

Our Lady of Dolours

**Proposal
for the Repair and Renovation
of the Parish Presbytery**



June 2021

History and Context

The current parish presbytery at 100 Archer Street was purchased by the Parish in November 2003 by auction for \$1.35million. It relocated the residence for the clergy from the building on the southern side of Our Lady of Dolours church which now houses the Parish Offices. The original presbytery was opened by Archbishop Kelly on 3 March 1912.

From the Preliminary Heritage Assessment and Advise by Perumal Murphy Alessi Heritage Consultants (September 2018), we read,

The current site of the presbytery at 100 Archer Street is part of an early residential subdivision and the early 20th century/Federation period of development of the local area. The building retains a sense of its early external form and interior, however has undergone some modifications and alterations including rendering of the building facades, alterations and partial infill of the front verandah and the addition of the driveway and garage at the front of the house. The changes to the front garden setting and also read additions have also impacted on its original character and contribution to the conservation area. The garage, pool and surrounding area, site fencing are part of later additions to the site and are not considered with particular significance. The existing building appears to be the first structure on the site.

The current value of the property ranges between 2.87million (low) and 3.69million (high).

The property, zoned as R2 low density, has been in some disrepair since its purchase. Since its purchase, it has housed at least two priests. Currently, three members of clergy are resident, and it is expected that this number will remain. The current arrangement makes it suitable for one priest with bedroom, bathroom and study, but challenging for the two other members of clergy who have very small bedrooms, albeit with an ensuite each.

In 2019 it was proposed that the house be demolished and that a purpose-built clergy residence be constructed on site. In July, SJB Urban Designers were asked to provide a feasibility study for such redevelopment. A new construction was advised as limited because: current R2 low density zoning would require a planning proposal to allow for apartment re-development; the site is within a heritage conservation area and the heritage advice indicates that retaining the existing dwelling is preferable; the site has a small area of 7762 sqm, and in isolation would be difficult to develop due to required set backs. With this in mind, Bishop Randazzo, appointed as Bishop of Broken Bay in October 2019, asked that planning be reconsidered.

In the meantime, remedial work on the retaining walls of the property along Wattle Lane was able to be achieved subsequent to OGD Consulting Ltd (Structural and Civil Engineers) report of May 2019.

With the delay of COVID now behind us, and with the appointment of Fr Ranson as Parish Priest, the question of addressing the residence of the parish clergy has re-presented. Fr David is of the mind to retain the current residence. His experience of the residence is that it could be a comfortable and congenial home, and rendered more suitable for the number of clergy not by demolition but by extension at the rear of the main house. The outcome would be a much less expensive operation for the Parish and a yet further increase to the value of the property as a valuable asset of the Parish. Thus, even if it became apparent later in the wider question of the redevelopment of the larger parish precinct that an alternative presbytery was desirable, the Parish would still have the benefit of a very valuable asset that later might attract significant revenue for the Parish.

The Parish Finance Committee has accepted in principle Fr David's recommendation. We are now in a position to share the plan for the residence more widely with the general parish. The Parish Finance Committee will be asked to provide its formal agreement and the project will then be conveyed to the diocesan College of Consultors and Bishop Anthony for final approval. Contingent on these steps, the project may then be realized.

ODG Consulting Pty Ltd
Structural and Civil Engineers
From the Report on Structural integrity of 100 Archer Street
21 April 2021

Our inspection has shown that the building structure in general is in a moderate condition in view of its age. There are however a number of areas which need structural attention and these are summarized as follows:-

