

4 Impact on Surrounding Heritage Items

4.1 Kensington Street Precinct – Frasers Broadway

The Kensington St precinct is part of the Frasers Broadway site but outside of the Urbis Study Area. A separate HIS (by HBO+EMTB) has been prepared to assess the impact of the Amended Concept Plan on this Precinct.

The works proposed for the Kensington St Precinct are similar in scale to those in the Approved Concept Plan. The slight increase in the height of Blocks 6 and 7 will have a neutral impact on the buildings and precincts in the Urbis Study Area. The precincts will be linked via Dwyer Lane and via the former Cartway being retained in Block 3 (pedestrian access), which retains the intimate scale of Kensington Street.

4.2 Chippendale Heritage Conservation Area

The Frasers Broadway site abuts the Chippendale Heritage Conservation area as defined in the South Sydney LEP 1998 along Abercrombie St, O'Connor St and Wellington Streets. The Conservation Area is significant because of *its identifiable and significant character (generally a mix of intensive but domestic-scale nineteenth century and twentieth century commercial and industrial buildings (GMLHIS 2006:70)*. It is characterised by intensive but low scale development, punctuated with larger industrial buildings.

The massing of both the Approved Concept Plan and the Amended Concept Plan addresses the low scale and increasingly residential nature of the Conservation Area to the south of the site fronting O'Connor and Wellington Sts. The proposed location of the Park is also a response to the lower scale mixed use to the south of the site. The Approved Concept Plan proposed linear buildings with Block 11 having a predominant height of 15m and Block 9 having a height of 25 m fronting O'Connor St. The Amended Concept Plan proposes Block 11 with a predominant height of 24m to Wellington St and providing a setback for open space.

The corner building of Block 11 which steps around Castle Connell now at approximately 40m (previously it was predominately 27 – 35 m). This is an area that needs detailed architectural resolution (as recommended in 2.10.5 above). The treatment of the zones of articulation needs to be carefully addressed along Wellington St as the architectural language of the Conservation Area is defined by hard edge masonry buildings with few projections.

In summary, the southern area of the Frasers Broadway site has been designed to strengthen and reinforce the principles of the Approved Concept Plan, while providing more regular building forms. The interface between Block 11 and the Chippendale Conservation Area provides a better transition into the more intensive scale of Blocks 5 and 9 in the Frasers Broadway site. The overall effect is positive, however a street wall or a strong landscape element along Wellington St should be reinstated (as recommended in 2.10.5 above) as part of the landscaping design development.

The interface between the proposed Amended Concept Plan and the west (Abercrombie St) side of the Chippendale Conservation Area differs from the Approved Concept Plan. The intensity of development in this area has increased in order to free up open space in the core and southern edge of the site, and to provide for commercial floorspace with more useable floorplates. The proposed street wall height of 60m differs from the previous approved predominant height of 25 – 30 m with a small 10m infill building adjacent to the terraces. This will have visual impact on views north and south along Abercrombie St, more so from distant views.

However the visual impact of a new wall of buildings on the eastern side of Abercrombie St has been established in the Approved Concept Plan. The modulated architectural treatment of the new Block 4a, the effect of the architectural podium designed in alignment with the parapet of the Australian Hotel while providing a void over the Abercrombie St terraces, and the street setback towards to Abercrombie

St/ Irving St, contribute to mitigating the impact of the additional height. Block 8 remains largely unchanged.

4.3 St Benedict Church Group

The St Benedict Church Group is opposite the site on the west corner of Abercrombie St and Broadway. The topography along George St is such that views of the Church Group looking west along Broadway are obscured by the Australian Hotel until you are almost at the intersection. However views of the Church Group are prominent from the north side of the Broadway/Abercrombie Street intersection, and travelling east along Broadway from the ridge near the intersection with City Road.

The St Benedict Church and steeple is of relatively small scale, and it is only possible to read views against the sky when looking at the group from the north and from the west. The increased height and proximity of the proposed new Blocks 1 and 4a in the Amended Concept Plan will impact on close views of the Church and steeple from the west. The views of the complex from the east and north will remain unchanged.

4.4 UTS Blackfriars Campus Group

The Blackfriars site is behind the St Benedict Church Group, and is a former school built in the Victorian Gothic tradition. From Buckland St, looking west at the main elevation of the main School Building (Building 2), the proposed new Block 4 is not expected to be visible against the backdrop of the School as Buckland St is relatively narrow. From within the site looking west it is expected the proposed Block 4 will be visible, and will be read in the immediate background behind the School Building No 5. It not likely that the new Block 8 and Block 4 will be read against views looking west to the Headmasters Building as there is a large warehouse behind the building.

The cumulative impact of the increased height in the Amended Concept Plan, and the increased proximity to these sites, is that there will be a clear urban edge against which the historic Sites will be read. This is not unusual in a city context.

4.5 13-17 Wellington Street, Chippendale

This terrace group is located midway along the south side of Wellington St opposite the southern boundary of the site. The terraces are currently facing a remnant one storey brick façade that forms a hard edge to the street. The proposed Block 11 will be built opposite in the Amended Concept Plan – it will be skewed across the site with a setback from Wellington St of approx 7 – 32 m from west – east, and is proposed to have a maximum height of approx 30m. Block 11 south façade is also proposed to have an articulated zone after a podium height of one storey.

In the Approved Concept Plan the Block 11 was some 15m lower at Wellington St, and ran parallel to Wellington St with a minimal setback.

While the skewed setback mitigates the impact of the proposed additional height of Block 11, reinstatement of the street wall and the design of the zone of articulation of the block needs to be carefully resolved in the detailed design resolution stage.

4.6 Heritage items deemed not to be affected by Amended concept Plan

The following items were also identified and assessed in the Godden Mackay Logan Heritage Impact Assessment (2006) for the impact under the Approved Concept Plan:

- 83-85 Regent Street, Chippendale;
- Commercial Buildings, 129-181 Broadway;
- Fairfax Building, 81 Broadway;
- Commercial Buildings, 1-13 Broadway;
- Agincourt Hotel, 821 George Street;
- Sutherlands Hotel, 2-6 Broadway;
- Westpac Building and Canada House;
- Mortuary Station;
- Central Station Precinct;
- John Storey Memorial Dispensary, 36 Regent Street;
- St Barnabas Church Group; and
- Former Briscoe and Company Warehouse.

