

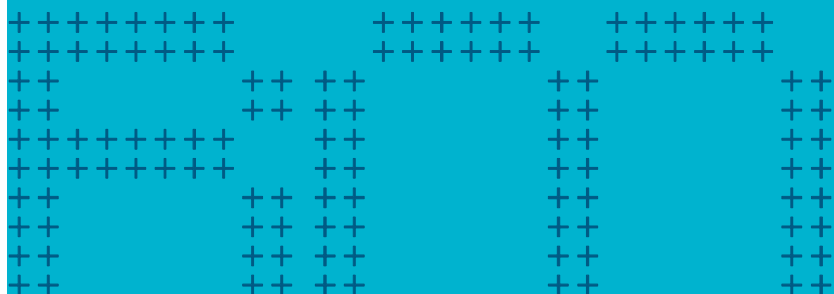
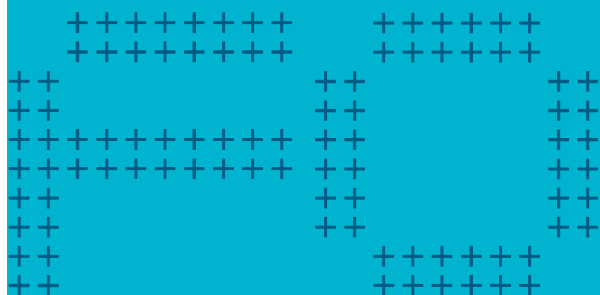
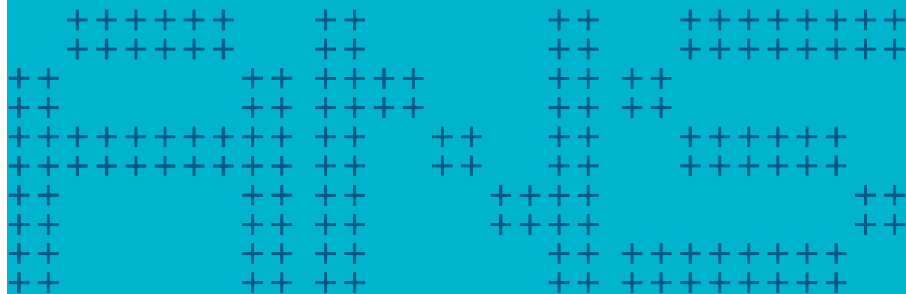
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# Frasers Broadway

May 2008







# Frasers Broadway

Prepared for Frasers Greencliff  
Developments Pty Ltd

May 2008

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## Executive Summary

The following Heritage Impact Statement was prepared to assess the heritage impacts of the majority of the proposed works at the former Carlton United Brewery/Kent Brewery site, now known as Frasers Broadway. The Kensington Street precinct has been excluded from the Urbis Study Area.

The proposed works are being lodged as an amendment to an Approved Concept Plan (2007). This report compares the extent of demolition and retention of heritage items in the Approved Concept Plan with that now proposed in the Amended Concept Plan, and provides an assessment of heritage impact in relation to the proposed new structures.

The site is noted in Godden Mackay Logan's Heritage Impact Statement (2006:47) "as a rare surviving large industrial site on the city's edge, providing evidence of the evolution of a major brewery over 170 years". The HIS concludes that the proposal follows the principles for the site set down in the Approved Concept Plan.

The positive impacts resulting from the changes include an improved and more coherent design concept that gives clarity to the new architectural built form; this clarity assists in the presentation of the heritage items on the site. There are many changes that are considered neutral as they do not have any more or less impact on the heritage items in or around the site than that in the Approved Concept Plan. The report also lists the mitigative action required to minimise some negative aspects arising for the proposed changes, and the further work required in future phases of the project development to address heritage issues.



# 1 Introduction

## 1.1 Background

An application for a concept plan for the former Carlton United Brewery/Kent Brewery site was previously considered by the Minister for Planning under Part 3A of the Environmental Planning and Assessment Act 1979, and subsequently approved with conditions in February 2007.

Following the purchase of the site by Frasers Greenhill Developments Pty Ltd in 2007, Urbis has been engaged to prepare the following Heritage Impact Statement. It has been developed in response to the proposed Amended Concept Plan 2008 for the former Kent Brewery Site on Broadway, to be lodged with NSW Minister for Planning for approval.

During the process of obtaining an Approved Concept Plan for the site, the previous owners have undertaken numerous reports and investigations into the heritage significance of the site. These have identified Precincts of significance within the site, and have identified the significance of individual items within the site.

This Urbis Heritage Impact Statement (HIS) relates to the areas of the site known as the "Administration Precinct", the "Kent Brewery Precinct", the "Irving Street Brewery Precinct" and the "Carlton Street Precinct". A separate HIS has been prepared for the area known as the "Kensington Street Precinct" by HBO+EMTB Heritage Pty Ltd dated April 2008.

## 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.

The Urbis study area, as described in 1.1 above, is shown in Map One (Appendix A) and Figure 1.

Figure 1 – Aerial view of CUB site



[Source: Department of Lands 2008]

### 1.3 Significance of Site

The following statement of significance has been taken from the Godden Mackay Logan Heritage Impact Statement (2006:47-49):

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

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

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

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

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

*The most important component elements of the site include the Main Entry Portal Gateway (51), the Main Avenue (Kent Road) (57), the County Clare Hotel, Broadway (38), the Australian Hotel, Broadway (40), the Abercrombie Street Terraces (42A, B and C), the Castle Connell Hotel (14), the Kensington Street Terraces (47A and B, 48A to J, and 49A and B), the Kensington Street Streetscape (64), the Irving Street Brewery Group (22, 23, 26, 30, 35A, 35B and 36), the Administration Buildings (10A and B), the former Motor Garage/Kensington Street Store (46A) and the former Barley Store (32). The Carpenters Workshop (13A) had been rated in the 2005 CMP and subsequent Executive Report as being of Moderate significance and that therefore it may warrant listing at the local level, but a subsequent Construction Analysis Report (Godden Mackay Logan, July 2006) revised this assessment. The 2006 report concluded that the building does not meet the relevant threshold for listing at a local level.*

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

*The identified significance of the site is enhanced by extensive surviving records which are in the public domain. These demonstrate aspects of the identified historical significance of the site.*

*Substantial documentary evidence survives in several public archives along with artefacts surviving on site and in the Sydney Powerhouse Museum, which would support interpretation of the various aspects of the significance of the site.*

*The site has potential to contain historical archaeological resources that may provide tangible links to significant phases in the history and evolution of the site. The site has been subject to varying degrees of disturbance and has low to medium potential to provide information about the development and occupation of the site throughout its history, which would complement the comprehensive historical information that is available. This evidence may also provide further information about poorly-understood aspects of Sydney's early history, through evidence associated with early agricultural activities, residential occupation, and development and commercial enterprises. The site is unlikely to contain extensive evidence associated with the operation of the brewery itself, owing to the dramatic impact that twentieth century investment in and redevelopment of the brewery enterprise had on the surviving archaeological resource.*

*The site has low potential to contain archaeological deposits and features that may contribute to our understanding of past Aboriginal use of this part of Sydney, or the paleo-environment. Any such evidence would be of High significance with Moderate research potential, given that such evidence is likely to be relatively disturbed, if it survives at all.*

## 1.4 Identified Heritage Items in Urbis Study Area

Table 1 identifies the listed heritage items in the Urbis study area, and also the items identified in previous heritage assessments by Godden Mackay Logan Pty Ltd (GML) that are not listed but were earmarked to be retained and conserved, or modified, under the Approved Concept Plan (Feb 2007). These are shown on Map One (Appendix A).

The block numbers as identified by Foster + Partners are shown in Map Two (Appendix A).

The building numbers as previously identified in the Approved Concept Plan are shown in Map Three (Appendix A).

Table 1 – Identified Heritage items in the Urbis study area

Precinct (Block No)	Name and Address (Site id no.)	Level of significance as determined by GML	Statutory Listings	Non-statutory Listings
(Block 1,2)	CUB site, 26—98 Broadway Streetscape	N/A	Sydney Local Environmental Plan 2005	
Carlton Street Precinct (4a)	Australian Hotel, 100-102 Broadway, Chippendale (40)	High	Sydney Local Environmental Plan 2005	Art Deco Society of NSW Inventory
Carlton Street Precinct (4a)	8—12 Abercrombie Street (Terraces) (42A, B & C)	High	Sydney Local Environmental Plan 2005	
Carlton Street Precinct (Block 1,4a,4b,8)	Carlton Street Streetscape (60)	High	-	-
Irving Street Brewery Precinct (4b)	Former Irving Street Street facades – Brewery Building (22,23) Brewery Chimney Stack (36)	High	Sydney Local Environmental Plan 2005 Part 2	
Irving Street Precinct (4b)	Brewery Yard (52)	High		
Irving Street Precinct (4b)	Substation/Gas Receiving Station (26)	Moderate		
Irving Street Precinct (4b)	Old Boiler House (30)	Moderate		
Irving Street	Balfour Street	Moderate	-	-

precinct (4b)	Streetscape (59)			
Administration Precinct (between 2 & 3)	No 1 Gate Portal, Broadway (51)	Exceptional	Sydney Local Environmental Plan 2005 part 3	
Administration Precinct (between 2&3, 5&3)	Main Avenue (Kent Rd) Streetscape (57)	High	-	-
Administration Precinct & Kent Brewery Precinct (Block 11,5,Park)	Blackwattle stormwater system (ovoid drain) (67)	Exceptional	Draft Sydney Water S170 Heritage Register	
Administration Precinct (Block 11)	Castle Connell Hotel, Wellington Street, Chippendale (14)	Moderate		Art Deco Society of NSW Inventory
O'Connor Street Precinct (4a,8,Park,5)	Irving Street Streetscape (61)	Moderate		

## 1.5 Methodology

As mentioned in the Introduction above, there are in existence numerous reports and investigations into the heritage significance of the site, undertaken during the process of obtaining the Approved Concept Plan. These culminated in the Heritage Impact Statement prepared for the site prepared by Godden Mackay Logan (GML) in 2006.

It is acknowledged that all assessments to date have been well researched and debated. This Urbis report does not revisit the significance of precincts or items on the site as described in the Godden Mackay Logan HIS 2006. This report compares the extent of demolition and retention of heritage items in the Approved Concept Plan with that now proposed in the Amended Concept Plan, and provides an assessment of heritage impact in relation to the proposed new structures.

This report is to be read in conjunction with:

- 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 Assessment Review concept plan amendment by HMO+EMTB Heritage Pty Ltd (2008); and
- the concept plan approval issued by the Minister for Planner on 9 February 2007 (reference mp\_06\_0171).

## 1.6 Author Identification

The following report has been prepared by Stephen Davies (Director), Jennifer Faddy (Associate Director) with the assistance of Deborah Arthur (Heritage Consultant).

