

# EXTENT

**HERITAGE ADVISORS  
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Incorporating AHMS and Futurepast

## **30, 34-40 and 82 Campbell Street St Peters**

Catalogue of Historic Building Fabric

FINAL

Prepared for CPB Dragados Samsung Joint Venture

November 2016



CDS-JV Document Number: M5N-ES-RPT-LRW-0003\_06

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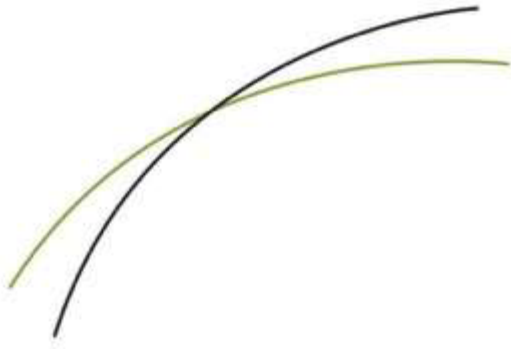
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## Document Control Page

CLIENT: CPB Dragados Samsung Joint Venture

PROJECT NAME: Catalogue of Historic Building Fabric

ADDRESS: 30, 34-40 and 82 Campbell Street, St Peters

REAL PROPERTY DESCRIPTION: Lots 1-6 and 8 in DP 242778 and Lot 39 in DP 1151883

EXTENT HERITAGE PTY LTD INTERNAL REVIEW/SIGN OFF				
WRITTEN BY	DATE	VERSION	REVIEWED	APPROVED
██████████	22/08/16	1.0	██████████	22/08/16
██████████	15/09/16	2.0	██████████	15/09/16
██████████	19/09/16	3.0	██████████	19/09/16
██████████	22/09/16	4.0	██████████	22/09/16
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# 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 30, 34-40 and 82 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 28, 32 and 42-44 Campbell Street will be recorded for salvage in a follow up report (Stage 2). At the time of developing this document these properties were not accessible by the project. This report has been 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 the buildings in July 2016 by ADE Consulting Group. 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 August 2016, six terrace houses at 30, 34-40 and 82 Campbell Street were inspected and photographed by the author of this report. The inspection was undertaken as a visual study only and was 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 30, 34-40 and 82 Campbell Street, St Peters, and are legally defined as Lots 3-6 and 8 in DP 242778. The properties at 30 and 34-40 Campbell Street consist of a series of two-storey Victorian terrace houses, which were built at varying stages between the 1880s and 1900s. They form part of a terrace set at 28-40 Campbell Street. The property at 82 Campbell Street is a single-storey Georgian style worker's cottage.



**Figure 1.** Map indicating locations of 30, 34-40 and 82 Campbell Street (Source: LPI Six Maps Viewer, accessed 09.08.16).





**Figure 2.** *Aerial view with 30, 34-40 Campbell Street outlined in red (Source: LPI Six Maps Viewer, accessed 09.08.16).*



**Figure 3.** *Aerial view with 82 Campbell Street outlined in red (Source: LPI Six Maps Viewer, accessed 09.08.16).*



## 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.<sup>1</sup>*

The following Statement of Significance for 82 Campbell Street has been derived from the NSW Office of Environment and Heritage listing sheet for the item:

*82 Campbell Street, St Peters, has local significance as a rare and representative example of a modest worker's cottage, a type which proliferated in the suburb with the rise of the brick manufacturing industry from the 1870s.<sup>2</sup>*

## 2.3 Heritage Status

The subject sites 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.

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<sup>1</sup> 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>

<sup>2</sup> NSW Office of Environment and Heritage, State Heritage Register, listing sheet for 'House - 82 Campbell Street, St Peters',

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4305643>

### 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”.<sup>3</sup> This group,

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<sup>3</sup> 1887 Sands Directory

as mentioned above, is 34-40 Campbell Street. 32 Campbell Street was built shortly after, appearing on the Municipality of St Peters rate books by 1886.<sup>4</sup> 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.

## 3.2 82 Campbell Street

This history of 82 Campbell Street has been drawn from the NSW State Heritage Register listing sheet for the dwelling:

*The village of St Peters was laid out by Alexander Brodie Spark in the 1840s and centred on St Peter's Anglican Church which dates to 1839. 82 Campbell Street is located within the original boundaries of the village, which was bounded by Campbell Street, Cooks River Road (now the Princes Highway), Silver Street, and Unwins Bridge Road. Until the growth of the brickmaking industry in St Peters from the 1870s, the suburb was known as a fashionable one with many large homes. However, the brickyards attracted a working class population and by the early 20th century the large homes had been demolished for industrial and working-class residential infill.*

Additional research was unable to confirm the date of the dwelling, although architectural features such as the chimneys suggest that the dwelling likely dates from the 1860s, which is even earlier than the listing sheet suggests.

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<sup>4</sup> Municipality of St Peters

## 4 PHYSICAL DESCRIPTION

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

As the subject site includes six separate dwellings, which have all undergone a series of alterations over time, an indicative description of the three building types has been included below. The intricacies of altered and lost fabric within each dwelling has been identified in Section 5 below.