The impact was assessed as being either negligible, given that it was long distance views that were impacted, or acceptable given the context of the changing city landscape. Therefore these items have not been further assessed as the impact of the changes detailed in the Amended Concept Plan will not alter the overall impact of long distance views (except from sites to the west, which have been assessed in 4.2 – 4.4 above).

5 Assessment of CMP Policies

The following Policies were used in the Godden Mackay Logan Heritage Impact Statement dated 2006 (GML HIS 2006) to determine the impact of the Approved Concept Plan. Where the impact is unchanged in the Amended Concept Plan, and the comments are endorsed, the assessment against the Policy has been directly quoted from the Godden Mackay Logan report (these relate mainly to generic overarching Policies), and are shown in *italics*.

The policies themselves have been taken directly from the Noel Bell Ridley Smith Conservation Management Plan (2005) as adopted by the Heritage Council.

General Policies in the 2005 CMP

2.1 Adoption and Review of Policies

(1) Adoption

This Conservation Management Plan (CMP) and its Statement of Significance, together with the individual Statements of Significance for component parts of the former CUB site, should be adopted as the basis for conservation and management of the identified historic character and heritage values of place and its component parts.

Comment:

The [Amended] Concept Plan is assessed in the HIS against the policies contained within the CMP.

(2) Periodic Review of the CMP

This CMP should be reviewed at regular intervals, no longer than 5 years apart. Reviews should involve stakeholders and relevant authorities, and be undertaken by appropriately qualified heritage professionals.

Comment:

This policy is outside the scope of the HIS.

(3) Application of CMP Irrespective of Future Use of the Place

The policies and recommendations for conservation identified in this CMP should be applied irrespective of any future use of the site or its individual component heritage items.

Comment:

The [Amended] Concept Plan is assessed in the HIS on the above basis.

(4) Access to CMP Documents

All volumes of this CMP and related studies should be accessible to the public and to all persons having responsibility for the management and care of the former CUB site.

Comment:

This policy is outside the scope of the HIS.

2.2 Review of Heritage Listings

(5) Update Listings in City of Sydney Planning Controls

The individual buildings, groups of buildings, structures, townscape and archaeological features/relics identified in this CMP as being of Exceptional, High or Moderate heritage significance are recommended for listing as heritage items in the relevant planning controls of the City of Sydney Council.

Comment:

This policy is outside the scope of the HIS.

(6) Update Council Heritage Inventories

The inventory sheets for individual buildings, groups of buildings, structures, townscape or archaeological features/relics identified as items of Exceptional, High or Moderate heritage significance included with this CMP should be used by the Council of the City of Sydney as the basis for new or revised inventories for these heritage items.

Comment:

This policy is outside the scope of the HIS.

(7) State Heritage Register Nominations

Items identified as being of Exceptional significance and having the potential for inclusion on the NSW State Heritage Register, including the Main Gateway on Broadway, the Kensington Street Terraces and the underground Ovoid Drain, should be further investigated for state listing by the Heritage Council of NSW.

Comment:

This policy is outside the scope of the HIS.

2.3 Conservation Plans or Strategies for Identified Heritage Items

(8) Preparation of Conservation Plans or Management Strategies for Heritage Items
Conservation Management Plans (CMP) or Conservation Management Strategies (CMS) should be prepared (in accordance with the NSW Heritage Office Guidelines) for the components of the site identified as being of Exceptional, High or Moderate significance.

Comment:

This policy is addressed in the recommendations of the HIS, which proposes that Specific Element Conservation Plans (SECP) be prepared for retained heritage buildings and other elements.

(9) Review of Conservation Plans and Strategies

Conservation Management Plans (CMP) or Conservation Management Strategies (CMS) for individual items should be reviewed and revised by appropriately qualified heritage professionals at five yearly intervals or with change of use or ownership.

Comment:

This policy is outside the scope of the HIS.

2.4 Management Policies for the Site

(10) Owner's Responsibilities

The current and future owners and, where appropriate, lessees of the former CUB site should be responsible for the conservation and management of the tangible and intangible aspects of significance for the site and its component parts identified in this CMP.

Comment:

This policy is outside the scope of the HIS.

(11) Responsible Persons

The current and future owners of the former CUB site should identify specific people within their organization(s) responsible for management of heritage conservation related works for areas and site components under their care and clearly define their required roles.

Comment:

This policy is outside the scope of the HIS.

(12) Professional Conservation Advice

Experienced heritage conservation professionals should be involved with all phases of the conservation, adaptation and repair works to identified heritage items.

Comment:

This policy is outside the scope of the HIS as it applies to future stages of the project, but the Concept Plan has been developed by a team of professionals including Godden Mackay Logan.

(13) Insurance of Heritage Fabric

The current and future owners of the former CUB site should ensure that there is adequate insurance for identified heritage items to allow appropriate repair/ replacement of significant fabric.

Comment:

This policy is outside the scope of the HIS.

(14) Disaster Recovery Policy

A disaster recovery policy should be prepared for heritage conservation of the site in consultation with relevant services, including emergency procedures for fire, storm warnings and storm damage. The policy should be made available for implementation to all site owners and managers.

Comment:

This policy is outside the scope of the HIS.

(15) Unused Areas and Structures

The present and future owners of the former CUB site should set in place management policies and practices to ensure the physical security of all parts of the site, including areas and structures not being used, and the safety of personnel accessing these.

Comment:

This policy is outside the scope of the HIS

(16) Maintenance of Essential Services

The present and future owners of the site should ensure that essential services are regularly inspected and maintained in safe, working order to all areas of the site, including components not being used.

Comment:

This policy is outside the scope of the HIS.

(17) Temporary Use of Heritage Items

Any temporary use of heritage items should be compatible with their identified significance.

Comment:

This policy is outside the scope of the HIS.

(18) Conservation as Part of Site Development

Conservation of the place and identified components of significance should be implemented as opportunities arise, taking into consideration the owner's needs, resources, external constraints and physical condition.

