

EXTENT

**HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC**
Incorporating AHMS and Futurepast

28, 32 and 42-44 Campbell Street St Peters

Catalogue of Historic Building Fabric

Final

Prepared for CPB Dragados Samsung Joint Venture

December 2016



CDS-JV Document Number M5N-ES-RPT-LRW-0002 (Rev 02)

Extent Heritage Pty Ltd

ABN 24 608 666 306
ACN 608 666 306
www.extent.com.au
info@extent.com.au

SYDNEY

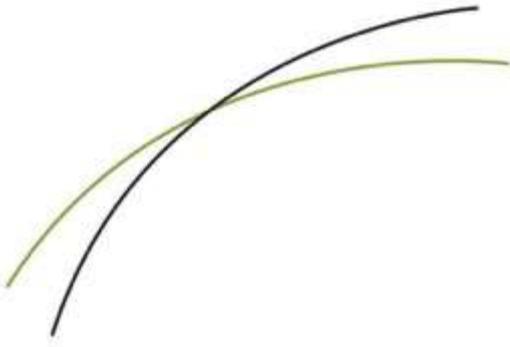
3/73 Union St
Pymont NSW 2009
P 02 9555 4000
F 02 9555 7005

MELBOURNE

2/35 Hope St
Brunswick VIC 3056
P 03 9388 0622

PERTH

25/108 St Georges Ter
Perth WA 6000
P 08 9381 5206



Document Control Page

CLIENT: CPB Dragados Samsung Joint Venture

PROJECT NAME: Catalogue of Historic Building Fabric

ADDRESS: 28, 32 and 42-44 Campbell Street, St Peters

REAL PROPERTY DESCRIPTION: Lots 1, 2, 7 and 9 in DP 242778

EXTENT HERITAGE PTY LTD INTERNAL REVIEW/SIGN OFF				
WRITTEN BY	DATE	VERSION	REVIEWED	APPROVED
██████████	30.11.16	1.0	██████████	30.11.16
██████████	15.12.16	2.0	██████████	15.12.16

Copyright and Moral Rights

Historical sources and reference materials used in the preparation of this report are acknowledged and referenced in figure captions or in text citations. Reasonable effort has been made to identify, contact, acknowledge and obtain permission to use material from the relevant copyright owners.

Unless otherwise specified in the contract terms for this project EXTENT HERITAGE PTY LTD:

- Vests copyright of all material produced by EXTENT HERITAGE PTY LTD (but excluding pre-existing material and material in which copyright is held by a third party) in the client for this project (and the client's successors in title);
- Retains the use of all material produced by EXTENT HERITAGE PTY LTD for this project for EXTENT HERITAGE PTY LTD ongoing business and for professional presentations, academic papers or publications.

CONTENTS

1	INTRODUCTION.....	4
1.1	Project Description	4
1.2	Approach and Methodology	4
1.3	Limitations	5
1.4	Authorship	5
1.5	Ownership	5
1.6	Terminology.....	5
2	SITE DESCRIPTION.....	7
2.1	Location.....	7
2.2	Statement of Significance	8
2.3	Heritage Status.....	8
3	HISTORIC CONTEXT	9
3.1	28-44 Campbell Street	9
4	PHYSICAL DESCRIPTION	11
4.1	28 and 32 Campbell Street – 1880-1890s Victorian Terraces	11
4.2	42-44 Campbell Street – 1900s Victorian Terraces	11
5	HISTORIC BUILDING FABRIC INVENTORY	12
5.1	Summary	12
5.2	28 Campbell Street	13
5.3	32 Campbell Street	22
5.4	42 Campbell Street	30
5.5	44 Campbell Street	40
6	CONCLUSION	50

1 INTRODUCTION

1.1 Project Description

In 2016 Extent Heritage Pty Ltd (a heritage consultant independent from WestConnex New M5, the Proponent and Design and Construction Contractor) were commissioned by CPB Dragados Samsung Joint Venture to prepare a catalogue of historic building fabric from the properties at 28, 32 and 42-44 Campbell Street, St Peters, for the purposes of salvage. This catalogue of materials and building fabric is in fulfilment of the conditions of consent for the WestConnex Stage 2 New M5, specifically B35:

The Proponent must salvage items and materials from heritage items as advised by an independent heritage consultant. The list of items and materials to be salvaged must be developed in consultation with the relevant council(s) and submitted to the Secretary for consideration prior to demolition of any heritage items.

The additional note within Condition B35, states:

How the items are reused in the project is to be detailed in the Urban Design and Landscape Plan required by Condition B61.

Any residual items and materials are to be made available, through a process to be developed by the Proponent in consultation with the relevant council(s), to property owners within the locality from where the material originated.

CPB Dragados Samsung Joint Venture, in consultation with relevant stakeholders, should see that this catalogue of historic building fabric is considered within the urban landscape design. Salvaged materials will also be considered within the Heritage Interpretation Plan, to be prepared by Extent Heritage Pty Ltd. Finally, CPB Dragados Samsung Joint Venture should develop a residual items strategy in consultation with the relevant council(s).

The properties at 30, 34-40 and 82 Campbell Street were recorded for salvage in an earlier report finalised in November 2016 (Stage 1). At the time of developing that document, the properties subject to this report (28, 32 and 42-44) were not accessible by the project. This previous report was therefore undertaken on the available heritage properties to initiate timely consultation and planning with relevant stakeholders.