### 4.1 30 and 34-40 Campbell Street – 1880-1890s Victorian Terraces

The dwellings at 30 and 34-40 Campbell Street form part of a set of matching two-storey Victorian terraces with single gable, corrugated galvanised iron roofs. The dwellings 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 82 Campbell Street – Georgian Workers Cottage

The dwelling at 82 Campbell Street is a simple Georgian style worker's cottage, constructed of brick with a sheet metal gable roof with two chimneys. The façade consists of a centred doorway flanked by two six-pane double hung windows. A modern balustrade encloses the front porch and is sheltered by an awning.

The interior of the dwelling consists of four main rooms that would have formed the original portion of the dwelling, as well as kitchen, bathroom and laundry areas which were added to the rear.

Overall, the dwelling has undergone some modifications over time, seeing the removal of some original fabric, integration of salvaged heritage fabric (such as door frames) and in recent years, the addition of modern materials.

## 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 building. This section is not meant as a prescriptive document, but rather a descriptive document to assist stakeholders in identifying salvageable materials.

This section has been directly referenced with the HazMat reports prepared for the buildings in July 2016 by ADE Consulting Group. The purpose of this integration is to identify historic fabric which may contain hazardous materials.

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 30 Campbell Street







Figure 4. Front façade of 30 Campbell Street, St Peters.





### EXTERNAL




Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Only dwelling in terrace group with a gate.	Lead (pb) paint	







2	Verandah - wrought iron brackets	3		Lead (pb) paint	
3	Verandah - wrought iron lacework	0			
4	Verandah – wrought iron fence	0			
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 cowl	2			




## 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		Windows on building exterior contain lead (Pb) paint	
11	Window joinery – Small timber double-hung sash	2		Windows on building exterior contain lead (Pb) paint	
12	Window joinery – Large four-pane double-hung sash	0		Windows on building exterior contain lead (Pb) paint	

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
13	Window hardware - locks	8	One lock broken		
14	Window hardware – sash & pulley	8	Two sashes broken		
15	Window hardware – finger hooks	5			
16	Door joinery – timber frame	10	Entry and hallway frames are modified.		
17	Door joinery – panel timber door	4			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
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>	4			 
20	Door joinery - hardware	7			
21	Door light - glazing	0			

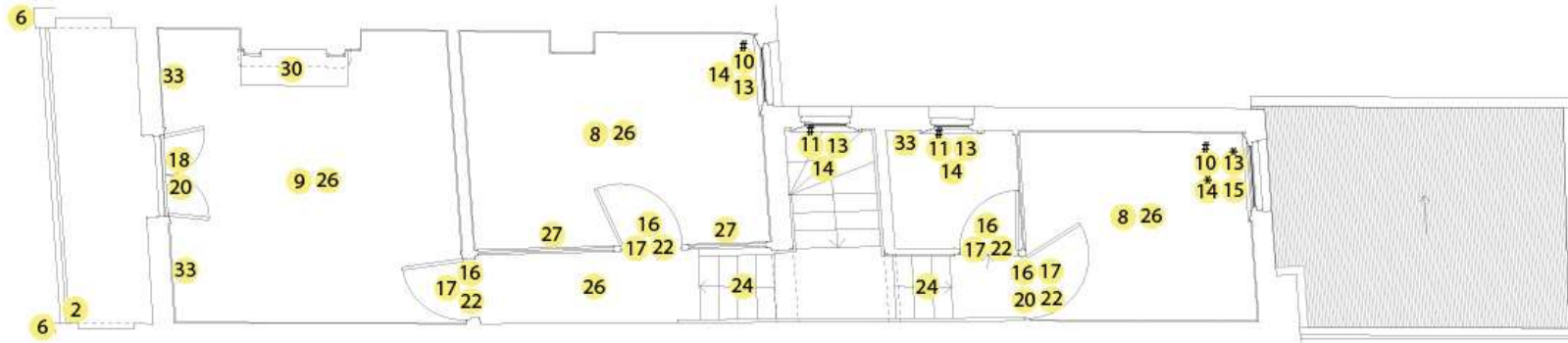
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
22	Door light – sealed frame	7			
23	Door light - louvered	1			
24	Stairs – timber stair	1			
25	Stair – balustrade	0			
26	Floor – timber boards	7	Located in 7 rooms		
27	Wall – beaded cladding	2			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
28	Wall – picture rail	3	Located in three rooms		
29	Chimney surrounds	0			
30	Tessellated tiles	3	Surrounding fireplaces		
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	7			