Comment:

The HIS recognises that the Concept Plan comprises the first stage of a comprehensive process for approving the development of the site, and establishes recommendations for conservation and interpretation that will be carried forward into the subsequent development stages of the project.

(19) Evidence Based Conservation

All conservation work to heritage items should be based on appropriate evidence interpreted and applied by experienced heritage practitioners.

Comment:

This policy is reflected in the recommendations of the HIS, which proposes that Specific Element Conservation Plans (SECP) be prepared for retained heritage buildings and other elements.

2.5 Principles for Retention of Significance

(20) Statement of Significance

The statement of significance for the former CUB site, including the gradings of significance for different components, should be used as the heritage basis for decision making about future planning for, development of and work on the place.

Comment:

The HIS assesses the [Amended] Concept Plan for the CUB site as a whole against the heritage assessment prepared in accordance with the NSW Heritage Office evaluation criteria. The HIS also assesses the impact of the proposal for the identified precincts and for each individual component (buildings and other elements).

(21) Conservation in Accordance with Gradings of Significance

Items identified in the CMP as being significant should be retained and conserved according to their relative degrees of significance:

- Items of Exceptional and High significance should be retained and conserved.
- Items of Moderate significance should be retained and conserved, but may be considered for removal (in accordance with Policy 23).
- Items of Some significance should preferably be retained but may be removed if retention is not feasible.

Comment:

All items identified as Exceptional, High or Moderate significance previously approved for retention are to be retained under the Amended Concept Plan. All items of Moderate significance that were previously identified for demolition have also been identified for demolition under the Amended Concept Plan.

(22) Managing Change to Significant Items

The degree of change and intervention appropriate for significant items decreases as their relative significance increases. Items of Moderate or Some significance may be adapted to a greater extent than is appropriate for items of Exceptional or High Significance.

Comment:

The detailed use and architectural treatment of the items proposed to be retained has not yet been determined. This will follow the preparation of Conservation Management Plans, or specific element CMPs (as referred to in the GML HIS 2006).

(23) Removal or Damage to Significant Items

Removal or works which would adversely impact on significant areas, elements or fabric or other aspects of significance of the place should only be permitted where:

- i) the work makes possible the recovery of aspects of greater significance;
- ii) the work helps ensure the security and viability of the place;
- iii) there is no feasible alternative (eg to meet safety and/or legal requirements);

- iv) the area, element, fabric or other aspect of significance is adequately recorded and, where appropriate, interpreted; and
- v) full assessment of alternative options has been undertaken to minimize adverse impacts.

Comment:

The detailed use and architectural treatment of the items proposed to be retained has not yet been determined. This will follow the preparation of Conservation Management Plans, or specific element CMPs (as referred to in the GML HIS 2006).

(24) Relationship to Context

Conservation and development of the place should retain and enhance the role of significant boundary components, such as historic entry points which link the site to its immediate context.

Comment:

In Section 4 above the HIS assesses the impact of the Amended Concept Plan on the surrounding Heritage Items. Recommendations have been made in regard to the treatment of Block 11 in relation to Wellington St, and the strong urban edge formed by the new Block 4 along the east side of Abercrombie St has been acknowledged.

In relation to the significant boundary components and entry points (including the Entry Gate Portal, Kent Rd and Balfour St off Broadway, Irving St off Abercrombie St, and O'Connor St off Abercrombie St and Kent Rd) the situation is unchanged from that previously approved.

(25) Interpretation of Original Kent Brewery and Brewery Yard

Any future site development should include adequate and appropriate identification and interpretation of the original Kent Brewery site and Brewery Yard (c1865 configuration).

Comment:

The Irving St Brewery Complex is retained in the Amended Concept Plan as the key focus for interpretation. The preparation of an Interpretation Strategy has been recommended in Section 3 above.

(26) Interpretation of Former Military Gardens

The remnant subdivision pattern of the former Military Gardens should be identified and interpreted in any future site development.

Comment:

The GML HIS 2006 recommends that the 'historic alignments of the Military Garden Should be interpreted through the geometry of the development within the Carlton St Precinct'. It is not clear what exactly was meant by this statement, however it is Urbis' view that the design of Blocks 1 and 4 should be driven by heritage, urban design and architectural design considerations, and that the interpretation of the Military garden could be incorporated into the ground floor areas by a variety of different means.

(27) Legibility of Historic Boundaries

The overall extent of the former CUB site should remain legible within any future site redevelopment.

Comment:

The boundaries of the former CUB site would be retained by the Amended Concept Plan, along with the overall patterns of streets and laneways. This HIS recommends that Irving St and Balfour St be retained, preferably with kerbs and gutters, or interpreted, as they are important components of the street pattern. The GML HIS 2006 recommended that "the surface treatment of introduced new streets and other thoroughfares proposed ... be distinguished from that of retained streets" and this approach is endorsed for new streets and lanes.

(28) Conservation and Interpretation of Early Subdivision and Street Layouts

Remnant historical street patterns within the site should be retained and reinforced with particular emphasis on retaining the variations between individual streets and lanes.

Comment:

The boundaries of the former CUB site would be retained by the Amended Concept Plan, along with the overall patterns of streets and laneways. This HIS recommends that Irving St and Balfour St be retained, preferably with kerbs and gutters or interpreted, as they are important components of the street pattern. However, the deletion of Block 4c and the introduction of the Park have altered the concept of Balfour St being a main thoroughfare with buildings each side creating a street wall.

(29) Sub-Division Involving Heritage Items

Any sub-division of the site which involves one or more identified heritage items should retain the associated historic allotment as much as possible. Groups of related heritage items should be retained together, on a single title and/or with a shared management structure, where feasible.

Comment:

The building groups that are retained in the Approved Concept Plan are also retained in the Amended Concept Plan.

(30) Assessment of Heritage Impacts of Sub-Division

Any proposed sub-division of the former CUB site which may impact on a heritage item, group of items or the significance of the site as a whole should be assessed as to the nature and degree of its heritage impacts. Appropriate mitigative measures should be taken to remove and/or lessen adverse impacts as much as possible.

Comment:

Formal sub-division is not proposed under the Amended Concept Plan.