1. The retaining wall along Wattle Lane is failing and it is recommended that this be demolished and rebuilt as any remedial works will not be visually pleasing. It is noted that with the reconstruction of the garage structure, the rebuild may not exactly replicate the existing.
2. The north east corner of the house has footing which has settled thereby causing cracks to the wall. It is evident that this section of the house is on fill and has been affected by the rainwater discharge into the ground. A section of the wall requires underpinning, and the wall repaired. Our recommendation for the underpinning using traditional underpins is provided herein in the drawings. It is however feasible that underpinning by way of injection of expanding polyurethanes may be an acceptable alternative.
3. The front planter boxes have numerous cracks which need to be repaired. A generic repair for the repair of the planter wall is provide in the documents.
4. There is some minor cracking of masonry walls to the inside of the dwelling. This cracking is caused by the movement in the footing of the walls being placed on the upper reaches of expansive clays. Completely eliminating these cracks is almost impossible but a selected method of repair as documented will reduce the chances of these cracks reappearing in the short term.
5. The edge of the concrete balcony slab has broken out. This appears to be due to inadequate cover to steel at the edge of the slab and subsequent corrosion of steel. The methodology of the repair is given in the documents.
6. The ceiling at the balcony slab appears to have asbestos sheets. These need to be removed and replaced with compressed fibre sheets. The framing of this area could not be inspected, and we recommend that this be inspected upon the removal of the asbestos for further assessment.
7. The existing roof framing needs some augmentation. Some of the roof underpurlins appear to be under-sized causing sag in the roof. It is recommended that the under purlins be augmented with additional struts to the wall below. A closer look at the framing will be necessary upon getting full access inside the roof void. It is possible that there may be some additional isolated area of inadequate framing. The attached highlights ate area requiring attention.

In addition to the items listed below above, we would like to list additional areas of work that need attention, although not falling within the structural domain. We recommend the following works to be looked at :-

1. The rainwater downpipes, where they discharge into the ground, to be upgraded so that they are connected to the stormwater system via a gulley be upgraded with a gulley.
2. The eaves lining to the northern side have deteriorated and need to be replaced /repaired.
3. All window frames require of preparation and painting as the bare timber is visible in many areas.
4. The bulked in the kitchen, housing a steel beam are needs to be repaired.
5. The railing to the balcony needs to be cleaned and painted. It is noted that the railing does not comply with the current codes as they contravene the height requirements and the gaps between the steel members exceed the maximum. You may need to check with the architect if these needs to be brought in compliance with the current codes. If so, these will need to be replaced .
6. The ceiling in the aisle in the house have cracks and could do with replacement.

Preliminary Renovation

With this in mind, a number of enhancements have been made to the residence over the last six months, including attention to replacement of furniture, soft-furnishings, lighting and appliances. A range of domestic improvements have occurred with the installation of a new clothes dryer, oven and stove top, and dishwasher. An empty pantry room has been fitted with shelving and cupboards. A home library has been created for the parish priest. A great deal of rubbish has been removed from the property.



Proceeding with the Renovation

With the structural integrity of the building confirmed, it is proposed that the project unfold in two major steps

Stage One:

The renovation of the existing house.

This renovation primarily consists of the following:

Several Significant Repairs



Replacement of guttering and eaves and fascias



The re-fitting of two bathrooms to replace existing aged ones



Upgrade of electrical system and the installation of ducting air conditioning

Restoration to floor boards along hallway/ New Garage door at front of residence/Repair to the verandah



Painting



New window shades (plantation shutters)

Stage Two:

The demolition of the existing pool and rear garages to construct two “granny flats” as independent living spaces for Assistant Priests of the Parish

This is envisaged as a distinct project, separate from and following the renovation of the existing residence. We have engaged a consultant architect to explore the feasibility of this potential development at the rear of the house. It will require its own processes and approvals. However, it is hoped that we may have a design for this stage of the project by the end of 2021 so that construction might possibly take place during 2022.

Once we have a clear sense of the feasibility and design of this particular stage, then we will turn our attention also to the repainting of the external walls of the residence and landscaping for the entire property. In this way we can ensure, aesthetic coherence for the whole property. This is detailed in Phase 5 of the Scope of Works below.



