

St Luke's Anglican Church

Conditions Assessment & Recommendations Report

1 Pelissier Street, Yea 3717 VIC



February 2018

Prepared by

Prepared for

PROJECT NAME	St Luke's Anglican Church, Yea		
File name	Conditions Assessment & Recommendations Report	Project number	7678

Date Issued	Status	Revision	Checked
08/03/2018	Draft – Client Comment	-	DB
11/05/2018	Final	-	DB
07/06/2018	Final – Post Client Review	-	DB

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TABLE OF CONTENTS

1.0	Introduction	1
1.1	The Site	1
1.2	Exclusions and Clarifications	2
1.2.1	Survey methodology	2
1.3	Heritage Considerations	2
1.3.1	Heritage Victoria and permit exemptions	2
1.3.2	Local Planning Scheme	2
1.4	Description and Materiality	2
1.4.1	History	2
2.0	Sub consultants	3
3.0	Summary of Required Works	4
3.1	Summary of Required External Works	1
3.2	Summary of Required Internal Works	14
4.0	Discussion	22
4.1	Conservation approach	22
4.1.1	Further investigation	22
4.1.2	Conservation works	22
4.2	High-Level Budget	24
4.3	Staging of Works	25
4.4	Recommended Contractors	26
APPENDIX A	Cost Plan	1

1.0 Introduction

The following report has been prepared on behalf of St Luke's Anglican Parish and primarily addresses the condition of the St Luke's Anglican Church at 1 Pelissier Street, Yea.

It is proposed that the programme and budget outlined in this report form part of an application to the National Trust of Australia (Victoria) to secure fundraising to undertake the works.

The brief required Lovell Chen conduct a site visit to review the condition of St Luke's Anglican Church; to assess the required works, likely causes, recommended remediation actions and a prioritisation of the recommendations with likely timeframes.

1.1 The Site

St Luke's Anglican Church is located at 1 Pelissier Street, Yea. The church is positioned in the centre of the block with the church hall located adjacent to the Southwest. The nave of the church runs North/South with the later additions; sanctuary and vestry, added to the South and Southwest respectively. The main entry to the church is via a porch at the Northeast corner.



Figure 1 Aerial view of St Luke's Anglican Church, Yea.
Source: Nearmap

1.2 Exclusions and Clarifications

1.2.1 Survey methodology

Lovell Chen undertook a visual inspection of the building on Tuesday 19 December 2017. This included a visual inspection from an elevated work platform of the exterior of the building, and a 'walk through' visual inspection of the interior of the Church.

A small section, presumably a previous repair, of gutter fascia board on the Eastern side of the Church was removed to visually inspect the roof cavity. The visual inspection that resulted was limited and the small section of gutter fascia board was subsequently reinstated. No further inspection of concealed spaces was carried out. No destructive or invasive testing was carried out.

A small section of render, assumed to be a previous repair, was dislodged on the Western side of the Church. The previous repair attempted to remediate cracks running from the window opening in the wall, to the stone footing. The cracking was present beneath the repair, suggesting the root cause of the problem was not resolved.

Lovell Chen identified various stormwater connection points and materials during the visual inspection on Tuesday 19 December 2017, ranging from PVC to earthenware. This suggests that the stormwater system was at least partially replaced during the works undertaken in the late 1980's/1990's. As such, it was decided that the proposed CCTV survey of the stormwater system was not required at this point in time.

This report does not address the presence of hazardous materials. Lovell Chen have assumed that should this be required; the client would directly engage a hygienist for the purposes of providing a hazardous materials audit and removal methodology.

1.3 Heritage Considerations

1.3.1 Heritage Victoria and permit exemptions

The property is not included in the Victorian Heritage Register.

1.3.2 Local Planning Scheme

St Luke's Anglican Church is identified as HO5 in the Schedule to the Heritage Overlay of the Murrindindi Shire Council Planning Scheme and is therefore subject to statutory controls for works that do not constitute routine maintenance defined as 'like for like' replacement.

St Luke's Anglican Church is listed by the National Trust of Australia (Victoria).

1.4 Description and Materiality

1.4.1 History

St Luke's Anglican Church is a three bay, rendered brick buttressed structure designed by Albert Purchas, opened in 1868, with sanctuary and vestry added in 1907 to the South and Southwest respectively. The main entry to the church is via a porch at the Northeast corner, which appears to have had timber doors added subsequent to the Church's National Trust of Australia (Victoria) classification in 1982.

The Church has a corrugated iron roof, which has been painted a grey colour. The roof is punctuated by four sheet metal hooded vents with timber louvres, two either side of the structure aligning with the buttresses. Internally, trefoil vents in the ceiling correspond with the aforementioned hooded roof vents.

The roof of St Luke's Anglican Church is of a more typically domestic type construction, the rafters and ridge board held in tension by cranked collar ties. This results in an uninterrupted raked timber lining

board ceiling internally. The pattern of timber lining boards changes between the nave and the sanctuary, adopting a diagonal/chevron pattern with strapping.

The stained-glass windows of St Luke's Anglican Church include a Ferguson & Urie, 1868 and a Brooks, Robinson & Co., 1950's as identified by Peter Tepper at Honeysuckle Stained Glass, Bendigo.