## 1.7 Summary/Description of the Amended Concept Plan

The proposed works designed by Foster + Partners and Ateliers Jean Nouvel include the retention and adaptive reuse of heritage items of exceptional, high and moderate significance. All heritage items nominated for retention in the Approved Concept plan have been retained under the Amended Concept Plan.

In providing for a greater degree of commercial usage for the site, the philosophy has been to increase the height and footprint of the buildings fronting Broadway and Abercrombie Street, and to reduce the intensity of the built form around the centre of the site. The Amended Concept Plan provides for increase areas of Park that provides an enhanced setting to the former Brewery Complex.

While the proposal is a concept plan, it can be seen that the character of the architecture is now more cohesive. There is generally a greater regularity in the proposed new built form. There is an emphasis on modulation of Blocks 1 and 4a, the tower form of Block 2 has been simplified, Block 4c has been deleted and Block 5 simplified in form and massing.

The Amended Concept Plan proposes construction of a network of streets and lanes, some for ultimate dedication to the City and reintegration of the site into the wider urban context of Chippendale to the south.

This report was written with reference to Drawing Nos. ASK 080505-001, ASK 080505-002 (to be submitted at the detailed projet application phase) and the following architectural drawings by Foster + Partners (table on following page).

The development of the Amended Concept Plan has followed that of the Approved Concept Plan in that the site has been divided into development "Blocks" (Map Two – Appendix A). It is intended that within these blocks various architects each design different buildings. The design of the buildings on Blocks 1, 2 and 4a are resolved in detail, as shown in the above drawings, while the design for Blocks 4b, 8, 5, 9 and 11 are resolved as envelopes only (Blocks 3, 6, 7, and 10 are outside of the Urbis Study Area).



<b>1645 - Frasers Broadway</b>				
<b>Drawing List</b>				
<b>Concept Plan</b>				
Drawing Number	Title	Scale	Paper Size	Rev.
<b>Technical Sheets</b>				
<b>1000 - 1199</b>				
A 1000	Drawing List	NTS	A3	03
A 1002	Areas	NTS	A3	03
<b>Master and Site Plans</b>				
<b>1199 - 1299</b>				
A 1200	Concept Plan - Heritage Map, Staging	1:1000	A3	02
A 1250	Concept Plan - Contextual Plan	1:10000	A3	02
A 1251	Concept Plan - Site Plan, contextual	1:2000	A3	03
A 1252	Concept Plan - Site Identification and Ownership	1:2000	A3	03
A 1253	Concept Plan - Blocks and max. GFA	1:1000	A3	03
A 1254	Concept Plan - Public Domain	1:1000	A3	03
A 1256	Concept Plan - Traffic (Pedestrian and Cycle Routes)	1:1000	A3	02
A 1257	Concept Plan - Traffic (Access, Parking)	1:1000	A3	02
A 1258	Concept Plan - Road Width	1:1000	A3	02
A 1259	Concept Plan - Awnings, Balconies	1:1000	A3	02
A 1260	Concept Plan - Height Map Sheet 1	1:1000	A3	02
A 1261	Concept Plan - Height Map Sheet 2	1:1000	A3	02
A 1262	Concept Plan - Site Plan - Roof Plan, Maximum Building Height	1:1000	A3	02
A 1269	Concept Plan - Site Plan - Typical Basement Level	1:1000	A3	03
A 1270	Concept Plan - Indicative Land Use - Ground Floor	1:1000	A3	02
A 1274	Concept Plan - Indicative Land Use - Typical floor	1:1000	A3	02
A 1289	No longer in use			
A 1290	Concept Plan - Residential Flat Design Code	1:1000	A3	02
A 1292	Concept Plan - Sun Studies Sheet 1	NTS	A3	02
A 1293	Concept Plan - Sun Studies Sheet 2	NTS	A3	02
A 1294	Concept Plan - Sun Studies Sheet 3	NTS	A3	02
A 1295	Concept Plan - Shadow Studies 1	NTS	A3	02
A 1296	Concept Plan - Shadow Studies 2	NTS	A3	02
A 1297	Concept Plan - Shadow Studies 3	NTS	A3	02
<b>Concept Plan Blocks</b>				
<b>1300 - 1399</b>				
A 1301	Concept Plan - Plot Block 1+4	NTS	A3	02
A 1302	Concept Plan - Plot Block 2	NTS	A3	02
A 1303	Concept Plan - Plot Block 3	NTS	A3	02
A 1305	Concept Plan - Plot Block 5	NTS	A3	02
A 1306	Concept Plan - Plot Block 6+7	NTS	A3	02
A 1308	Concept Plan - Plot Block 6	NTS	A3	02
A 1309	Concept Plan - Plot Block 9	NTS	A3	02
A 1310	Concept Plan - Plot Block 10	NTS	A3	02
A 1311	Concept Plan - Plot Block 11	NTS	A3	02
<b>Concept Plan - Elevations</b>				
<b>1400 - 1449</b>				
A 1400	Concept Plan - North Elevation	1:1000	A3	02
A 1401	Concept Plan - East Elevation	1:1000	A3	02
A 1402	Concept Plan - South Elevation	1:1000	A3	02
A 1403	Concept Plan - West Elevation	1:1000	A3	02
<b>Concept Plan - Sections</b>				
<b>1450 - 1499</b>				
A 1451	Concept Plan - Section 1	1:1000	A3	03
A 1452	Concept Plan - Section 2	1:1000	A3	03
A 1453	Concept Plan - Section 3	1:1000	A3	03
A 1454	Concept Plan - Section 4	1:1000	A3	03
A 1455	Concept Plan - Section 5	1:1000	A3	03
A 1456	Concept Plan - Section 6	1:1000	A3	03
A 1457	Concept Plan - Section 7	1:1000	A3	03
A 1458	Concept Plan - Street Sections 1	1:250	A3	02
A 1459	Concept Plan - Street Sections 2	1:250	A3	02
<b>Concept Plan - Photomontage Views</b>				
<b>2000 - 2026</b>				
A 2000	Concept Plan - View from Parramatta Road	NTS	A3	02
A 2001	Concept Plan - View from City Road	NTS	A3	02
A 2002	Concept Plan - View from Fisher Library	NTS	A3	02
A 2003	Concept Plan - View from Darling Harbour	NTS	A3	02
A 2010	Concept Plan - Comparison - Approved - Amended Concept Plan	NTS	A3	02
A 2020	Concept Plan - Indicative Sketches	NTS	A3	03

## 2 Heritage Items

### 2.1 CUB site, 26—98 Broadway Streetscape

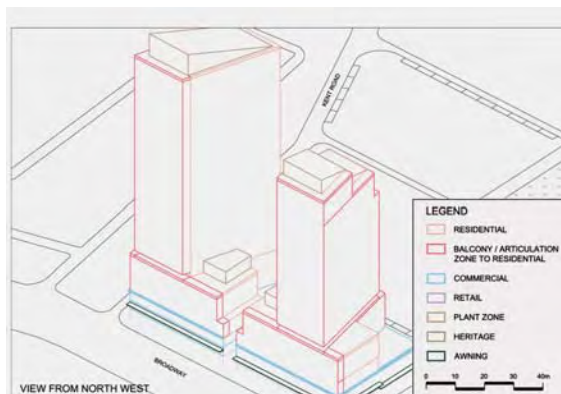
#### 2.1.1 Statement of Significance

[Not available from City of Sydney.]

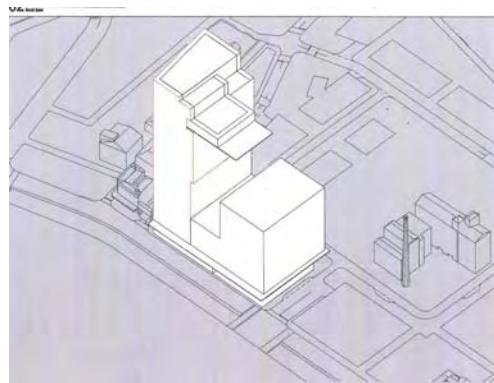
#### 2.1.2 Context as proposed in the Approved Concept Plan

- Block 1 street wall of 40m height, over two separate buildings
- Carlton and Balfour Sts retained as streets
- Block 2 street wall varies but is generally approx 56m. Block 2 comprises 3 buildings, the tallest a with tower of approx 118m
- County Clare Hotel east of Gateway is retained.

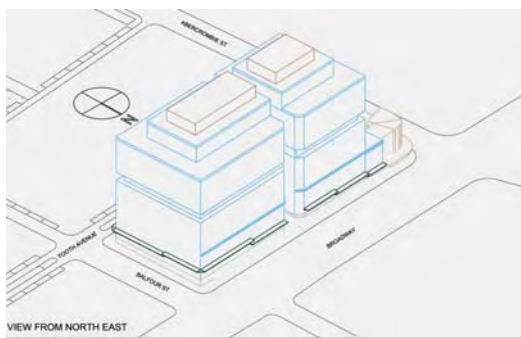
Figure 2 – Approved and proposed amended concept plans for Broadway Streetscape



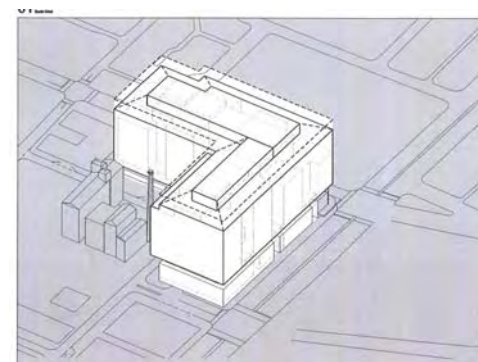
Approved Plans (2007)



Proposed plans (2008); [Source: F+P, A-1302/02-Block 2]



Approved Plans (2007)



Proposed plans (2008); [Source: F+P, A-1301/02 Block1&4]

#### 2.1.3 Context as proposed in the Amended Concept Plan

- The predominate street wall height of Block 1 is approx 55m near the corner of Balfour St, and the treatment is now a modulated elevation rather than flat street wall. An awning is proposed for Broadway.

- The Australian Hotel has part of Block 1 suspended above the parapet line
- Balfour St is retained and open to the sky
- Carlton St is retained as a pedestrian thoroughfare and partly built over
- Block 2 has projecting balconies approx 6m after reaching a podium of 10m at the east end of Block 2 on Tooth Ave. The tower at the Kent Rd end of the site rises to a tower of approx 118m
- County Clare Hotel east of Gateway retained

### 2.1.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- The streetscape as in the Approved Concept Plan is similar in principle to that of the Amended Concept Plan, however the relationship of the building to the street is improved by the introduction of the datum line running from the height of the Australian Hotel, and by the design quality of the street elevations.

The negative impacts of the change are as follows:

- nil

The neutral impacts of the change are as follows:

- The height of Block 1 will not be of major consequence in this section of Broadway considering the scale of buildings opposite on the UTS site.
- The treatment of the Australian Hotel is discussed in detail in Section 2.2 below.