1.2 Approach and Methodology

The methodology used in the preparation of this assessment and audit of heritage fabric is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

Inspection of the properties and development of this report was prepared in consultation with Inner West Council.

This report has been directly referenced with the HazMat reports prepared for 32, 42 and 44 Campbell Street in November 2016 by ADE Consulting Group. During the preparation of this report, the HazMat report for 28 Campbell Street was not available. The purpose of this integration is to identify historic fabric which may contain hazardous materials. Where possible or appropriate, remediation of hazardous materials and salvage of the historic fabric should be undertaken.

1.3 Limitations

In November 2016, four terrace houses at 28, 32 and 42-44 Campbell Street were inspected and photographed by the author of this report. The inspections were undertaken as visual studies only and were intended to document the heritage building fabric and materials from the properties.

A brief historical overview of the area has been provided only to provide an understanding of the place and the period of architectural style, in order to understand significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

1.4 Authorship

The following staff members at Extent Heritage Pty Ltd have prepared this Materials Salvage Report:

██████████	Senior Associate
██████████	Heritage Advisor

1.5 Ownership

The site is owned by CPB Dragados Samsung Joint Venture.

1.6 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Compatible use means a use that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

2 SITE DESCRIPTION

2.1 Location

The subject properties are located at 28, 32 and 42-44 Campbell Street St Peters, and are legally defined as Lots 1, 2, 7 and 9 in DP 242778. The properties at 28 and 32 Campbell Street form part of a matching group of two-storey Victorian terrace houses, which were built at varying stages between the 1880s and 1900s. The properties at 42-44 Campbell Street form a matching pair of two-storey Victorian terraces, constructed in 1906.



Figure 1. Map indicating locations of the relevant properties (Source: LPI Six Maps Viewer, accessed 28.11.16).



Figure 2. Aerial view with the properties outlined in red (Source: LPI Six Maps Viewer, accessed 28.11.16).

2.2 Statement of Significance

The following Statement of Significance for 28-44 Campbell Street has been derived from the NSW Office of Environment and Heritage listing sheet:

28-44 Campbell Street has outstanding ability to demonstrate brickfield workers' housing from the 1880s to the turn of the 20th century. Built by local brickmaker Henry Woodley, the terrace reflects the areas industrial history. Generally intact, the terrace has aesthetic value as a representative Victorian terrace constructed with locally manufactured bricks.¹

2.3 Heritage Status

The dwellings at 28, 32 and 42-44 Campbell Street are listed on the RMS Section 170 Heritage and Conservation Register. The sites are not listed as heritage items on the State Heritage Register (SHR) or the Marrickville *Local Environmental Plan* 2011. They are not located within any conversation areas. Nor are they listed on any non-statutory heritage registers.

¹ NSW Office of Environment and Heritage, State Heritage Register, listing sheet for 'House - 28-44 Campbell Street, St Peters', <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4305629>

3 HISTORIC CONTEXT

The following history is not intended to be an exhaustive history of the subject sites or the surrounding area. The purpose of this history is provide an overview of the historical sensitivities and indicate the assessable significance of built elements within the subject properties.

3.1 28-44 Campbell Street

This general history of 28-44 Campbell Street has been drawn from the NSW State Heritage Register listing sheet for the terraces:

Bradfield Terrace was constructed by Henry Woodley, a local brick merchant, who had a 4 acre lease in the brickfields in the area now forming Sydney Park at the intersection of Campbell Street and Barwon Park Road. Woodley arrived in NSW as a 9 year old with his family in 1855, and in 1869 he married Matilda Edwards, the sister of his later business partner in the brick manufacturing company of Woodley, Edwards, and Squires.

Brickmaking became a large-scale industry in the 1880s when the building boom created great demand for brick, and the local clay of the St Peters and Tempe areas was ideal for brickmaking. Woodley initially constructed two houses in 1882 (the rate book of that year records two unfinished houses belonging to Woodley). Charles Smith (occupation not given) and Samuel Hodges (brickmaker) were the first occupants, and throughout the 1880s nearly every resident of Campbell Street was a brickmaker, with the exception of a carter and two engineers (who were probably employed at the brickworks), and the local shopkeeper.

Woodley probably constructed the terrace to serve as workers' housing for the men employed at his brickfield. By 1885, Woodley had increased his landholdings in St Peters and constructed an additional two brick houses to form a terrace of four. The first reference to the name Bradfield Terrace was made in the Sands Directory in 1887. The first four houses in the terrace are those presently numbered 34 to 40 Campbell Street. In 1906, the houses at 28, 30, 42, and 44 were added.

The terrace of eight remained in the Woodley family until 1972 when they were sold to Wallace Allan Bubb, a builder of Bellevue Hill. (As a builder, Bubb probably made repairs to the terrace, although this is unconfirmed.) In the same year, Bubb subdivided the terrace and sold each house as a separate lot.

Additional research shows that Henry Woodley, mentioned in the above historical overview, established a number of brick factories between 1870-1900, including:

- Vulcan Brickworks - located on the corner of Barwon Park Road and Campbell Street (1870s)
- St Peters Steam Brickworks – located on the corner of Barwon Park Road and Campbell Street (1880s)
- Federal Brick Company – located near the Mitchell Road and Sydney Park Road intersection (1990s)

Woodley built the dwellings at 28-40 Campbell Street in stages, utilising bricks from his brickpits (likely St Peters Steam Brickworks). He built the first two in 1882 (the exact house numbers are unknown), followed by another two by 1885 to form a terrace group of four named “Bradfield Terrace”.² This group, as mentioned above, is 34-40 Campbell Street. 32 Campbell Street was built shortly after, appearing

² 1887 Sands Directory

on the Municipality of St Peters rate books by 1886. By 1906, Woodley had constructed 28-30 and 42-44 Campbell Street, although it was likely that 28-30 were built much earlier than this to match 32-40 Campbell Street.