The organ inside St Luke's Anglican Church is also of significance, the organ was built by the Positive Organ Company, London c.1900 and acquired by the Church in 1982.

The National Trust of Australia (Victoria) Statement of Significance addresses the organ as per the following;

The organ in St Luke's Anglican Church was built c.1900 by the Positive Organ Company, London. The organs of this firm, founded by Thomas Casson, were built to a number of standardised designs allowing for the simulation of pedal and solo effects from a single-manual instrument. The St Luke's Anglican Church organ was in the St James's Anglican Church, Thornbury between 1917 and 1969, but its early history remains unknown. Following two subsequent moves, it was installed at Yea in 1982. This organ is a rare and unaltered example of an early Positive Organ (opus 168) notable for the excellence of its voicing and ingenuity of its design.

At the Northern end of the nave there is a tensioned tie rod connecting the East and West walls near the junction of each respective wall and the Northern gable wall. It is unclear as to when the tie rod was installed, however it is presumed to be part of the late 1980's/1990's works.

2.0 Sub consultants

- Cost Consultant PlanCost Australia

3.0 Summary of Required Works

The roof, external facades and interior of St Luke's Anglican Church are in a varied condition, with some particular areas being in poor condition due to the nature of their construction, age or long-term exposure to weathering. Other elements of the building are in good condition and require little more than ongoing routine maintenance.

The following tables are a breakdown of the particular elements of the building and include a comment and rating on their condition. The condition rating is based on the following four categories:

- Urgent – Areas or elements of the building that require urgent attention as they pose a serious risk to the safety of person or property. These include elements of the building that have the potential to dislodge or detach from the building.
- Priority A - Areas or elements of the building that are in poor condition due to a number of reasons, such as lack of routine maintenance. These are areas of the building that may be associated directly with the decay of the building fabric. These works should be undertaken within 2 years.
- Priority B – Areas or elements of the building that are in moderately poor condition and are in need of repair; however they do not directly result on the further degradation of the building. These works should be undertaken within 7-10 years.
- Priority C – Areas or elements of the building that can be treated replaced or reinstated. These address elements of the building that are missing or are of an aesthetic nature. These items are only to be undertaken after completion of all Priority U, Priority A and Priority B works and are subject to budget constraints.

3.1 Summary of Required External Works

Element	Material	Condition	Recommendation	Priority
Sheet Roof	Corrugated iron (painted)	Poor	<p>The corrugated iron sheet roof has been painted a grey colour and appears to be in relatively poor condition. Corrosion is present, clearly visible in localised areas and generally apparent where paint is deteriorating. It is assumed that in the first instance, the roof may have been painted to conceal the deteriorating roof sheets.</p> <p>Flashing between the gable walls and roof appear to be insufficient or missing, with previous reparative works adding layers of flashing that appear to be ineffective.</p> <p>Ridge capping sheets are lifting and separating from one another, roof screws are likely missing and subsequently water ingress (particularly from wind driven rain) may be occurring.</p> <p>It is recommended that the entire roof be replaced with a new galvanized iron sheet roof, including associated hooded roof vents, rainwater goods, downpipes and the like.</p>	U
Hooded roof vents	Sheet metal & timber	Moderate	<p>The hooded roof vents are in moderate condition. Evidence of corrosion can be identified where flashing is either insufficient or failing. The timber louvres in the hooded roof vents have deteriorated, require preparation and painting and subsequent inspection behind the applied steel mesh may result in the identification of minor repair or replacement works.</p>	U
Rainwater goods	Various	Poor	<p>Rainwater goods exhibit considerable signs of deterioration; particularly throughout the gutters, which all appear to be rusted.</p> <p>Rainwater heads have been removed and not reinstated or replaced. Where rainwater heads remain, they exhibit signs of corrosion and paint deterioration.</p>	U

Gutter fascia board	Timber	Moderate	<p>The timber fascia board that supports the gutter appears to be in moderate condition, requiring a general clean, preparation and paint. Upon further inspection when undertaking repairs, some minor timber repairs may be required.</p> <p>Sections remain checked out for rainwater heads and are visually unappealing should rainwater heads not be reinstated.</p> <p>It appears sections of the gutter fascia board were previously removed or non-existent, and small section have been installed unsympathetically should be fixed more appropriately.</p> <p>The small section of fascia board that was removed for further inspection (given it was likely a previous repair of some kind) should be spliced back into the primary timber fascia board to prevent movement and the like.</p>	
Gable coping & stringcourse	Rendered brick	Moderate	<p>The gable coping and stringcourse are in moderate condition, cracking through coping and associated drumminess was observed during the inspection. Render repairs should be undertaken to mitigate any subsequent damage. There is substantial organic growth on the gable coping and stringcourse that should be removed in a general façade clean.</p>	
Lozenge vent	Timber	Moderate	<p>The timber louvres in the vent on the North gable requires preparation and painting. Localised warping and deterioration of timber members may require repair or replacement.</p>	
Hoodmold	Moulded render	Poor	<p>The hoodmolds above the lancet windows are largely in poor condition, whereby the peaks of the arched mouldings are frequently cracked, with the moulded render separating from its substrate. Portions of the hoodmold could easily be dislodged by hand, and therefore pose a risk to the safety of persons or property.</p>	U
Lancet windows		Moderate	<p>The lancet window openings including chamfered reveal and sill appear to be in moderate condition. Cracking is apparent through the window arch, commonly associated with cracking in the hoodmold.</p> <p><i>Refer Summary of Internal Works for stained glass windows</i></p>	A