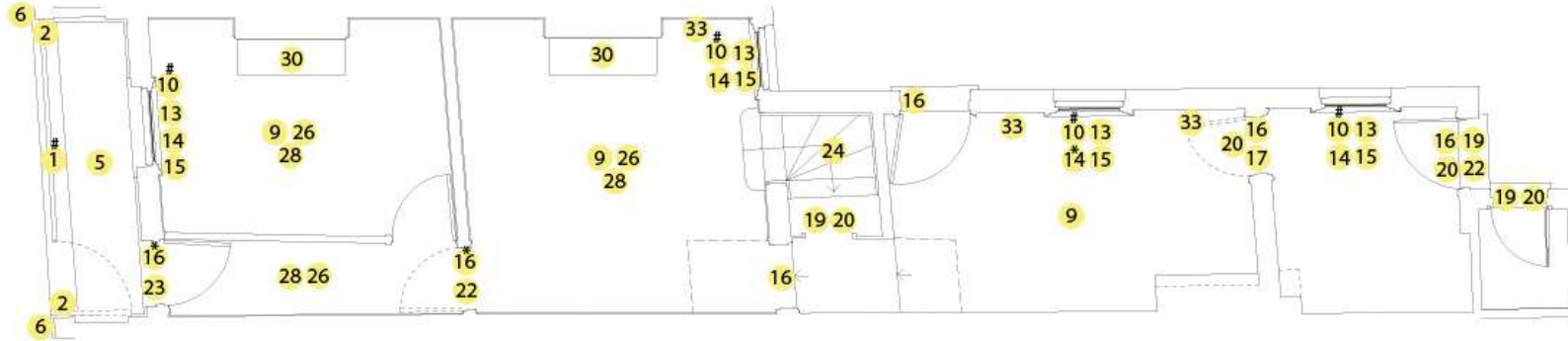


KEY

- \* = Item either incomplete or broken
- # = Item contains hazardous materials

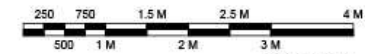


PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

TERRACE ROW NOS. 28 - 40  
NO. 30  
CAMPBELL STREET ST PETERS  
AS EXISTING  
AUGUST 2016



30CS\_MD-01  
1:50 @ A3  
10.08.2016

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0416579173


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### 5.3 34 Campbell Street




Figure 5. 34 Campbell Street, St Peters.

#### EXTERNAL



Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Poor condition. Incomplete, missing gate	Lead (Pb) paint	

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
2	Verandah - wrought iron brackets	2			
3	Verandah - wrought iron lacework	0			
4	Verandah – wrought iron fence	0			
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.	3		Lead (Pb) paint to western corbel	
7	Chimney cowls	0			

#### INTERNAL

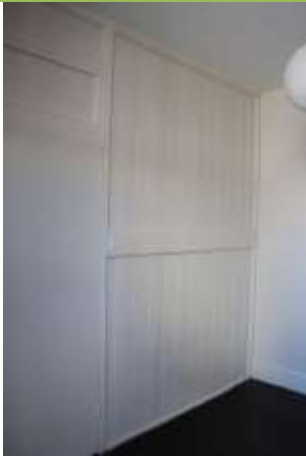

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	1			
9	Ceiling rose – large	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
10	Window joinery – Large timber double-hung sash	3		Windows on building exterior contain lead (Pb) paint	
11	Window joinery – Small timber double-hung sash	2		Windows on building exterior contain lead (Pb) paint	
12	Window joinery – Large four-pane double-hung sash	3		Windows on building exterior contain lead (Pb) paint	
13	Window hardware - locks	7			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
14	Window hardware – sash & pulley	7			
15	Window hardware – finger hooks	8			
16	Door joinery – timber frame	10		Lead (Pb) paint on all 10 frames	
17	Door joinery – panel timber door	0			
18	Door joinery – timber French door	1		Lead (Pb) paint	

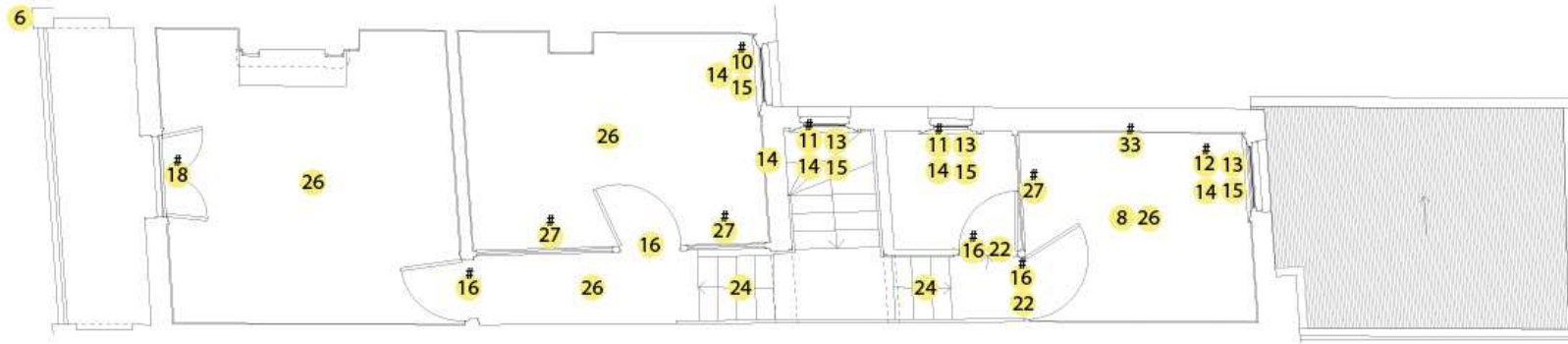
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
19	Door joinery – timber board & brace	1		Lead (Pb) paint	
20	Door joinery - hardware	1		Lead (Pb) paint	
21	Door light - glazing	0			
22	Door light – sealed frame	4		Lead (Pb) paint	
23	Door light - louvered	0			
24	Stairs – timber stair	1			
25	Stair – balustrade	0			
26	Floor – timber boards	5	Located on first floor level. Ground level		



