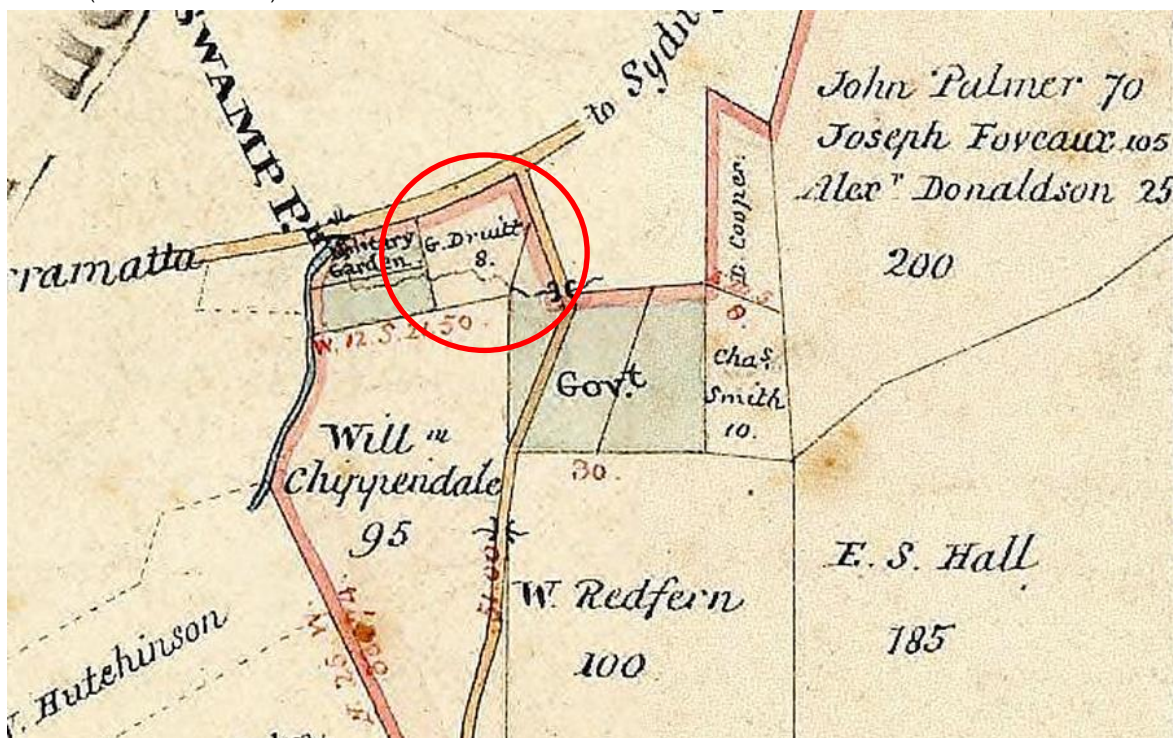
This section of the report reviews the existing documentation (such as the Conservation Management Plans, prepared in 2005) for the Former Carlton & United Brewery site and in particular the Administration Precinct, and provides a summary of the historical background to the development of the precinct. It also summarises the original functions and the subsequent changes to the group of buildings in the south eastern sector of the precinct, to provide a context for the assessment of significance of the remaining fabric.

Unless otherwise identified, this section was written with reference to information from The Castle Connell Hotel Conservation Management Strategy, prepared in August 2004 by Noel Bell Ridley Smith & Partners (NBRS) Pty Ltd. This document was accessed at City of Sydney Archives on 12 August 2014, and appears to be an incomplete draft report.

3.1 HISTORICAL OVERVIEW

The subject site comprises land that originally formed part of the southern end of a grant made to Major George Druitt (Figure 7), which was subsequently purchased in 1834 by John Tooth and Charles Newnham; established the Kent Brewery on it during the following year (Figure 8 and Figure 9). The adjacent Military Garden Subdivision was developed with a mix of working class housing, shops and small industries, and by the mid-19th century was considered a slum.²

FIGURE 7 – EARLY PARISH MAP OF ALEXANDRIA AO MAP NO. 185 N.D, SHOWING THE LOCATION OF DRUITT'S LAND GRANT (DATE UNKNOWN)



Source: Land Titles 2014

The area had begun to develop an urban character by the early 1840s and its location on the major road out of Sydney with an ample water supply made it attractive to industry. Larger allotments were quickly subdivided and sold and by the mid-1840s and had developed as a series of smaller lots and narrow lanes providing accommodation for workers associated with these local industries. However, the area developed with cramped housing and unhealthy living conditions, no running water and open drains and earned the name 'slum' from early on. The other early subdivision in the immediate area was the

² Godden Mackay Logan, *Former Carlton and United Brewery Site, Broadway, Heritage Impact Statement*, October 2006:16.

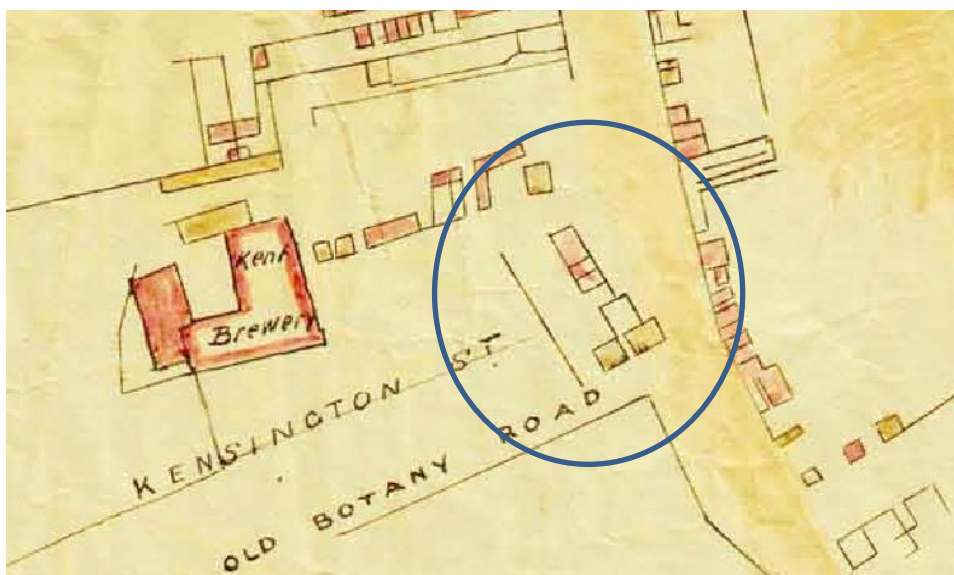
Kensington subdivision on part of Major Drutt's original grant. The land was first auctioned in 1841 but with the onset of a serious financial depression initial sales were slow.³

FIGURE 8 – PART OF P L BERNI'S 1842 MAP OF SYDNEY SHOWING THE DEVELOPMENT OF CHIPPENDALE AND THE KENSINGTON ESTATE.



Source: The Mitchell Library , Sate Library of NSW , ML M3 811.1744/1842/1 Taken from NBRs CMS 2004

FIGURE 9 – FRANCIS WEBB SHEILD'S MAP OF SYDNEY, 1844, SHOWING THE LOCATION OF THE SUBJECT SITE



Source: City of Sydney Archives. Historical Atlas of Sydney

In 1855 the original Redfern railway station became Sydney's main rail terminus and became a major employed for the area which put further stress on the demand for nearby accommodation and this saw further subdivision Sadly, this estate also deteriorated into slum conditions being described as such by 1859 by the City Health Officer, and by 1872 there was reported widespread fever in the vicinity of Kensington Street.

³ NBRs&P CMS Castle Connell Hotel 2004:9

The Kent Brewery gradually expanded its operations by acquiring several adjacent sites and demolishing the houses. The greatest area of expansion occurred west of the original site in the Military Garden and Cooper's paddock subdivisions. The initial expansion to the west in the 1880s was increased in the early decades of the twentieth century as Tooth's took advantage of the City Council's resumptions. By 1900 its site had grown to more than 6 acres (2.4 hectares)⁴ (Figure 10).