Window mullions	Moulded render	Good	The window mullions in the large tracery style windows in the gable walls appear to be in sound condition with a general clean, preparation and paint required.	
Rendered wall	Flat render	Moderate	<p>The flat render applied to the brick walls is in a moderate condition. Based on the survey conducted from the elevated work platform, sections of drummy render were identified and require removal and patch repair. It is assumed that the deterioration of the gable coping may be allowing water ingress and subsequent delamination of the flat render below.</p> <p>The walls are proliferated with minor crazing and cracking, generally of little concern, however more significant cracks require rectification. It is recommended that before aesthetic remediation occurs, additional investigation/works be undertaken to identify and resolve the root cause of the problem(s).</p> <p>The South gable wall of the sanctuary is in particularly poor condition. Significant cracking is evident, with organic growth, suggesting the cracks have existed for some time- along with any potential water ingress issues (minor rising damp identified on the inside).</p>	
Buttresses	Flat and moulded render	Moderate	The buttresses are in moderate condition, requiring the removal of organic growth, patch repairs to areas of cracked or drummy render, re-running of moulded sections damaged or missing and a general preparation and paint.	
Stringcourse	Moulded render	Good	The stringcourse is largely in good condition, re-running of moulded sections damaged or missing may be considered. Requires preparation and paint.	C
Wall base (including stone footing)	Rendered brick and stone	Good	<p>The rendered wall base, including chamfer and stone footing appears to be in sound condition. Localised cracking associated with significant cracking in the walls should be investigated and remediated. General preparation and paint required.</p> <p>Cast iron wall vents show some sign of corrosion on the West side where by the nature of the sloping site they are closer to the ground and at times covered. Ideally, the wall vents should not be covered by earth, as this is likely to cause moisture issues such as rising damp in the walls.</p>	C



Figure 2 Left: Roof sheets exhibit paint loss and corrosion, flashing lifting. Right: Hooded roof vents exhibit corrosion, timber louvres have lost most paint and require repair.



Figure 3 Left: Failing flashing, including previous repairs. Right: Ridge capping lifting, query failed fixings.



Figure 4 Left: Corroding roof sheets, corroding gutter. Right: Corroding roof sheets, crack in wall.



Figure 5 Left: Deteriorated flashing and roof sheeting, including previous repair on top of existing flashing. Right: Deteriorating roof sheeting.



Figure 6 Left: Deteriorating roof sheeting and gutter, new galvanized downpipe. Right: Corroded gutter and deteriorated roof sheets with make-do chicken wire preventing bird access to roof cavity.



Figure 7 Left: Dilapidated roof sheeting, corrosion present in rainwater head. Right: Corroded gutter and dilapidated roof sheeting.



Figure 8 Left: Corroded gutter, separating roof sheeting and flashing leading to a hole in the roof. Right: Severely corroded gutter.



Figure 9 Left: Unsympathetic repairs to gable flashing. Right: Deteriorating roof sheeting and corroded gutter below.



Figure 10 Left: Gutter fascia board missing, likely that rainwater head existed previously and has been replaced solely with downpipe. Right: Rainwater head missing evidenced by the

checked out gutter fascia board. Downpipe only in lieu of rainwater head, downpipe is corroded.



Figure 11 Left: Gutter fascia board area removed for inspection, subsequently reinstated. Right: Previous repair to gutter fascia board failing. Tie rod through wall with brace support.



Figure 12 Left: Gable wall coping and stringcourse exhibiting cracking. Right: Organic growth on coping requiring treatment and removal.



Figure 13 Left: Paint and render loss on gable wall coping and minor cracking. Right: More significant cracking through gable wall coping, with organic growth indicating cracks have existed for some time- potentially allowing water ingress.



Figure 14 Left: Organic growth and cracking to coping. Right: Gable wall vent on North side requiring preparation and painting along with minor timber repairs.



Figure 15 Left: Significant cracking through hoodmold where clashing with gutter fascia board. Right: Significant cracking through hoodmold where clashing with gutter fascia board.



Figure 16 Left: Significant cracking through hoodmold where clashing with gutter fascia board, cracking continues through wall. Right: Significant cracking through hoodmold where clashing with gutter fascia board, cracking continues through window arch.



Figure 17 Left: Cracking from window sill down through stringcourse and into wall base. Right: General minor cracking in wall around window and stringcourse.

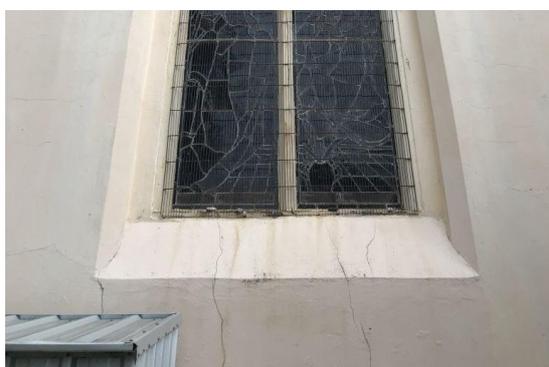


Figure 18 Left: Cracking from window sill down through wall. Right: General crazing and cracking through wall and wall base.