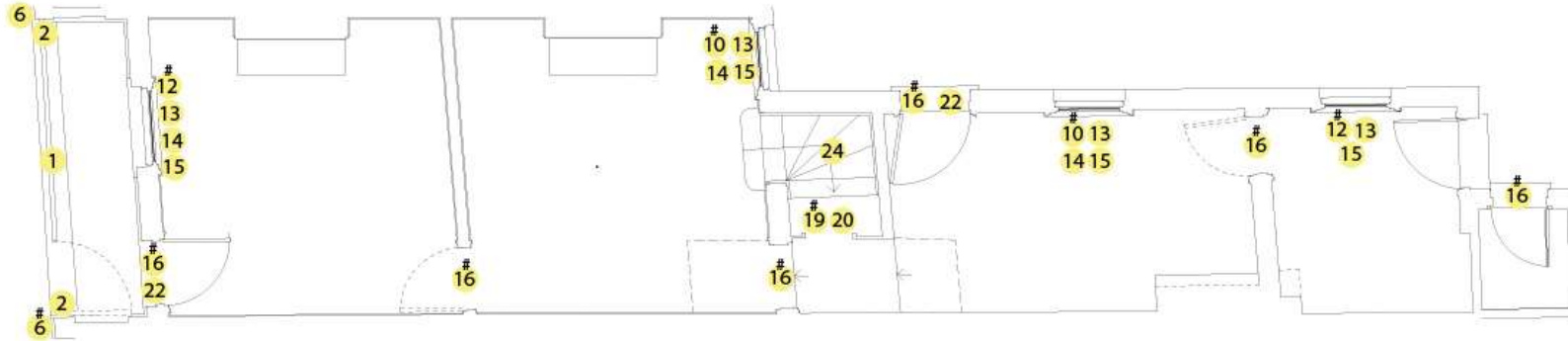
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
			timber boards have been replaced.		
27	Wall – beaded cladding	3		Lead (Pb) paint	
28	Wall – picture rail	0			
29	Chimney surrounds	0			
30	Tessellated tiles	0			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	1		Lead (Pb) paint	

KEY

- \* = Item either incomplete or broken
- # = Item contains hazardous materials

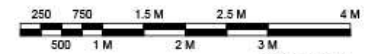


PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

TERRACE ROW NOS. 28 - 40  
NO. 34  
CAMPBELL STREET ST PETERS  
AS EXISTING  
AUGUST 2016



34CS\_MD-01  
1:50 @ A3  
10.08.2016  
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## 5.4 36 Campbell Street







Figure 6. 36 Campbell Street, St Peters.





### EXTERNAL





Ref. #	Feature	Qty	Notes	Hazardous Material Present	Thumbnail
1	Wrought iron boundary fence	1	Incomplete, missing some detailing and gate	Lead (Pb) paint	

2	Verandah - wrought iron brackets	1			
3	Verandah - wrought iron lacework	2	Located on upper and lower elevation		
4	Verandah – wrought iron fence	1		Lead (Pb) paint	
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.	2		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	0			
10	Window joinery – Large timber double-hung sash	2			
11	Window joinery – Small timber double-hung sash	3			
12	Window joinery – Large four-pane double-hung sash	2			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
13	Window hardware - locks	7			
14	Window hardware – sash & pulley	5			
15	Window hardware – finger hooks	7			
16	Door joinery – timber frame	10	Lead (Pb) paint on southern elevation door frame (rear) and western elevation door frame (exit from kitchen to side lane).		
17	Door joinery – panel timber door	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
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>	1	Modified and in poor condition.		
20	Door joinery - hardware	2			 
21	Door light - glazing	0			