### 2.1.5 Recommendations

Details of the resolution of the design at street level to be further resolved during the design detail phase of works.

## Carlton Street Precinct

The following statement of significance is for the Carlton Street Precinct (GML 2006:91-92):

*The former CUB site embodies the area's layered history, and tells the story of the expansion of the brewery and the development of industry in the area. The Carlton Street Precinct demonstrates a range of building types and periods of construction that attest to its evolution from a fine grained nineteenth century residential area, through a process of incremental incorporation into the brewery site. The precinct was also the site of the former Military Garden, although there is no above ground physical evidence of this early use.*

Individual Buildings and Elements nominated for retention in the Approved Concept Plan

This precinct includes the following items of High significance:

- Building No. 40 (Australian Hotel)
- Buildings Nos 42A, 42B and 42C (Terrace, 8—12 Abercrombie Street)

This precinct includes the following items of Moderate significance:

- Building No. 32 (Barley Store)
- Element No. 60 (Carlton Street).



## 2.2 Australian Hotel (40)

### 2.2.1 Statement of Significance

The Australian Hotel has historic significance for its continuity of use from its first occupation by the Australian Inn in the 1840s through to the present day. Constructed in 1938 the Australian Hotel evidences the widening of George Street in 1937 to create Broadway, and the extensive modification and replacement of Victorian hotels during the Interwar period by the Breweries. The hotel marks the extent of Brewery expansion in the north-west direction.

The Australian Hotel has associative significance because of its long association with the Brewery site and its workers.

The Australian Hotel is a fine (although altered) example of the work of Copeman, Lemont and Keesing, notable designers of hotels in the Interwar period. The Australian Hotel is a good example of the Interwar Functionalist style, expressed on an important site corner. The exterior exhibits major characteristics of the style.

The Australian Hotel contributes to the character of the Interwar Broadway streetscape through its scale, typology and design.

Serving the community since earliest days of development in Chippendale and part of a network of hotels in the vicinity of the Brewery, the Australian Hotel has social significance for its contribution to the community's sense of place.

The hotel is representative of the group of local hotels of the period, which collectively illustrate the Interwar hotel type.

The hotel has high to moderate integrity for its substantially intact exterior, despite major alterations to the bar area. Fabric of high significance includes: the form, scale and composition of the curved brick façades addressing the Broadway and Abercrombie Street corners; face brickwork; external tiling; fenestration pattern; awning; and external decorative finishes.

The Australian Hotel has high significance at the local level.

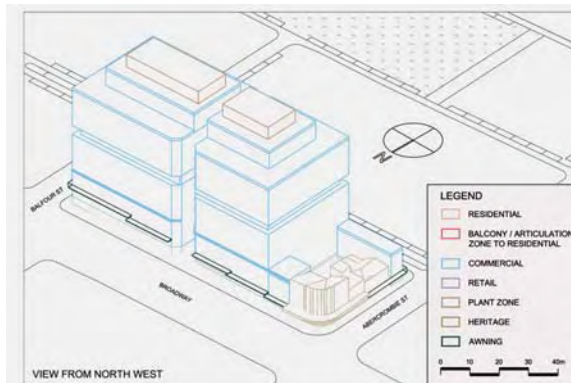
[Source: NBRSP 2005E:INV46-40AustralianHotel pp.1-2]

### 2.2.2 Context as approved in the Approved Concept Plan

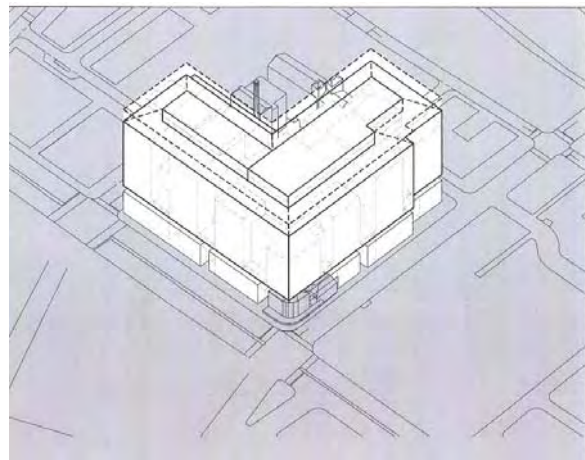
- The Australian Hotel (Building 40) and the adjacent terraces to the south on Abercrombie St were retained
- Along Broadway there was a small transitional building of 10m height to the east of the Australian Hotel, then two 45m high buildings to the east of the transitional building
- There was a narrow infill building of 10m high to the south of the Abercrombie St terraces
- A new road, Tooth Avenue, ran between Balfour St and Abercrombie St, which separated the Australian Hotel and terraces from the new building to the south
- This new building to the south of Tooth Avenue was 30m high at the corner of Tooth and Abercrombie St and stepped down to 25 m on the corner of Irving St
- Carlton St was retained

There was a condition imposed that modified the upper level setback to Block 1, otherwise the scheme for this precinct was approved as described above.

Figure 3 – Approved and proposed amended concept plans for Australian Hotel



Approved plans (2007)



Proposed plans (2008); [Source: F+P, A-1301-Block1&amp;4]

### 2.2.3 Context as proposed in the Amended Concept Plan

- The Australian Hotel (Building 40) and the adjacent terraces to the south on Abercrombie St are to be retained.
- The proposed new building wrapping around Broadway and Abercrombie St (Block 1 and 4a) is built over the roof of the existing Australian Hotel, with a gap of approximately 4m.
- Blocks 1 and 4a rises to a predominant street wall height of approx 60m on the corner, and with modulated fins providing a pattern of light and shadow on the façade. These fins will be lower in height than the maximum height of the building.
- The height of the building at the corner of Abercrombie St and Broadway, and Abercrombie St and Irving St is lower which reduces the bulk of the building.
- A new infill structure is proposed for the southern section of the Abercrombie St elevation of the Australian Hotel at Level 2. This is likely to be a modern element, designed as an extension to the top level of the Hotel, using contemporary materials with a modulation that is reflective of the Hotel façade.
- Along Broadway Block 1 retains a street wall height of approx 57m to the east boundary of the Australian Hotel.
- Further east along Broadway, on the east side of Balfour St, Block 2 has a street wall height to match that, of Block 1, forming a gateway to Balfour St.
- Further South along Abercrombie St the proposed new building continues adjacent to the Abercrombie St terraces. A pedestrian link is provided between Abercrombie St and the centre of the site.
- Carlton St is to be retained

### 2.2.4 Assessment of Heritage Impact

The proposed context for the Australian Hotel in the Amended Concept plan differs from that in the Approved Concept Plan. In the Approved Concept plan the Australian Hotel is viewed as one of a series of smaller building in the streetscape, with the backdrop of a taller building. The corner did not have a presence as an architectural element.

The positive impacts of the change are as follows:

- the concept of constructing a new building over the parapet line of the Australian Hotel is a design response that is imaginative, and compatible with the architecture of the hotel, maintaining its corner emphasis
- the important Broadway/Abercrombie St corner will be reinforced when viewed from west to east by the additional height at the corner
- the proposal provides a more consistent architectural setting for the Australian Hotel than that of the Approved Concept Plan, which strengthens the character of the building as a corner element.
- The parapet height of the Australian Hotel has been used as the datum for the podium that is consistent throughout all the elevations of Blocks 1 and 4a, and throughout all other new buildings on the site. The character of the podium is to be designed in response to the architecture of the Australian Hotel in terms of colour and proportion, and possibly materials.

The negative impacts of the change are as follows:

- the additional height above the Australian Hotel will be more dominant in the overall streetscape, however this will be mitigated through the use of modulation of the proposed new façade of Blocks 1 and 4a.
- the rear yard of the Australian Hotel will be undercover

The neutral impacts of the change are as follows:

- the views to the Australian Hotel looking both east and west along Broadway, and north and south along Abercrombie St, will be much altered however this was the case in the Approved Concept Plan. The context of the Australian Hotel and its relationship to the Brewery Complex behind has been approved to be altered.
- From all views to the Australian Hotel it will no longer be the dominant element on the corner. However given the scale of the development approved for the Hotel surrounds, the Hotel as existing had become a weak element in the composition of the corner under the Approved Concept Plan.
- The proposed new infill at L2 of the Abercrombie St elevation of the hotel, if appropriately detailed.

### **2.2.5 Recommendations**

The careful design of the underside of the slab is necessary and this will be finalised in the detailed design phase.

A CMP will be necessary to determine detailed requirements for conservation of the interiors of the Australian Hotel, and to assist in determining the form and materials for the new infill on L2.

The original footprint of Hotel should be clearly retained and any proposed linkages between hotel and terraces should not confuse the clarity of the built form.

Careful design of the structure is required as it meets the back wall of the Australian Hotel – particularly the actual structural elements.

The materials and treatment of facades is of importance – while modulation is of interest it needs not to add to the bulk of the building.

## 2.3 Carlton Street Streetscape (60)

### 2.3.1 Statement of Significance

Carlton Street holds historical significance as the only surviving laneway of the two c 1840s lanes belonging to the Military Gardens subdivision. The street is an important part of the historic street pattern within the city fringes and retains its original location and function.

Present fabric replaced the earlier pattern of smaller scale development. The width of the lane and its historic origins as part of the subdivision of the Military Gardens from 1840, justify the inclusion of Carlton Street within the City of Sydney Laneways Policy.

The Carlton Street Streetscape has been identified as having high archaeological potential in the Carlton and United Brewery Archaeological Zoning Study by Dana Mider dated 2005. It has potential to contain relics dating to colonial times relating to its past uses.

Carlton Street has some significance as a historic laneway.

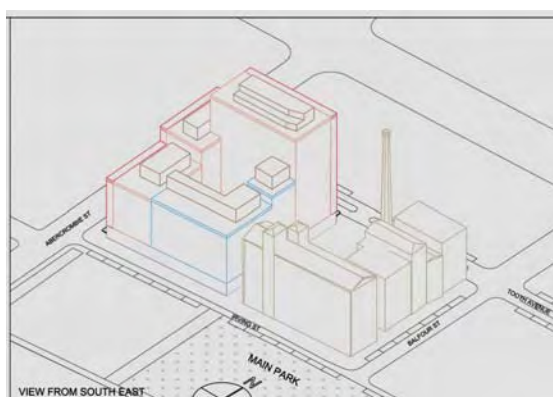
[Source: NBR&P 2005E:INV45-60CarltonStStreetscape p.1]

### 2.3.2 Context as approved in the Approved Concept Plan

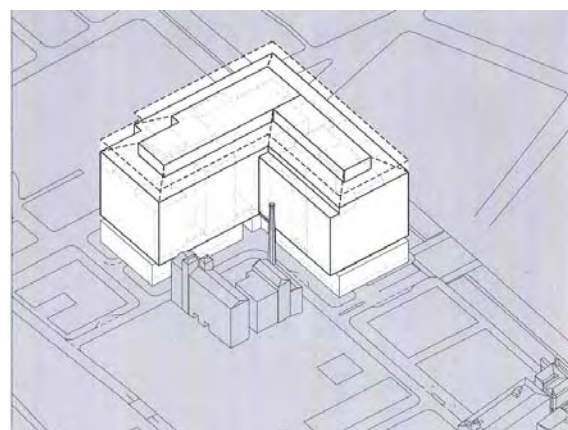
- Carlton St retained as a pedestrian and traffic shared way through to Broadway
- Scale of development to west of Carlton St similar to Irving St Brewery Precinct to east
- 35 – 40 m high buildings on north (Block 1) and west (Block 4) side of Carlton St near corner of Tooth Ave
- South eastern end fronted by Brewery Yard and proposed new Main Park
- Block 1 is approximately 25m away from the retained buildings in the Brewery Complex. Block 4 is approximately 7m away from Building 23 and 28m away from the chimney.