Figure 19 Left: General cracking in render. Right: More significant cracking in render, surrounding render likely to be drummy and separating from substrate.

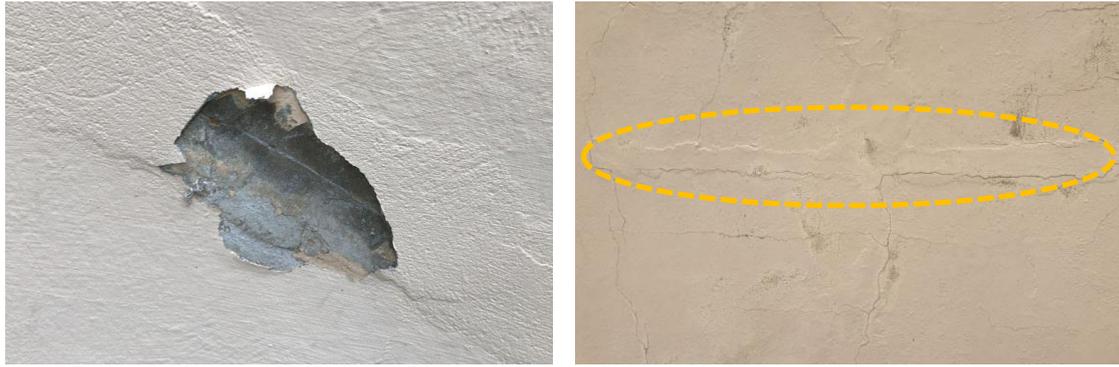


Figure 20 Left: Area of previous render patch repair removed to expose cracking present. Right: Previous repair, assumed to be some sort of rod fixing.



Figure 21 Left: Small amounts of efflorescence/water damage present in deteriorating render surface of North gable wall. Right: Crack from gable wall vent through wall, previous patch repair present.



Figure 22 Left: Significant crack present through gable wall. Right: Cracking in gable wall and stringcourse.



Figure 23 Left: General cracking and crazing on gable wall Right: Cracking in wall below stringcourse.



Figure 24 Left: Render separated from substrate with crack present below. Right: Cracking in gable wall.



Figure 25 Left: Cracking in wall adjacent to buttress Right: Cracking in wall and drummy render.



Figure 26 Left: Organic growth and cracking to buttress. Right: Dilapidated buttress and new downpipe.



Figure 27 Left: Staining on render surface from corroded embedded metal items. Right: Cracking in render of buttress.



Figure 28 Left: Significant cracking in render of buttress. Right: Area of render missing from chamfered edge of wall base above footing.

3.2 Summary of Required Internal Works

Element	Material	Condition	Recommendation	Priority
Timber lining boards (ceiling)	Timber	Good	<p>The timber lining boards of the ceiling appear to be in sound condition. Regular maintenance should include periodic cleaning, preparation and staining to ensure the longevity of the material.</p> <p>There is a section of lining boards missing in the porch entry, and the lining boards in the entry porch are in a much more varied condition. This is assumed to be due to the nature of the porch previously not having external doors, resulting in the timber being exposed to some weathering.</p>	C
Stained glass windows	Stained glass and lead came	Various	<p>The stained glass windows are in varied condition, the stresses assumed to be causing significant cracking in the hoodmolds and window arches, also appear to be buckling the stained glass. This is evidenced by separation of the stained glass from its frame and should be of particular concern. This is more evident in the single trefoil arch lancet windows on the East and West walls. The three bay tracery style window on the North gable wall and the double lancet window in the sanctuary appear to be in sound condition.</p>	U
Hoodmold	Moulded hard plaster	Good	<p>The hoodmolds inside the church appear to be in sound condition and from visual inspection at ground level do not appear to require any remediation works.</p>	-
Walls	Hard plaster	Moderate/ Poor	<p>The walls exhibit signs of cracking, often corresponding with cracks observed on the exterior of the wall. This indicates that the cracks are significant and movement in the walls is occurring.</p> <p>The tie rod running between the East and West walls near the junction at the North gable wall appears to have not resolved the cracking in the immediate vicinity and may be restricting monolithic movement of each wall, thus resulting in cracking in areas not previously affected.</p> <p>There substantial evidence of rising damp and efflorescence in the lower portions of the walls. In some instances it appears to be caused by water penetrating cracks in the walls.</p> <p>Previous patch repairs are unsympathetic and visually unappealing, they are often adjacent to cracks reopening (assumedly the repairs failed) and could be repaired in due course.</p>	A

Doors	Timber (glazed panels)	Good	<p>Generally in sound condition. Clean, preparation and painting required. Ensure all hardware is properly fixed and adjusted to make work.</p> <p>There is a significant crack above the entry door arch in the Eastern wall (main entry door from porch). It is visually apparent above the porch roof continuing to the top of the wall.</p>	C
Skirting board	Timber	Moderate	<p>The skirting boards exhibit signs of water damage where rising damp and efflorescence is present in the walls immediately adjacent. Upon remediation of rising damp and efflorescence issues, the skirting board should be reinspected for areas requiring repair or replacement, before preparation and staining of the entirety should occur.</p>	C
Floor	Timber floorboards (carpeted areas not assessed)	Moderate	<p>The timber floorboards are in a relatively sound condition. Localised areas of significant scratching/damage were identified, which could be remediated through a general preparation and stain. Which should be included in a periodic maintenance regime.</p>	C



Figure 29 Left: Cornice has been removed on the opposing wall, reinstate in due course. Right: Missing portion of timber lining boards in porch entry ceiling.