4 PHYSICAL DESCRIPTION

Extent Heritage Pty Ltd carried out a physical assessment of the subject sites on several occasions in November 2016. The analysis involved a visual inspection of the remaining built historic fabric on site.

As this report includes four dwellings which have all undergone a series of alterations over time, an indicative description of the two building types present has been included below. The intricacies of altered and lost fabric within each dwelling has been identified in Section 5 below.

4.1 28 and 32 Campbell Street – 1880-1890s Victorian Terraces

The dwellings at 28 and 32 Campbell Street form part of a set of matching two-storey Victorian terraces with single gable, corrugated galvanised iron roofs. The dwellings at 28-40 Campbell Street have undergone different alterations over time, but the front facades generally consist of tessellated tiles to the porch, wrought iron front boundary fences, first floor balustrades (wrought iron valance lacework or modern balustrading), timber verandah decks, corbelled mouldings and lacework brackets. All the dwellings have a single, off-set entry door, a timber frame double-hung sash window and security grill to the ground level, and a set of French doors with door lights to the first-floor balcony. All the dwellings have rendered masonry.

On the interior, the dwellings generally retain the same floor plan (as seen in Section 5), original/early timber frame doorways with door lights, timber floors, a timber stair to the first floor, ceiling roses, closed up fireplaces, decorative wall vents and beaded wall cladding to the first floor.

4.2 42-44 Campbell Street – 1900s Victorian Terraces

The dwellings at 42 and 44 Campbell Street are similar in style to the adjoining properties at 28-40 Campbell Street in that they are two-storey Victorian style terraces with a single gable and corrugated galvanised iron roofs. These dwellings are wider and more elaborate in their detailing in contrast to the neighbouring properties. The front facades generally feature decorative window mouldings, tessellated tiles to the porch, wrought iron front boundary fences, first floor balustrades (wrought iron valance lacework or modern balustrading), timber verandah decks, corbelled mouldings and lacework brackets. Both dwellings have a single, off-set front entry door, security grills over the windows and a set of French doors with door lights to the first-floor balcony. Both dwelling have rendered masonry.

On the interior, the dwellings retain the same floor plan and are quite elaborate in style, featuring decorative corning, skirting boards, picture rails, marble/timber/iron fireplaces and timber stair balustrade. Original timber door frames with door lights, some panel doors, timber floors, ceiling roses, decorative wall vents and beaded wall cladding are extant throughout.

5 HISTORIC BUILDING FABRIC INVENTORY

5.1 Summary

While the buildings retain a significant amount of early fabric, their intactness varies across the different dwellings. The following section outlines an inventory of existing historic building fabric within each site. This section is not meant as a prescriptive document, but rather a descriptive document to assist stakeholders in identifying salvageable materials.

Where possible, this section has been directly referenced with the HazMat reports prepared for the buildings in November 2016 by ADE Consulting Group. The purpose of this integration is to identify historic fabric which may contain hazardous materials. During the preparation of this report, the HazMat report for 28 Campbell Street was not available. These details have therefore been excluded from this catalogue.

Hazardous materials may include:

- Asbestos containing material (ACM);
- Synthetic mineral fibre (SMF);
- Lead-based paint and lead dust within the subject property; and
- Class of compounds known as polychlorinated biphenyls (PCB's).

Within each section, a table of existing fabric has been provided which references an indicative floor plan of the site. Where possible, photos of particular elements have been provided for clarity.

NOTE: All items that are incomplete or broken have been identified with a * symbol on the floor plan. All items containing hazardous materials have been identified with # symbol on the floor plan.

5.2 28 Campbell Street



Figure 3. Front façade of 28 Campbell Street, St Peters.

EXTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
				*Report not available	
1	Wrought iron boundary fence	1	Inc. gate.		

					
2	Verandah - wrought iron brackets	2			
3	Verandah - wrought iron lacework	0			
4	Verandah – wrought iron fence	1			
5	Tessellated tiles	1	Poor condition		

6	Corbelled mouldings Note: as the terraces share walls, they also share the corbelled mouldings. In total, there are 13 corbelled mouldings across the entire terrace group.	4			
7	Chimney cowls	2			

INTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	2			
9	Ceiling rose – large	4			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
10	Window joinery – Large timber double-hung sash	6			
11	Window joinery – Small timber double-hung sash	2			
12	Window joinery – Large four-pane double-hung sash	0			
13	Window hardware - locks	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
14	Window hardware – sash & pulley	6			
15	Window hardware – finger hooks	7			
16	Door joinery – timber frame	5			