FIGURE 10 – THE KENT BREWERY IN 1885



Source: The Australian National University, 46130.

In the early 1900s the City of Sydney turned its focus to sub-standard housing and large parts of Chippendale were demolished. By 1911 large parts of the suburb were resumed and offered to factory owners. Extensions to accommodate changes in transportation and storage needs were undertaken along the southern boundary with the purchase and demolition of buildings on the northern side of Wellington Street. This formed another physical barrier to the adjoining suburb on that frontage.

Tooth's Irving Street Brewery, constructed in 1912 covered most of the land between Carlton and Balfour Streets. On the western side of Carlton Street, the resumptions allowed Tooth's to construct a second bottling plant in 1920. The 1930s saw the construction of the Carlton Street Maltings on the western side of Carlton Street, which incorporated the earlier bottling building and added the visually dominant Barley Store in Abercrombie Street. Expansion between Carlton Street and Abercrombie Street was completed in the 1950s, at which time the Hop Store was constructed.

During the Second World War, parts of the brewery complex were given over to War Work, including the canning of food for American forces in the South Pacific. Following the war, the restrictions on construction led to the deterioration of the building plant and in 1955 a Master Plan for complete reconstruction, prepared by architects Copeman, Lemont and Keesing, was put forward but rejected in favour of a more piecemeal approach to upgrading to increase production.

A number of prominent Sydney architectural firms had been involved with the brewery site over these years of expansion and development, and several of the buildings they designed remain as evidence of their work (although most in somewhat altered form). Between 1905 and 1929, the principal brewery architects were the well-known Sydney firm of Spain and Cosh. Robertson and Marks were the architects for the renovation of the Administration buildings, including the Board Room (in 1930), while Halligan and Wilton were responsible for the Irving Street Brewery in 1911.

⁴ Godden Mackay Logan, *Former Carlton and United Brewery Site, Broadway, Heritage Impact Statement*, October 2006:18.

From 1934, Copeman Lemont and Keesing were responsible for the upgrading of the brewery buildings and plant, as well as designing the nearby Castle Connell and Australian Hotels (in 1936 and 1937 respectively) which were owned by Tooth and Company.⁵ They were also responsible for the design of the No 1 Gate Portal (part of The Carlton United Brewery Site) formerly known as 'Kent Brewery Gate'.

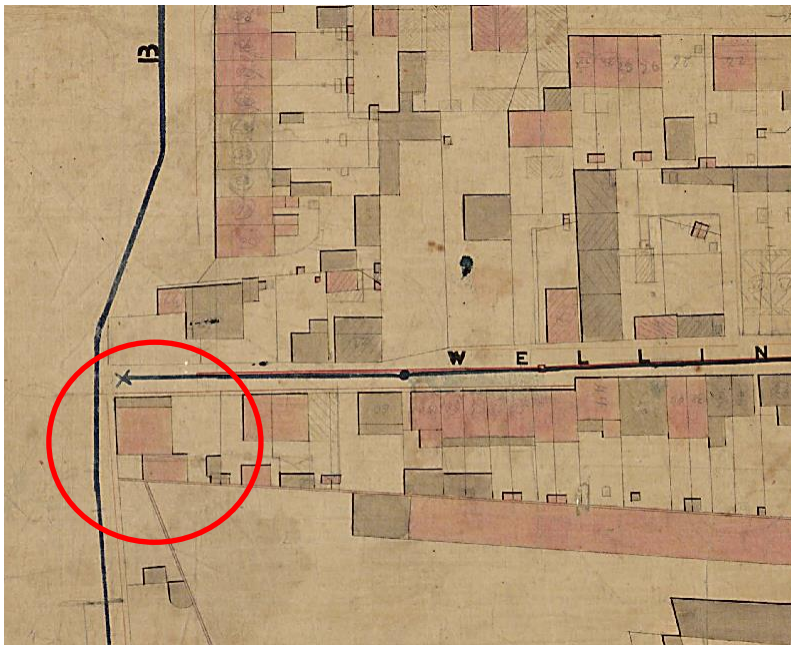
After the Adelaide Steamship Company took over Tooth and Co., the brewery site was sold to Carlton and United Breweries (CUB) in 1983. Diversified brewing operations continued on the site, and further property purchases were made to gradually expand the land holdings. At the time of the proposed sale of the site to Australand in 2003, the holding had grown to almost six hectares, and included hotels in Broadway, disused factories in O'Connor Street, and rows of terrace houses in Kensington Street and Abercrombie Street.⁶ The Kent Brewery ceased operations in 2005 but the sale of assets to Australand did not proceed. The current owners, Frasers Broadway Pty Ltd, purchased the land holdings in 2007.

3.2 THE CASTLE CONNELL HOTEL

The land on the corner of Kensington and Wellington Streets was originally part of 95 acres granted to William Chippendale in 1817 and sold to Solomon Levey in 1821. In the 1820s, Levey sold off parts of his Chippendale land and in December 1840 George Druitt purchased two small portions of this land. One of these portions, an area of 1 rood 32 perches, contains the hotel site and adjoined a grant of 88 acres already belonging to Druitt. When George Druitt died two years later in 1842, he left his land to his trustees, James Norton, Joseph Josephson and his son George Joseph Druitt.

The land was immediately offered for public auction. The lots backed on to the brewery site and were almost all developed for residential use by 1845. In December 1842 Alfred Hughes, a Sydney gentleman, purchased Lots 9 & 10 of Druitt's subdivision of the Chippendale Estate, located on the corner of Wellington, Kensington and Botany Streets (later Regent Street) for £34. Hughes constructed a cottage on this land which is seen in Shield's 1845 map (refer Figure 9, above), and on the Trigonometrical Survey of Sydney map, dated 1855-1865 (Figure 11).

FIGURE 11 – TRIGONOMETRICAL SURVEY OF SYDNEY, 1855-1865 – BLOCK U1 SHOWING A HOUSE AND OUTBUILDING ON THE SUBJECT SITE



Source: City of Sydney Archives. Historical Atlas of Sydney

⁵ Godden Mackay Logan, *Former Carlton and United Brewery Site, Broadway, Heritage Impact Statement*, October 2006: 15-17.

⁶ Godden Mackay Logan, *Former Carlton and United Brewery Site, Broadway, Heritage Impact Statement*, October 2006: 20.

When Hughes sold the land in 1847, the land titles documents describe the property as comprising a dwelling house and premises in the occupation of Alfred Hughes. In February 1847 John Matthews, a local land owner, paid £130 for Hughes' property. John Kettle purchased Lots 7 & 8, which adjoined Lots 9 & 10 the west. Kettle then sold his land to Thomas Marsh, a maltster, in 1847. Marsh went on to build two cottages on the land.

In 1849 John Matthews sold his house on lots 9 & 10 for £140 to Tilden James Hilder, a clerk at the Kent brewery. In 1860 Tilden Hilder also purchased the two cottages on Lots 7 & 8 from Thomas Marsh for £375. It would appear from the Sands Directory that the cottage on Lot 8 was either demolished or amalgamated with the house on Lot 7 as only one cottage is recorded from 1861 onwards. This property was rented to a coach builder by the name of William Nicholls from 1858 to 1884.

