

13 October 2014

Central Park JV No.2
C/- Frasers Property Pty Ltd.
Suite 11, Lumiere Commercial
Level 12, 101 Bathurst Street
SYDNEY NSW 2000
Attn: William Lam, Project Manager

Former Carlton United Brewery (CUB), Broadway Heritage Impact Statement for Block 4N SSDA October 2014

Urbis has been engaged to assess the heritage impacts of proposed works on Block 4N of the Frasers Broadway site.

A Modified Concept Plan was approved by the Minister for Planning in February 2009. Urbis provided a Heritage Impact Statement with the initial and amended concept applications and has provided ongoing advice to Frasers Property as well as additional assessments for subsequent SSDA and Section 75W applications including the S75W Amendment application in June 2014 which separated Blocks 1 and 4N.

This report has been prepared for the State Significant Development Application for Block 4N.

The Proposal

The proposal has been designed by Foster and Partners in collaboration with PTW Architects.

The application proposes the redevelopment of Block 4N as an 18 storey mixed use development comprising two connected towers with central lobbies, with the eastern tower comprising a Hotel as well as the residential lobby. The western tower sits partially over the Australian Hotel and Terraces on the north west corner of the site and comprises commercial lobby and retail on the ground floor; childcare facilities on levels 03-04; commercial uses between levels 05 and 07 and residential apartments above, with plant and services located on the roof.

The proposal incorporates the Australian Hotel and Abercrombie Street Terraces as part of a podium of development for the building and includes base building works to the heritage items to conserve the buildings, allowing for the buildings to be leased. Works may include (but are not limited to) structural works to stabilise floors, ceilings and stairs, particularly within the Abercrombie Street terraces. The extent of works is subject to detailed assessment. Fit-out works will be subject to separate and subsequent applications.

Entries to the western commercial tower and lobby are provided from the south side of the Abercrombie Street terraces (the west gate) and off Broadway adjacent to the Australian Hotel (the northern gate), creating a courtyard between the rear of the heritage buildings and the western tower. Accordingly, some refurbishment of the rear elevation of the Hotel is proposed and a new stair and lift is to be constructed at the rear of the Hotel to facilitate access.

A combined basement below blocks 1 and 4N was previously approved which accommodates all car parking, bicycle parking, residential and commercial storage, waste handling, and servicing for both

buildings, including location of plant and building services, with connection into Central park's central thermal/Plant tri-generation Plant. The basement will accommodate car parking spaces for the proposed Block 4N use.

This assessment has been written with reference to the following plans prepared by Foster and Partners:

GA Plans

PA A4 1755 - Level B4
 PA A4 1756 - Level B3
 PA A4 1757 - Level B2
 PA A4 1758 - Level B1
 PA A4 1759 - Level B0 Lower Ground
 PA A4 1760 - Level 00 Ground
 PA A4 1761 - Level 01
 PA A4 1762 - Level 02
 PA A4 1763 - Level 03
 PA A4 1764 - Level 04
 PA A4 1765 - Hotel Level 05 / Office Level 05
 PA A4 1766 - Hotel Levels 06-08 / Office Levels 06-07
 PA A4 1767 - Hotel Levels 09-12 / Office Levels 08-10
 PA A4 1768 - Hotel Level 13 / Residential Level 11
 PA A4 1769 - Hotel Level 14 / Residential Level 12
 PA A4 1770 - Hotel Level 15 / Residential Level 13
 PA A4 1771 - Hotel Level 16 / Residential Level 14
 PA A4 1772 - Hotel Level 17 / Residential Level 15
 PA A4 1773 - Hotel Level 18 / Residential Level 16
 PA A4 1774 - Level 19 Plant
 PA A4 1775 - Level 20 Roof

Elevations

PA A4 2050 - Elevation 01 Broadway - North façade
 PA A4 2051 - Elevation 02 Link with Block 1 - East façade
 PA A4 2052 - Elevation 03 Tooth Lane Link with Block 4S - South facade
 PA A4 2053 - Elevation 04 Abercrombie Street - West facade

FIGURE 2 – VIEWS OF THE AUSTRALIAN HOTEL.



PICTURE 1 – THE AUSTRALIAN HOTEL
SOURCE: URBIS 2008



PICTURE 2 – THE REAR OF THE HOTEL

The terraces at 8-12 Abercrombie Street have significance at the local level for their historic, aesthetic, and representative values, and their rarity.

Constructed circa 1846, the terraces are of historical significance as they are amongst some of the oldest structures in Chippendale and illustrate a remnant of working class terrace construction. The buildings are also historically representative of the changing character of the area which was largely converted to a retail area in the 1880s and are representative of Federation retail premises, having been converted to shops in 1911. While the shopfront windows and mullions have been almost entirely lost, the form of the shopfronts is retained, along with significant original materials such as wall tiling, mosaic flooring, marble thresholds and pressed metal ceilings within the recessed entry. The buildings form a succinct and visually intact group and make a contribution to the streetscape.

They are however in extremely poor condition, have been derelict for a number of years and are in need of structural works to stabilise the buildings.

FIGURE 3 – VIEWS OF THE ABERCROMBIE STREET TERRACES



PICTURE 3 – THE ABERCROMBIE STREET TERRACES
(8-12 WITH NO.8 AT LEFT)
SOURCE: URBIS 2008



PICTURE 4 – THE REAR OF THE ABERCROMBIE STREET
TERRACES (8-12)
SOURCE: URBIS 2014

Statutory Listings:

The Australian Hotel and Abercrombie Street terraces (8-12) are listed as heritage items under the City of Sydney LEP 2005 as a deferred site (CSHI no. 5009 and 5008D respectively). Other listed items within the CUB site include the Administration Building (CSHI no. 5008A), terraces at 46-48 Kensington Street (CSHI no. 5072), the former Irving Street Brewery Chimney Stack (CSHI no. 5008C) and the No.1 Gate Portal (CSHI no. 5008B).