(31) Retention of Industrial Character of Site

Redevelopment of the former CUB site should retain and reinforce its robust industrial character.

Comment:

The proposed Parks at the central core of the site, and the proposed commercial and residential buildings, will greatly alter the industrial character of the site. This character will remain evident in small pockets only – namely Kensington St (outside of Urbis Study Area), Kent Rd north, and the Irving St Brewery complex.

(32) Design Excellence for New Development

All development on the former CUB site, including conservation and adaptation of existing components, infill and other structures, should demonstrate a high level of design quality, working within a framework which retains and enhances the overall interpretation of the site as a former industrial precinct.

Comment:

This will be resolved in the detail design resolution phase, and in some cases after preparation of Conservation Management Plans or Specific Element Conservation Management Plans.

(33) Minimisation of Site Rehabilitation/Remediation Impacts.

Where site rehabilitation/remediation works are required, they should seek to limit adverse heritage impacts as much as possible, taking into account appropriate heritage advice and available mitigating measures/options.

Comment:

This aspect is outside the scope of the HIS, however is being addressed through the process of remediation and demolition applications which have been recently approved.

2.6 Heritage Policies for Urban Design**(34) Development Adjacent to Boundaries with the Chippendale Conservation Area**

New development adjacent to the boundaries of the Chippendale Conservation Area should relate sympathetically to the existing buildings and streets of this area but maintain the different scale and character of the Kent Brewery site.

Comment:

The impact of the proposal in relation to the Chippendale Conservation Area has been addressed in Section 4.2 above.

(35) Retention and Reinforcement of City Wall to Kensington Street

The 'city wall' along the west side of Kensington Street should be maintained and reinforced by appropriate conservation and new infill. New development should reflect the height, scale and masonry-wall façade character of the existing streetscape.

Comment:

Kensington St is outside of the Urbis Study Area.

(36) New Entry from Kensington Street

The Kensington Street elevation of the former Kent Brewery site should be modified to reintroduce gate and cart-way entries corresponding with historical entry locations.

Comment:

Kensington St is outside of the Urbis Study Area.

(37) Development of Broadway Frontage

The frontage of the former Kent Brewery site to Broadway should be developed as a commercial streetscape, enlivening the pedestrian experience and contributing to the historic streetscape character of Broadway.

Comment:

This has been addressed in the Amended Concept Plan. The details of the Broadway elevations are being developed to provide a lively and pedestrian scale streetscape, with the introduction of an architectural datum line taken from the podium of the Australian Hotel providing the medium by which the pedestrian scale is being introduced.

(38) Significant Views

Significant Views should be appropriately managed. Future development should:

i) Provide, where possible, for the retention of existing visibility of heritage items.

Comment:

The situation with regard to the Brewery Complex remains unchanged in regard to the retention of views to the complex as in the Approved Concept Plan, as views from the north along Broadway will be obscured by Block 1 and 2. The Brewery Complex will be seen from within the site (improved because of the deletion of Block 4c), and from the Conservation Area looking north across the Park.

The visibility of the Kent Rd/Main Avenue streetscape is unchanged in the Amended Concept Plan.

The visibility of the Australian Hotel and the Abercrombie St terraces is affected under the Amended Concept Plan. As these buildings will be now seen as part of a podium to the proposed Blocks 1 and 4 they will not be read as distinctly as buildings in their own right.

The visibility of the Castle Connell Hotel is improved under the Amended Concept Plan because of the setback of Block 11 and the clarity achieved in the redesign of this corner.

ii) Protect and conserve view access to and visual character of landmark corner buildings and entrance elements in significant views.

Comment:

The key corner buildings are retained under the Amended Concept Plan, as in the Approved Concept Plan, with key difference being the treatment of the Australian Hotel which is now proposed to be built over. This is a positive urban design solution that strengthens the corner of Broadway and Abercrombie St. The Entry Gate Portal is also retained as it was in the Approved Concept Plan, abutting a new building on Block 2.

iii) Establish appropriate scale, materials and forms for potential buffer elements west of the entrance portal to Kent Road.

Comment:

The scale of the proposed Blocks 2, 5 and 9 on the west side of Kent Rd does not differ greatly from that in the Approved Concept Plan. These buildings, and Block 2, each have a zone of articulation in the Amended Concept Plan, with a projection of approximately 4-6mm. It is recommended, in Section 2.9.5 above, 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.

The materials and details will be developed in the detail design phase.

iv) Relate future changes to the streetscape in Kensington Street to existing heritage items and street wall character.

Comment:

Kensington St is outside of Urbis Study Area.

v) Retain visual experience of narrow view into the interior of the site and visibility of Irving Street Brewery group facades when seen from Broadway down Balfour Street.

Comment:

Given the width of Balfour St, and the height and depth of Blocks 1 and 2 flanking Balfour St, any view of the Irving St Brewery Complex will be limited. This is unchanged from the Approved Concept Plans. Narrow views into the site will be retained from Balfour St, Kent Rd, Carlton St, Abercrombie St and Irving St as in the Approved Concept Plan.

vi) Retain a sense of tall massing on either side of the Balfour Street entrance from Broadway.

Comment:

This has been retained and enhanced under the Approved Concept Plan.

vii) Provide an interpretive framework for laneways and streetscapes to accentuate former spatial arrangements, underlying subdivision patterns and interpretation of heritage items and settings.

Comment:

An Interpretation Strategy has been recommended, along with retention of Balfour St and Irving St, preferably with kerbs and gutters, or interpreted. The GML recommendation to distinguish between the existing streets and the new streets using different materials is endorsed.

viii) Retain and conserve significant fabric and massing of heritage buildings relative to the existing street alignments and address to the corner at the intersection of Broadway, Abercrombie and Wattle Streets.