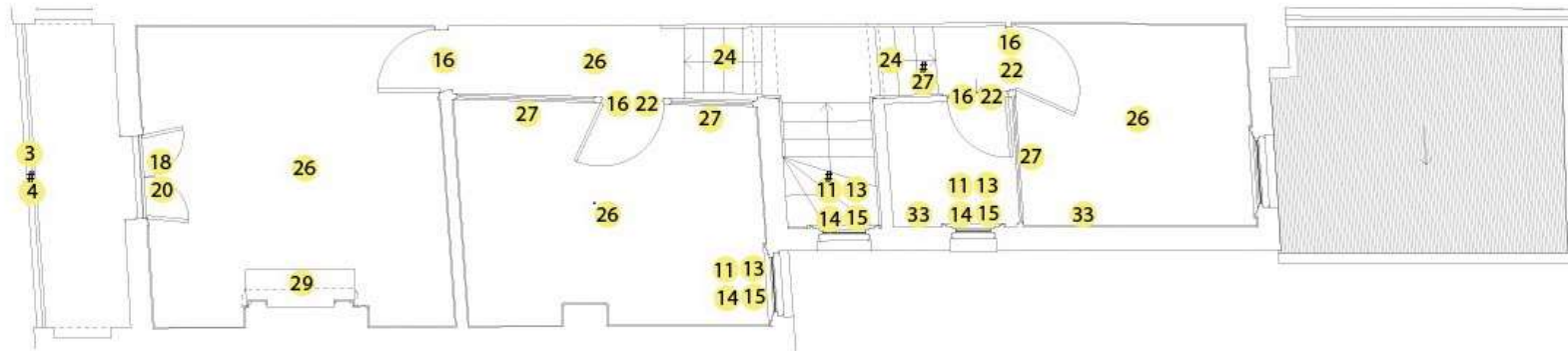


Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
22	Door light – sealed frame	4			
23	Door light - louvered	1			
24	Stairs – timber stair	1	Timber under carpet		
25	Stair – balustrade	0			
26	Floor – timber boards	7	Located in 7 rooms under carpet		

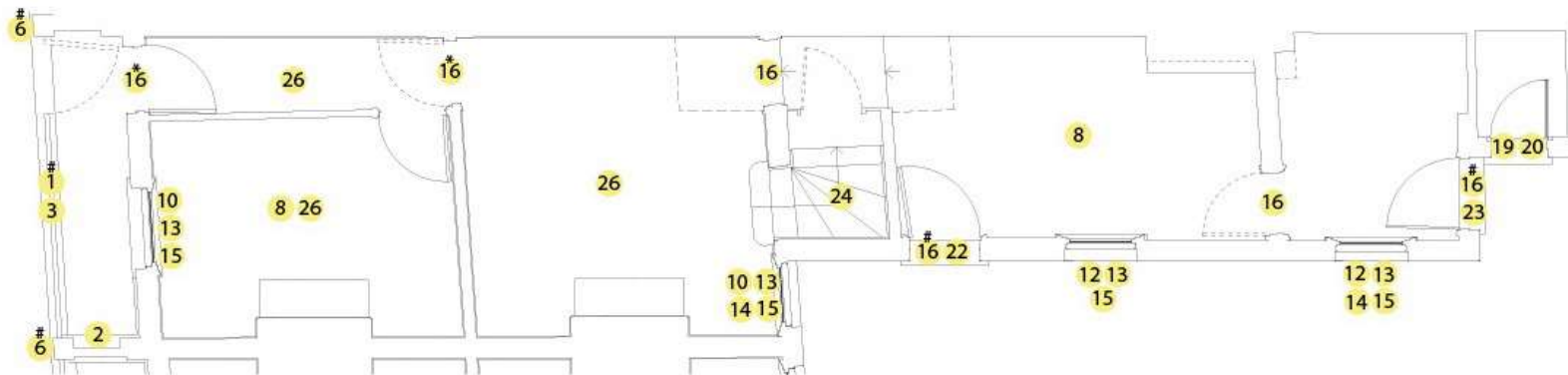
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
27	Wall – beaded cladding	4		Asbestos cement sheeting on wall adjacent to bathroom.	
28	Wall – picture rail	0			
29	Chimney surrounds	1	Timber		
30	Tessellated tiles	0			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	2	Poor condition due to paint works		

KEY

- \* = Item either incomplete or broken
- # = Item contains hazardous materials



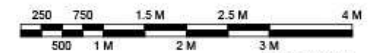
PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

t h e a r c h i v i s t .

TERRACE ROW NOS. 28 - 40  
NO. 36 SURVEYED  
CAMPBELL STREET ST PETERS  
AS EXISTING  
AUGUST 2016



36CS\_MD-01  
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## 5.5 38 Campbell Street



Figure 7. 38 Campbell Street, St Peters.





### EXTERNAL FEATURES




Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Incomplete, missing detailing and gate		
2	Verandah - wrought iron brackets	0			
3	Verandah - wrought iron lacework	0			
4	Verandah - wrought iron fence	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
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.	2		Lead (Pb) paint	
7	Chimney cowls	0			

#### INTERNAL FEATURES



Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	0			
9	Ceiling rose – large	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
10	Window joinery – Large timber double-hung sash	2			
11	Window joinery – Small timber double-hung sash	2	Window in bathroom modified		
12	Window joinery – Large four-pane double-hung sash	3			
13	Window hardware - locks	6			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
14	Window hardware – sash & pulley	6			
15	Window hardware – finger hooks	4			
16	Door joinery – timber frame	4	Entry and hallway frames are modified.		
17	Door joinery – panel timber door	0			