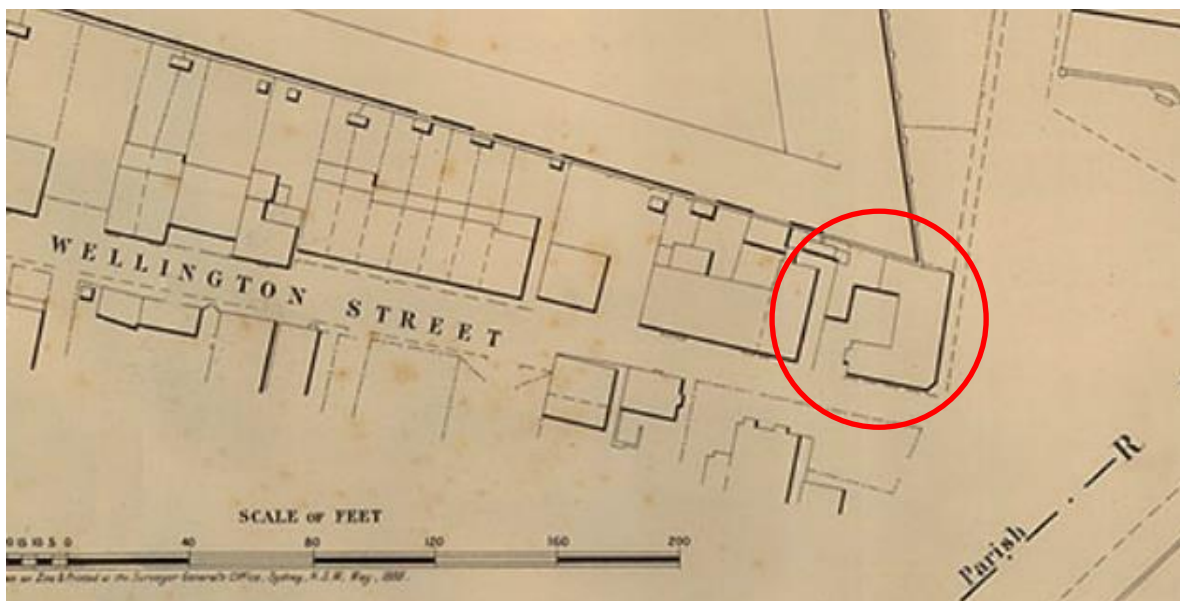
The early occupants of Wellington Street include carpenters, boot makers, painters, bakers, a saddle tree maker and a tailor, indicating working class occupancy of the street. In 1872, Hilder sold all four Lots to Timothy Curley (clothier), who demolished the house standing on Lots 9 & 10 (corner of Wellington and Kensington streets) and constructed the first Castle Connell Hotel in ca. 1878 (Figure 12, Figure 13, Figure 14).

FIGURE 12 – THE ORIGINAL CASTLE CONNELL HOTEL, C. 1878-1936



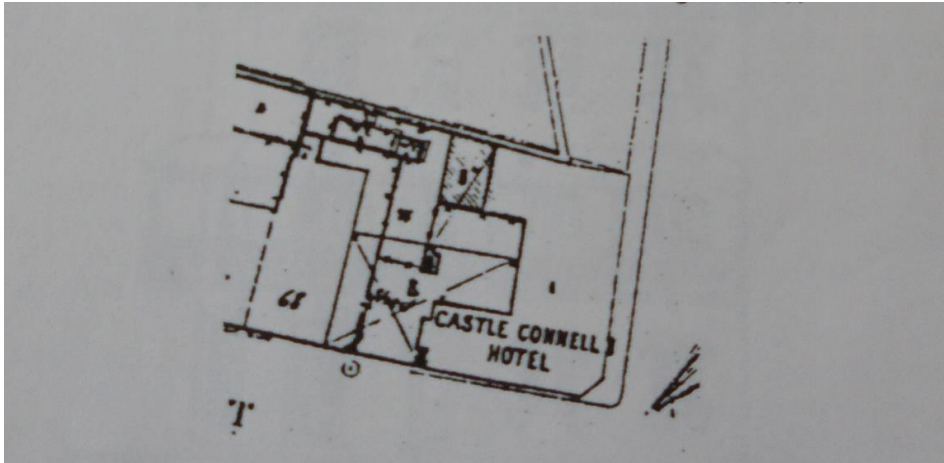
Source: Noel Butlin Archives

FIGURE 13 – METROPOLITAN SERIES OF MAPS CITY OF SYDNEY SHEET G2, 1888



Source: State Library of New South Wales

FIGURE 14 – SYDNEY WATER PLAN 1887, REVISED 1894



Source: Sydney Water Plan from NBRS & Partners CMS Castle Connell Hotel 2004:17

By 1890 the Tooth Company had begun to encroach on the residential area on the northern side of Wellington Street, and by 1902 had acquired the ownership of about 16 houses. The Sands Directory lists a decreasing number of residents in Wellington Street, with only three houses remaining by 1918. These adjoined the Castle Connell Hotel to the west.

A combination of the Temperance movement in the early 1900s coupled with the Great Depression of 1929 saw a great number of pubs reduce hours of service and the 6 o'clock swill was introduced to curb drinking in the early 1910s. Coupled with this restriction, by 1932 5% of local pubs had ceased operation entirely. However, by 1936 the worst of the depression had passed. Building was cheaper than it had been for 60 years and those that were still in a position to do so took advantage of the situation to erect new hotels. In and around inner Sydney, old hotels were demolished to make way for brand new buildings.

Following the death of Thomas Curley 1897, the property remained in trust for nearly 30 years until it was purchased by Tooth and Co. in December of 1935. As part of the boom years in the hotel building industry and in line with Tooth and Co.'s new corporate image, the original hotel and the cottage at No. 68 Wellington Street were demolished, and the new Castle Connell hotel was constructed on the site (Figure 15).

FIGURE 15 – EXTERIOR IMAGES OF THE PRESENT CASTLE CONNELL HOTEL, 1940 AT LEFT AND 1937 AT RIGHT



Source Noel Butlin Archives - Yellow Cards



Source Noel Butlin Archives - Yellow Cards

To design the new hotel, Tooth and Co. utilised the services of architects Copeman, Lemont and Keesing who were highly experienced in and responsible for the construction, upgrade and refurbishment of inter-war hotels in the inner city suburbs and the Sydney CBD, as well as in regional NSW. The firm ultimately adopted an art-deco design for the Connell Hotel, which was characteristic of the firm's general design approach for hotels in and around the local area. Copeman, Lemont and Keesing's architectural plans for the Hotel are shown in Figure 16, Figure 17, and Figure 18, below. The new building, constructed in 1937, featured simple interwar art-deco detailing, including a corner tower element, chevron brickwork to the parapet and yellow tiled finish at ground floor level.⁷

Other hotels in the area that had been demolished due to the widening of Broadway were also reconstructed in the (then) new functionalist and art-deco styles.

