

# 11.0 Heritage

## 11.1 Introduction

As discussed earlier, the key determinant of the existing and the future built form within the site is the nature of existing development on the site which resulted from the progressive expansion and evolution of the site as one of the largest breweries in New South Wales over a period of 170 years.

## 11.2 Heritage Items - Sydney Local Environmental Plan 2005

Sydney Local Environmental Plan 2005 identifies a number of buildings and elements within the subject site as heritage items.

### **Schedule 1- Buildings and Sites**

Item 1: 8-12 Abercrombie Street Terrace (Part of Carlton United Brewery site) (5008D)

Item 38: 20-24 Broadway County Clare Inn (5007)

Item 39: 100-102 Broadway Australian Hotel (5009)

Item 187: Administration Building (5010)

Item 18: 46 & 48 Kensington Street (Terraces) (5011)

### **Schedule 2 – Building Elements**

Item 4: 26-98 Broadway Former Irving Street Chimney stack (Part of Carlton United Brewery site) Brewery (5008C)

### **Schedule 3 – Archaeological/Townscape /Landscape Elements**

Item13: 26-98 Broadway No I Gate Portal (Part of Carlton and United Brewery site) (5008B)

### **Heritage Streetscape**

CUB Site 26-98 Broadway Streetscape (Heritage Streetscape Map)

## 11.3 Items of Heritage Significance - Conservation Management Plan

The Conservation Management Plan adopted by the Heritage Council of NSW in 2005, identified the following items of heritage significance within the CUB site.

**Figure 46(a)** and **Figure 46(b)** identify each of the items within the site by the number referred to in the Table below.

**Table 6** - List of buildings and other elements and structures of Heritage Significance - Conservation Management Plan

Category	Precinct	Item
Exceptional Significance Buildings and structures in this category include:	Kensington Street Precinct	CUB Asset Nos 47A and B (Terraces 16/16A Kensington Street);  CUB Asset Nos 48A,B and C (Terraces, 22-28 Kensington Street);  CUB Asset Nos 48E and F (Terraces, 30 32 Kensington Street);  CUB Asset Nos 48G and H (Terraces, 40 Kensington Street);  CUB Asset Nos 48I (Terrace, 38 Kensington Street);  CUB Asset Nos 48J (Terrace, 40 Kensington Street);  CUB Asset Nos 49A and B (Terraces, 46-48 Kensington Street);
	Administration Precinct	CUB Asset Nos 51(Main Entrance Gateway);
	Kent Brewery Precinct	CUB Asset Nos 67 (Ovoid Drain – Not a CUB Asset owned by Sydney Water);
High Significance Buildings and structures in this category include:	Kensington Street Precinct	CUB Asset Nos 46A (Garage and Store, 2-10 Kensington Street);
	Administration Precinct	CUB Asset Nos 38 (County Clare Hotel);and CUB Asset Nos 10A and B( Administration Building);
	Irving Street Precinct	CUB Asset Nos 22 and 23 (Filtration Building (22) and Malt Silo Building (23));  CUB Asset No 36(Chimney Stack); and  CUB Asset Nos 52 (Yard)
	Carlton Street Precinct	CUB Asset Nos 40 (Australian Hotel);and  CUB Asset Nos 42A, B and C (Terrace, 8-12 Abercrombie Street)
Interior spaces in this category include:	Administration Precinct	Suite Administration rooms including Boardroom located in CUB Asset No 10B (administration Building)
Streetscapes in this category include:	Kensington Street Precinct	No 64 Kensington Street Streetscape
	Administration Precinct	CUB Asset No 57 (Main Avenue Streetscape)
Roads and lanes in this category Include	Administration Precinct	CUB Asset No 57 (Main Avenue Streetscape)
Archaeological/townscape/ landscape elements in this category include:	Kent Brewery Precinct	CUB Asset No 69 (Original Kent Brewery site)
	Carlton Street Precinct	Former alignment of Military Garden Subdivision
Industrial heritage in this category includes:	Carlton Street Precinct	CUB Asset No 38 (Germinating Building – Malting System)

Category	Precinct	Item
Moderate Significance Buildings and structures in this category include:	Irving Street Precinct	CUB Asset Nos 26 (Substation/ Gas Receiving Station) CUB Asset Nos 30 (Old Boiler House); CUB Asset Nos 35A (Bright Beer Plant); and CUB Asset Nos 35B (Refrigeration Block)
	Carlton Street Precinct	CUB Asset Nos 32 (Barley Store)
<b>Historic roads and lanes in this category Include</b>		CUB Asset Nos 59 (Balfour Street) CUB Asset Nos 60 (Carlton Street) CUB Asset Nos 61 (Irving Street) CUB Asset Nos 10E (Former Cart way); and Dwyer Lane
<b>Industrial heritage in this category includes:</b>	Administration Precinct	CUB Asset Nos 10B (Administration Building); and Executive passenger lift CUB Asset Nos 14 and 13A (Administration Building)
	Irving Street Precinct	CUB Asset Nos 35A and 35B (The Services Building); and Plate bending press by Heine and Sons; and Sheet metal rolls by Heine and Sons
	Carlton Street Precinct	CUB Asset Nos 33 (The Germinating Building); and Individual components of the Maltings System including feeding hoppers, steepers, and 'saladin' germination boxes; CUB Asset Nos 32 (The Barley Store Building); and Barley supply system.