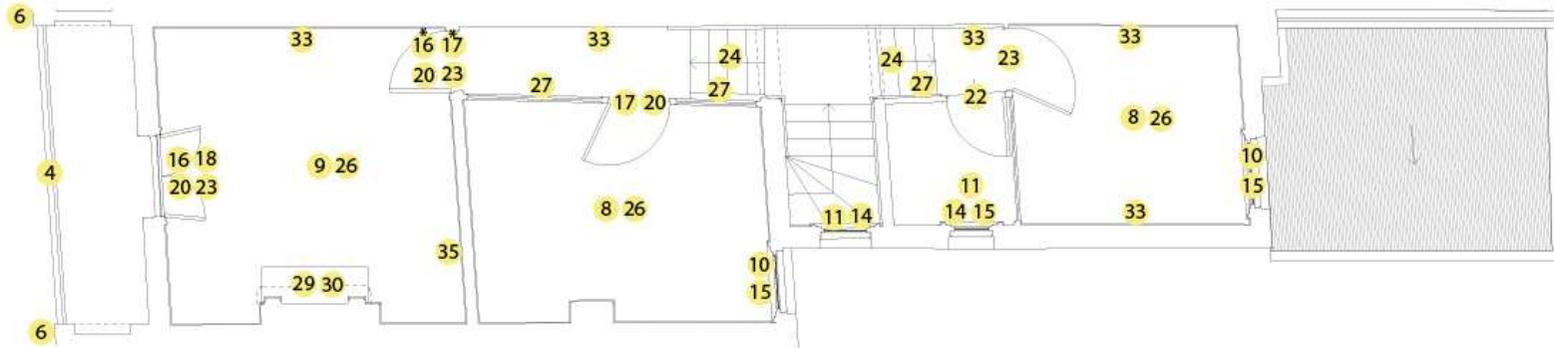
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
17	Door joinery – panel timber door	4			
18	Door joinery – timber French door	1			
19	Door joinery – timber board & brace <i>Note: this concerns the door only. The timber louvre vent above the bathroom door is of poor quality and low significance.</i>	2			
20	Door joinery - hardware	3			
21	Door light - glazing	0			
22	Door light – sealed frame	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
23	Door light - louvered	6			
24	Stairs – timber stair	1			
25	Stair – balustrade	0			
26	Floor – timber boards	6 rooms			
27	Wall – beaded cladding	3			
28	Wall – picture rail	0			

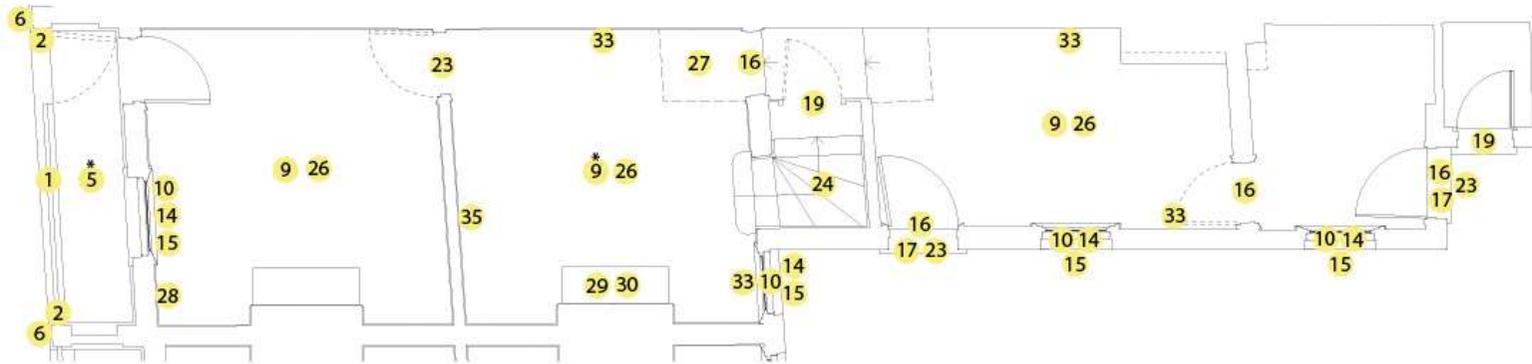
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
29	Chimney surrounds / fireplace	2			 
30	Tessellated tiles	2			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	9			
34	Cornicing	0			
35	Skirting boards	2			

KEY

* = Item either incomplete or broken

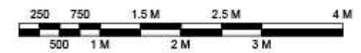


PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

TERRACE ROW NOS. 28 - 40
NO. 28
CAMPBELL STREET ST PETERS
AS EXISTING
AUGUST 2016



28CS_MD-01
1 : 50 @ A3
10.08.2016

Peter Scobbin
p.scobbin@archivist.com.au

the archivist

5.3 32 Campbell Street



Figure 4. Front façade of 32 Campbell Street, St Peters.

EXTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Includes gate		

					
2	Verandah - wrought iron brackets	2			
3	Verandah - wrought iron lacework	0			
4	Verandah – wrought iron fence	1			
5	Tessellated tiles	0			
6	Corbelled mouldings Note: as the terraces share walls, they also share the corbelled mouldings. In total, there are 13 corbelled mouldings across the entire terrace group.	4		Lead (Pb) paint	

7	Chimney cowls	0			
---	---------------	---	--	--	--

INTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	2			
9	Ceiling rose – large	4			
10	Window joinery – Large timber double-hung sash	6			
11	Window joinery – Small timber double-hung sash	1			
12	Window joinery – Large four-pane double-hung sash	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
13	Window hardware - locks	1			
14	Window hardware – sash & pulley	5			
15	Window hardware – finger hooks	4			
16	Door joinery – timber frame	7			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
17	Door joinery – panel timber door	5			
18	Door joinery – timber French door	1			
19	Door joinery – timber board & brace <i>Note: this concerns the door only. The timber louvre vent above the bathroom door is of poor quality and low significance.</i>	2		Asbestos cement sheeting to infill panel above the door to upboard under stairs.	
20	Door joinery - hardware	6			
21	Door light - glazing	0			