The CUB site is also identified as a State Significant development under the State Environmental Planning Policy (State and Regional Development) 2011, although this does not include heritage listings.

Secretary's Environmental Assessment Requirements SSD 6673

Section 78A (8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

The requirements for the SSD have outlined a number of matters including:

10. Heritage

The EIS shall provide:

- *a Heritage Impact Statement 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 Australia Hotel and the adjoining terraces;*

This Heritage Impact Statement has been prepared to satisfy this requirement.

- *an appropriate elevation to Broadway and Abercrombie Street in order to protect the heritage significance of the Australia Hotel and adjoining terraces; and*

The scheme has been revised for this application and, for the reasons discussed below in the Assessment, the scheme is considered to protect the heritage significance of the Australia Hotel and the adjoining terraces.

- *an interpretation plan for heritage and archaeology (including Ovoid Drain) and incorporation of a city datum line in accordance with Concept Plan Modification MP 06_0171 MOD 2.*

A Heritage Interpretation plan for the CUB site, including the Ovoid Drain, was prepared by Urbis in July 2009. This plan included specific recommendations for the Hotel and Terraces. Heritage Interpretation of the Hotel and Terraces should be incorporated with the design development and construction stages of the project, in accordance with the Heritage Interpretation Plan for the CUB site (Urbis: July 2009) which included specific recommendations for the Hotel and Terraces.

Heritage Assessment

The application proposes the redevelopment of Block 4N as an 18 storey mixed use development comprising two connected towers with central lobbies. The issues relating to the conservation and adaptation of the heritage items remain the same in this proposal.

Where the previous approved Block 1 and 4N scheme cantilevered completely over the heritage items, the current proposal incorporates a setback of 6m on the western tower from Abercrombie Street and reduced scale and massing overall which gives the heritage buildings more prominence in the streetscape. The structures are integrated into the complex forming part of the podium, while the western tower incorporates further setbacks at the ground and lower levels to provide for the courtyard and to allow the heritage buildings to retain a curtilage and be read in the round. This will improve on the manner in which the Australian Hotel and the terraces are appreciated in the streetscape and the overall site.

The uses and any internal alterations of the hotel and the terraces will be subject to a separate DA and are not affected by the subject proposal.

The proposed stair and lift core at the rear of the Hotel will be apparent as a new insertion and has been located in the area of the former fire stair (shown on the left in the rear view at Figure 2 picture 2). The rear elevation is of lesser significance and the proposed stair facilitates the continued use of the Hotel and building compliance (access).

Similarly, refurbishment of the rear façade of the Hotel is supported (subject to heritage advice and the SECP) with consideration for the lesser significance of the elevation and the new prominence of the façade in the context of its relationship to the western tower, courtyard and commercial lobby entry.

The proposed base building works to repair the heritage items to standard for leasing provides an opportunity to undertake conservation works to the buildings, in particular the Terraces, which are in an extremely poor and derelict condition.

The removal of the rear service wing of the most northern terrace has been previously approved to facilitate the structure. This does not change in this application. A new code compliant stair is to be constructed within the middle terrace to facilitate the use of the upper floors of the terraces in the row and this is considered a suitable insertion and a way of making the buildings suitable for future occupation and commercially viable, with little intrusion into significant fabric.

The overall presentation of the Australian Hotel and the terraces is much improved by these plans due the redesign of the structure of the tower itself which has integrated the cantilever into the structure of the building rather than, as previously proposed, placing a large column to the rear of the hotel as a mushroom structure which impacted the hotel. This continuing evolution of the plans has had a major favourable impact on the heritage items and their setting to the Abercrombie Street corner.

The design of the corner tower with its curved form has also complemented the curved design of the Australia Hotel and provides a sympathetic relationship to the Abercrombie Street and Broadway Corner. The soffit of the new building over the Australia Hotel and the terraces is therefore much reduced in this design and has removed the former issue of the relationship of the building 'hovering' over the heritage items so that they are now read as much more independent structures in the streetscape.

Conclusion and Recommendations

The proposal is principally in accordance with the concept plan and has regard to the Special Elements Conservation Plan prepared by Urbis (2009). Moreover, the proposal improves on the approved concept design in its tailored design response to the Hotel and Terraces.

There are no detrimental impacts on the significant fabric of the heritage items or the broader Brewery site. The proposal is therefore recommended for approval subject to the following recommendations:

- The proposed base building and conservation works to the Australian Hotel and Abercrombie Street Terraces to allow for tenancy should be subject to and undertaken in accordance with a detailed conservation schedule for the buildings. Works should be monitored by a suitably qualified Conservation Architect throughout the design development, contract documentation and construction stages of the project.
- Proposed façade works to the rear elevations of the Hotel and terraces should be subject to conservation architect advice and should have regard to the Special Element Conservation Plan (SECP) July 2009.
- Heritage Interpretation of the Hotel and Terraces should be incorporated with the design development and construction stages of the project, in accordance with the Heritage Interpretation Plan for the CUB site (Urbis: July 2009) which included specific recommendations for the Hotel and Terraces.

I trust the above assists in your assessment of the subject proposal. Please feel free to contact the undersigned on 02 8233 9900 should you have any further queries.

Yours sincerely,



Stephen Davies
Director