FIGURE 16 – PLANS OF THE NEW CASTLE CONNELL HOTEL WELLINGTON & KENSINGTON STREETS, CHIPPENDALE, 1936

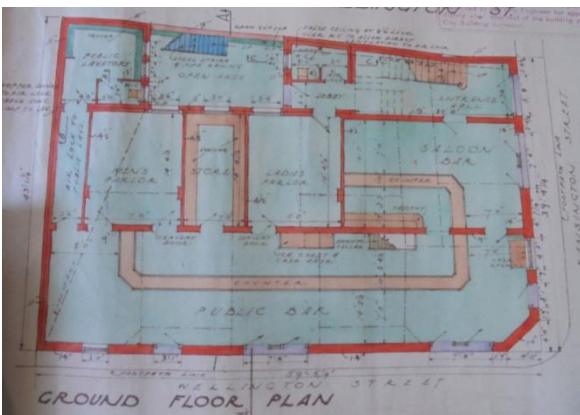


PICTURE 5 – KENSINGTON STREET ELEVATION



PICTURE 6 – WELLINGTON STREET ELEVATION

FIGURE 17 – PLANS OF THE NEW CASTLE CONNELL HOTEL WELLINGTON & KENSINGTON STREETS, CHIPPENDALE, 1936



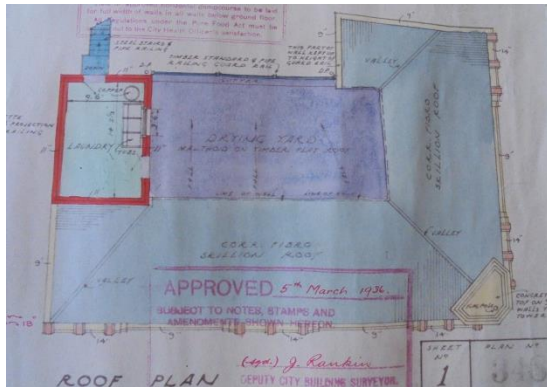
PICTURE 7 – GROUND FLOOR PLAN



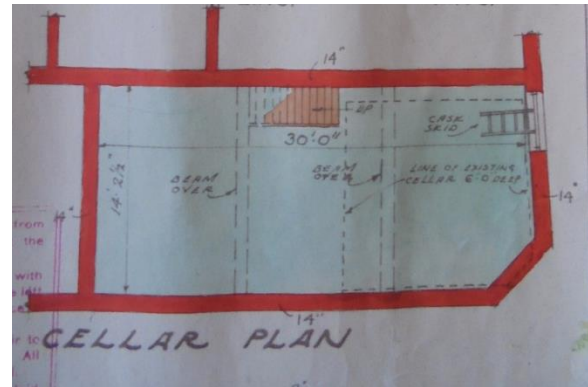
PICTURE 8 – FIRST FLOOR PLAN

⁷ Godden Mackay Logan Former Carlton & United Brewery HIS 2005:35

FIGURE 18 – PLANS OF THE NEW CASTLE CONNELL HOTEL WELLINGTON & KENSINGTON STREETS CHIPPENDALE 1936



PICTURE 9 – ROOF PLAN



PICTURE 10 – CELLAR PLAN

The hotel traded in its original form until 1981 when it was vacated and considered for redevelopment as an apprentice's workshop. This proposal was rejected, and the hotel was subsequently adapted for use as a staff bottle shop. In 1983 CUB took over all of the brewing interests of Tooth and Co.; this did not include any of Tooth and Co.s hotels. The Castle Connell was transferred to Tooths Breweries Pty Ltd in 1984, and then to CUB 1985. The hotel closed for business in that same year (Figure 19).

FIGURE 19 – THE CASTLE CONNELL HOTEL IN 1989, BY THIS TIME DE-LICENSED AND DERELICT



Source: City of Sydney Archive Pix PF 005064 2014

3.2.1 OWNERS/ OCCUPIERS OF THE CASTLE CONNELL HOTEL

Over its various reincarnations, the hotel has had many licensees and a number of recorded owners. Shown in Table 1, below, are the recorded owners and licensees of the Hotel from 1867 to 1948, as they appear in the City of Sydney Rates Assessment Books.

It should be noted that the Rates Assessment Books provide only one source of information pertaining to the owners/licensees of the hotel, and that discrepancies may exist between the Assessment Books records and those of other sources (such as the Sands Directory and the Noel Butlin Archives).

TABLE 1 – LISTED OCCUPIERS/OWNERS OF THE CASTLE CONNELL HOTEL, 1876 TO 1948, AS LISTED IN THE RATES ASSESSMENT BOOKS

YEAR RATED	BLDG NO.	PERSON RATED	OWNER	DESCRIPTION	GROSS ANNUAL VALUE
1867	69	James Hilder	Robert Tooth	House	£104
1871	69	Tilden Hilder	Rt Tooth & Co	House	£80
1877	69	Tilden Hilder	R & F Tooth	House	£80
1880	79	Daniel Doolan	Timothy Curly	Hotel	£156
1888	79	Benjamin Dee	Timothy Curley	Hotel	£182
1891	79	Robert Miller	T Curley	Hotel	£208
1896	63	A Fisher	Timothy Curley	Hotel	£229
1902	63	Cornls Conway	Tooth & Co	Hotel	£231
1907	63	Cornelius Conway	Estate Timothy Curley	Hotel	£212
1911	63	George Maher	Estate of Timothy Curley	Castle Connell Hotel"	£362
1914	63	Albert Sinclair	Estate Late T Curley	House	£362
1918	63	Christiana Sinclair	Est T Curley	Castle Connell Hotel	£362
1921	63	Arthur W Day	Estate late Timothy Curley	Kensington Hotel	£362
1924	63	Henry V Cooke	Estate late Timothy Curley	Castle Connell Hotel	£390
1925	63	H Steele	Estate late Timothy Curley	Castle Connell Hotel	£468
1927	63	Henry V Cooke	Estate Late Timothy Curley	Castle Connell Hotel	£390
1930	63	Owen W Allen	Estate of Timothy Curley	Castle Connell Hotel	£1,145

1931	63	Owen W Allen	Estate of Timothy Curley	""Castle Connell"" Hotel"	£675
1932	63	Owen W. Allen	Estate of Timothy Curly	Castle Connell Hotel	£410
1933	63	John Rock	Estate of Timothy Curley	Castle Connell Hote.	£440
1939	63	Sidney C Hanslow	Tooth & Company Limited	Castle Connell Hotel	£853
1945	63	Thomas J Clines	Tooth & Company Limited	Hotel "Castle Connell"	£985
1948	63	Estate late T J Clines	Tooth & Co Limited	"Hotel ""Castle-Connell"" "	£,742"

3.2.2 DATE OF CONSTRUCTION

The original Castle Connell Hotel was built c. 1878. It was replaced by Tooth and Co. in 1937 with a hotel of the same name.⁸

3.2.3 ALTERATIONS & ADDITIONS

The Castle Connell has been subject to a limited number of alterations and additions since its construction. Plans by Lemont and Niblett were put forward in 1947 to expand the 'Saloon Bar' and 'Men's Parlour'. A similar scheme to expand the 'Public Bar' into the 'Men's Parlour' and store, and convert the 'Ladies Parlour' into a servery were also put forward in 1975. Neither of these proposals was executed; the original hotel form was retained, and the hotel was consistently used for its intended purpose until 1981 when it was vacated and subsequently adapted for use as the staff bottle shop.⁹

The building is largely intact externally but is in need of general internal repairs. The only significant modifications to the building have been to the rear courtyard, while the interior fabric is largely intact except for the removed main bar and some modifications to the ground floor rear rooms. The principal room layouts, joinery and original wall tiling to the ground and first floor are generally intact.¹⁰

3.3 THE BLACKWATTLE CREEK STORMWATER CHANNEL NO. 17 (THE OVOID DRAIN)

The following history has been sourced from a previous Archaeological Assessment and Research Design for the Former Carlton and United Brewery Site, prepared by GML in 2006.¹¹

The subject site comprises a portion of the Blackwattle Creek Stormwater System, in the form of the Blackwattle Creek Stormwater Channel (SWC) No. 17. The Stormwater System was established to

⁸ NBRS&P Former Carlton and United Brewery Site CMP Vol. 4 Pt 2 Inventory Sheet No. 20 2005

⁹ NBRS & Partners Former Carlton & United Breweries CMP Vol. 4 Pt 2 2005 Inventory Sheet No. 20

¹⁰ Urbis Pty Ltd Heritage Design Brief Castle Connell hotel Block 11 Design Competition 2013:14

¹¹ Godden Mackay Logan, Former Carlton & United Brewery Archaeological Assessment and Research Design, 2006.

manage Blackwattle Creek, which has variously been referred to as Blackwattle Creek, Blackwattle Swamp, Slaughteryard Creek, Sugar Works Creek and Blackwattle Open Sewer.

The former Blackwattle Creek flowed diagonally through the brewery allotment, and drained into what is now known as Blackwattle Bay. In the early 1820s, the natural flow of the Creek had been disrupted by the construction of a dam that was then being used by the nearby Brisbane Distillery and Sugar Works. Compounding this, the distillery had by that time begun to discharge waste into the Creek, further compromising its flow and leading to the creation of a swamp downstream. This ultimately resulted in the Creek water north of the dam being unfit for human consumption by 1825.

In response to this, Blackwattle Creek had been channelled by 1841 and enclosed within the brewery allotment by 1857 – 1859. The Stormwater Channel has been constructed, reconstructed, upgraded and repaired number times since its conception; this is evidenced by the various constructed methods evident along the length of the Channel that extends through the brewery allotment.

Since c. 1900, the No. 17 Channel has been used primarily for stormwater drainage. As part of a large scale redevelopment of the brewery complex that was undertaken in 1983, a major diversion of the drain was constructed alongside an associated decommissioned section, and original c. 1840s sections of the Channel were exposed, intact. The S170 listing for the Stormwater System has described it as being 'considerably intact to its 1936 configuration'.¹²

3.3.1 DATE OF CONSTRUCTION

The Blackwattle Creek SWC No. 17 was originally constructed c. 1841, and enclosed within the brewery allotment by 1857 – 1859.