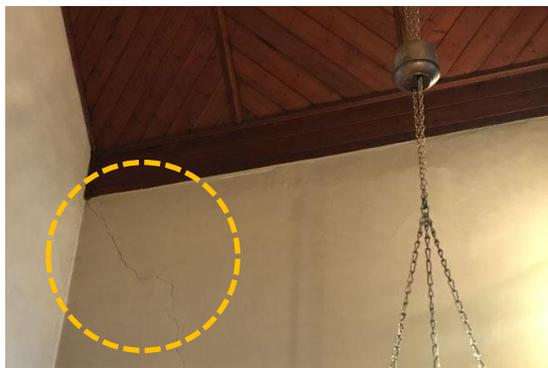


Figure 30 Left: Cracking in top corner of wall. Right: Significant cracking running diagonally across wall.

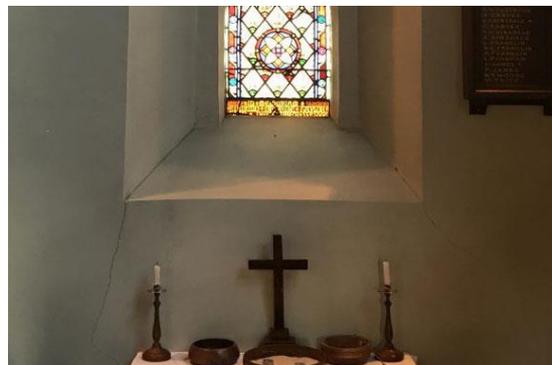


Figure 31 Left: Cracking from arch head through to ceiling Right: Cracking from window sill down wall.



Figure 32 Left: Render damage beneath window sill appears to be caused by significant cracking, drumminess and the presence of moisture, likely through the cracks. Right: Cracking from door archway up through wall.

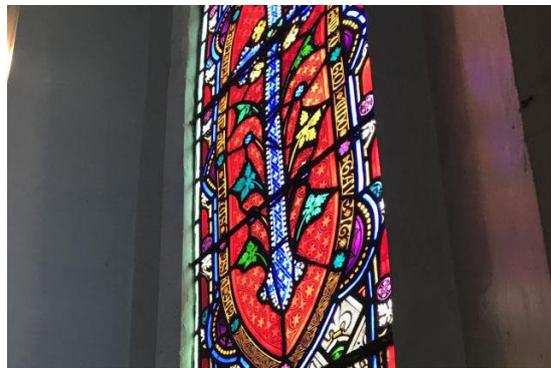


Figure 33 Left: Cracking through wall from window sill on both sides of stained glass window. Right: Bowing/buckling apparent in stained glass window, appears to be separating from frame and from window reveal.

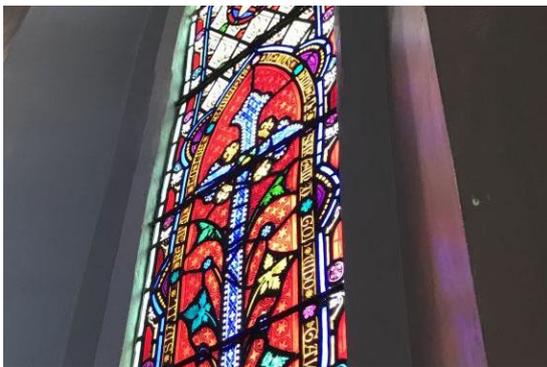


Figure 34 Left: Buckling of stained glass apparent, visible bowing and separation of the stained glass from frame and window opening. Right: Missing render above doorway and crack back through arch and wall.



Figure 35 Left: Closer view of missing render, multiple layers of render appear to have been applied. Right: Crack through arch head of window.



Figure 36 Left: Efflorescence present, appears to be rising damp. Right: Efflorescence and paint loss to wall.