Conditions were imposed that modified the upper level setbacks for Block 1, otherwise the scheme for this precinct was approved as described above.

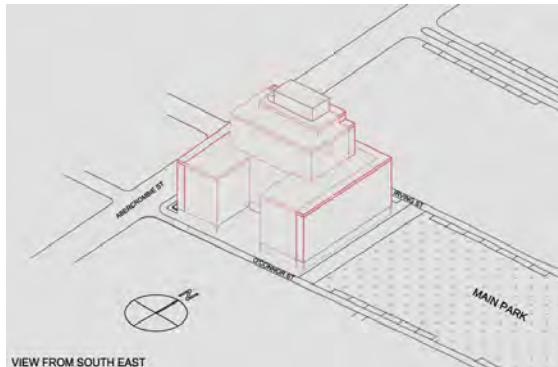
Figure 4 – Approved and proposed amended concept plans for Carlton Street Streetscape



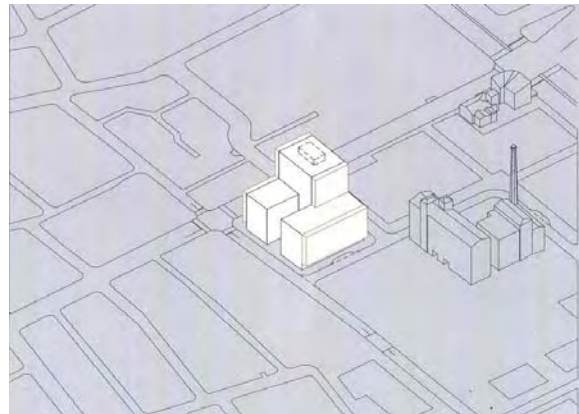
Approved plans (2007)



Proposed plans (2008); [Source: F+P, A1301/02 Blocks 1 + 4]



Approved plans (2007)



Proposed plans (2008); [Source: F+P, A1308/02 Block 8]

### 2.3.3 Context as proposed in the Amended Concept Plan

- Carlton St is retained as predominately a vehicular route with a pedestrian extension through to Broadway. It connects with a narrower Tooth Lane than previously proposed.
- The street wall to the north of Carlton St is defined by the south wall of the Block 1 which has a 3 level podium and then the floorplate projects about 6m forward over this podium. The form of the building is modulated to reduce the impact of the mass of the building. The rear wall of Block 1 is approx 55m then after a small setback it steps up to a predominant height of approx 60m. This lower height of 55m equates to the height of the top of the chimney in the Irving St Brewery.
- The south wall of Block 1 is yet to be defined in terms of materials. The modulation provided by the design of the building has been designed to break up any perceived bulk due to the additional height.
- The street wall to the west of Carlton St is defined by the east wall of Block 4, which is in reality an extension of the Block 1 building, with the same modulated facade to a street wall height of approx 60m. This is about 4 m higher than the top of the existing brick chimney. It has a similar overhanging projection to that of Block 1 of approx 6 m after a podium of 4 levels.
- The east wall of Block 4 is 10m away from Building 23 and approx 32m from the chimney. The predominant height of the Irving St Brewery complex buildings earmarked for retention is approx 30m.
- The east wall of Block 4 is yet to be defined in terms of materials. The modulation provided by the design of the building has been designed to break up any perceived bulk due to the additional height.
- The height of Block 8 adjacent to Carlton Street at it's southernmost section is approx 41m. This steps up to a height of 30m after a setback of approx 15m from Carlton St.
- The detailed form, modulation and materials of Block 8 is yet to be finalised.
- The east side of Carlton St remains defined by the retained buildings of the Irving St Brewery Complex and the new Park to the south of the Brewery Complex.

### 2.3.4 Assessment of Heritage Impact

The proposed treatment of Carlton Street does not differ greatly from that approved in the Approved Concept Plan. All buildings along Carlton St will be demolished, and the street will have a completely different character given the new buildings proposed on Blocks 1, 4 and 8. The introduction of the Park at the southern end of the site provides views into the site through Carlton St from Chippendale. Carlton St will still continue to Broadway (in part as a pedestrian connection), and Carlton St will now provide key vistas into the retained Brewery Complex and Brewery Yard, as previously approved.



The positive impacts of the change are as follows:

- Blocks 1 and 4 are now one building wrapping around the corner of Broadway and Abercrombie St, rather than presenting as a series of individual buildings from Carlton St (and Tooth Lane). However, the previous permeability of the site has been retained at ground level. Greater permeability has been provided at upper levels by the modulation and openings in the facade composition.
- Overall the character is much more urban given the new architectural concept and provides a more consistent backdrop to Brewery buildings when viewed from the Park and from the eastern parts of the site.
- The modulation provided by the design of the building has been designed to break up any perceived bulk due to the additional height, along with the lower height provided at each end of Block 4.
- The distance of the east wall of Block 4 from the retained Brewery Complex buildings is slightly improved.

The negative impacts of the change are as follows:

- The predominant height of the east wall of Block 4 now approx 60m was previously 30m, and this height now carries through to the south wall of Block 1 as it fronts Carlton St (previously 40m). The previous height had a relationship to the predominant height of the Brewery Complex. However the new building provides a high quality backdrop to the brewery Complex, and will be further modulated in the design development phase.

The neutral impacts of the change are as follows:

- The new building is suspended over the hotel, which is an unconventional approach in heritage terms but serves to strongly reinforce the corner as an urban design solution.
- The footprint and height of Block 8 is similar to that previously approved.

### 2.3.5 Recommendations

The detailed treatment of the street and the edges and interfaces with buildings and open space is important, and will be resolved in the detail design stage, or interpreted in such a manner that the original street pattern and materials is understood in the overall design.

## 2.4 8-12 Abercrombie Street (Terraces) (42A, B & C)

### 2.4.1 Statement of Significance

The Abercrombie Street terraces area of historical significance as they are among the earliest known houses surviving in Chippendale.

The group [of terraces] have the ability to demonstrate nineteenth century working class life. Converted to shops around 1913, the terraces provide evidence of the changing character of the area with the expansion of the Brewery in the twentieth century.

The group [of terraces] have streetscape significance and they compliment the scale and character of heritage items in the vicinity, including the adjacent Australian Hotel and the opposite St. Benedict's School and Church group.

The group [of terraces] have high archaeological potential relating to mid-nineteenth century working class life and occupation of the site. The presence of underfloor and ceiling space archaeological deposits in these houses is likely to be high.

The Abercrombie Street terraces are rare examples of c 1850s terraces in Sydney. Now isolated by the expansion of surrounding development, the group is remnant of a former dense nineteenth century residential precinct, comprising terraces let to working class people. The terrace group retains 1850s fabric and detail internally, Federation period shopfront elements externally, and reflects the two major phases of its development.

Fabric of considerable significance includes: the Abercrombie Street façades; room interiors; remnant 1850s finishes and features; and c 1913 finishes.

The Abercrombie Street terraces have high significance at the local level.

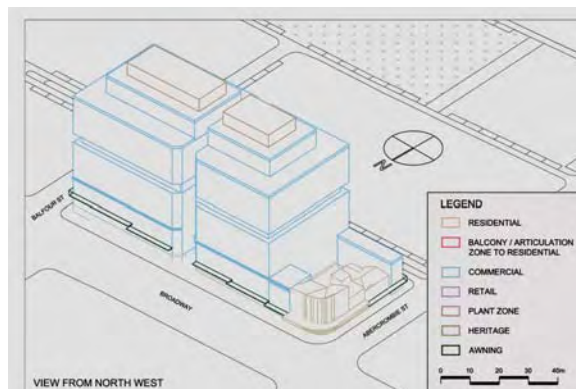
[Source: NBR&P 2005E:INV48-42A,B&CTerraceAbercrombie Street pp.1-2]

## 2.4.2 Context as approved in the Approved Concept Plan

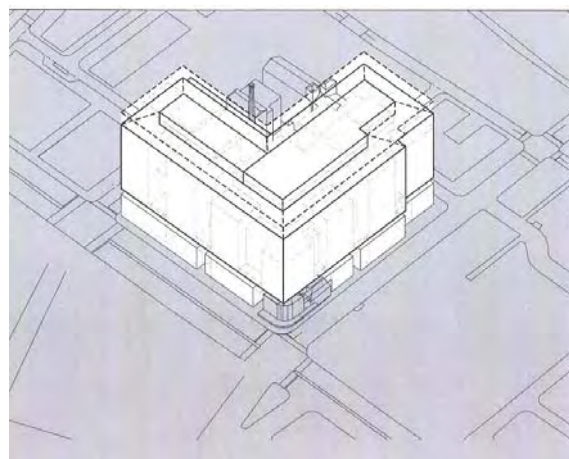
- Terraces, rear wings and rear yards retained
- To the east bounded by the west wall of Block 1 being approximately 40m high
- North boundary abuts retained Australian Hotel
- South boundary defined by new infill building 10m high
- The new Tooth Avenue adjacent to the infill building to the south defines the a break between the heritage items on the corner of Abercrombie and Broadway and the new buildings further south along Abercrombie (Blocks 4 and 8)
- Blocks 4 and 8 both set back from the earlier (Australian Hotel and terraces) alignment of Abercrombie Street
- Street wall along Abercrombie St is 30 m high at corner of Tooth Avenue and steps down to 25m high at the corner of Irving Street

There were no conditions imposed that modified the above proposal, therefore the scheme for this precinct was approved as described above.