3.3.2 ALTERATIONS & ADDITIONS

The Stormwater Channel has been constructed, reconstructed, upgraded and repaired number times since its conception; this is evidenced by the various constructed methods evident along the length of the Channel that extends through the brewery allotment. In 1983 a major diversion of the Channel was constructed alongside an associated decommissioned section.

3.4 THE TANK BENEATH BUILDING 13A

The following history has been sourced from a previous Archaeological Assessment and Research Design for the Former Carlton and United Brewery Site, prepared by GML in 2006.¹³

In 2004 and during a program of augering, a brick tank/cistern was discovered beneath Building 13A of the Administration Precinct. Following this discovery, a CCTV survey was conducted to further investigate the tank/cistern. The structure was initially identified as a rectangular chamber of brick construction, approximately four metres wide by nine metres long, and featuring an arched ceiling.

Based on the CCTV survey, it is believed that the tank represents one of the few surviving early elements of the brewery complex. The use of non-standardised bricks in the construction of the tank/cistern is suggestive of an early construction date. It appears to be of sturdy construction, and its interior has been white-washed, possibly with a lime render. The size of the tank coupled with the standard of construction further suggest that the tank/cistern was not designed for domestic use, but is more likely to have industrial origins. Additionally, the location of the tank within the early brewery complex suggests that it may have been used for water storage associated with stables located adjacent to the brewery yard.

Overall, the available evidence suggests that the tank is likely to have been constructed in the mid-nineteenth century and is therefore probably related to either the early phase of the brewery or its reconstruction following a substantial fire in 1853. The tank appears to have been breached in four locations by machine made brick piers that are believed to be associated with the construction of a

¹² Sydney Water Corporation Section 170 Heritage Register: listing card–Blackwattle Bay SWC No. 17

¹³ Godden Mackay Logan, Former Carlton & United Brewery Archaeological Assessment and Research Design, 2006.

building above. As the piers are regularly located in relation to the tank structure, it is implied that there was at least knowledge of the tank when the piers were constructed c. 1905—1910.

In addition to this, a sub-surface survey conducted in 1979 identified a secondary pipe that runs towards the tank. This pipe may represent an overflow pipe that drains into the Stormwater Channel, which may further suggest that the tank was constructed in conjunction with, or soon after, the construction of the Blackwattle Creek Stormwater Channel in 1857—1859, which is consistent with the evidence discussed above.

3.4.1 DATE OF CONSTRUCTION

A definitive date of construction is unknown. Evidence suggests, however, that the tank/cistern may have been constructed as early as c. 1853.

3.4.2 ALTERATIONS & ADDITIONS

The tank/cistern was impacted by the construction of four machine made brick piers, believed to have been associated with the construction of a building above. These piers are believed to have been constructed c. 1905—1910. No other alterations or additions to the tank/cistern are known.

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 STATEMENT OF SIGNIFICANCE – THE CASTLE CONNELL ¹⁴

The Castle Connell Hotel replaced an earlier hotel of the same name built circa 1878, and the site has historical significance because of its maintained continuity of use as a hotel for nearly 100 years.

Rebuilt by Tooths in 1937, the Castle Connell Hotel demonstrates the extensive modification and replacement of Victorian hotels during the Interwar period expansion policies and reflecting their evolving corporate image. The hotel marks the extent of the Brewery expansion [to the south-east].

Purchased by Tooths in 1935 and used for several decades as the Brewery staff bottle shop, the hotel has a long association with the Brewery site and its workers.

The Castle Connell Hotel has aesthetic significance as a fine, substantially intact example of the work of Copeman, Lemont and Keesing, notable designers of hotels for Tooths in the Interwar period.

The Castle Connell Hotel is significant for its contribution to the Wellington and Kensington Street streetscapes and provides a visual presence for the Brewery on Regent Street within the vicinity of the state heritage register listed Mortuary Railway Station and site.

The Castle Connell Hotel is a representative example of the Interwar Art Deco style, and is one of a group of local hotels of the period, which collectively illustrate the style.

The Castle Connell Hotel is of significance for the integrity of its external form, composition, plan, layout and original finishes. Fabric of moderate significance includes: the form, scale and composition of the street facades, the face brickwork and external decorative features as well as internal tiling and joinery;

The Castle Connell Hotel has moderate significance at the local level.

4.3 STATEMENT OF SIGNIFICANCE - BLACKWATTLE CREEK STORMWATER CHANNEL (THE OVOID DRAIN)

The Blackwattle Bay stormwater system is of high historical and technical significance as it was one of the five original combined sewers built in Sydney around 1857. The other four sewers were; Bennelong, Hay Street, Tank Stream and Woolloomooloo. These five sewers were responsible for greatly improving public health, hygiene and living standards for the city's residents in the late 1800's. Improved public health was achieved by diverting stormwater and sewerage from the streets and discharging it into the Harbour.

The introduction of the Bondi Ocean Outfall Sewer (BOOS) in 1889 diverted sewer flow to the ocean and eventually led to the drains being used predominantly for stormwater, hence further improving public health. The channel is also of technological significance as it provides an excellent example of the engineering construction techniques of the late 1800's and of the city's early infrastructure. The numerous extensions and modifications made throughout the years provide a good example of the advancements made in drainage construction techniques. In addition, Blackwattle Swamp (now Wentworth Park), into

¹⁴ Noel Bell Ridley Smith & Partners, Conservation Management Plan 2005: Volume 4 Part 2: Inventory Sheet 20: CUB Asset 14: Castle Connell Hotel

which the original sewer initially deposited, was used for a short period as Sydney's water supply. This occurred around 1810 when the Tank Stream dried up, and the swamp was in pristine condition.

4.4 STATEMENT OF SIGNIFICANCE - TANK BENEATH BUILDING 13A

The tank beneath Building 13A is likely to be of historic significance as one of the few surviving elements potentially of the early brewery phase. The brick tank/cistern is approximately 4m x 9m and constructed in brick with a vaulted roof although appears to have been breached in four locations by machine made brick piers believed to be associated with the construction of a building above¹⁵.

¹⁵ There is limited historical documentation associated with the tank/ cistern and it has not been inspected other than via the CCTV footage.

5 Impact Assessment

5.1 HERITAGE LISTING

The current LEP (SLEP2012) defers to the **Sydney Local Environment Plan (SLEP 2005)** as the applicable local government instrument for the CUB site. The site is also identified as a State Significant development and is subject to the **State Environmental Planning Policy (State and Regional Development) 2011**.

The following heritage listings therefore apply to the site:

TABLE 2 – RELEVANT HERITAGE LISTINGS

ADDRESS	NAME/ ITEM	LISTINGS
8–12 Abercrombie Street	Terrace (Part of Carlton United Brewery site)	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5008D)
Kensington Street	Administration Building (part of Carlton United Brewery site)	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5008A)
100–102 Broadway	Australian Hotel	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5009)
46–48 Kensington Street	Terrace	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5072)
26–98 Broadway	Former Irving Street Brewery - Chimney stack	City of Sydney Local Environment Plan 2005 Schedule 8: Part 2 Building elements (#5008C)
26–98 Broadway	No 1 Gate Portal (Part of Carlton and United Brewery site)	City of Sydney Local Environment Plan 2005 Schedule 8: Part 3 Archaeological/townscape/landscape items (#5008B)
Primary address: Location: 286, Pyrmont Bridge Road Pyrmont / Glebe, NSW	Ovoid Drain/ Blackwattle Bay Stormwater Channel No 17	Sydney Water Section 170 Heritage Register (Number 4570535)

The Castle Connell and the tank/ cistern are not listed heritage items however were identified as having heritage significance and were nominated for retention in the original Approved Concept Plan (Feb 2007) and the associated Heritage Impact Statement prepared for the site by Godden Mackay Logan (GML) October 2006. Block 11 is also in the vicinity of the Chippendale Heritage Conservation Area (C9).