Comment:

The significant fabric and the massing of heritage buildings at the corner of Broadway, Abercrombie St and Wattle St has been reinforced by the architecture of the Amended Concept Plan.

ix) Provide for the retention of some views of the chimney stack.**Comment:**

As in the Approved Concept Plan, the chimney stack is clearly viewed from Carlton St through the Brewery Yard. It is also visible from within the site and particularly from the Park south of Irving St. The long distance views of the Chimney from the south of the site in the Chippendale Conservation Area will be retained.

x) Retain existing and future view potential into the site as seen from the intersection of Abercrombie and Blackfriars Street.**Comment:**

The retention and opening up of Irving Street as a public thoroughfare will enhance views into the site from Abercrombie and Blackfriars Streets. This remains unchanged from the Approved Concept Plan.

xi) Retain and enhance the potential for future interpretation of the Irving Street Brewery group and reinstatement of Balfour Street as a visual thoroughfare.**Comment:**

In the Amended Concept Plan the potential for interpretation of the Irving St Brewery Complex is unchanged, and to be developed in future phases of work. The reinstatement of Balfour St as a visual thoroughfare has been achieved, although the street wall has been removed on the east side between O'Connor St and Tooth Ave by the creation of the Park.

xii) Establish an appropriate scale, form and materials so that future buildings relate appropriately to and complement the Balfour Street streetscape and setting of the Irving Street group of buildings.**Comment:**

The Approved Concept Plan proposes medium scale residential development (25 metres and 45 metres) in Balfour Street opposite the Irving Street Brewery complex. In the Amended Concept Plan this building is removed and the site opposite the Brewery complex in Balfour St becomes Park. Therefore the Balfour St streetscape is altered under the Approved Concept Plan.

The details of materials will be determined in the detailed design phase.

xiii) Retain and conserve significant fabric and massing of heritage buildings relative to existing street alignments and address to the corner seen from the Mortuary Station.**Comment:**

The [Amended] Concept Plan proposes the retention and conservation of the most significant industrial and associated heritage buildings, and the street alignments on which they are located. The Castle Connell Hotel (Building 14) at the corner of Wellington Street and the realigned Kent Road will be retained to demarcate this important corner opposite the Mortuary Station.

xiv) Retain the dominant walled character of Wellington Street in any future development scenario.

Comment:

The Approved Concept Plan proposed linear blocks built to a revised street alignment of a medium scale, 15 metres high, on the northern side of Wellington Street. The Amended Concept Plan proposes a slightly higher building on Block 11, which is of little impact, however the building is now skewed to the street frontage. It has been recommended, in Section 2.10.5, 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.

(39) Heritage and the Public Domain

Development of the site should make use of the site's heritage attributes to assist the provision of a high quality public domain.

Comment:

As in the Approved Concept Plan, all of the existing streets and laneways will be retained and opened up as public thoroughfares, and there are additional linkages from Abercrombie St. The retained Irving St Brewery Complex remains the visual focus of the Park, with the landscaping and public domain detailing yet to be determined.

(40) Former Kent Brewery Yard

Development in the vicinity of the former Kent Brewery Yard (c1865 configuration) should provide appropriate interpretation as an historic reminder of the early brewery complex.

Comment:

The HIS recommends that an Interpretation Strategy/Plan be prepared for the site, which will address the history of the Kent Brewery complex.

(41) Irving Street Brewery Yard

Development of the Irving Street Brewery Group should retain and reinforce the historic character of the existing yard.

Comment:

The [Amended] Concept Plan proposes that the Irving Street Brewery complex be substantially retained, although Buildings 35A, 35B and 35C are to be removed to allow for the insertion of Tooths [Lane], reducing the size of the yard and opening it up to views of the north. The spatial character of the yard will, however, be enhanced by the removal of Intrusive structures within the yard, and will provide new opportunities for viewing of the yard and the chimney stack.

(42) Adaptive Re-Use

Development of the former (?) and Kent Brewery site and Kensington Street terraces should encourage the conservation and adaptation for re-use of individual heritage items to respect their identified cultural significance.

Comment:

Conservation Plans, Specific Element Conservation Plans will be prepared for retained heritage buildings and other elements, to provide guidance for the above.

(43) Context for Individual Items

Buffer development of appropriate scale and character should be used to effect the transition between existing heritage items and new development on the site.

Comment:

One of the principals of the Amended Concept Plan is to rationalise the convoluted modelling of the building forms that resulted from the Approved Concept Plan. Therefore to some extent the Amended Concept Plan has resulted in a less compromising built form, with the juxtaposition of large new built forms against the retained heritage of the site as a key feature. The exception to this is in Blocks 3,5,11 and 8 which are of a similar scale to that in the Approved Concept Plan.

2.7 Policies to Protect Setting of the Site

(44) Settings for Heritage Items

Redevelopment of the former Kent Brewery site and Kensington Street terraces should conserve and enhance the significant attributes of the settings of heritage items, including those which contribute to the significant character of the adjacent Conservation Area and streetscapes.

Comment:

Kensington St is outside of the Urbis Study Area.

The contribution of the Amended Concept Plan to the significant character of the adjacent Conservation Area and streetscape has been discussed in Sections 2 and 4 above. In summary, as in the Approved Concept Plan, the redevelopment will alter many aspects of the existing site conditions and the relationships between buildings and streetscapes. This will be offset by the reinvigoration of a disused industrial site into a lively and vibrant place at the City's southern gateway.

(45) Impacts on Heritage Items in the Vicinity of the Site

Development on and/or adjacent to the boundaries of the former Kent Brewery site and Kensington Street terraces should have regard to potential heritage impacts on identified heritage items and their settings located in the vicinity of the site.

Comment:

This has been discussed in detail in Section 4 above.

(46) Protection of Landmark Qualities of Irving Street Brewery Group

New development should be designed to enhance the landmark qualities of the Irving Street Brewery group, either by retaining existing views and vistas both from inside the site and from surrounding areas and/or by opening up new views and vistas.

Comment:

This has been discussed in detail in Section 2.5.1 above.

3 Archaeological Investigations/Remains

(47) Management of Potential Archaeological Resources and Relics

The potential archaeological resources and known relics on the former CUB site should be managed in accordance with their assessed level of significance and applicable statutory controls.

Comment:

The site has been subject to a number of detailed archaeological investigations since the Approved Concept Plan of 2007. The archaeological investigations and test excavations are being co-ordinated by Godden Mackay Logan Pty Ltd and are linked to the decontamination and demolition approvals that have been granted.

The attention to the archaeological significance of the site will be ongoing throughout the project, and any findings will be used to inform the Interpretation Strategy.