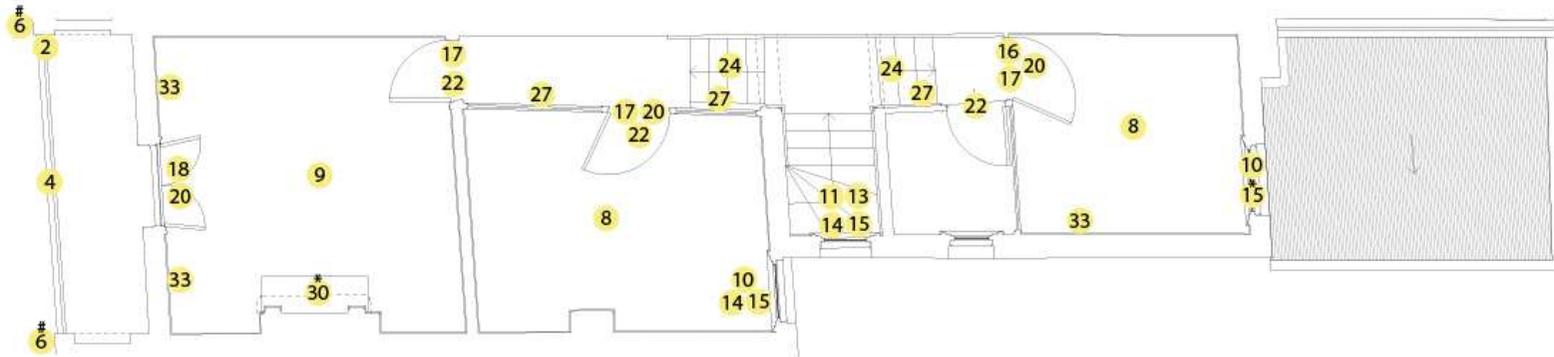
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
22	Door light – sealed frame	3			
23	Door light - louvered	3			
24	Stairs – timber stair	1			
25	Stair – balustrade	0			
26	Floor – timber boards	0			
27	Wall – beaded cladding	3			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
28	Wall – picture rail	1			
29	Chimney surrounds	0			
30	Tessellated tiles	3	Poor condition		
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	7			

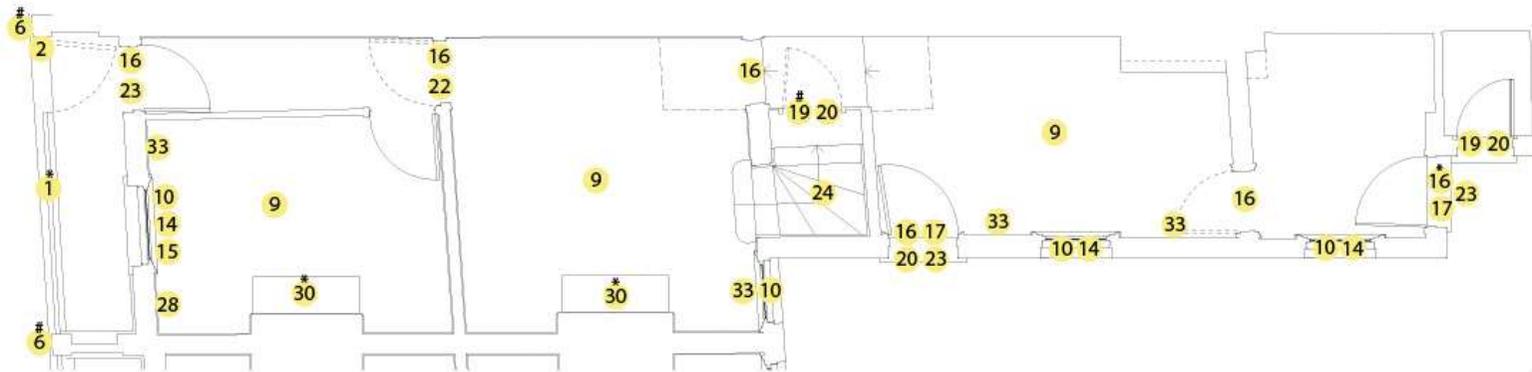
KEY

* = Item either incomplete or broken

= Item contains hazardous materials



PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

TERRACE ROW NOS. 28 - 40
NO. 32
CAMPBELL STREET ST PETERS
AS EXISTING
AUGUST 2016



32CS_MD-01
1 : 50 @ A3
10.08.2016

Peter Scobbin
p.scobbin@archivist.com.au

the archivist

5.4 42 Campbell Street



Figure 5. 42 Campbell Street, St Peters.

EXTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Includes gate		

					
2	Verandah - wrought iron brackets	0			
3	Verandah - wrought iron lacework	1			
4	Verandah – wrought iron fence	0			
5	Tessellated tiles	1			

6	Corbelled mouldings Note: as the terraces share walls, they also share the corbelled mouldings. In total, there are 13 corbelled mouldings across the entire terrace group.	4			
6A	Window mouldings	2			
7	Chimney cowl	2			

INTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	3			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
9	Ceiling rose – large	4			
10	Window joinery – Large timber double-hung sash	7		Lead (pb) paint	
11	Window joinery – Small timber double-hung sash	1		Lead (pb) paint	
12	Window joinery – Large four-pane double-hung sash	0			
13	Window hardware - locks	3			

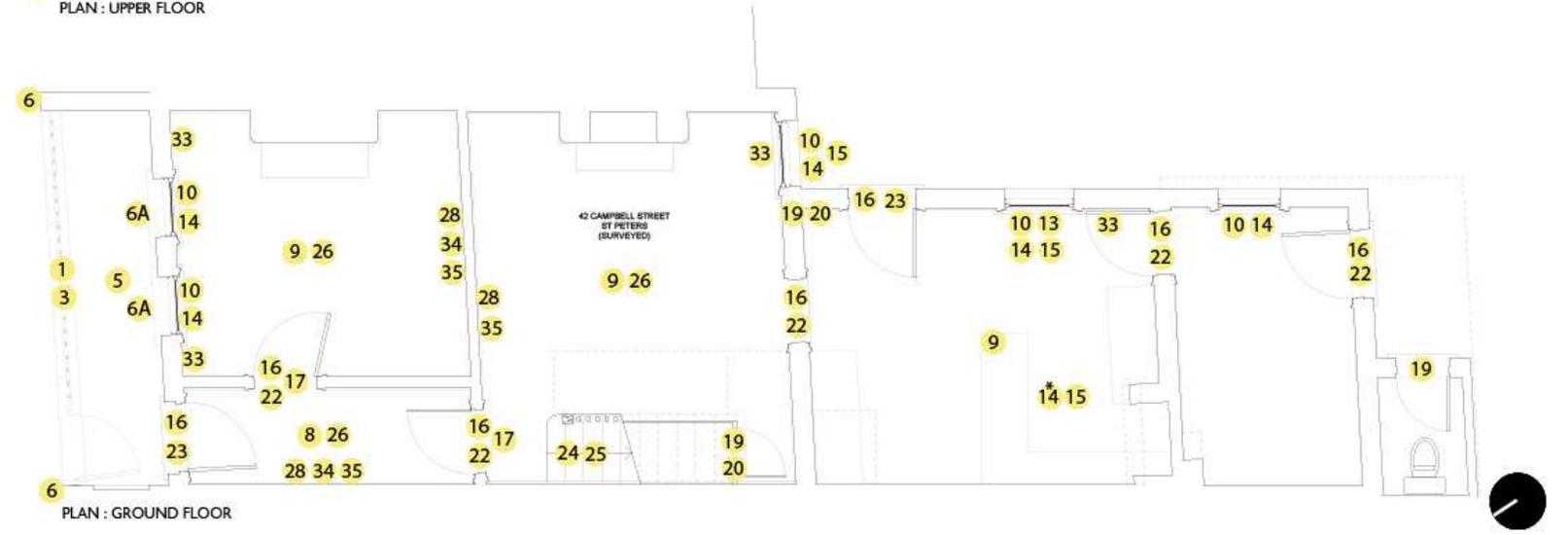
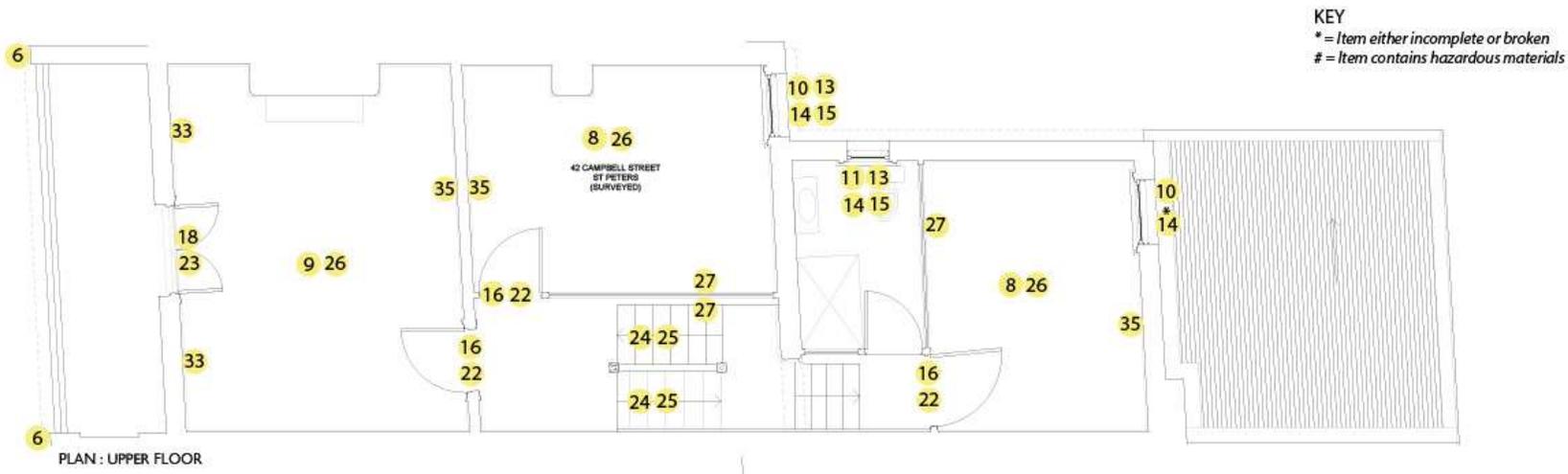
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
14	Window hardware – sash & pulley	8			
15	Window hardware – finger hooks	4			
16	Door joinery – timber frame	9		Lead (pb) paint	