The Sydney LEP 2005 lists a total of 13 buildings within the CUB site. The 2005 Conservation Management Plan rates a total of 34 buildings and other structures as being of at a level of moderate or higher significance (15 Exceptional, 12 High and 7 Moderate). All of the buildings listed on Schedule 8 of the Sydney LEP 2005 are included in the CMP, with the exception of buildings 10C and 10D of the Administration Building, which upon closer analysis were assessed to be of some significance.

The CMP lists the buildings (rather than facades) comprising the southern frontage of the Irving Street Brewery (Buildings 22 and 23) as of High significance, and the eastern frontage (Buildings 26, 30, 35B and 35A) as Moderate significance.

Kent Road and the Irving Street Brewery Yard are listed in the CMP as High significance, and Balfour Street, Carlton Street, Irving Street, Dwyer Lane and the former cartway through Building 10E are listed as being of Moderate significance.

The Concept Plan proposes to conserve 29 of the 33 items identified in the CMP as being items of exceptional, high or moderate significance. The buildings to be retained and conserved include all the heritage items identified in SLEP 2005, all the items identified as being of Exceptional significance and High significance in the CMP, and the majority of the items as being of moderate significance. In addition, the proposed amendment to Schedule 3 of the Major Projects SEPP also proposes that these items be specifically included as heritage items for future protection and conservation.