5.2 DIRECTOR GENERAL'S REQUIREMENTS

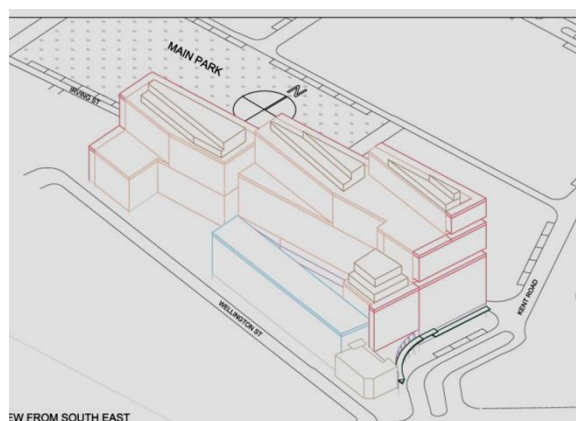
The proposed works are addressed in the table below in relation to the relevant Director General's Requirements.

TABLE 3 – DIRECTOR GENERAL'S REQUIREMENTS SSD6376 25/02/2014

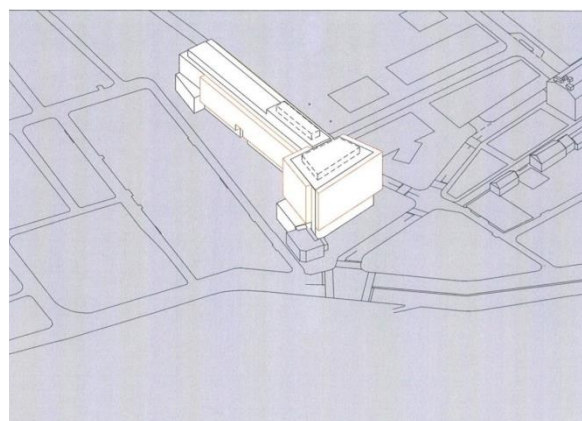
CLAUSE	DISCUSSION
<p>13 Heritage</p> <p>The EA shall provide a Heritage Impact Statement that should be prepared in accordance with the NSW Heritage Office publication "Statement of Heritage Impact" having regard to the proposal's impact on the heritage significance of the Castle Connell Hotel. This should also detail any reuse of the building.</p>	<p>The current Block 11 proposal excludes works to the Castle Connell. This heritage impact statement assess the impacts of the new proposal directly adjoin the hotel.</p>

5.3 COMPLIANCE WITH THE MODIFIED CONCEPT PLAN

FIGURE 20 – APPROVED AND PROPOSED AMENDED CONCEPT PLANS FOR THE CASTLE CONNELL HOTEL



APPROVED CONCEPT PLAN (2007)

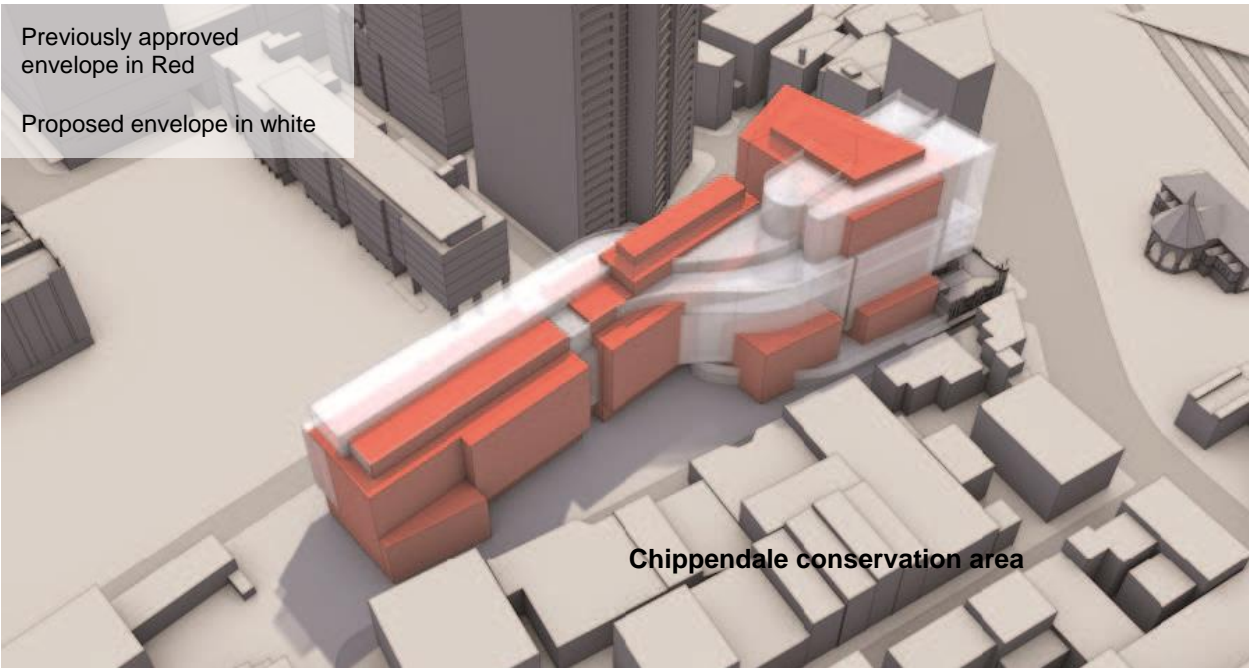


APPROVED MODIFIED CONCEPT PLAN (2008); [SOURCE: F+P, A-1311/02 BLOCK 11]



PROPOSED PLAN (2014) ; [SOURCE: FJMT]

FIGURE 21 – ENVELOPE COMPLIANCE OF PROPOSED AND PREVIOUSLY APPROVED CONCEPT PLAN



[SOURCE: FJMT 2014]

A direct comparison between the built form of the Alternative Proposal and the Concept Design has been provided through a three dimensional overlay of both envelopes. Areas of **red** indicate where the previously approved concept design is beyond that of the proposed Scheme, and areas of **white** where the proposed Scheme is outside the previously approved Concept Design Envelope.

TABLE 4 – RELEVANT APPROVED MODIFIED CONCEPT PLAN ISSUES

PROVISION	DISCUSSION
Building footprints, circulation and street pattern	<p>The building footprint has been carefully design to respond to the archaeology on the site, the ovoid drain and tank located to the north east corner. The building forms a S shape to specifically respond to this and the existing context.</p> <p>The street pattern remains unchanged from the master planning approval.</p>
Heights, roofscape and façade treatment	<p>The height bulk and form of the building has been adjusted and redistributed in some areas (ref</p> <p>Figure 21), the overall appearance of the bulk and scale is similar in size but visually reduced with the articulation of a more slender form. The modification of the bulk at the top of the building has been carefully considered to ensure no increase in overshadowing of the neighbouring Chippendale Conservation Area to the south from the previously approved proposal, with the main bulk area retained to the far east of the site. The façade treatment is contemporary in design and materiality responding to the</p>

PROVISION	DISCUSSION
	hotel and conservation area appropriately in scale and articulation, whilst the rooftop is a green landscaped flat roof.
Adaptive reuse of the heritage items	The refurbishment and re-use of the Castle Connell Hotel has not yet been determined and may be subject to further applications and further impact assessment pending detailed design development. Urbis has also been separately engaged to prepare a Special Element Conservation Plan for the Hotel, to inform design development and conserve the significance of the building.
Archaeology	Built footprints for Block 11 have been designed to retain the identified archaeological features within the subject block, being the Ovoid drain/ Blackwattle stormwater channel no.17 and the tank/ cistern. A 'zone of sensitivity' extending 1.5 metres from the centre of the drain and 1.5m around the tank was established and setbacks from the items have been more than maintained in the subject proposal.
Interpretation	Interpretation of the site as a whole is being covered in a site wide interpretation strategy. Site specific interpretation is designed within the proposal for the underground tank that is located within the public park open space to the north east including a viewing portal and will be incorporated into the greater interpretation strategy for the whole site.