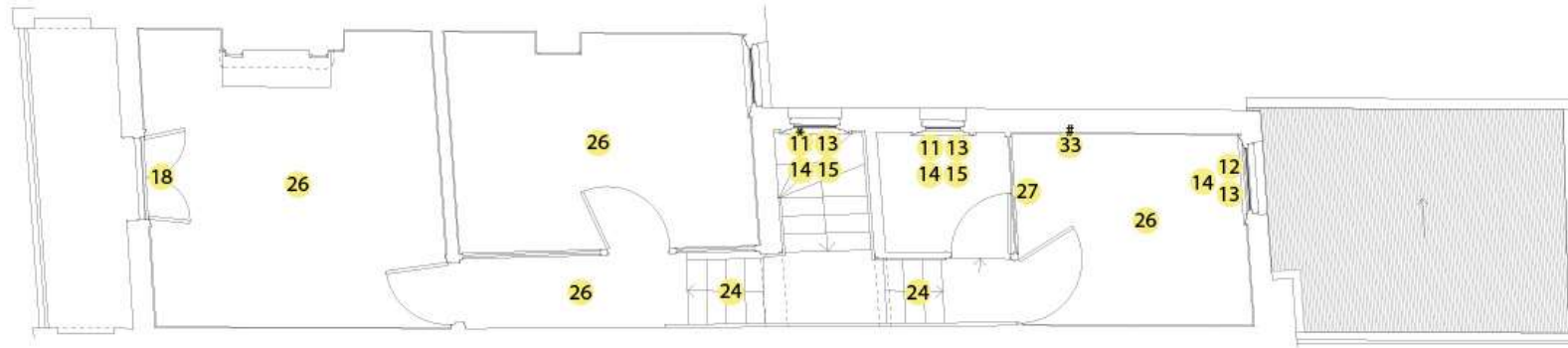


Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
18	Door joinery – timber French door	1			
19	Door joinery – timber board & brace	0			
20	Door joinery - hardware	0			
21	Door light - glazing	0			
22	Door light – sealed frame	1			
23	Door light - louvered	2			
24	Stairs – timber stair	1			

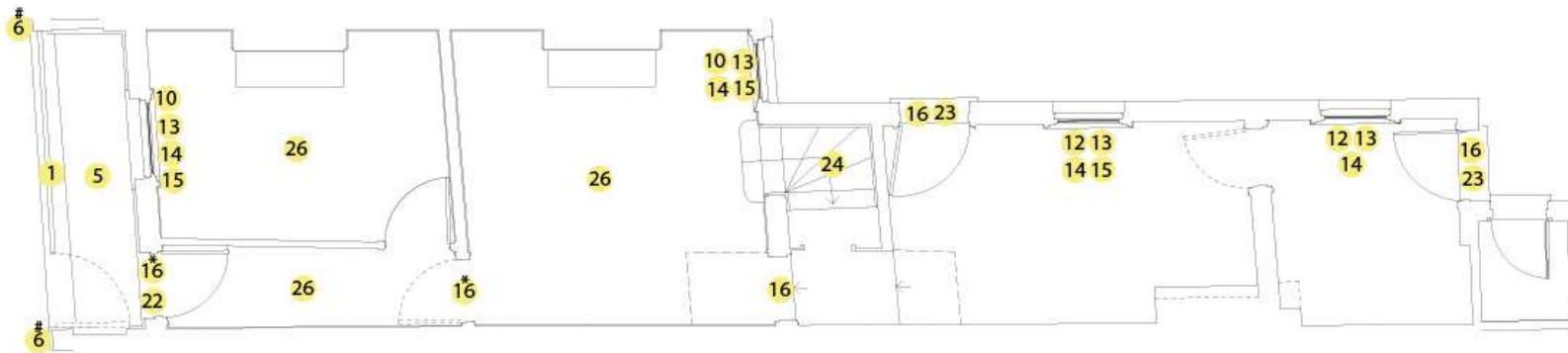
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
25	Stair – balustrade	0			
26	Floor – timber boards	7	Located in 7 rooms under carpet		
27	Wall – beaded cladding	1			
28	Wall – picture rail	0			
29	Chimney surrounds	0			
30	Tessellated tiles	0			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	1		Lead (Pb) paint	

KEY

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

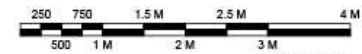


PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

TERRACE ROW NOS. 28 - 40  
NO. 38  
CAMPBELL STREET ST PETERS  
AS EXISTING  
AUGUST 2016



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## 5.6 40 Campbell Street





Figure 8. 40 Campbell Street, St Peters.





### EXTERNAL




Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	1	Incomplete, missing detailing and gate		
2	Verandah - wrought iron brackets	0			
3	Verandah - wrought iron lacework	0			
4	Verandah - wrought iron fence	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
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.	2		Lead (Pb) paint on eastern corbel	
7	Chimney cowls	0			





#### INTERNAL




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

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
11	Window joinery – Small timber double-hung sash	2			
12	Window joinery – Large four-pane double-hung sash	2			
13	Window hardware - locks	8			
14	Window hardware – sash & pulley	8	One broken sash		

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
15	Window hardware – finger hooks	7	One incomplete set		
16	Door joinery – timber frame	8			
17	Door joinery – panel timber door	0			
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			

