Bryce Raworth
CONSERVATION | HERITAGE

Schedule of Conservation Works

Former Petersville Factory Administration Building
254-294 Wellington Road, Mulgrave

Permit Application P41443

October 2026

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Preamble

This report was prepared in respect to the permit application for partial demolition, alterations and additions to the former Petersville Factory Administration Building at 254-294 Wellington Road, Mulgrave (P41443). It addresses the requirement for a schedule of conservation works outlined in the RFI (dated 8 August 2026) as follows:

- *A schedule of conservation works based on the current condition of the building and the proposed scope of works, identifying repair, conservation, and replacement works to significant heritage fabric.*

Schedule of Conservation Works

1. General

1.1. Documentation: Where there is any discrepancy between this schedule of works and the architectural drawings and/or accepted building practice, the contractor must consult with the architect and project heritage consultant prior to commencing any works.

1.2. Site works: The site is to be secured to guard against deterioration or damage of retained significant fabric (i.e. security alarms, fencing, contractor inductions etc. as deemed appropriate).

1.3. Where repairs are necessary, effort must be made to retain surviving original fabric rather than replace it with new fabric of a similar material or design. Where fabric is unable to be repaired and reused, it must be replaced with a compatible alternative of matching appearance.

1.4. No conservation works will be undertaken without the guidance of tradespersons or others skilled in the particular tasks to hand.

1.5. Any damage to retained fabric resulting from the demolition/construction works (including where temporary fixings have been removed) is to be made good to the project heritage consultants satisfaction.

1.6. The project heritage consultant is to inspect the site and confirm scope of conservation works after the approved demolition works are complete.

2. Demolition & salvage

2.1. Contractors are to familiarise themselves with the approved extent of demolition prior to commencing work on the site. All dismantling and demolition works are to be undertaken with care to ensure minimum interference with, or damage to retained significant fabric.

2.2. Demolition work interfacing with retained heritage fabric are to be undertaken using hand tools where practicable.

2.3. Remove all existing doors and window frames.

2.4. Remove all existing metal deck roof cladding. The contractor is to provide necessary protection where roof cladding has been removed so as not to expose the building to weather.

2.5. Generally remove all redundant pipes, embedded metal, conduits, electrical fittings, signage and the like.

2.6. Salvage and retain a suitably quantity of original bricks in sound condition for reuse in the repair of retained brickwork.

3. Façade Cleaning

3.1. Remove graffiti from all external face brick surfaces Suitable methods for graffiti removal might include water at low/medium pressure, possibly in conjunction with a mild chemical paint stripper, or a modern proprietary treatment such as Selleys ‘Peelaway’, ‘Heritage No.1’ or similar. Sandblasting or other abrasive paint removal systems are not to be employed under any circumstances. A small test patch should be undertaken in a discreet section of the facade to establish the efficacy of the chosen paint stripping methods and their safety for use across all brick surfaces. Paint stripping should be first attempted using the least aggressive methods.

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3.2. Gently clean facade surfaces to remove organic growth, guano, surface deposits, grime etc using non-abrasive methods (eg warm water at low/medium pressure in conjunction with scrubbing using a stiff nylon bristle brush and PH neutral detergent). Organic growth to be treated with approved mild/diluted biocide.

4. Masonry Works

4.1. Repair retained brickwork to all elevations as required, including where the new openings are to introduced.

4.2. Minor holes in brickwork (under 30mm dia) can be filled with colour matched mortar. More heavily damaged or decayed bricks are to be replaced with matching original bricks salvaged from demolition works.

4.3. Repair cracked brickwork per the following methodology (subject to confirmation by structural engineer)

- Cracks less than 5mm, rake out and repoint along the crack line to the full depth of the skin both internally and externally.
- Cracks between 5mm and 10mm in width, repair generally as above but with additional crack stitching using Helifix or similar repair methodologies.
- Cracks greater than 10mm or there is local lateral dislocation, locally rebuild along the crack line will likely be required.

4.4. Degraded/loose mortar is to be raked out to a minimum depth of 20mm using Arbortech mortar saw (grinders and other tools that maty damage the bricks are not to be used).

4.5. Repoint joints as required with a mortar that is coloured and struck to match existing.

4.6. A sample of brickwork repairs and repointing works is to be prepared to the satisfaction of the project heritage consultant prior to undertaken the whole of these works.