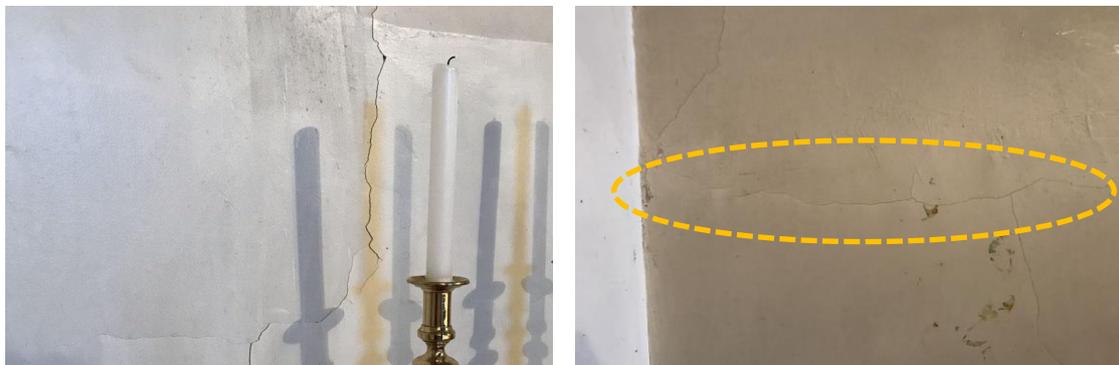


Figure 37 Left: Cracking in wall. Right: Numerous cracks running from main horizontal crack.



Figure 38 Left: Previous unsympathetic render patch repair, crack running diagonally adjacent to repair. Right: Rising damp along Eastern side of the building, corresponds with water ingress through crack.



Figure 39 Left: Rising damp along Eastern side of the building, corresponds with water ingress through crack. Right: Rising damp along Eastern side of the building, corresponds with water ingress through crack.



Figure 40 Left: Rising damp along Eastern side of the building, corresponds with water ingress through crack. Right: Scratch damage to timber floorboards.



Figure 41 Left: Water damage present in entry porch walls. Right: Water damage present in entry porch walls, cracking evident.



Figure 42 Left: Water damage present in entry porch moulded render skirting. Right: Paint loss to rendered stop chamfer of door.

4.0 Discussion

4.1 Conservation approach

4.1.1 Further investigation

Lovell Chen previously recommended that on the basis that there was an assumed problem of rising damp, a plumber be engaged to undertake CCTV investigation of the stormwater system to assess condition. Based on the visual inspection on Tuesday 19 December 2017, the assumed locations of rising damp appeared to be primarily caused by defects in the roof, rainwater goods, windows or render and subsequent water ingress was the primary cause of efflorescence and moisture damage.

Whilst it is assumed that the stormwater system was at least partially replaced during the late 1980's/1990's works, further investigation into the stormwater may be considered. This would confirm the extent to which replacement occurred and allow for assessment of condition.

Further investigation should occur at certain stages of the conservation works as discussed below, when material or elements are removed from the building and more invasive investigation can occur. This is paramount when undertaking works to the roof and rainwater goods, as our understanding of the roof structure and its movement has been limited.

4.1.2 Conservation works

Based on the summaries of required external and internal works, it is recommended that the following conservation works, and approach, be undertaken.

It is recommended that the entire roof sheeting, flashing, rainwater goods and hooded roof vents be replaced as a priority given the significant level of deterioration and failed previous repairs. It is also suspected that water ingress is occurring, along with overflow onto render surfaces. This is causing dilapidation to the render at a faster and more aggressive rate than would normally be anticipated.

As the roof sheets are lifted to be replaced, further investigation of the roof structure should occur to confirm construction and assess condition. It would be valuable to assess the timber lining boards of the internal ceiling from the other side, to observe if water ingress has been occurring and boards need replacing. It is assumed such a defect may not be apparent from the inside of the church and would be remedied by the replacement of the roof sheets; however, any moisture present should be dealt with to prevent further decay.

Rainwater heads should be reinstated to downpipes, appropriately checked into the gutter fascia board as they were previously (evidenced by the existing checked out fascia board).

It is currently assumed that the roof is constructed using cranked collar ties to hold the rafters and ridge board in tension. If this is accurate, the cranked collar ties provide less leverage to counteract the outward thrust forces of the rafters, allowing them to splay outward perhaps explaining the "crushing" of the external hoodmolds and the apparent clash between the hoodmolds and the gutter fascia board. The natural outward thrust movement of the roof structure would be exacerbated not only by the lack of support by collar ties, but also if the walls supporting the rafters began to move independently. The movement of the walls could also be the root cause of the roof splaying, not the relative instability of the collar ties.

Upon replacement of the roof sheeting, flashing, rainwater goods and hooded roof vents, it should be ensured that the height of the gutter and associated fascia board does not clash with the hoodmolds of the windows.

The significant cracking and detachment from substrate of the hoodmolds requires that they be rerun almost in their entirety. Given the amount some parts of render have detached and remain precariously in place, it is recommended this work be undertaken as a priority or loose material be removed.

Localised instances of rising and/or falling damp and salt attack were observed internally, often corresponding with those noted on the exterior. This condition is likely to be associated with one of a number of causes, but most likely defective rain water goods or stormwater system, resulting in ground saturation and water ingress into the structure. In some cases, the water ingress was observed in the vicinity of significant cracking in the external render.

The roof and rainwater goods should be further investigated and cleaned; and returned to good working order and where necessary, replaced. Significant cracking in the render that may contribute to water ingress should be repaired and the salt attack monitored. In the event that the aforementioned defects do not resolve the salt problem, the cause of the salt attack would need further exploration to determine the cause.

We note that mould is considered to be a hazardous material and is difficult to remove and can often return, if not treated fully. Please consult a hygienist for the most appropriate removal and remediation methodology.