Figure 5 – Approved and proposed amended concept plans for the Abercrombie Street Terraces



Approved plans (2007)



Proposed plans (2008); [Source: F+P, A-1301/02-Block1&4]

### 2.4.3 Context as proposed in the Amended Concept Plan

- The terraces, rear wings and rear yards are retained
- The north boundary abuts the Australian Hotel as existing
- The south boundary abuts the podium of the proposed new building (Block 4a)
- The east boundary is part of the new building (Block 4a) however the detailed relationship between the new development and the rear of the terraces is a matter for detailed design
- The terraces are flanked on three sides by the proposed new Block 4a rising to a predominant street wall height of approx 60m. There is a void above the terraces however the exact extent of the void is yet to be determined.
- The terraces remain an inherent part of the heritage items and the design of the proposed new Block 4 treatment of the corner

### 2.4.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- Strength of group of buildings on important corner enhanced by the new datum line of the podium which sets a pedestrian scale at street level based on the scale of the terraces and adjacent hotel. The terraces become part of the overall design.

The negative impacts of the change are as follows:

- The rear yards may be undercover
- The juxtaposition of the terraces with the height of the proposed new Block 4, however this is part of the architectural concept to unify and strengthen the corner.
- The final design of the relationship of the terraces and the void above should respect the relationship of the terraces and the hotel to the soffit of the podium.

The neutral impacts of the change are as follows:

- Distant views of Abercrombie St – this context was changed in the Approved Concept Plan
- Altered context of terraces in the streetscape - as in the Approved Concept Plan

### 2.4.5 Recommendations

The details of the extent of the podium and void, and the relationship to the soffit of the podium is to be determined at the detail design resolution stage

If the terraces are to be connected it should to be done in a way that retains evidence of them as individual buildings

A CMP will be necessary to determine the detailed requirements for the conservation of the interiors, and to assist in determining the extent of conservation and reconstruction of the rear wings

## Irving Street Precinct

The following statement of significance is for the Irving Street Precinct (GML 2006:87-88):

*The significance of the Irving Street Brewery Precinct derives from its ability to reflect in its built fabric and layout the early twentieth century development of the brewery. In this precinct is the largest surviving group of early twentieth century brewery structures on the site, whose form, massing and architectural character, externally at least, provide the most visually direct link to this period.*



Individual Buildings & Elements nominated for retention in the Approved Concept Plan.

This precinct includes the following items of High significance nominated for retention in the approved Concept Plan:

- Building No. 22 (Filtration Building)
- Building No. 23 (Malt Silo Building)
- Building No. 36 (Chimney Stack)
- Element No. 52 (Irving Street Brewery Yard).

This precinct includes the following items of Moderate significance nominated for retention in the Approved Concept Plan:

- Building No 26 (Gas Receiving Station)
- Building No. 30 (Old Boiler House)
- Element No. 59 (Balfour Street streetscape).

## 2.5 Former Irving Street Brewery Complex including Chimney Stack (36), Filtration Building (22), Malt Silo Building (23), Gas Receiving Station (26), Old Boiler House (30), Irving Street Brewery Yard (52)

### 2.5.1 Statement of Significance

The former Irving Street Brewery yard complex as approved for retention comprises Buildings 22,23,26,30 and part of Carlton St, and includes the chimney stack, known as Building 36. The yard (No 56) is also included in this complex.

The grading of significance for Buildings 22, 23 and 36 is high. Buildings 26 and 30 are of moderate significance (GML 2006:50-53).

The following statements of significance are from the Conservation Management Plan by Noel Bell Ridley Smith and Partners (2005):

#### **Chimney Stack (36)**

The chimney was built c 1912 as part of the Irving Street Brewery and has historical significance as evidence of the [site's] industrial past.

The building is significant for its landmark quality, sound structural condition and its contribution to the streetscape and surrounding areas as an identifiable marker of the industrial activity of the site.

The chimney is one three surviving examples of tall brick chimneys and it has a high degree of integrity.

The chimney has high significance at the local level.

[Source: NBRS&P 2005D:INV40-36ChimneyStack p.1]

#### **Filtration Building and Malt Silo Building (22 and 23)**

Built c 1912 the building comprising sites 22 and 23 is an important part of the larger Irving Street Brewery complex, having served as the main entrance to the Brewery. The buildings are evidence of the Brewery's policy of expansion and a need to impress through architecturally fine buildings.

A good representative example of Federation Warehouse style, the buildings are significant for its contribution to the streetscape through its impressive elevations with fine detailing, fair condition and intactness of its exterior.

The Malt Silo Building retains its original function and some of the original equipment, and has potential to interpret malt storage as part of the brewing process.

The building's facades have a fair degree of integrity. The buildings retain their prominence to Irving Street and its importance as the gateway to the Irving Street Brewery Group.

The Filtration Building and Malt Silo Building has high social significance at the local level.

[Source: NBRSP 2005D:INV44-22&23Filtration&MaltSilo p.1]

### **Irving Street Substation and Gas Receiving Station (26)**

Historically this building reflects the common origins of the Irving Street Brewery Group.

As an example of Federation Warehouse style, it is significant for its contribution to the Balfour Street streetscape due to its well-detailed façades originally designed to accommodate specialised functions within the Brewery Group.

Originally the Copper and Sugar House, the building retains vestiges of its original form, [although] it is heavily modified on the ground floor to take an electrical substation. Other floors have been reconstructed in concrete.

The Irving Street Substation and Gas Receiving Station has moderate significance at the local level.

[Source: NBRSP 2005D:INV43-25&26Staircase&Substation p.1]

### **Old Boiler House (30)**

The Boiler House has the ability to demonstrate the relative importance of the power circle within the Irving Street Brewery Group. It [illustrates] changes in fuel type and changing methods in the production of steam for heating and power generation.

Built c 1912 as part of the Irving Street Brewery complex, the Old Boiler House is an example of Federation Warehouse style. It makes a moderate contribution to the Balfour Street streetscape due to the remnants of its well-detailed façade. The interior has some significance as it retains aspects of its original character and structural elements but is severely compromised by [its] poor physical condition, alterations and accretions.

Both the original and replacement boilers have been removed. The building retains its relationship with the flue chamber and chimney and they contribute mutually to the interpretation of these elements.

The Boiler House has moderate significance at the local level.

[Source: NBRSP 2005D:INV42-30OldBoilerHouse p.1]

### **Irving Street Brewery Yard (52)**

Built c 1912 as part of the Irving Street Brewery Group, the yard has significance for its role as an important open space attached to the Brewery, [and it has] served many functions apart from providing access.

The [yard] has high [archaeological] potential to contain the remains of the Military gardens, including the southern boundary ditch/wall (later built in sandstone by R. Cooper during the late 1820s).

The [yard] has been identified as having high significance at the local level as an important aspect of the former Brewery Group allowing interpretation of the former Brewery Group and views of the chimney stack.

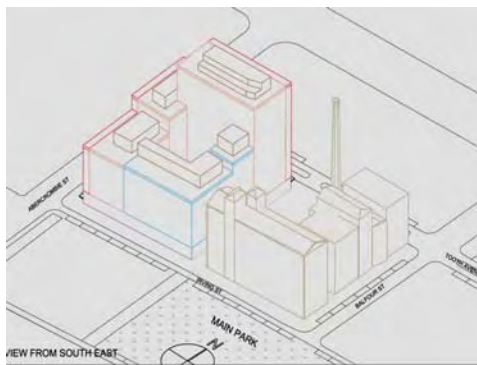
[Source: NBR&P 2005D:INV41-52IrvingStBreweryYard p.1]

## 2.5.2 Context as approved in the Approved Concept Plan

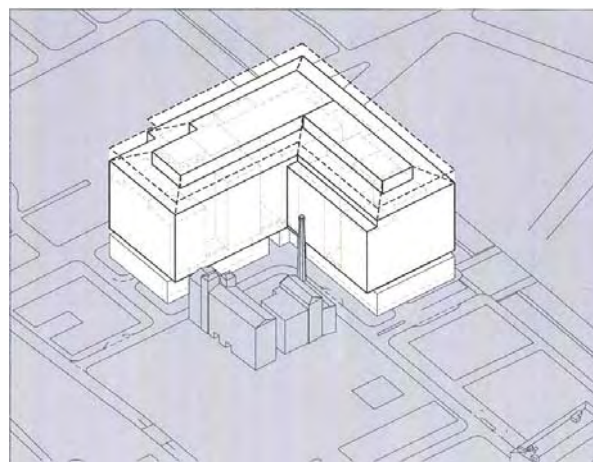
- Buildings 22,23,26, 30, 36 (chimney) and 56 (yard) to be retained
- Setting enhanced by creation of Main Park to south
- Balfour St retained to east of Brewery complex and runs north to Broadway
- Building to east across Balfour St (Block 5) has street wall height to Balfour St of 25 – 35m rising to approx 65m adjacent to Kent Rd. The predominant height of the Irving St Brewery Buildings along Balfour St is approx 30m and Block 5 is sited 15m away from the Balfour St elevations of the retained Brewery Buildings.
- Building to the north across Tooth Ave (Block 1) has a street wall height of 30-40m
- Building diagonally opposite to the north east (Block 2) across Balfour St has a street wall at the corner of Balfour St and Tooth Avenue of approx 11m, rising to a tower of approx 57m at the corner of Balfour St and Tooth Avenue.
- Building to west across Carlton St (Block4) has street-wall of 30m and is located approximately 7m from the rear of Building 23.

Conditions were imposed that modified the upper level setbacks for Block 1, otherwise the scheme for this precinct was approved as described above.

Figure 6 – Approved and proposed amended concept plans for the Brewery Complex



Approved plans (2007)



Proposed plans (2008); [Source: F+P, A-1301-Block1&4]

## 2.5.3 Context as proposed in the Amended Concept Plan

- The previously approved concept plan provided for retention of Buildings 22,23,26, 30 the chimney (36), and the yard (52). The current proposal also provides for retention of the above buildings, chimney and yard.
- The Amended Concept Plan proposes a change in the form of the proposed new Blocks 1 and 4 that are adjacent to the Brewery Complex to the north and west respectively. Block 8, which is diagonally opposite from Building 23 across Carlton St, is similar to that approved.

- Blocks 1, 4 and 8, and their relationship to the Brewery Complex, as proposed and as compared to the previous approval, have been discussed at length in Section 2.2. The design of Blocks 1 and 4 is now highly modulated and vistas are provided through multi-level openings from Broadway (a visual extension of Carlton St) and from Abercrombie St (a new vista through to the Brewery Complex).
- To the south of the Irving St Brewery complex the proposed Park allows for extensive views from O'Connor St to the Brewery. An additional park has now been provided to the east.
- Block 5 is sited 65 m to the east of the Balfour St elevations of the Brewery Complex, allowing for new vistas to be opened up to the historic buildings. Balfour St is removed.
- Block 2 is proposed to have a street wall of approx 60m at the corner of Tooth Lane and Balfour St.