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
17	Door joinery – panel timber door	2		Lead (pb) paint	
18	Door joinery – timber French door	1		Lead (pb) paint	
19	Door joinery – timber board & brace <i>Note: this concerns the door only. The timber louvre vent above the bathroom door is of poor quality and low significance.</i>	2		Lead (pb) paint	
20	Door joinery - hardware	1		Lead (pb) paint	
21	Door light - glazing	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
22	Door light – sealed frame	8		Lead (pb) paint	
23	Door light - louvered	3		Lead (pb) paint	
24	Stairs – timber stair	1			
25	Stair – balustrade	1		Lead (pb) paint	 

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
26	Floor – timber boards	6 rooms			
27	Wall – beaded cladding	3		Lead (pb) paint to hallway	
28	Wall – picture rail	3			
29	Chimney surrounds	0			
30	Tessellated tiles	0			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	6		Lead (pb) paint	

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
34	Cornicing	2		Lead (pb) paint	
35	Skirting boards	6		Lead (pb) paint	



TERRACE ROW NOS. 42 - 44
 NO. 42
 CAMPBELL STREET ST PETERS
 AS EXISTING
 NOVEMBER 2016

the architect

PAUL COSSOD
 0144 0570712
 paul@paulcozzod.com.au

5.5 44 Campbell Street



Figure 6. 44 Campbell Street, St Peters.

EXTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Inc. gate		

					
2	Verandah - wrought iron brackets	0			
3	Verandah - wrought iron lacework	0			
4	Verandah – wrought iron fence	0			
5	Tessellated tiles	1			
6	Corbelled mouldings Note: as the terraces share walls, they also share the corbelled mouldings. In total, there are 13 corbelled mouldings across the entire terrace group.	4			

6A	Window mouldings	2			
7	Chimney cowls	0			

INTERNAL

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	2			
9	Ceiling rose – large	3			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
10	Window joinery – Large timber double-hung sash	7			
11	Window joinery – Small timber double-hung sash	1			
12	Window joinery – Large four-pane double-hung sash	0			
13	Window hardware - locks	5			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
14	Window hardware – sash & pulley	5			
15	Window hardware – finger hooks	5			
16	Door joinery – timber frame	10			
17	Door joinery – panel timber door	0			
18	Door joinery – timber French door	1			

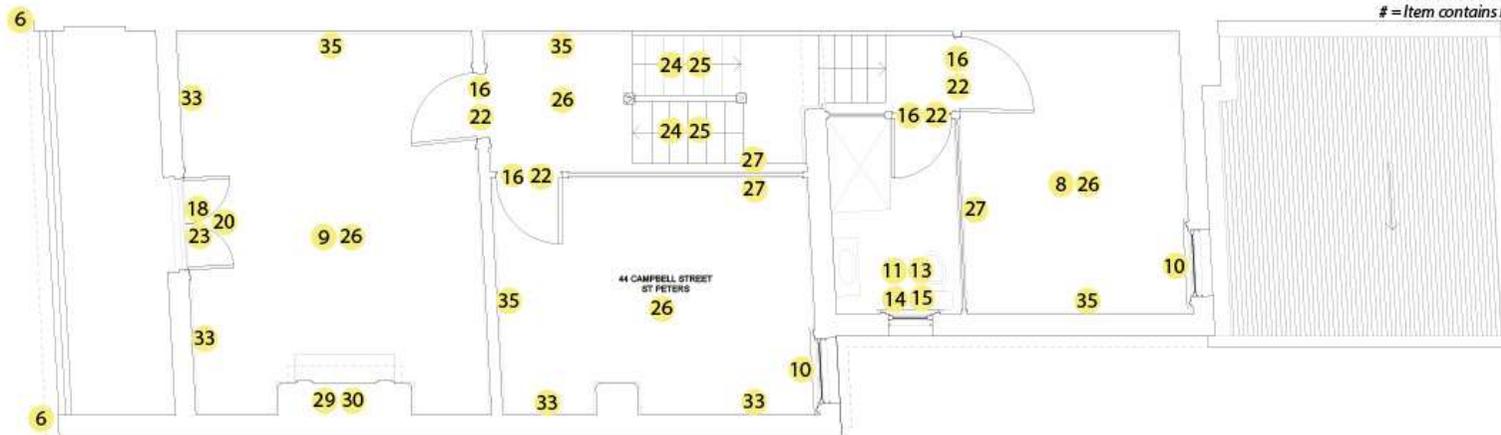
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
19	Door joinery – timber board & brace <i>Note: this concerns the door only. The timber louvre vent above the bathroom door is of poor quality and low significance.</i>	1			
20	Door joinery - hardware	1			
21	Door light - glazing	0			
22	Door light – sealed frame	8			
23	Door light - louvered	3			
24	Stairs – timber stair	1			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
25	Stair – balustrade	1			
26	Floor – timber boards	7 rooms			
27	Wall – beaded cladding	4			
28	Wall – picture rail	3			
29	Chimney surrounds / fireplace	3	Extreme care must be taken for the removal of these items		