(48) Archaeological Zoning Plan

The Central Sydney Archaeological Zoning Plan should be updated to incorporate the findings of the Archaeological Assessment by Dana Mider and Associates, Archaeology.

Comment:

This policy is outside the scope of the HIS.

4 Industrial Heritage

(49) Management of Industrial Archaeological Resources

The industrial archaeological resources of the site should be managed in accordance with the assessment and recommendations of the 'Kent Brewery Machinery Update' report by Godden Mackay Logan (October 2004).

Comment:

Godden Mackay Logan Pty Ltd have prepared a report dated December 2007 titled "CUB Frasers Broadway Demolition and Recycling – Salvage and Retention Survey". Urbis concurs with the recommendations of this report, as discussed in Section 3 above. The salvage of the Bright Beer Tank in Building 10C basement and Timber Barley Storage hopper in Building 33 should also be retained as recommended.

(50) Interpretation of Industrial Artefacts

Appropriate samples of industrial artefacts should be retained, appropriately conserved and used to interpret the industrial history of the site as part of future adaptation works.

Comment:

Retention of artefacts should be in accordance with the "CUB Frasers Broadway Demolition and Recycling – Salvage and Retention Survey". Report dated December 2007 by Godden Mackay Logan Pty Ltd. The Interpretation Strategy will consider the most appropriate way in which to conserve, adapt and display these items.

5 Conservation Policies for Retained Elements

5.1 Generally

(51) Conservation in Accordance with the Burra Charter

All conservation work on the former CUB site should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

Comment:

The principles of the Burra Charter have been applied in the preparation of the CMP and the HIS.

(52) CMP Policies to Guide Works to Heritage Items

The conservation policies in the CMP should be used to guide works on all items of identified heritage significance.

Comment:

The CMP policies will be included in the Specific Element Conservation Plans, which the HIS recommends be prepared for retained heritage buildings and other elements.

5.2 Archival Recording

(53) Archival Recording of the Site Generally

The existing layout, components, significant fabric, uses and associations of the former CUB site should be adequately recorded before changes are made to the place.

Comment:

The need for archival recording of the site prior to and during the proposed works is reflected in the recommendations of the HIS.

(54) Recording of Identified Heritage Items

Appropriate archival records of identified heritage items and their settings should be prepared prior to commencement of any works on or adjacent to these items.

Comment:

The need for archival recording of the site prior to and during the proposed works is reflected in the recommendations of the HIS.

5.3 Maintenance Works

(55) Responsibility for Co-ordination of Maintenance Works personnel are available to coordinate and report on maintenance and repair requirements of identified heritage items.

Comment:

This policy is outside the scope of the HIS.

(56) Maintenance Plans for Heritage Items

A Maintenance Plan should be prepared for each heritage item and its setting with identified goals and time frames for inspection, repair and reporting.

Comment:

This policy is outside the scope of the HIS.

(57) Appropriate Specialist Skills

Consultants, tradespeople and supervisors should be appropriately qualified in their relevant fields and have proven knowledge and experience of good conservation practices.

Comment:

This policy is outside the scope of the HIS.

(58) Minimising Damage to Heritage Items

Appropriate care should be taken by both tradespeople and supervisory staff to ensure significant fabric is not damaged by maintenance and repair activities.

Comment:

This policy is outside the scope of the HIS.

(59) Responsibility to Inform

Persons responsible for authorising maintenance, repair or building works should maintain a reference set of working documents, including this CMP and a copy of each of the Conservation Plans and Conservation Strategies for individual items. The relevant references to each item (including significance and requirements/constraints on works) should be brought to the attention of all tradespeople engaged to work on the item or its setting.

Comment:

This policy is outside the scope of the HIS.

6 Moveable Heritage**(60) Assessment and Recording of Moveable Heritage**

Moveable heritage items related to the historic use of the site should be the subject of a specialised report which records their character and location, assesses their significance and provides appropriate conservation, management and interpretation policies.

Comment:

Moveable Heritage has been assessed in the "CUB Frasers Broadway Demolition and Recycling – Salvage and Retention Survey". Report dated December 2007 by Godden Mackay Logan Pty Ltd.

(61) Archival Assessment of Historical Records

Remaining historical records held on site should be collected, assessed and archived in appropriate repositories.

Comment:

It is recommended that this is the first Phase of the Interpretation Strategy to be developed in a further phase of the project.

(62) Disposal of Old Publications from the Technical Library

Old publications held in the library of the CUB laboratories should, if not retained by CUB, be appropriately assessed and archived by an appropriate library with a concern for brewing technology. As a 'first option', they should be offered to the Powerhouse Museum which retains artefacts and documents from the former Tooth's Museum collection.

Comment:

This policy is reflected in the recommendations of the HIS, which proposes the preparation of an Interpretation Strategy/Plan for the site, to include provision for the above.

7 Interpretation

(63) Preparation of an Interpretation Strategy

An Interpretation Strategy for the site should be prepared based on the identified resources, analysis, assessment of significance and policies of this CMP and associated documents.

Comment:

This policy is reflected in the recommendations of the HIS, which proposes the preparation of an Interpretation Strategy/Plan for the site, to include provision for the above.

(64) Interpretation of Social Values

The Interpretation Strategy for the site should include measures for interpreting and presenting the social values and associations of the site and its various components.

Comment:

This policy is reflected in the recommendations of the HIS, which proposes the preparation of an Interpretation Strategy/Plan for the site, to include provision for the above.

(65) Interpretation Methods

The Interpretation Strategy should identify the nature and location of interpretative material, features, and related measures for the site and items, as well as the principles for determining appropriate content and media.

Comment:

This policy is reflected in the recommendations of the HIS, which proposes the preparation of an Interpretation Strategy/Plan for the site, to include provision for the above.

(66) Interpretation of Research Material

Research material used for and/or referred to in this CMP should be collected and referenced to facilitate its further use, including in the Interpretation Strategy.

Comment:

This policy is reflected in the recommendations of the HIS, which proposes the preparation of an Interpretation Strategy/Plan for the site, to include provision for the above.

6 Conclusion and Recommendations

This Heritage Impact Statement to accompany the Amended Concept Plan for the Frasers Broadway site concludes that, in the main, the proposal follows the principles for the site set down in the Approved Concept Plan.