## 2.5.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- The introduction of the Park at the southern end of the site provides expansive views into the site and particularly the Brewery Complex, from Chippendale. Carlton St will provide key vistas into the retained Brewery Complex and Brewery Yard, as previously approved.
- A major change is the proposed deletion of Block 4a (known as 5w in the Approved Concept Plan) from the Approved Concept Plan and replacement with a Park, and the removal of Balfour St. Building 5 is now the closest building to the Balfour St elevation of the Brewery Complex and it is some 65 m to the east.
- The additional height of Block 4 is offset by greater distance between Brewery Complex and Block 4. The distance of the east wall of Block 4 from the retained Brewery Complex buildings is slightly improved.
- The consistency in the architecture of Blocks 1 and 4 wrapping behind the Brewery buildings provides a more consistent backdrop when viewed from the Park and from the eastern parts of the site.

The negative impacts of the change are as follows:

- The proposed additional height and the increased proximity of Blocks 1 and 4 affects the ability to read the chimney against the sky, however the opening up of the Brewery Yard allows new appreciation of chimney.

The neutral impacts of the change are as follows:

- The proposed treatment of Brewery Complex in relation to the Carlton St and Tooth Lane interfaces does not differ greatly from that approved in the Approved Concept Plan, except that Blocks 1 and 4 have a higher street wall, and are now one building wrapping around the corner of Broadway and Abercrombie St
- The predominant height of the east wall of Block 4 is now 60m was previously 30m, and this height now carries through to the south wall of Block 1 as it fronts Carlton St (previously 40m). With careful design and modulation in the detail design development phase the impact of this can be minimised.
- However, the Blocks 1 and 4 are required to be carefully modulated to minimise the impact of the increased height and proximity of the building to the Brewery Complex. The multi level voids will assist in this regard. The Amended Concept Plan aims at creating symmetry in the new structure as it wraps around the Brewery Complex.
- The street wall of Block 2 at the corner of Balfour St and Tooth Lane is now approx 57m at the corner closest to the Brewery, rather than approx 11m in the Approved Concept Plan.
- The Brewery Complex will have a completely different context given the new buildings and park that surrounds it, however this does not differ greatly from the Approved Concept Plan.

- Tooth Lane has been created for functional reasons not from historical street pattern (was previously proposed as Tooth Avenue in the Approved Concept Plan)
- The footprint and height of Block 8 is similar to that previously approved. The proposed public park remains in the location previously approved and is extended north.

### **2.5.5 Recommendations**

Retain Balfour St, preferably with kerbs and gutters, as part of the landscaping throughout the Park, or interpreted in such a manner that the original street pattern and materials is understood in the overall design.

The design of Blocks 1 and 4 are required to be carefully modulated to minimise the impact of the increased height and proximity of the building to the Brewery Complex.

Details of the use of the former Irving Street Brewery complex and details of the architectural treatment are yet to be determined. This will be undertaken following the preparation of a detailed Conservation Management Plan.

## **2.6 Balfour Street Streetscape (59)**

### **2.6.1 Statement of Significance**

The Balfour Street streetscape is an important part of the historic street pattern of the Chippendale conservation area. Balfour Street has historical significance as one of the earliest (c 1850s) streets that retain its original location and function.

The Balfour Street streetscape has high [archaeological] potential to contain a small portion of the east wing of the Spinning Wheel Hotel (c 1829-1835).

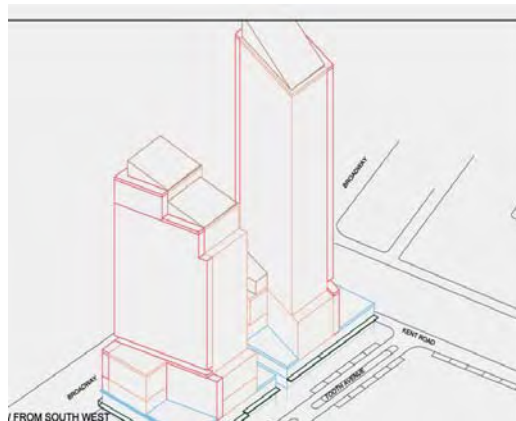
The area adjacent to the original creek [may] contain evidence of former landscapes, dune formations, creek lines and paleo-environmental information. This evidence may date back to 60,000 BP. The line of Blackwattle creek and its associated drainage channel [may] contain at least five phases of alterations and modifications.

[Source: NBR&P 2005D:INV33-59BalfourStreetStreetscape p.1]

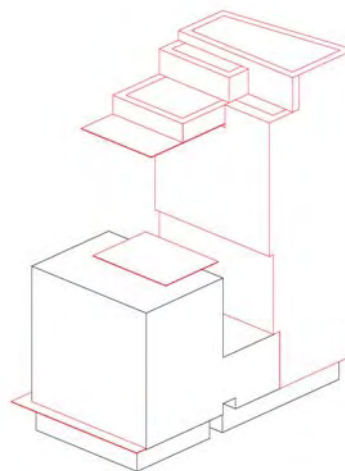
### **2.6.2 Context as approved in the Approved Concept Plan**

- Retention of the northern section of Balfour Street between Broadway and Irving St as a public thoroughfare.
- Demolition of Building 35B part of the Brewery complex fronting Balfour Street
- South section of Balfour St now part of Park

Figure 7 – Approved and proposed amended concept plans for the Balfour Street



Approved plans (2007)



Proposed plans (2008); [Source: AJN, email 15 May 2008]

### 2.6.3 Context as proposed in the Amended Concept Plan

- Extent of retention of Balfour St limited to between Tooth Lane and Broadway
- Site opposite Brewery on Balfour Rd now an extension of the Park (Block 4c)

### 2.6.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- Improved presentation of Brewery Complex by creation of Park

The negative impacts of the change are as follows:

- Balfour St as street edged by the buildings has been eroded by deletion of Block 4a (previously known as Block 5 west), but offset by the improved presentation of the Brewery
- The increased height of the buildings on each side of Balfour St reduces the impact of the scale of the Brewery Complex on entry into the site

The neutral impacts of the change are as follows:

- The location of the Park across both sides of and including Balfour St.

### 2.6.5 Recommendations

Retain Balfour Street, preferably with kerbs and gutters, throughout the landscaping in the Park and in front of the Brewery Complex, or interpreted in such a manner that the original street pattern and materials is understood in the overall design.

## Administration Precinct

The following statement of significance is for the Administration Precinct (GML 2006:82-83):

*The significance of the Administration Street Precinct derives from its ability to reflect the early twentieth century development of the administrative and maintenance facilities associated with the brewery, some of the corner hotels that were developed to service the needs of its workers and the*



*local community, as well as the iconic Tooths Kent Brewery gateway through which the produce of the brewery left the site.*

#### Individual Buildings and Elements

This precinct includes the following item of Exceptional significance nominated for retention in the Approved Concept Plan:

- Building No. 51 (Main Entrance Gateway).
- Asset No. 67 (Ovoid drain—owned by Sydney Water).

This precinct includes the following items of High significance nominated for retention in the Approved Concept Plan:

- Building No. 38 (County Clare Hotel), Building Nos 10A and 10B (Administration Building—including Boardroom and other interior spaces and fabric located in Building 10B), Building No. 10E (former Cart-way at ground level), and Dwyer Lane all assessed in the HBO+EMTB Heritage Pty Ltd Heritage Impact Assessment Review dated 2008.
- Element No. 57 (Main Avenue Streetscape and the street itself).

This precinct includes the following items of Moderate significance nominated for retention in the Approved Concept Plan:

- Building No. 14 (Castle Connell Hotel (Builder's Store)).

## 2.7 Main Entrance Gateway (51)

### 2.7.1 Statement of Significance

Built in 1939 the gateway has historical significance in providing evidence of the widening of George Street to create Broadway. The Kent Brewery Gate replaced an earlier entry portal and symbolises the development of the Kent Brewery from 1835 to the twentieth century. The gateway creates an appropriate entry to the brewery site reflecting the scale and importance of the Brewery in the mid-twentieth century. The location of the gateway illustrates the original access to the Brewery site from George Street West (Broadway).

The gateway has associative significance because of its association with Tooth's. The gateway and the Invicta white horse rampart symbolises the Kentish origins of the brewery.

The gateway has aesthetic significance of its fine intact Art Deco styling incorporating high quality materials, purpose-made glazed terracotta tiles, polished granite and bronze claddings.

Together with the adjacent County Clare Hotel and other hotels to the north, the gateway contributes to the Art Deco streetscape of Broadway.

The gateway has technical significance for its use of faience facing and the innovative top hung gates (now removed) that receded into the head beam.

The gateway has rarity as a potentially unique surviving example of a faience-clad Art Deco gateway.

The gateway has high integrity value for its substantially intact fabric. Fabric of high significance includes: the Broadway façade; the overall form; terracotta cladding; metal gates (removed); granite plinth; bronze-clad doors; steel-frame windows; and mechanical equipment.

The gateway has exceptional significance at the local level and has potential state significance for its rarity value.

[Source: NBRS&P 2005B:INV12-Gate51 pp.1-2]

### 2.7.2 Context as approved in the Approved Concept Plan

- Gateway retained with the County Clare Hotel to east, sitting beside new building to the west with a street wall height of approx 23m (NB County Clare excluded from Urbis Study area)

### 2.7.3 Context as proposed in the Amended Concept Plan

- Gateway retained with the County Clare Hotel to the east, sitting beside the new building to the west (Block 2) with a street wall height of approx 26m then a projecting zone of articulation (possibly balconies) rising to approx 118m.

### 2.7.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- Gateway retained and in context with County Clare Hotel
- Function of Gateway as entry marker into precinct retained
- The relationship between the Gateway and Kent Road will be retained

The negative impacts of the change are as follows:

- The visual juxtaposition between retained Gateway and scale of the tower,
- The neutral impacts of the change are as follows:

Nil

### 2.7.5 Recommendations

The relationship of the Gateway to the proposed tower will require further design development.

## 2.8 Ovoid Drain (67)

### 2.8.1 Statement of Significance

The ovoid drain has high social significance as a rare relic containing construction materials and methods in part originating from colonial times.

The area adjacent to the original creek [may] contain evidence of former landscapes, dune formations, creek lines and paleo-environmental information. This evidence may date back to 60,000 BP. The line of Blackwattle creek and its associated drainage channel [may] contain at least five phases of alterations and modifications.

The Blackwattle stormwater system is listed on Sydney Water's Section 170 Heritage and Conservation Register as having local significance, and [has also been assessed as having state significance by Dana Mider in her report on the Quadrant site dated 2004].