Proposed Scope of Works and Projected Costings for Stage One

	Projected Completion Time and Cost Estimates
Phase 1: Furnishings and Fixtures	Feb /March 2021
New Dishwasher	Complete
New Oven/Stove	Complete
Glass Cabinet in Dining room	Complete
Shelving in Storeroom	Complete
Rug for Dining Room	Complete
Phase 2: Electrical, Roof and Plumbing	August 2021
Engineer to review footings, flooring and internal roofing	Complete
Upgrade footings, flooring and roof as required	
Inspect electrical	
Upgrade electrical system and lighting in each room, including bathroom fans and power	
Inspect plumbing	
Upgrade plumbing if required	
Remove Awning between house and the rear garage (Including Electricity)	
Inspect Roof Tiles, Beams, Gutters, Downpipes, Facias and Eves	
Repair Roof Tiles, Beams, Gutters, Downpipes, Facias and Eves	
Install Ducted Air Conditioning	
Install Auto garage door	
	\$66482 Plus Provisional amounts of \$15,000for Plumbing, \$15000 for Roof Repairs and \$3000 for Awning removal = \$99482
Phase 3: Structure	September 2021
Repair kitchen leak	
Replace kitchen bulkhead	
Replace bathrooms	
Remove front veranda ceiling	
Replace front veranda	
Remove outside toilet and bring in toilet doorway and render	
Remove built in Room 3, build doorway to old toilet and make a walk-in wardrobe	
	\$82204

Phase 4: Windows, Carpentry and Internal Painting	October 2021
Repair/ Replace? Glass door for Master Bedroom	
Check all windows and flyscreens	
Privacy Screen on Front veranda??	
Renew handles and locks on bedroom doors and front doors	
Carpentry Skirting boards, corners Front sliding door Doors into Bedroom 3 suite	
Painting of Interior	
Replacement of all curtains, and installation of quality shutters	
Remove carpet in hallway and restore polish floorboards	
	\$48421 plus \$15,500 for Curtains, Shutters - \$63921
Total for Phases 2,3 and 4	\$197109 + \$48500 Provisional Costs = \$245609

Pertaining to Stage 2 of the Project

Phase 5: Future Construction	2022
Removal of rear garages and swimming pool	
Construction of 2 new units with garages	
Exterior	After Future Construction Complete
Repair outside wall cracks	
Repair to Front Garden Walls	
Remove and install new lap and cap fencing to side fence between 100 and 102 Archer St	
Painting of Exterior	
Revisit question of Wattle Lane wall	
Landscaping Garden	

Financing the Project

Having obtained several quotes for the project, the Parish Finance Committee has recommended Worne Constructions Pty Ltd, as the preferred builder to implement Stage One of the Project.

The estimated cost of Stage One of the project \$197,109 + \$48,500 Provisional Costs = \$245,609.

The provisional costs include such items related to unforeseen plumbing and electrical requirements.

It is proposed that the total cost of Stage One of the Project is much less than the cost of building a new presbytery and will be less than the estimated increase to the value of the property once the project is completed.

The cost of Stage Two of the Project (demolition of the garages and swimming pool and the construction of two small independent living units) is estimated around \$600,000. However, it is propose that this, too, will yet further increase the overall value of the property.

As detailed above, Stage Two of the project, will be addressed separately in 2022. Once the full feasibility of Stage 2 and the designs are realized we will return with a full briefing to the parish community.

Our Parish has considerable financial assets through its ownership of the Sts Peter and Paul Fund. This is constitute by monies the parish attracted through the long-term leasing of properties it owns. It is proposed that the operational account of the Parish take a loan from this particular fund of the Parish. It is envisaged that the loan will be repaid, with interest, expeditiously given other possibilities of income before the parish in respect to the wider question of the parish precinct. In this way, the Parish will be able both to realise the project, without effect on its operational budget and account, and to retain over time the capital of the Sts Peter and Paul Fund which it is important to maintain for the future-proofing of our Parish.

**Fr David and the Parish Finance Committee
recommend this project to your consideration
for both the well-being of the clergy of the Parish
but also as an important investment to ensure
the maximum development and value of the assets of the Parish.**

***An Open Day will be available at the Presbytery
Sunday 4 July
2.00pm-4.00pm
For any parishioner who may wish to inspect the property***

**Should you have any questions related to the proposal please do approach Fr David
or
Mr Michael Mercer our Parish Finance and Facilities Manager**