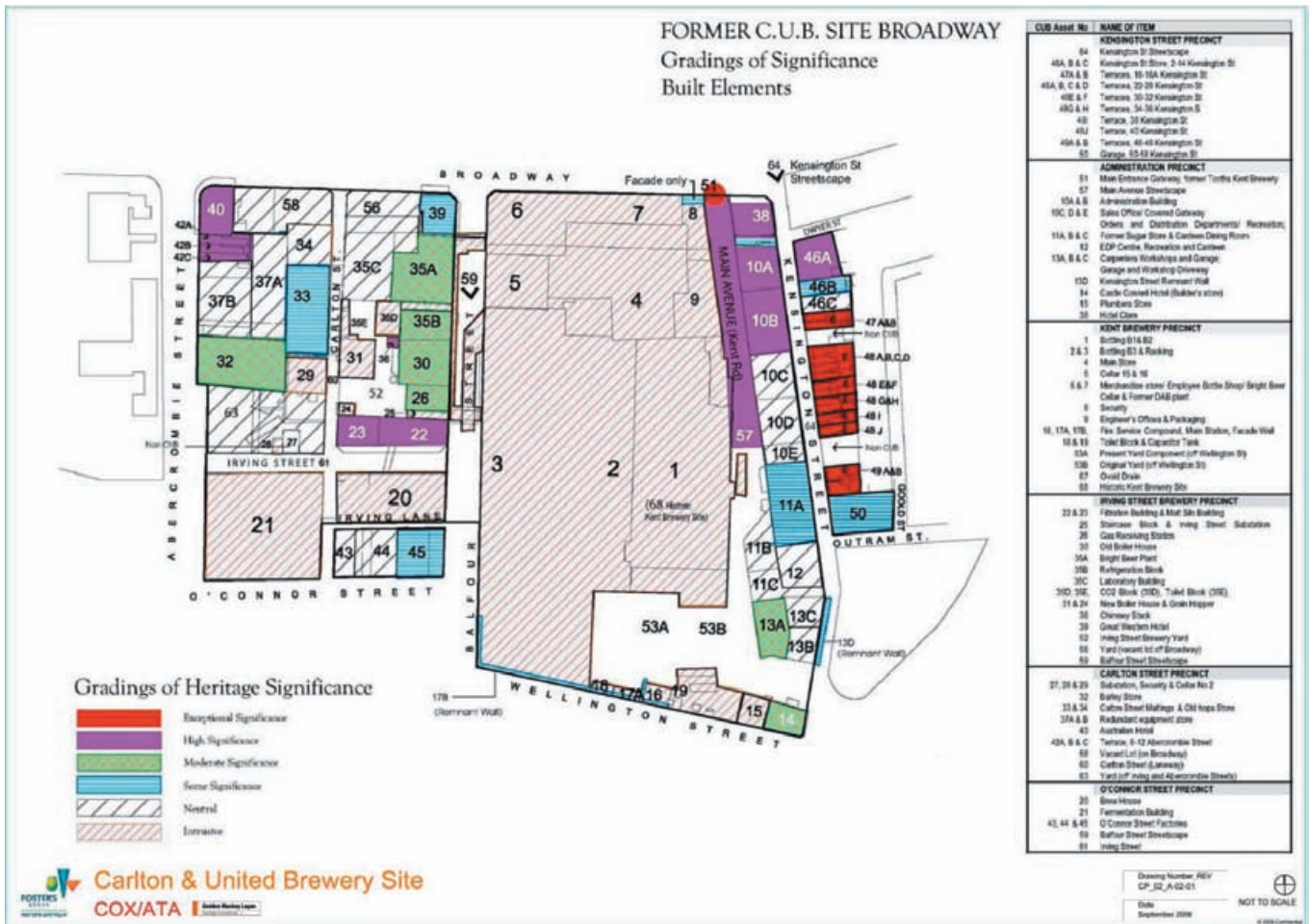


Figure 46 (a) – Heritage Significance as described in Conservation Management Plan

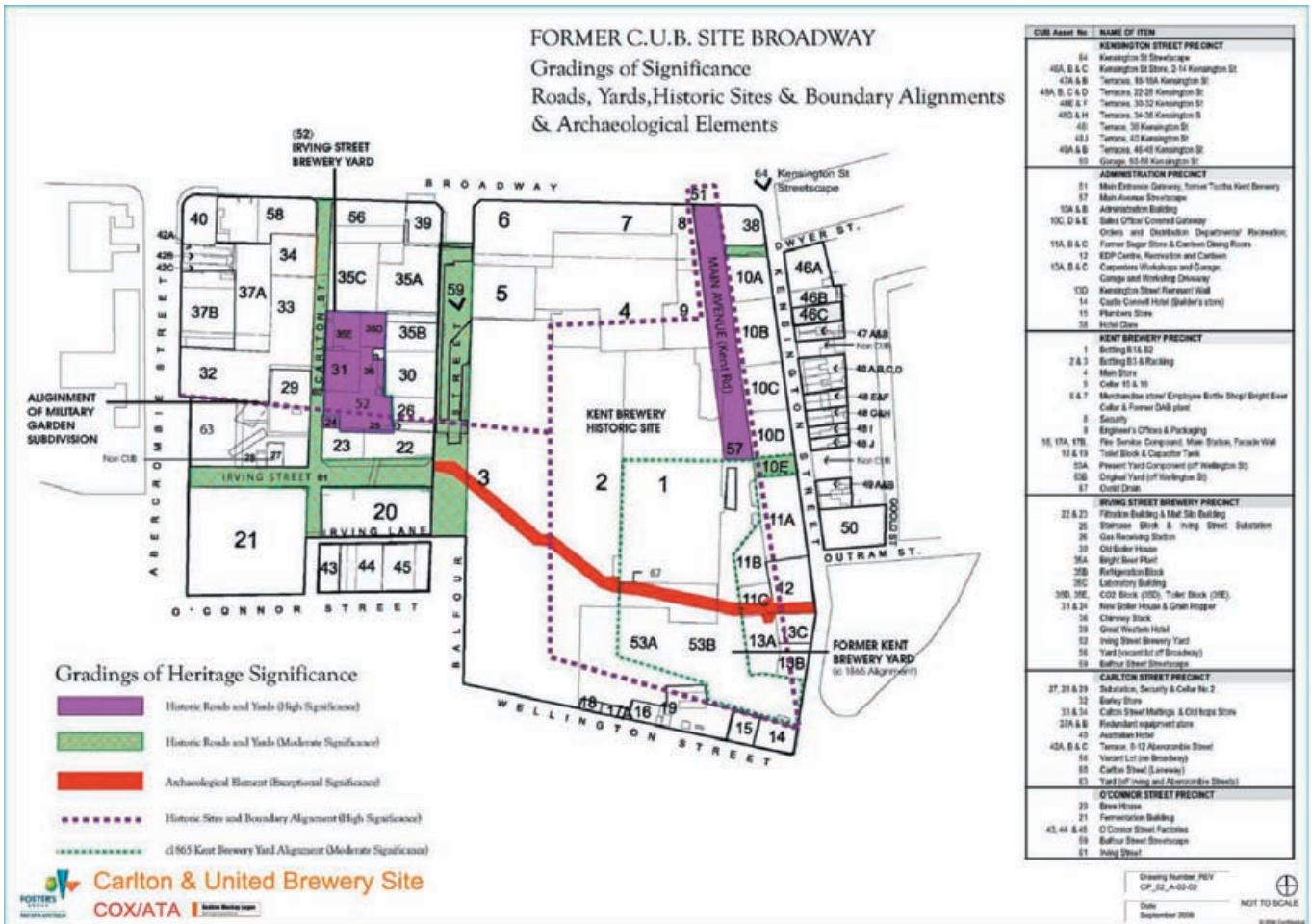


Figure 46 (b) – Heritage Significance as described in Conservation Management Plan