[Source: NBRSP 2005C:INV29-67OvoidDrain p.1]

### 2.8.2 Context as proposed in the Approved Concept Plan

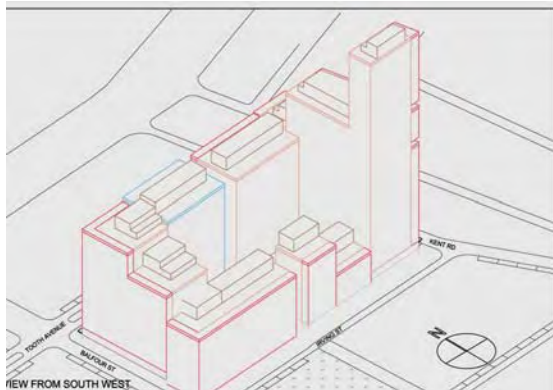
- Retained with curtilage of 3m (subject to engineering advice) to ensure there is no damage during construction



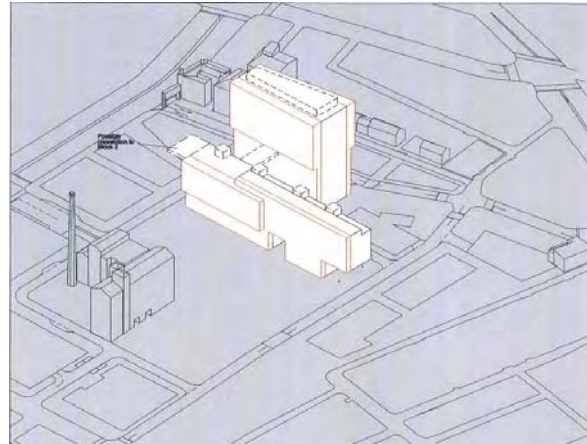
### 2.8.3 Context as proposed in the Amended Concept Plan

- Retained with curtilage of 3m (subject to engineering advice) to ensure there is no damage during construction
- Part of Block 5 cantilevered over the drain

Figure 8 – Approved and proposed amended concept plans for the Ovoid Drain



Approved plans (2007)



Proposed plans (2008); [Source: F+P, 1305/01 Block 5]

### 2.8.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- Drain retained in situ with opportunities for interpretation.

The negative impacts of the change are as follows:

- Nil.

The neutral impacts of the change are as follows:

- Block 5 now cantilevering over the drain.

### 2.8.5 Recommendations

An Interpretation Plan should be developed and implemented throughout the site, incorporating the Ovoid Drain and significant retained Moveable Heritage. The Godden Mackay Logan Heritage Impact Statement (2006:132-135) provides a framework for such a plan.

## 2.9 Main Avenue Streetscape (57)

### 2.9.1 Statement of Significance

Main Avenue retains the original alignment of the former Kent Road corresponding to the frontage of the Administration buildings 10A, 10B, 10C and 10E. This private roadway was part of the original Toth's purchase from Major Drutt and since then has been the main access, address and entry point to the Kent Brewery site from George Street West (later named Parramatta Road and then Broadway after widening of 1939). By Victorian times the entry was marked by an ornamented gateway replaced in 1940 [by] the present Gateway following the widening of Broadway.

The original name of Kent Road was associated strongly with the Tooth family and their origins in Kent in the United Kingdom.

Main Avenue and its fronting buildings (10A, 10B, 10C and 10D) have streetscape significance as a dignified entry road bounded on the east by buildings 10A and 10B, which reinforce a mixed Federation/Interwar period character. The form and scale of the brewery buildings on the west help to contain the vista looking north to the Main [Entrance] Gateway (51).

The Main Avenue Streetscape has been identified as having high archaeological potential in the Carlton and United Brewery Archaeological Zoning Study by Dana Mider dated 2005.

The area adjacent to the original creek [may] contain evidence of former landscapes, dune formations, creek lines and paleo-environmental information. This evidence may date back to 60,000 BP. The line of Blackwattle creek and its associated drainage channel [may] contain at least five phases of alterations and modifications.

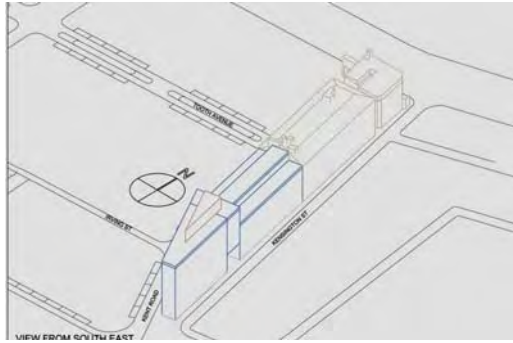
The Main Avenue Streetscape has high significance at the local level.

[Source: NBRS&P 2005B:INV11-57 pp.1-2]

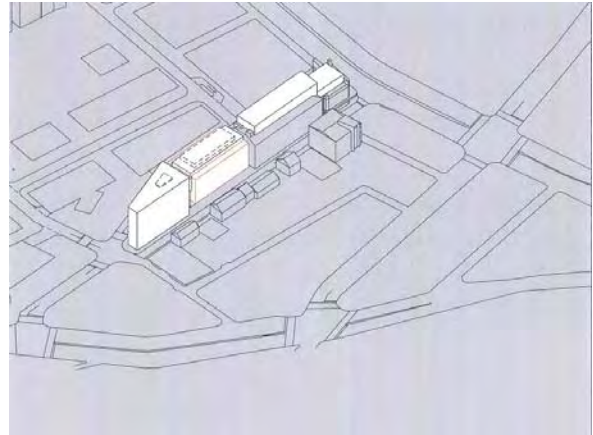
## 2.9.2 Context as proposed in the Approved Concept Plan

- The Main Entrance Gate is conserved and the relationship to the County Clare Hotel is retained.
- To the west of the Gateway is the proposed new building at Block 2
- Block 2 podium approx 27m at Broadway stepping down to 20m as you move south along Kent Rd. Setback of between approx 4 – 20m from podium to a tower of approx 118m.
- In Block 3 the significant buildings of the Kensington St precinct are to be retained (not part of Urbis study area) - these also have street elevations on the east side of Kent Road. To the south the new buildings of Block 3 have a street wall of approx 25m.
- Dwyer Lane retained
- Cartway beside building 10 E retained
- Street wall of Block 5b fronting Kent Road follows the street alignment with a street wall of approximately 45m stepping up as it moves south
- Block 9 follows the street alignment and has a predominant street wall height of approximately 45m. It has a maximum height of approx 63m
- New Block 11 has curved podium to follow street alignment with predominant height of approx 22m.
- The Castle Connell Hotel is retained
- Ovoid drain retained
- Southern half of Kent Rd realigned and widened

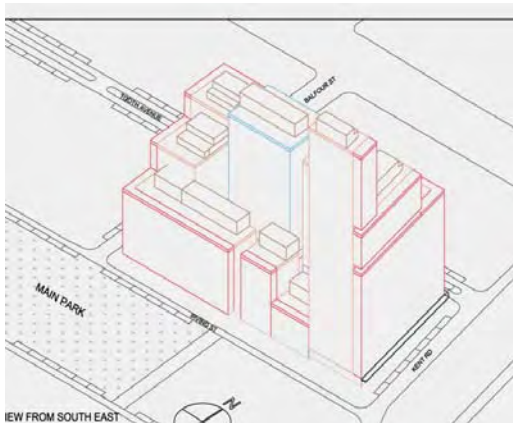
Figure 9 – Approved and proposed amended concept plans for the Main Avenue Streetscape



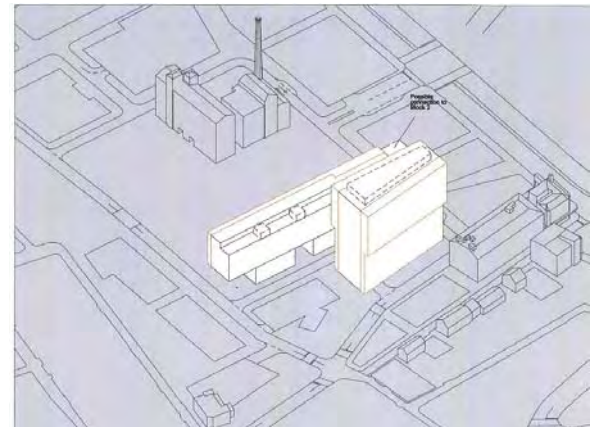
Approved plans (2007)



Proposed plans (2008); [Source: F+P,A-1303/02 Block 3]



Approved plans (2007)



Proposed plans (2008); [Source: F+P,A-1305/01 Block 5]

### 2.9.3 Context as proposed in the Amended Concept Plan

Main Entrance Gate conserved and adjacent to new building at Block 2, and relationship to the retained County Clare Hotel (not part of Urbis study area) retained:

- Block 2 podium approx 26m wrapping around site , to a zone of articulation of approx 6m rising to a tower of 118m
- In Block 3 the significant buildings of the Kensington St precinct to be retained (not part of Urbis study area) - these also have street elevations on the east side of Kent Road. To the south the new buildings of Block 3 with a street wall of approx 23m.
- Dwyer Lane retained
- Cartway beside building 10 E retained
- Street wall of Block 5b fronting Kent Road follows the street alignment with a street wall of approximately 54m
- Block 9 follows the street alignment and has a predominant street wall height of approximately 82m.
- New Block 11 allows Castle Connell to stand alone as a prominent termination to Kent St with a predominant height of approx 37m.

- The Castle Connell Hotel is retained
- Ovoid drain retained
- Southern half of Kent rd realigned and widened

### 2.9.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- the view into the site through the Main Entrance Gate and the relationship between the Gate and Kent Road will be retained
- The historical sense of the narrow, confined inner-city laneway will be retained at the north end of Kent Rd
- The alignment of Kent Road/Main Avenue (Item 57, of High Significance) will be retained at the north end
- The alignment of the former cartway connecting through building 10E (a narrow cartway connecting Kent Road and Kensington Street) is to be retained as a connecting link
- as will the narrow Dwyer Lane connecting Kent Road and Kensington Street
- The Ovoid Drain that crosses the southern section of the precinct (Asset 67, of Exceptional significance) is to be retained

The negative impacts of the change are as follows:

- While the change to the envelope of Block 2 has a neutral impact overall, the articulation at the corner of Tooth Lane and Kent Rd requires design development to ensure that the tower integrates into the Kent Rd/Main Avenue streetscape. The datum line will assist in articulating a pedestrian scale.

The neutral impacts of the change are as follows:

- Block 9 now has a predominant height of 82m rather than 45m along the Kent Rd elevation, however the refined massing of the building results in less impact in elevation, particularly when viewed from O'Connor St
- The zones of articulation on the Kent Rd elevations of Blocks 3, 5 and 9 require careful design resolution to ensure they do not add to the perceived bulk of the buildings, particularly when viewed from the street level at Kent Rd
- The realignment and widening of the southern half of Kent Road
- Small additional increase in the street wall height Block 3 (south) and Block 5.

### 2.9.5 Recommendations

It is recommended that the articulation at the corner of Tooth Lane and Kent Rd requires design development to ensure that the tower integrates into the Kent Rd/Main Avenue streetscape. In addition, the zones of articulation on the Kent Rd elevations of Blocks 3, 5 and 9 require careful design resolution.

## 2.10 Castle Connell Hotel (14)

### 2.10.1 Statement of Significance

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 evidences 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 has potential social significance.

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 significant 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; tiling; joinery; and external decorative features.