5.4 COMPLIANCE WITH KEY CONSERVATION PLAN POLICY

The proposed works are addressed in the table below in relation to the relevant Conservation Policies from the NBRIS May 2005 CMP.

TABLE 5 – CMP POLICY

POLICY	DISCUSSION
<p><u>7.3 General Policies</u></p> <p><u>7.3.5 Principles for Retention of Significance</u></p> <p>(24) Relationship to Context</p> <p><i>Conservation and development of the place should retain and enhance the role of significant boundary components, such as historic entry points which link the site to its immediate context.</i></p> <p>This policy identifies the importance of maintaining and</p>	<p>The subject Block 11 is located adjacent to the former Kent Brewery and Kensington Street Precincts and adjacent to the Chippendale Conservation Area.</p> <p>The proposed development responds to the scale and character of the new development within the Brewery precinct rather than the smaller scale predominantly residential development on its fringes, and steps between the lower scale development within the adjacent conservation area and higher density development for</p>

POLICY	DISCUSSION
<p>enhancing significant attributes of the former CUB site's historic relationship to its particular urban context.</p>	<p>Blocks 9 and 5 to the north. The general bulk and scale is in keeping with the previous approvals but is a more refined built form articulation responding to the site and produces a less bulky appearance and greater public open space.</p>
<p>(27) Legibility of Historic Boundaries</p> <p><i>The overall extent of the former CUB site should remain legible within any future site redevelopment.</i></p> <p>This policy reflects the contribution made by the strong boundary definition of the former industrial site to its significant character. Maintaining and interpreting the external boundary of the former Kent Brewery as part of the site's conservation, redevelopment and ongoing management may use a variety of methods. This should include appropriate conservation of the major components of significance located on (and helping define) this boundary, including, for example, the County Clare, Australian and Castle Connell Hotels, the 'street wall' of Administration buildings to Kensington Street and the Main Gateway to Broadway.</p> <p>Other elements of lesser individual significance which help define the site boundaries, such as remnant and altered sections of brick walls (e.g. on Kensington, Wellington and Balfour Street), may be able to be conserved in part and/or interpreted as part of a new street-fronting development.</p>	<p>Boundaries for the subdivision of the precinct as a whole have previously been designed and approved. This proposal is located as per previously approved boundaries.</p>
<p>(32) Design Excellence for New Development</p> <p><i>All development on the former CUB site, including conservation and adaptation of existing components, infill and other structures, should demonstrate a high level of design quality, working within a framework which retains and enhances the overall interpretation of the site as a former industrial precinct.</i></p> <p>This policy reflects the need to ensure that all proposals for, and work carried out on, the site are of an appropriately high quality. This should include design excellence in conservation (including adaptation) works to retained structures, as well as in new buildings and infill.</p> <p>Together with an adequately informed level of analysis and skilled design response to the specific functional and other issues, a high level of design merit will contribute to the successful integration of old and new on the site.</p>	<p>The block 11 proposal has been the subject of a design completion with the proposed scheme assessed with in this heritage impact statement is the successful scheme.</p>
<p><u>7.3.6 Heritage Policies for Urban Design</u></p> <p>(34) Development Adjacent to Boundaries with the</p>	<p>The concept proposal has been previously assessed in the Heritage Impact Statement prepared by GML in 2006 and</p>

POLICY	DISCUSSION
<p>Chippendale Conservation Area</p> <p><i>New development adjacent to the boundaries of the Chippendale Conservation Area should relate sympathetically to the existing buildings and streets of this area but maintain the different scale and character of the Kent Brewery site.</i></p> <p>This policy reflects the need for the new development near the boundaries of the site shared with the Chippendale Conservation Area to take account of the layout and character of this precinct, while at the same time retaining and reinforcing the significant robust industrial character of the place.</p> <p>Key measures for retaining and enhancing the site's relationship to the adjacent conservation area include conserving/interpreting historic entry points and thoroughfares (as vehicular and/or pedestrian routes and visual corridors) which originally provided through-linkage to adjacent streets and conserving, and appropriately adapting/adding to retained structures along the site boundaries.</p>	<p>subsequently approved by the relevant authorities. The GML assessment concluded that <i>The proposed scale and form of the proposed new buildings on the CUB site are compatible with the low scale context defining the edge of the conservation area.</i></p> <p>The modified proposal is largely in keeping with this with a minor adjustment to the bulk being relocated to the top floors due to a thinning of the building, but overall presents a less bulky form and greater articulation of the form, particularly to the top.</p>
<p>(38) Significant Views</p> <p><i>Significant views should be appropriately managed. Future development should:</i></p> <ul style="list-style-type: none"> <i>i. Provide, where possible, for the retention of existing visibility of heritage items.</i> <i>ii. Protect and conserve view access to and visual character of landmark corner buildings and entrance elements in significant views.</i> <i>iii. Establish appropriate scale, material and forms for potential buffer elements west of the entrance portal to Kent Road.</i> <i>iv. Relate future changes to the streetscape in Kensington Street to existing heritage items and street wall character.</i> <i>v. Retain visual experience of narrow view into the interior of the site and visibility of Irving Street Brewery group façades when seen from Broadway down Balfour Street.</i> <i>vi. Retain a sense of tall massing on either side of the Balfour Street entrance from Broadway.</i> <i>vii. Provide an interpretive framework for laneways and streetscapes to accentuate former spatial arrangements, underlying subdivision patterns and interpretation of heritage items and settings.</i> 	<p>Complies</p> <p>Significant views to the Castle Connell Hotel street facades when viewed from both directions along Regent Street within close proximity are retained without any interruption.</p>

POLICY	DISCUSSION
<p>viii. <i>Retain and conserve significant fabric and massing of heritage buildings relative to the existing street alignments and address to the corner at the intersection of Broadway, Abercrombie and Wattle Streets.</i></p> <p>ix. <i>Provide for the retention of some views of the chimney stack.</i></p> <p>x. <i>Retain existing and future view potential into the site as seen from the intersection of Abercrombie and Blackfriars Street.</i></p> <p>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></p> <p>xii. <i>Establish an appropriate scale, form and materials so that future buildings relate appropriately to and complement the Balfour Street streetscape and setting of the Irving Street group of buildings.</i></p> <p>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></p> <p>xiv. <i>Retain the dominant walled character of Wellington Street in any future development scenario.</i></p>	
<p>(39) Heritage and the Public Domain</p> <p><i>Development of the site should make use of the site's heritage attributes to assist the provision of a high quality public domain.</i></p> <p>A range of heritage related issues should be included in the process of identifying opportunities for public use of, and access through, the site, including the possible role of conserved heritage items for public use of, and access through, the site, including the possible role of conserved heritage items for publicly accessible functions. Measures to interpret the significant character and components of the site (tangible and intangible) to the public should also be included.</p> <p>The provision of public access should also relate appropriately to significant thoroughfare patterns.</p>	<p>Complies</p> <p>Significant views to the prominent corner location of the Regent Street intersection with Wellington and Kensington Streets containing the Castle Connell Hotel are retained without any interruption, the junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved. The site also contains an underground tank, the building has specifically been designed to wrap around the tank located in the north eastern public park and public interpretation and viewing proposed.</p>
<p>(42) Adaptive Re-Use</p> <p><i>Development of the former Kent Brewery site and Kensington Street terraces should encourage the conservation and adaptation for re-use of individual</i></p>	<p>The Castle Connell Hotel is a separate building not incorporated into the new development.</p> <p>The refurbishment and/ or re-use of the Castle Connell Hotel has not yet been determined in detail and may be</p>