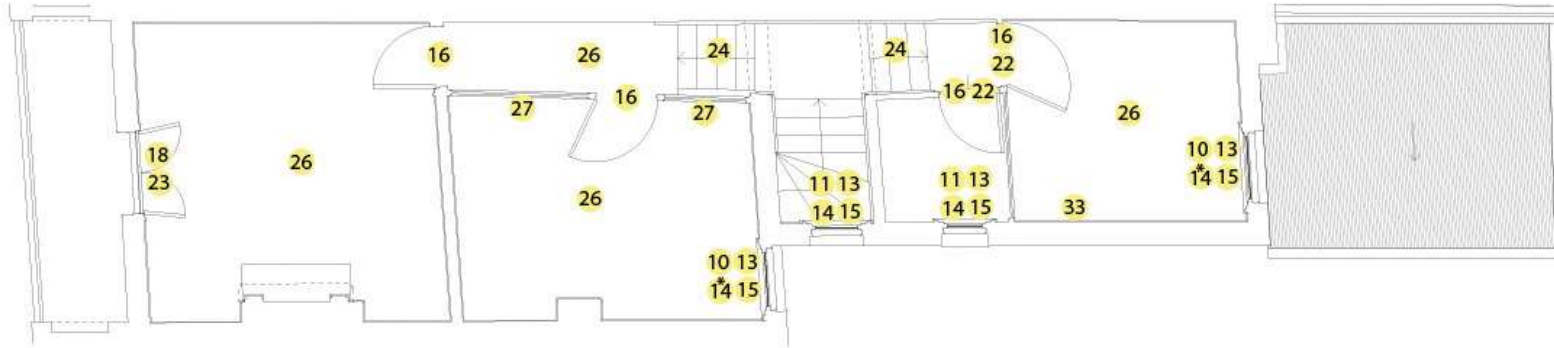


Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
					
20	Door joinery - hardware	1	Pantry hardware		
21	Door light - glazing	0			
22	Door light – sealed frame	2			
23	Door light - louvered	2			
24	Stairs – timber stair	1			
25	Stair – balustrade	0			

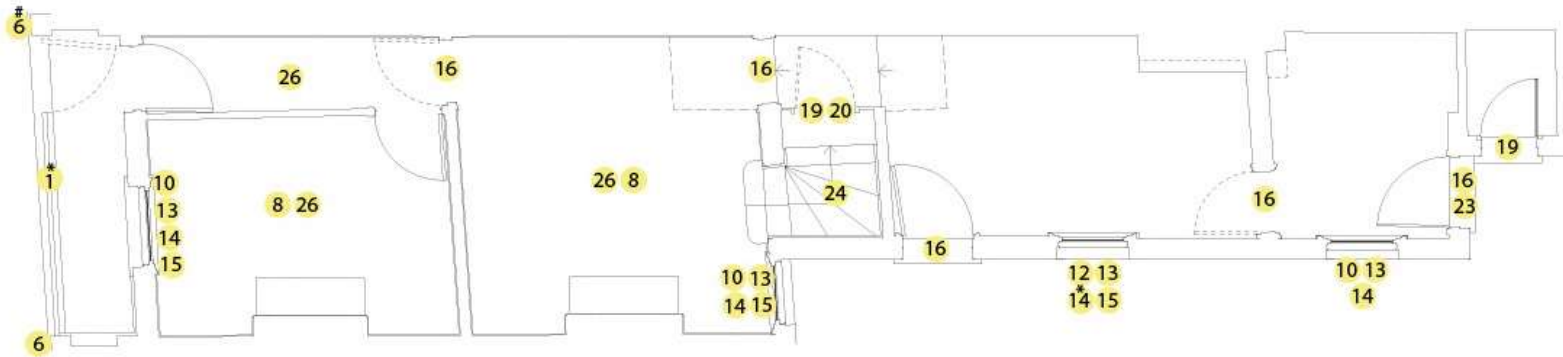
Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
26	Floor – timber boards	7	Located in 7 rooms		
27	Wall – beaded cladding	2			
28	Wall – picture rail	0			
29	Chimney surrounds	0			
30	Tessellated tiles	0			
31	Vents – ceiling	0			
32	Vents – floor	0			
33	Vents – wall	2			

KEY

- \* = Item either incomplete or broken
- # = Item contains hazardous materials

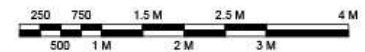


PLAN : UPPER FLOOR



PLAN : GROUND FLOOR

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



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1:50 @ A3  
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## 5.7 82 Campbell Street




Figure 9. 82 Campbell Street, St Peters.


### EXTERNAL




Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
1	Wrought iron boundary fence	0			
2	Verandah - wrought iron brackets	0			
3	Verandah - wrought iron lacework	0			
4	Verandah – wrought iron fence	0			
5	Tessellated tiles	0			
6	Corbelled mouldings	0			
7	Chimney cowls	0			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Timber cladding	1	During demolition, please check the exterior side of the verandah enclosure for original timber panels like those found at 80 Campbell Street		 <p>80 Campbell Street</p>

#### INTERNAL


Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
8	Ceiling rose – small	0			
9	Ceiling rose – large	0			
10	Window joinery – 6 panel timber window	2		Lead paint (Pb) paint	