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

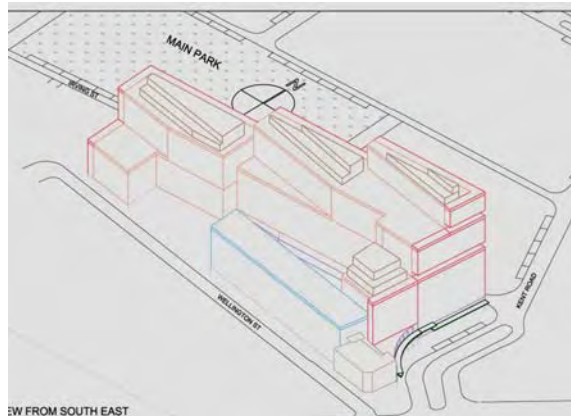
[Source: NBRSP 2005B:INV20-14CastleConnellHotel pp.1-2]

### 2.10.2 Context as proposed in the Approved Concept Plan

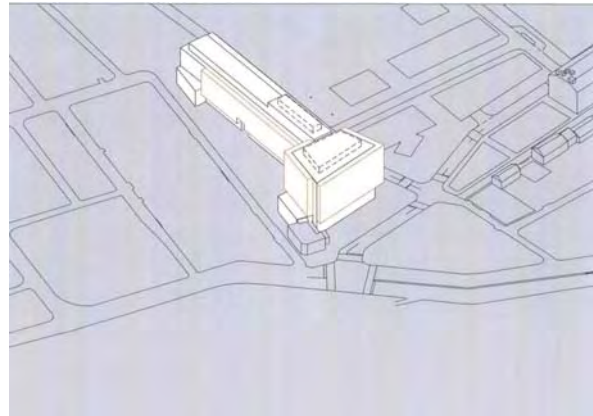
- Castle Connell Hotel retained with curved infill building to the north to the height of the parapet line of the hotel (approx 22m)
- New building (Block 11) on block formed by Wellington St, Balfour Rd, O'Connor St and Kent Rd
- Block 11 wraps around Castle Connell Hotel at a height of approx 16m to Wellington Street stepping up to approx 27m on Kent Rd, rising to approx 48m on the corner of Kent Rd and O'Connor St
- Chippen Lane partly retained
- Wellington St street wall predominately maintained



Figure 10 – Approved and proposed amended concept plans for the Castle Connell Hotel



Approved plans (2007)



Proposed plans (2008); [Source: F+P, A-1311/02 Block 11]

### 2.10.3 Context as proposed in the Amended Concept Plan

- The Castle Connell Hotel is retained and predominately read in the round
- Two new buildings (Block 11) on block former by Wellington St, Balfour Rd, O'Connor St and Kent Rd
- Street wall to Wellington St not retained, creating skewed street wall to north of Wellington St
- Taller Block 11 steps around Castle Connell Hotel at predominant height of approx 40m and setback from corner of Kent Rd and O'Connor St

### 2.10.4 Assessment of Heritage Impact

The positive impacts of the change are as follows:

- The Castle Connell Hotel is now viewed in the round and is therefore more prominent on the corner of Kent Rd and Wellington St. The junction between the hotel and Block 11 will require careful resolution at the detail design phase.
- The clear regular massing of the new Block 11 will result in a clearer relationship between the new building and the Castle Connell Hotel.

The negative impacts of the change are as follows:

- Nil

The neutral impacts of the change are as follows:

- Slight additional height of Block 11 adjacent to the hotel.

### 2.10.5 Recommendations

It is recommended that the junction between the Castle Connell Hotel and Block 11 be carefully resolved at the detail design phase, and that the use of the former Castle Connell Hotel and details of the architectural treatment be determined following the preparation of a detailed Conservation Management Plan.

To the west, adjacent to the Castle Connell Hotel, it is recommended that a street wall element on the north of Wellington Street in front of Block 11 be reinstated as part of the landscaping design development.

## O'Connor Street Precinct

### 2.11 Irving Street Streetscape (61)

#### 2.11.1 Statement of Significance

Irving Street retains historical significance as one of the earliest (c 1850s) surviving streets forming an important part of the historic street pattern of the Chippendale conservation area and retaining its original location and function.

Very little of the original streetscape remains extant.

The site has been identified as having high archaeological potential in the Carlton and United Brewery Archaeological Zoning Study by Dana Mider dated 2005. The area adjacent to the original creek [may] contain evidence of former landscapes, dune formations, creek lines and paleo-environmental information. This evidence may date back to 60,000 BP. The line of Blackwattle creek and its associated drainage channel [may] contain at least five phases of alterations and modifications.

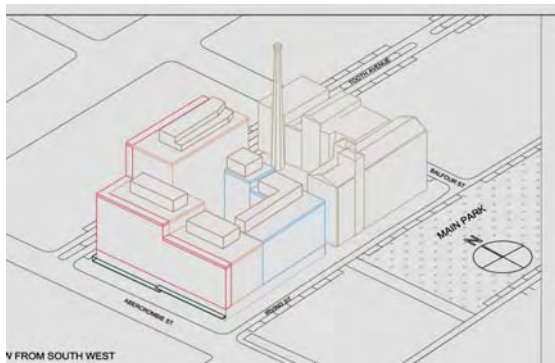
The Irving Street streetscape has moderate significance as a historic street and should be identified on the CUB site DCP as a 'historic street'.

[Source: NBR&P 2005F:INV54-61IrvingStreetStreetscape p.1]

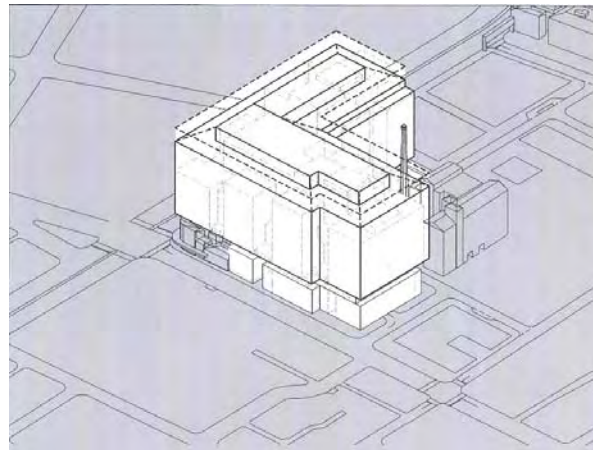
#### 2.11.2 Context as proposed in the Approved Concept Plan

- O'Connor St runs east/west for the extent of the site
- Irving St is retained running east/west between Kent Rd and Abercrombie St

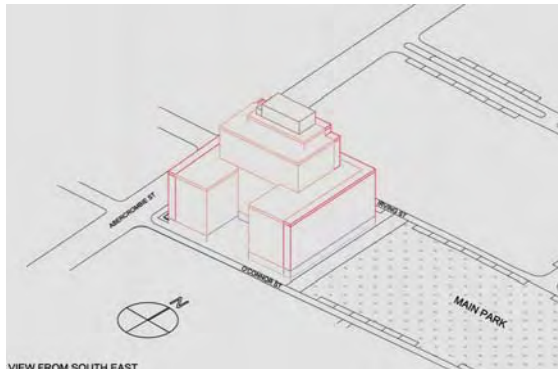
Figure 11 – Approved and proposed amended concept plans for the Irving Street Streetscape



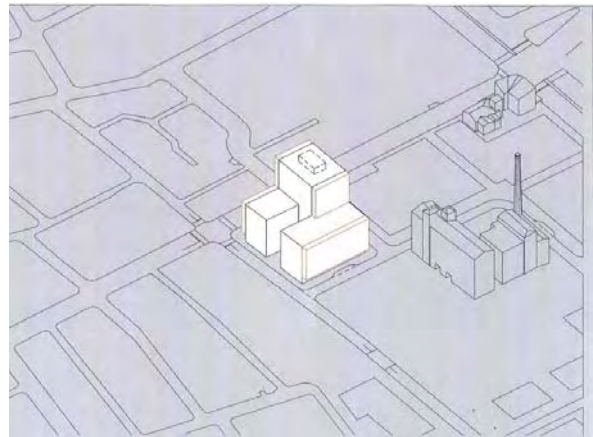
Approved plans (2007)



Proposed plans (2008); [Source: F+P, A-1301/02 Block 4]



Approved plans (2007)



Proposed plans (2008); [Source: F+P, A-1308/02 Block 8]

### 2.11.3 Context as proposed in the Amended Concept Plan

- O'Connor St runs east/west for the extent of the site
- Irving St now subsumed by the expanded Park

### 2.11.4 Assessment of Heritage Impact

The negative impacts of the change are as follows:

- Potential loss of street pattern of Irving St, although the pedestrian use will be maintained.

The neutral impacts of the change are as follows:

- Extension of O'Connor St (previously approved).

### 2.11.5 Recommendations

It is recommended that both Irving St and Balfour St (see 2.6.5 above) be retained preferably as streets (with kerbs and gutters) as part of the landscaping throughout the Park, or interpreted in such a manner that the original street pattern and materials is understood in the overall design.



### 3 Moveable Heritage

Table 2 (below) lists all the moveable heritage items identified in the Heritage Impact Statement by Godden Mackay Logan (2006) that are within the Urbis study area (Map 1 - Appendix A).

Table 2 – Moveable Heritage items

Precinct (Block No)	Name and Address (site id no.)	Level of significance as determined by GML	Statutory Listings	Non-statutory Listings
Carlton Street Precinct (Block4a)	The Malting system – in Building 33	High	Recommended for salvage -see below	-
Carlton Street Precinct (Block 4a)	Components of the Malting system – in Building 33 system including feed hoppers (nine), steepers (nine), Saladin germination boxes (six)	Moderate	Recommended for salvage – see below	-
Carlton Street Precinct (Block 4a)	Barley Supply building – in Building 32	Moderate	Recommended for salvage – see below	-
Irving Street Precinct (Block 1)	Plate bending press by Heine and Sons and sheet metal rolls by John Heine and Sons. (in 35a and b)	Moderate  Moderate	To be Salvaged  To be Salvaged	-

Since identifying the above Moveable Heritage Godden Mackay Logan have prepared a further report dated December 2007 entitled “CUB Frasers Broadway Demolition and Recycling – Salvage and Retention Survey”. It provides a thorough survey of the site and tabulates the necessary elements to be salvaged in two tables – one relating to the elements within buildings being retained, and one relating to elements within buildings that are not being retained. The recommendations of this document are supported.

There is also a table of items recommended for salvage that have not been included in the report, but separated due to the need for storage facilities to be identified. This includes a number of important elements of the Malting system which have been recommended for salvage. Urbis recommends that these elements marked as essential to “Salvage” and “Recommended for salvage” be investigated to ensure maximum future interpretive opportunity for the site.

An Interpretation Strategy should be developed to ensure the items of Moveable Heritage as retained are displayed in a meaningful way.