4.7. The concrete slab to façade balcony has evidence of water damage. Cut back loose/defective concrete to sound substrate. Clean back exposed steel reinforcement with non-ferrous wire brush to remove any deteriorated and corroded metal and treat with zinc rich primer. Reinstate missing concrete with fascia detail to match existing. Note: repair methodology is subject to the condition of structural elements.



Figure 1 Detail showing spalling concrete slab/damaged fascia to façade

5. Roofing/rainwater goods

5.1. Where roof cladding has been removed, allow to replace any damaged/defective roofing members/framing to structural engineer's specification.

5.2. Allow for the installation of new insultation/sarking to architect's specifications.

5.3. Make good existing roofing membrane to front double storey wing and install new waterproof membrane over (the objective of retaining the existing membrane is to avoid potential damage to the roofing substrate, and is subject to further investigation of the condition of structural elements).

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5.4. Install new steel deck roof cladding to the single-storey wings to match existing profile.
5.5. Use compatible metals for roof cladding and rainwater goods to prevent galvanic corrosion.
5.6. Inspect all gutters and downpipes and clear any blockages. Check gutter falls and rectify as required.
5.7. The eaves soffit to the single-storey wing has widespread damage (presumed to be a result of faulty gutters). Gutters and downpipes in affected areas are to be inspected (along with roof framing members) and repaired/replaced. Allow to replace all of eaves soffit lining.



Figure 2 Eaves soffit to single storey wing showing typical extent of damage.

6. Door and windows

6.1. All existing window and door joinery to be replaced with new aluminium framed windows and doors to architect's detail. Shop drawings to be provided for review by project heritage consultant prior to fabrication.

7. Metal Works

7.1. Investigate corroded base plate to the façade screen. Strip paint to determine extent of damage, remove surface corrosion with non-ferrous wire brush, apply rust convertor and zinc rich primer to exposed bare metal. Heavily corroded metal to be cut out and replaced to match existing detail. Allow for new flashing detail to mitigate risk of water damage and ensure that the balcony floor has adequate drainage.



Figure 3 Detail of the front elevation showing corroded base plate to the façade screen.

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8. Carpentry Works

8.1. Inspect eaves soffit to double-storey wing. Refix any loose timber battens, cut out decayed sections and splice in new timber to match existing. Finish to match existing.



Figure 4 Eaves to front wing showing loose timber batten.

8.2. Refix any loose timber battens to entry foyer ceiling.

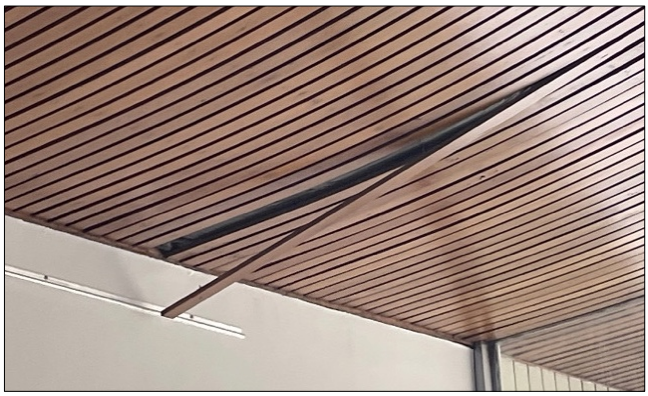


Figure 5 Ceiling to entry foyer showing loose batten.

9. Terrazzo

9.1. Remove non-original vinyl floor covering from entry foyer and make good any damage to terrazzo.

9.2. Clean terrazzo using warm water, non-abrasive brush and pH-neutral detergent.



Figure 6 Vinyl flooring to be removed to reveal originally terrazzo floor in entry foyer.

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9.3. Repair or replace damaged terrazzo treads to entry foyer stairs to match existing. A sample of new terrazzo is to be provided for review and approval by the project heritage consultant prior to fabrication/installation of new treads.



Figure 7 Damaged terrazzo treads to entry foyer stairs.

10. Paint

10.1. Project heritage consultant to investigate fabric for evidence of original/early external paint scheme. The original colour scheme is presumed to be a combination of white (window/door frames, façade screen framing/fascia) and blue or blue/grey (expressed steel framing and concrete columns).

10.2. Prepare and repaint external steelwork to match original colour. Loose/flaking paint is to be removed to provide sound substrate for repainting. Any loose corroded material is to be removed with non-ferrous wire brush and the affected area treated with phosphoric neutraliser, prior to application of a zinc- rich metal primer and minimum 2 finishing coats.

10.3. Prepare and repaint eaves soffits to match original colour.

10.4. Prepare and repaint external concrete columns to match original colour

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