The main positive impacts resulting from the changes are:

- 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;
- an emphasis on additional built form being sited towards Broadway that results on less development pressure on the southern end of the site, in order to minimise the impact on the residential section of the Chippendale Conservation Area;
- the additional Park fronting the Brewery that provides an improved presentation of the Brewery Complex and views to the Brewery Complex; and
- a dynamic response to the corner of Broadway and Abercrombie St that integrates the Australian Hotel and the Abercrombie St terraces into an architectural podium giving a pedestrian scale to the streetscape.

The negative aspects of the Amended Concept Plan can be mitigated by the input of heritage considerations into the further design development. These include:

- 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
- 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.
- retention of Balfour and Irving Sts, preferable with kerbs and gutters, within the landscaping of the Park, or interpreted in such a manner that the original street pattern and materials is understood in the overall design.
- 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
- 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

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.

In relation to heritage conservation, the next phase of detail design resolution should further develop:

- details of the resolution of the Broadway Streetscape at street level;
- the retention of the original footprint of the Australian Hotel and the Abercrombie St terraces, ensuring that any proposed linkages between these buildings do not confuse the clarity of the built form;
- careful design and detailing of the underside of the slab above the Australian Hotel, and the structure around this building;

- careful design of the infill proposed on the Abercrombie St elevation of the Australian Hotel at Level 2;
- careful design of the west wall of Block 4 as it meets the back wall of the Australian Hotel – particularly where the actual structural elements interface with the retained buildings;
- careful design of the void above the Abercrombie St terraces;
- the detailed treatment of the street and the edges of Carlton St, Irving St and Balfour St and the interfaces of these streets with the buildings and open space around the Brewery Complex; and
- resolution of the junction between Block 11 and the Castle Connell Hotel.

Conservation of the archaeological significance of the site has been addressed in an HIS by Godden Mackay Logan as part of the Remediation Application currently before the NSW Department of Planning. Archaeological testing has been carried out, and the HIS recommends further monitoring during disturbance of the below ground resource, with no further investigative excavation.

It is recommended that the following further studies be carried out in future phases of work:

- Conservation Management Plans and/or Specific Element Conservation Plans for the items being retained on site, their interiors and moveable or fixed industrial heritage;
- archival recordings of all structures to be demolished prior to demolition;
- salvage of moveable heritage and other items recommended for retention or interpretation in the Dec 2007 GML report;
- development of an Interpretation Strategy incorporating the Ovoid Drain and significant retained Moveable Heritage.

7 Bibliography and References

7.1 Bibliography

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NBRS&P 2005D, *Former Carlton and United Brewery Site, 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4, Part 4 – Inventory Sheets: Irving Street Brewery Precinct*, May, Noel Bell Ridley Smith and Partners, McMahon's Point.

NBRS&P 2005E, *Former Carlton and United Brewery Site, 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4, Part 5 – Inventory Sheets: Carlton Street Precinct*, May, Noel Bell Ridley Smith and Partners, McMahon's Point.

NBRS&P 2005F, *Former Carlton and United Brewery Site, 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4, Part 6 – Inventory Sheets: O'Connor Street Precinct*, May, Noel Bell Ridley Smith and Partners, McMahon's Point.

7.2 References

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Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Parramatta.