The tensioned tie rod connecting the East and West walls near the junction of each respective wall and the Northern gable wall, appears to be restricting monolithic movement of the building, creating uneven movement and subsequent cracking. Removal of the tensioned tie rod should be considered. The movement in the wall is affecting the stained glass windows, in particular the Ferguson & Urie which is exhibiting signs of bowing and popping from its frame.

In future the steel grilles protecting the stained glass windows should be replaced with a more sympathetic, aesthetic and operable solution that would allow for cleaning of both the window and the cavity behind the screen whilst maintaining the protection of the stained glass.

It is understood that works have recently been undertaken by Honeysuckle Stained Glass to repair the Ferguson & Urie (1868) stained glass window, and that reparative render works associated with this window are a matter of priority given an amount of funding specifically associated with the repair of the Ferguson & Urie (1868) stained glass window.

It is understood that a timber shingle roof may exist in remnants beneath the corrugated iron sheet roof. Whilst undertaking any works, the timber shingle remnants should not be removed or demolished.

Generally, the Church is in fair condition with many of the identified defects being localised or related to the need for routine cyclical maintenance or replacement. Whilst undertaking prioritised works, the Church could use a general package of cleaning and painting works.

4.2 High-Level Budget

PlanCost have provided a high-level cost plan, as per *Appendix A*, which outlines probable cost as summarised below. Hazardous materials removal and site decontamination has been excluded, along with additional costs associated with staging the works; and the cost of escalation should works be undertaken outside of the indicated timeline. Goods and Services Tax has also been excluded.

	Priority U	Priority A	Priority B	Priority C
Total Building Cost	\$104,320	\$95,100	-	\$58,300
Scaffolding & Access	\$32,500			
Craneage & Equipment	\$25,000			
Builder's Preliminaries/Margin	\$63,044 (20%)			
Locality Allowance	\$8,000 (2%)			
Design Contingency	\$29,000 (7.5%)			
Contract Contingency	\$58,000 (15%)			
Consultants' Fees	\$73,000 (13%)			
Cost Escalation	\$24,000 (Completion Oct. 2019)			
TOTAL	\$570,000			

4.3 Staging of Works

It is assumed that the budget required for the works is unlikely to be obtained in its entirety, and that funding is likely to become available in smaller amounts suited to smaller packages of works. As such, we propose the following grouping of works which may allow works to commence as funding becomes available.



-  Stage 1 – Eastern elevation including roof (including Portico entry)
-  Stage 2 – Western elevation including roof
-  Stage 3 – Northern elevation
-  Stage 4 – Sanctuary and Vestry

Internal works to be completed as funding becomes available.

4.4 Recommended Contractors

Conservation Contractors (capable of coordinating entire works)

HBS Group: Nick Simpson 0401 200 655; Nicholas.simpson@hbsgroup.com.au
HSR Aust Group: Keith McAllister 1300 853 003; hsr@hsrsa.com
Ivy Constructions Australia: Martin Beuth 0409 155 308; mbeuth@ivyconstructions.com.au
Stokes Rousseau: Kurt Price 0421 997 810; kurt.price@stokesrousseau.com

Render Works:

HBS Group: Nick Simpson 0401 200 655; Nicholas.simpson@hbsgroup.com.au
Metre squared: Mark Doidge 0425 749 346
Abode Restoration: Tom Carson 0413 734 544

Stained / Specialist Glass:

Almond Glass: Bruce Hutton 03 9568 5307; bruce@almondglass.com.au

We note that Honeysuckle Stained Glass have previously undertaken works at St Luke's Anglican Church, Yea and are capable of undertaking future works.

Carpentry / Joinery:

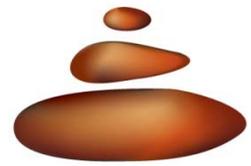
HBS Group: Nick Simpson 0401 200 655; Nicholas.simpson@hbsgroup.com.au
PD joinery: Tony Peake 0409 023 523; info@pdjoinery.com
Total Window Services: Kevin Strachan 0411 475 331
Traditional Restoration Company: James Ginter 0412 445 558; james@traditionalstone.com.au
Victorian Heritage Services: George Sarakinas 0438 200 387

Painting:

Higgins: Michael Forster 03 9646 9999
Opat Painting: Scott Mortlock 03 9544 7777
Mulholland Restoration & Decorating: Jim Mulholland 0419 565 760; jim@mulholland.com.au
Platinum Edge: Phillip Panzer 0403 829 849; ppanzera@optusnet.com.au

Stormwater Jetting & Damp-Proof Course Injection:

Asset Rehabilitation Services (ARS): Leigh Unsworth 0408 504 087



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St Luke's

Anglican Church

Yea

Cost Plan No. 1

Conditions Assessment

06-Jun-18



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Introduction

The Cost Plan is based on Conditions Assessment Report prepared by Lovell Chen Architects dated Feb 2018.

Cost Estimates

The current anticipated Total End Cost is \$570,000 excluding GST.

Refer to the attached Cost Plan No. 1 for details.