POLICY	DISCUSSION
<p><i>heritage items to respect their identified cultural significance.</i></p> <p>This policy should be read in conjunction with Policy 21 which links conservation to gradings of significance.</p>	<p>subject to further applications and further impact assessment pending detailed design development. Urbis has also been separately engaged to prepare a Special Element Conservation Plan for the Hotel, to inform design development and conserve the significance of the building.</p>
<p>(43) Context for Individual Items</p> <p><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></p> <p>This policy seeks to ensure that new development in close proximity to identified heritage items is appropriately designed and located so as to not to obscure or otherwise detract from significant heritage values of the item or site as a whole.</p> <p>This policy is not intended to prescribe specific heights, buildings materials or architectural character but rather to ensure that new development adjacent existing heritage items meaningfully acknowledges and accommodates their significant attributes while also expressing their own particular era and/or links with adjacent new development.</p>	
<p><u>7.3.7 Policies to Protect Setting of the Site</u></p> <p>(44) Settings for Heritage Items</p> <p><i>Redevelopment of the former Ken Brewery site and Kensington Street terraces 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></p> <p>This policy identified the need to ensure that conservation of identified heritage items includes provision of appropriate settings/curtilages for both individual items and groups/precincts. These settings need not necessarily be physically large – given the importance of interpreting the particular character of what has generally been a tightly packed and changing/evolving industrial complex – but should effectively conserve significant physical and visual attributes.</p> <p>In some instances, the setting of an item includes visual and/or physical links with areas and elements outside the boundaries of the site – examples include Main Avenue and the Main Gateway (with their role in views to and/from Broadway), Balfour and Carlton Streets (with their historical and visual links with their</p>	<p>The higher rise tower segment of the proposal has been set back from the hotel, retaining the hotels existing air space and corner prominence.</p> <p>The junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved. The original hotel building was designed to form a larger terraced streetscape. To address this a podium of the same bulk and scale adjoining to the north of the hotel has been incorporated into the larger design in a contemporary style to make a clear distinction between new and existing whilst still retaining the same parapet line, bulk and scale of the hotel.</p>

POLICY	DISCUSSION
<p>southern ends in Chippendale), and the Australian and County Clare Hotels on the northeast and northwest corners of the main Kent Brewery site.</p>	
<p>(45) Impacts on Heritage Items in the Vicinity of the Site</p> <p><i>Development on and/or adjacent to the boundaries of the former Kent Brewery site and Kensington Street terraces should have regard to potential heritage impacts on identified heritage items and their settings located in the vicinity of the site.</i></p> <p>This policy recognises that new development on the former Kent Brewery site and Kensington Street terraces has the potential to impact physically and/or visually on identified heritage items and their settings in adjacent streets/areas/ In these situations, a Statement of Heritage Impact will be required by the relevant consent authorities identifying the nature and degree of heritage impacts and measures taken to mitigate adverse impacts.</p> <p>Any new development proposed for the Abercrombie Street frontage of the site would, for example, require appropriate evaluation of the associated heritage impacts adjacent items, particularly the Blackfriars and St Benedict's Church, and measure taken to relate sympathetically (as well as mitigate adverse impacts). New development might also include and enhance earlier usage and/or site elements as a positive contribution to the significance of adjacent items and their settings (such as returning the disused shops at the north end of Abercrombie Street to commercial use and supplementing this with additional, related development).</p>	<p>The subject site, block 11 is located adjacent to the former Kent Brewery and Chippendale Conservation Area.</p> <p>The proposed development responds to the scale and character of the new development within the Brewery precinct, and steps between the lower scale residential development and conservation area on its fringes and higher density development for Blocks 9 and 5 to the north. The general bulk and scale is in keeping with the previous approvals and is a more refined built form articulation responding to the site and produces a less bulky form with greater public open space.</p> <p>The redesign of the top floors has been carefully considered and design with the bulk still retained to the far east to not increase overshadowing of the neighbouring Chippendale Conservation Area to the south from the previously approved proposal.</p>
<p><u>7.4 Archaeological Investigations/Remains</u></p> <p>(47) Management of Potential Archaeological Resources and Relics</p> <p><i>The potential archaeological resources and known relics on the former CUB site should be managed in accordance with their assessed level of significance and applicable statutory controls.</i></p>	<p>Built footprints for Block 11 have been designed to retain the identified archaeological features within the subject Block, being the Ovoid drain/ Blackwattle stormwater channel no.17 and the tank/ cistern. A 'zone of sensitivity' extending 1.5 metres from the centre of the drain and 1.5m around the tank was established and setbacks from the items have been more than maintained in the subject proposal.</p>

5.5 HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

TABLE 6 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>The high rise tower segment of the proposal has been set back from the hotel, retaining the hotels existing air space in full and its corner prominence.</p> <p>The junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved. The building was designed to form a larger terraced streetscape to the east and west. To address this a podium of the same bulk and scale adjoining to the north of the hotel has been incorporated into the design in a contemporary style, making a clear distinction between new and existing whilst still retaining the same parapet line, bulk and scale of the hotel.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The proposal has been carefully designed throughout numerous previous and current stages to protect heritage fabric, setting and minimise negative impacts. This has been achieved for the Castle Connell hotel by retaining the building in full as a single entity without integration into the larger development, retention in full of the airspace above the hotel retaining its corner prominence and careful design of the adjacent podium to the north ensuring bulk scale and relationship retains the streetscape character.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The proposal has been carefully designed throughout numerous previous and current stages to protect heritage fabric and minimise negative impacts. This has been achieved for the Castle Connell hotel by retaining the building in full as a single entity without integration into the larger development, retention in full of the airspace above the hotel retaining its corner prominence and careful design of the junction between the principal east elevation and the new development to ensure an appropriate intersection and scale is achieved. The hotel building was designed to form a larger terraced streetscape. To address this, a podium of the same bulk and scale adjoining to the north of the hotel has been incorporated into the larger design in a contemporary style to make a clear distinction between new and existing whilst still retaining the same parapet line, bulk and scale of the hotel.</p>
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage</p>	<p>The block as a whole has numerous public open spaces and landscaping work proposed. The hotel has no setback to the street and the facades are retained as existing</p>

QUESTION	DISCUSSION
<p>significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>without visual obstruction. All landscaping works are located to the rear of the hotel.</p>

6 Conclusion and Recommendations

This Heritage Impact Statement is prepared to accompany the Amended Concept Plan for the Frasers Broadway site block 11 detailed design proposal and concludes that, the proposal follows the principles for the site set down in the Approved Concept Plan.

The proposal is generally in keeping with the previously approved concept plan in relation to footprint, bulk and scale and has been refined and generally further articulated in greater detail.

- The height bulk and form of the building has been adjusted and redistributed in some areas (ref Figure 21), the overall appearance of the bulk and scale is similar in size but visually reduced with the articulation of a more slender form. The modification of the form of the building has been carefully considered to ensure no increase in overshadowing of the neighbouring Chippendale Conservation Area to the south from the previously approved proposal, with the main bulk area retained to the far east of the site as per previous approved schemes.
- The refurbishment and/ or re-use of the Castle Connell Hotel has not yet been determined in detail and may be subject to further applications and further impact assessment pending detailed design development. Urbis has also been separately engaged to prepare a Special Element Conservation Plan for the Hotel, to inform design development and conserve the significance of the building.
- Significant views to the prominent corner location of the Castle Connell Hotel located on the intersection of Regent Street, Wellington and Kensington Streets are retained without any interruption and the air space above it retained without obstruction. The junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved. The original hotel building was designed to form part of a larger terraced streetscape. To address this, a podium of the same bulk and scale adjoining to the north of the hotel has been incorporated into the larger design in a contemporary style to make a clear distinction between new and existing, incorporating the parapet line to preserve streetscape character and pedestrian scale.
- The site also contains archaeology consisting of an underground tank and ovoid drain. The building has specifically been designed to wrap around the tank located in the north eastern public park and public interpretation and viewing is proposed. The ovoid drain is retained in situ with greater setbacks than the minimum exclusion zones previously established.

The proposal is generally in keeping with the previously approved concept plan and respects the adjacent Chippendale Heritage Conservation area, the Castle Connell Hotel (not heritage listed) and the heritage significance of the former Carlton and United Brewery site as a whole and we recommend approval.

7 Bibliography and References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

Appendix A

Ovoid Drain, Plan and Long Section

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