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
11	Window joinery – 1920s style timber window	1			
12	Window joinery – Large timber double-hung sash	2	Both windows incomplete – missing original windows and hardware		
13	Window hardware - locks	0			
14	Window hardware – sash & pulley	0			
15	Window hardware – finger hooks	0			
16	Window glazing	2			

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
17	Door joinery – timber frame	4	One original height door between the two front rooms		
18	Door joinery – panel timber door	1	Poor condition.		
19	Door joinery – timber French door	0			
20	Door joinery – timber board & brace	1	Poor condition.		
21	Door joinery - hardware	0			
22	Door light - glazing	0			
23	Door light – sealed frame	0			
24	Door light - louvered	0			
25	Stairs – timber stair	0			
26	Stair – balustrade	0			

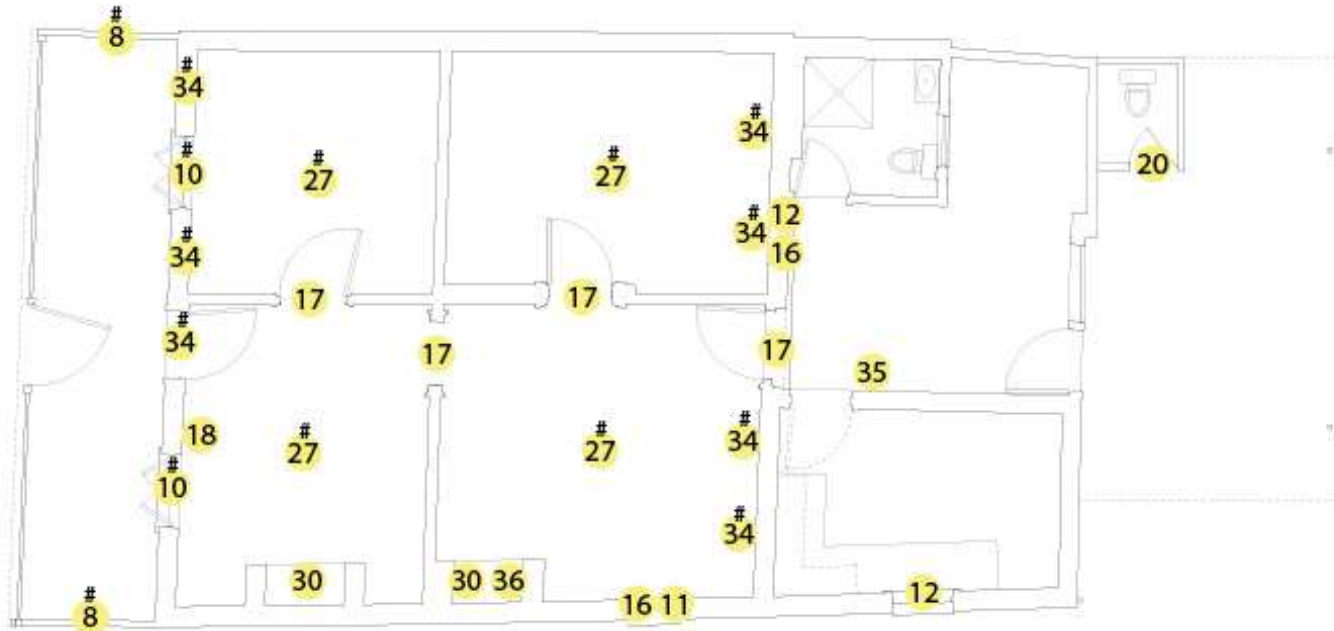


Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
27	Floor – timber boards	4		Asbestos packing material – in sub-floor space throughout	
28	Wall – beaded cladding	0			
29	Wall – picture rail	0			
30	Chimney surrounds	2			
31	Tessellated tiles	0			
32	Vents – ceiling	0			
33	Vents – floor	0			
34	Vents – wall	7		Lead (Pb) paint	
35	Electricals – switches	1	Bakelite light switch		

Ref. #	Feature	Qty	Notes	Hazardous Materials Present	Thumbnail
36	Stove	1	Poor condition and incomplete		

**KEY**

- \* = Item either incomplete or broken
- # = Item contains hazardous materials

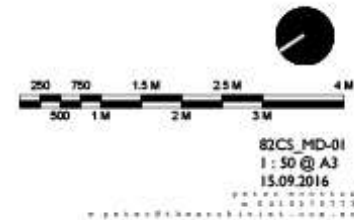


PLAN : GROUND FLOOR

82 CAMPBELL  
STREET ST PETERS

AS EXISTING  
AUGUST 2016

t h e a r c h i t e c t s



## 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 30, 34-40 and 82 Campbell Street were inspected by Extent Heritage on a series of occasions during August 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 1 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 boarded up 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.
- A Stage 2 salvage report is yet to be prepared for the dwellings at 28, 32 and 42-44 Campbell Street. Therefore, in accordance with Condition B35, works to salvage 30, 34-40 and 82 Campbell Street should be cosmetic in nature only and should not compromise the structural or visual integrity of the terraces until all properties have been recorded and the condition deemed satisfied.
- During demolition, contractors shall be briefed as to the sensitive nature of the site and informed which building elements are to be salvaged.

- 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.