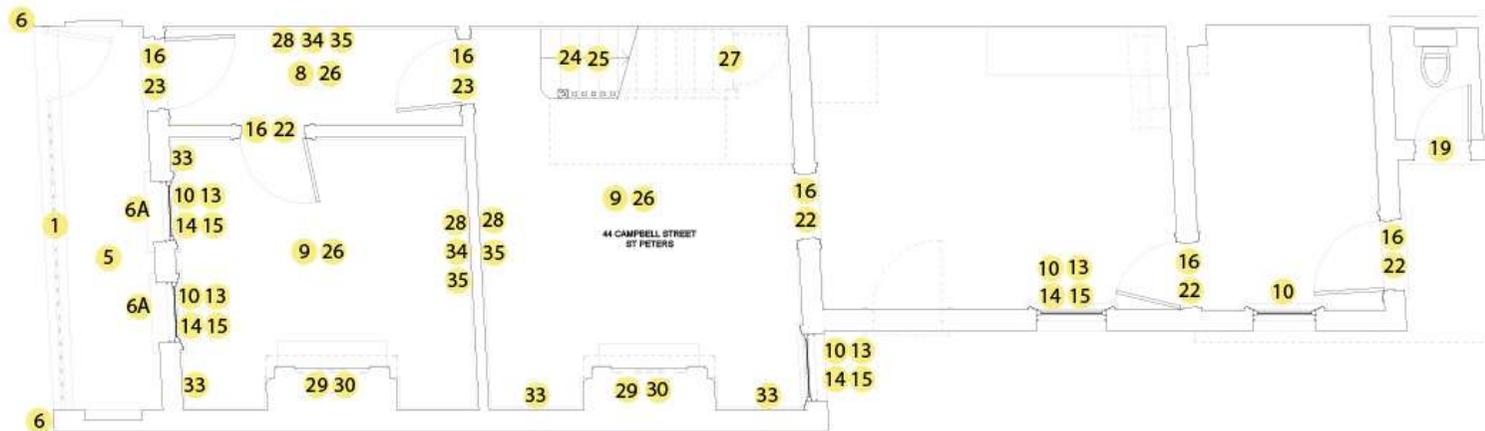
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
					
30	Tessellated tiles	3			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	8			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
34	Cornicing	2			
35	Skirting boards	7		Lead (pb) paint	

KEY
 * = Item either incomplete or broken
 # = Item contains hazardous materials

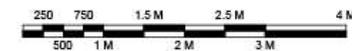


PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

TERRACE ROW NOS. 42 - 44
 NO. 44
 CAMPBELL STREET ST PETERS
 AS EXISTING
 NOVEMBER 2016



the archivist

BRADFORD
 BRADSHAW
 ARCHITECTS
 4 PRINCE STREET SYDNEY NSW 2008
 A PRINCE STREET ARCHITECTS SYDNEY NSW 2008

6 CONCLUSION

This report fulfils the salvage requirements set out in Condition B35 of the Conditions of Consent for Approval of WestConnex Stage 2 New M5, dated April 2016. The condition requires that an independent heritage consultant advise which items and materials should be salvaged, prior to the demolition of any heritage items. This report will assist CPB Dragados Samsung Joint Venture and relevant stakeholders in identifying salvageable materials as required by Condition B35.

The structures at 28, 32 and 42-44 Campbell Street, St Peters, were inspected by Extent Heritage in November 2016. A significant quantity of heritage fabric remains and should be considered either for reuse within the wider WestConnex New M5 Urban Design and Landscape Plan or Heritage Interpretation Plan. As required by Condition B35, CPB Dragados Samsung Joint Venture should also develop a residual items strategy in consultation with the relevant council(s).

Stage 2 salvage works should comply with the following recommendations:

- The Heritage Interpretation Plan, to be prepared by Extent Heritage, and Urban Design and Landscape Report must consider this catalogue of historic building fabric.
- In liaison with a Heritage Advisor and the demolition crew, CPB Dragados Samsung Joint Venture should implement a program of inspections during demolition to monitor the salvage of historic building fabric.
- As the bricks relate to the early brick making industry in the area and brick factory owner Henry Woodley, a suitable quantity of bricks should be salvaged for future heritage interpretation purposes. Specifically, 800-1000 bricks (of good quality) should be retained and appropriately stored. Ideally, bricks should be salvaged from 34-40 Campbell Street as these are the oldest dwellings of the terrace group at 28-44 Campbell Street.
- Where reasonable and feasible additional terrace bricks, that are sand stock and bonded with lime mortar, should be salvaged, stored and made available, as per Condition B35, to property owners within the locality from where the material originated. It is recommended that prior to the full demolition, a test area be used to establish the deconstruction methodology for the terraces in consultation with a Heritage Advisor.
- If present, sandstone blocks, either in building courses or foundation stones, where they are in good condition, ie. Ashlar blocks, should be salvaged. These items may be identified for use by the Urban Design team in consultation with the heritage advisor for use in the project area for interpretation or landscaping devices. Alternatively, they should be considered in the residual items strategy to be developed by CPB Dragados Samsung Joint Venture in consultation with the relevant council(s).
- As some areas of the houses were inaccessible, such as enclosed fireplaces and stoves, the discovery of any original building fabric (for example, decorative iron firebox) that has not been identified within this report should be retained and assessed by a heritage consultant for its salvage potential.
- Any salvage material found to contain hazardous material, i.e. lead paint, should be managed in accordance with current hazardous materials legislation.
- Where reasonable and feasible, remediation of hazardous materials from significant salvage items should be undertaken in consultation with a Heritage Advisor.
- During demolition, contractors shall be briefed as to the sensitive nature of the site and informed which building elements are to be salvaged.
- Extra care should be taken in the removal and storage of the fireplaces and associated tessellated tiles identified in this report.
- During demolition, as required, a Heritage Advisor should be on site to assist with identifying salvageable items. Provided the above measures are put in place, any risks to salvageable materials during construction works should be avoided.