Inclusions

The Cost Plan includes allowances for the following:

- Building works
- Demolition
- Design contingencies
- Contract contingencies
- Consultants' fees
- Cost escalation up to completion of construction October, 2019
- Locality allowance

Exclusions

The Cost Plan excludes the following:

- External works and external services
- Asbestos removal
- Site decontamination
- Rainwater harvesting
- Landscaping
- ESD options
- Disbursements
- Furniture, furnishings and equipment
- Supply Authority charges
- Cost escalation after October, 2019
- GST

COST COMPONENT						Total Project
Scheduled Works - Breakdown by Location						
Roof Works						86,900
Facades and associated works						111,020
Internal and associated works						59,800
Total						257,720
Breakdown by Priority						
Urgent						104,320
Priority A						95,100
Priority B						nil
Priority C						58,300
Total						257,720
Scaffolding and Access equipment						
Scaffolding						32,500
Gantries						excluded
Man/materials hoist						excluded
Craneage and other access equipment						25,000
Total						57,500
Builder's preliminaries, overheads and margin - combined project						
						20.00%
						63,044
TOTAL - BUILDING COST (TBC)						378,000
Locality allowance						2.00%
						8,000
Asbestos removal and site decontamination						excluded
Additional costs for staging of the works						excluded
Design Contingency						7.50%
						29,000
Contract Contingency						15.00%
						58,000
TOTAL - CONSTRUCTION COST (TCC) (Apr, 2018)						473,000
Consultants' fees						13.00%
						73,000
Initial assess/feasibility study and report						excluded
Furniture, furnishings and equipment						excluded
Land acquisition and land sale						excluded
TOTAL - PROJECT COST (TPC) (Apr, 2018)						546,000
Cost Escalation						
Up To	Date	Months	% / year	Weighting	Total %	
Tender	Oct, 18	6	3.50%	100%	1.75%	10,000
Completion	Oct, 19	12	3.50%	70%	2.45%	14,000
Goods and Services Tax						10.00%
						excluded
TOTAL - END COST (TEC) (Oct, 2019)						570,000

St Luke's
 Anglican Church
 Yea
 Cost Plan No. 1
 Conditions Assessment
 6/06/2018

St Luke's Anglican Church, Yea
Cost Plan No. 1



Provisional

Priority - Reference	QS - Scope of works	Scope of works	Assumptions	Cost	Urgent	Priority A	Priority B	Priority C	Comments
U	Roof replacement	Roof works New galvanised iron sheet roofing including insulation, flashings and cappings	15m x 10m + 5m x 10m (assumed roof framing requires no repairs)	\$62,000	\$62,000				
		Replacement of all hooded roof vents	Assumed 4No.	\$4,000	\$4,000				
		Replacement of all rainwater goods and downpipes	Assumed 6No. Downpipes and 4No. Rainwater heads	\$8,900	\$8,900				
		Patch, repair and paint existing timber fascia board	Assumed 40lm	\$6,000	\$6,000				
		Replacement of the eave gutter (assumed colorbond)	Assumed 40lm of colorbond eaves gutters	\$6,000	\$6,000				
		Sub-Total		\$86,900	\$86,900	\$0	\$0	\$0	
		Facades and associated works							
U	Façade repairs	Render repair to gable coping including cleaning	Assumed 30m2	\$6,420	\$6,420				
U		Patch, repair and paint timber louver to vent in North gable		\$1,500	\$1,500				
U		Replacement of hoodmoulds above lancet windows	Assumed render replacement 6No. (2lm each)	\$4,500	\$4,500				
A		Repair lancet window openings	Assumed render replacement 6 (4lm each)	\$9,000		\$9,000			
A		Clean and paint window mullions	Assumed 5 (2lm each)	\$1,000		\$1,000			
A		Flat render repair/replacement to external façade	Assumed 60m x 5mH (30% replacement)	\$15,390		\$15,390			
A		Identify and resolve cause of cracking including rising damp issue		\$20,000		\$20,000			
A		Injection of a damp proof course to entire building	Assumed 75lm	\$15,000		\$15,000			
A		Clean, patch and repair render to buttresses	Assumed 10m2	\$2,710		\$2,710			
C		Preparation and paint of stringcourse	Assumed 30lm	\$3,000				\$3,000	
C		Preparation and paint of rendered brick and stone	Assumed 60lm x 5m high	\$30,000				\$30,000	
C		Clean and repair cast iron wall vents	Assumed 10	\$2,500				\$2,500	
		Sub-Total		\$111,020	\$12,420	\$63,100	\$0	\$35,500	
		Internal and associated works							
C	Internal repairs	Reinstate missing section of lining boards in the porch entry	Assumed 4m2	\$1,000				\$1,000	
U		Patch and repair stained glass windows	Assumed 20m2	\$5,000	\$5,000				
A		Patch, repair and paint existing hard plaster	Assumed 400m2	\$32,000		\$32,000			
C		Clean and repaint existing doors	Assumed 6No.	\$4,800				\$4,800	
C		Patch, repair and paint skirting boards	Assumed 100lm	\$3,000				\$3,000	
C		General preparation and staining of all existing timber floorboards	Assumed 200m2	\$14,000				\$14,000	
		Sub-Total		\$59,800	\$5,000	\$32,000	\$0	\$22,800	
		Total		\$257,720	\$104,320	\$95,100	\$0	\$58,300	

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