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Appendix A Maps

A.1 Map One – Site Map

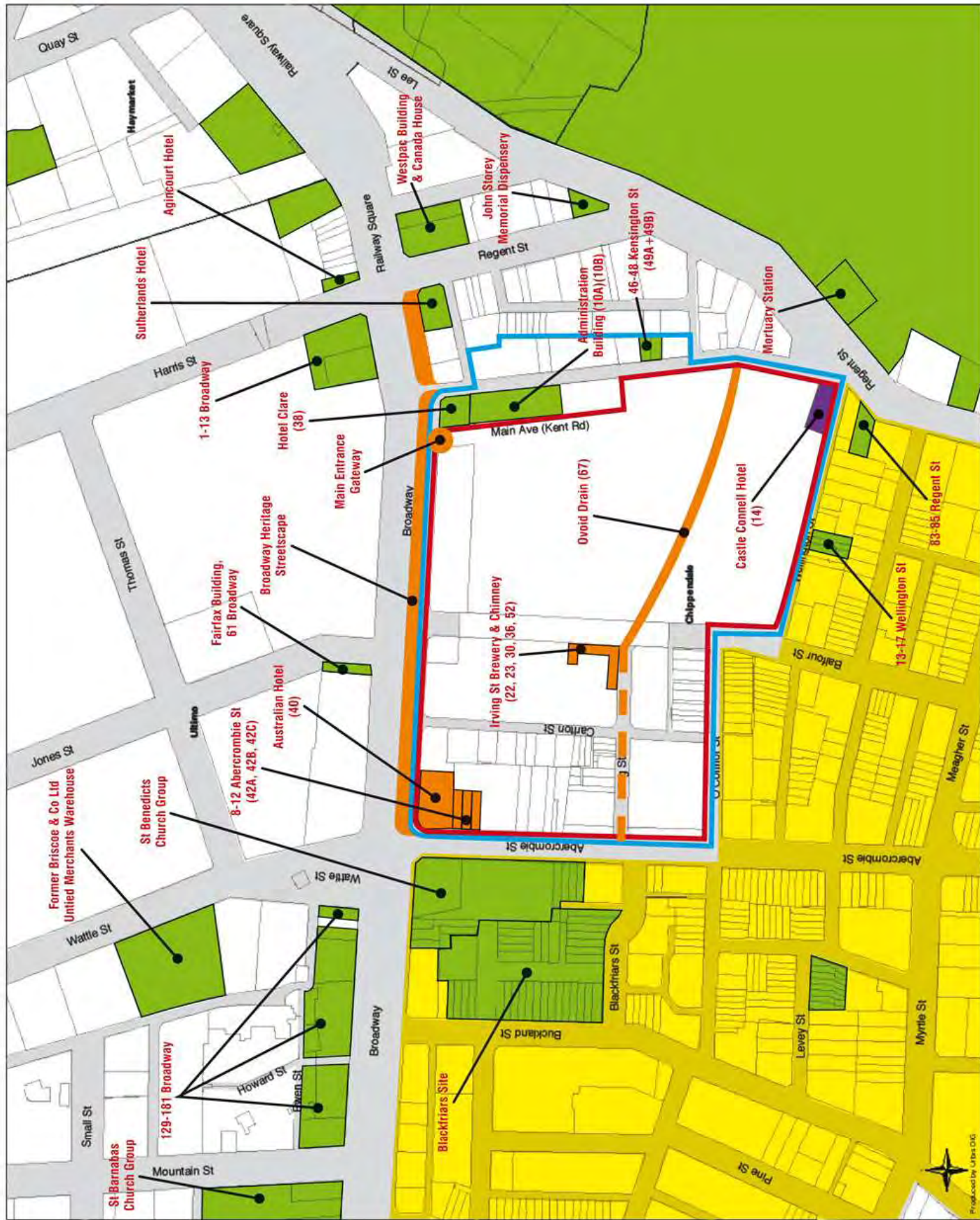
A.2 Map Two – Block Numbers Map

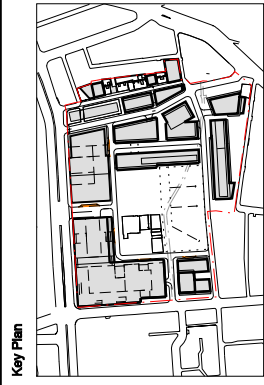
A.3 Map Three – Building Numbers Map

Key

- Statutory listings surrounding site
- Statutory listings within study area nominated for retention
- CUB Site
- Urbis Study Area
- Chippendale Conservation Area
- Non-statutory heritage listings nominated for retention

Scale = 1:2,100
Metres 50 100





Notes	
	Heritage Buildings
	Proposed Buildings
	Balcony Zone/ Articulated Facade Zone
	Development Boundary
	Block Boundary
	Proposed Buildings

FRASERS PROPERTY

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Title
Concept Plan Blocks and max. GFA

Project No. 1645	Scale @ A3 1:1000	Date 14/03/08	Drawn By
Number A-1253			Revision 03

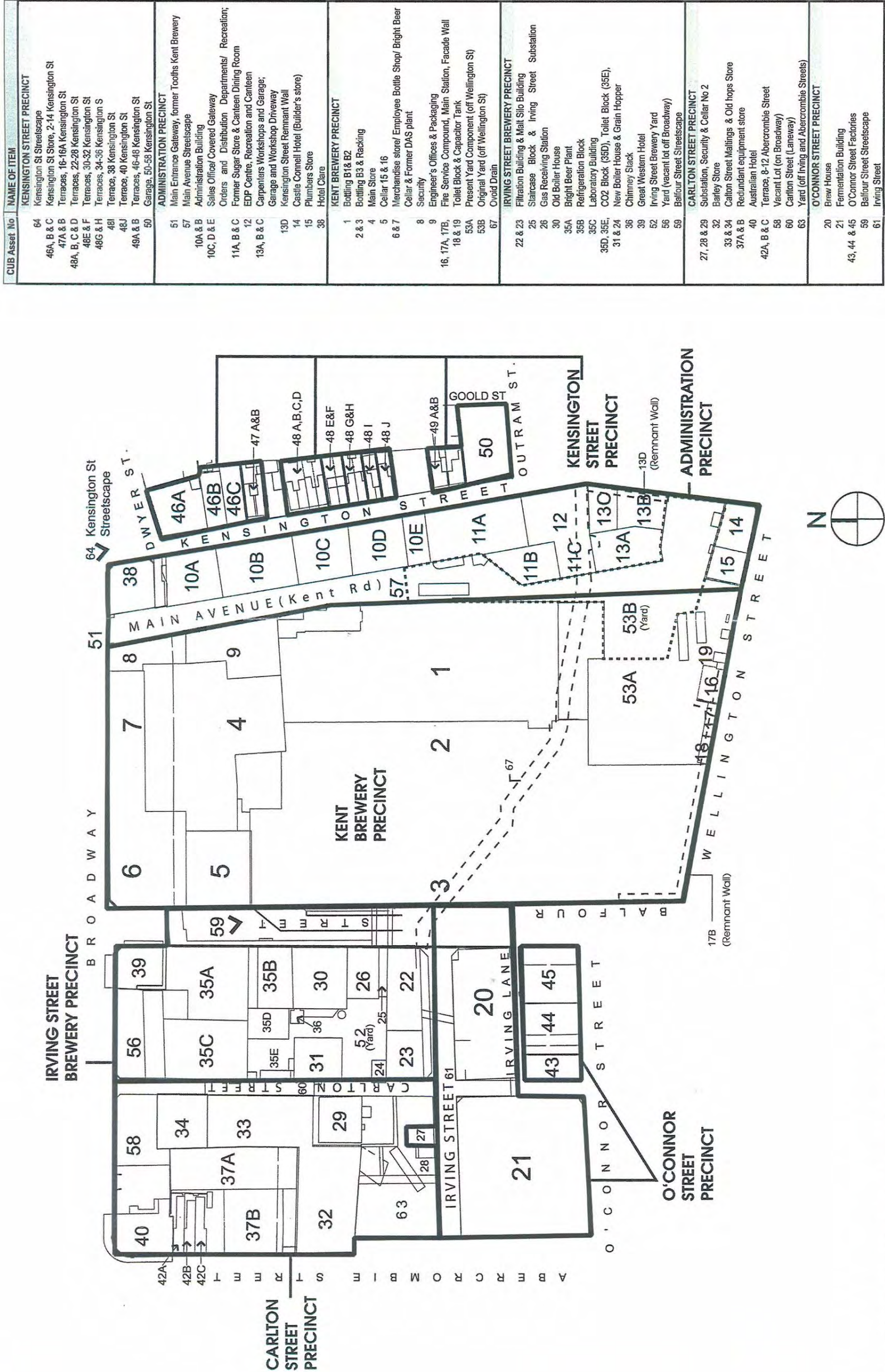


Figure 1.2 Site plan showing existing elements and precinct boundaries. (Baseplan courtesy of NBR&P)